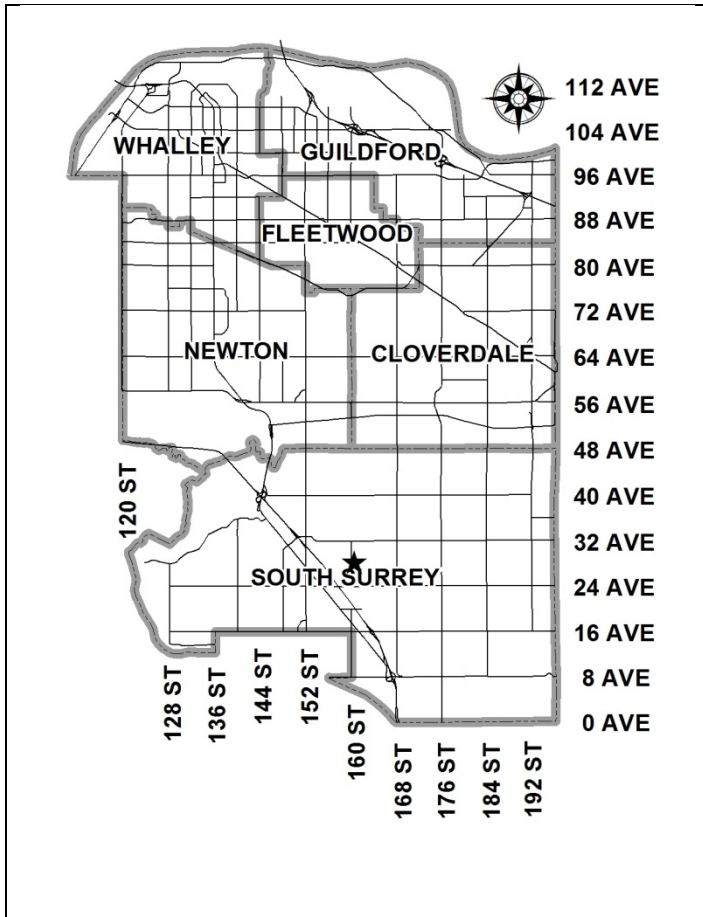


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0030-00

Planning Report Date: May 2, 2016



PROPOSAL:

- **Development Variance Permit** to reduce the minimum separation distance between the principal building and detached garage.

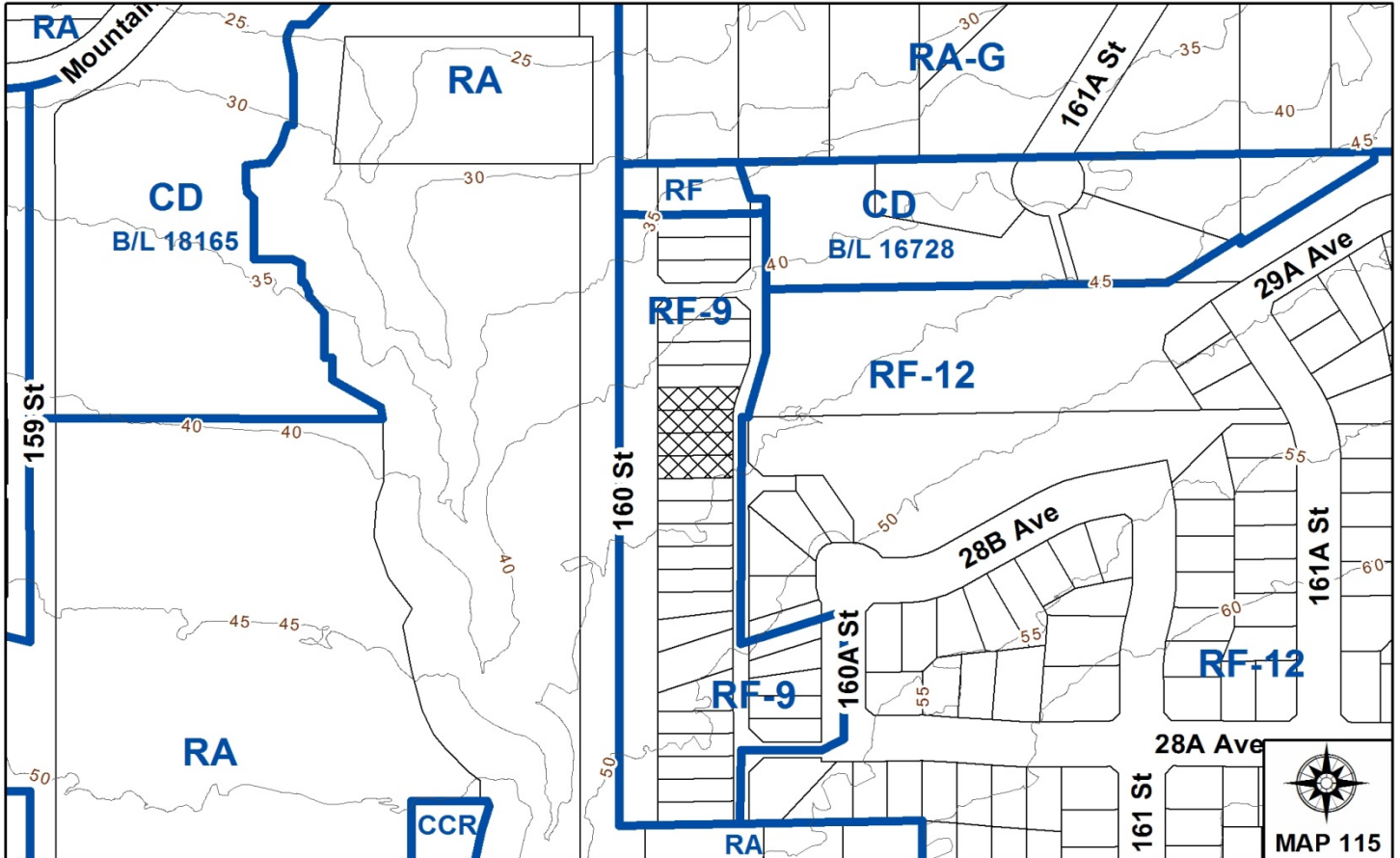
LOCATION: 2888, 2892, 2896 and 2902 - 160 Street

OWNER: Athwal Construction Inc.

ZONING: RF-9

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum separation required between a principal building and a detached garage from 6 metres (20 ft.) to 5.4 metres (18 ft.).

RATIONALE OF RECOMMENDATION

- The steep topography of the area produces a steeply graded driveway between the lane and the garage when the garage is located at the accessory building setback of 0.5 metres (2 ft.) from the rear property line. The steep grade of the driveway over the short distance of 0.5 metres (2 ft.) may cause difficulties for the homeowner when parking their car in the garage.
- Reducing the separation distance between the principal building and detached accessory building by 0.5 metres would allow for a 1.0 metres (3 ft.) driveway creating better car access from the lane to the garage.

RECOMMENDATION

The Planning & Development Department recommends that:

Council approve Development Variance Permit No. 7916-0030-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum separation distance between the principal building and accessory building of the RF-9 Zone from 6 metres (20 ft.) to 5.4 metres (18 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Parks Planning: The Parks Planning Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|----------------------------|-------------------------------|--------------------------------|----------------------|
| North: | Vacant Lot | Urban/Single Family Small Lots | RF-9 |
| East (Across Access Lane): | Grandview Heights Linear Park | Urban/Environmental Area | RF-12 |
| South: | Single Family Dwellings | Urban/Single Detached (7 upa) | RF-9 |
| West (Across 160 St): | Wills Brook Park | Urban/Environmental Area | RA |

DEVELOPMENT CONSIDERATIONSBackground

- The four subject properties are located at 2888, 2892, 2896, 2902 160 Street. The properties are zoned Single Family Residential (9) Zone (RF-9), designated Single Family Small Lots in the North Grandview Heights Neighbourhood Concept Plan, and Urban in the OCP.

- The lane at the rear of the property slopes downwards from south to north. The steep slope of the lane results in a driveway that is not level where it connects between the lane and detached garage. With the garage located at only 0.5m (2 ft.) from the rear property line, the driveway slopes between the lane and garage are quite severe.

Current Proposal

- The applicant is proposing a Development Variance Permit to reduce the minimum separation distance between the principal building and the accessory building from 6 metres (20 ft.) to 5.4 metres (18 ft.) to accommodate a 1.0 metre (3 ft.) driveway from the lane to the detached garage to facilitate better car access.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum separation distance between the principal building and accessory building of the RF-9 Zone from 6 metres (20 ft.) to 5.4 metres (18 ft.).

Applicant's Reasons:

- The change in grade along the rear property line causes difficulty in appropriately matching the detached garage slab to the rear access lane. Locating the garage 1.0 metres (3 ft.) from the property line would help the homeowner park their car in the garage.

Staff Comments:

- Locating the garage 1.0 metres (3 ft.) from the rear property line while maintaining the required front yard setback along 160 St. requires that the separation distance between the detached garage and principal building be reduced by 0.5 metres (2 ft.).
- The variance is required to reduce the slope of the driveway between the lane and the detached garage.
- Previous Development Variance Permits for reduced separation between the garage and principal building have been granted in the local area where topography constraints are similar.
- The impact on neighbouring properties should be minimal given the accessory building is being moved away from the rear access lane.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Development Variance Permit No. 7916-0030-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

AR/dk

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Kewal (K.S.) Athwal
 Athwal Construction Inc
 Address: 8240 - 151 Street
 Surrey, BC V3S 8K1

 Tel: 604-307-2404 - Primary
 604-307-2404 - Fax

2. Properties involved in the Application
 - (a) Civic 2902 - 160 Street
 Address: 2896 - 160 Street
 2892 - 160 Street
 2888 - 160 Street

 - (b) Civic Address: 2902 - 160 Street
 Owner: Athwal Construction Inc
 PID: 029-642-345
 Lot: 5, 029-642-345
 Lot 5 Section 24 Township 1 Plan Epp51994 New Westminster District

 - (c) Civic Address: 2896 - 160 Street
 Owner: Athwal Construction Inc
 PID: 029-642-485
 Lot 6 Section 24 Township 1 Plan Epp51994 New Westminster District

 - (d) Civic Address: 2892 160 St
 Owner: Athwal Construction Inc
 PID: 029-642-507
 Lot 7 Section 24 Township 1 Plan Epp51994 New Westminster District

 - (e) Civic Address: 2888 160 St
 Owner: Athwal Construction Inc
 PID: 029-642-639
 Lot 32 Section 24 Township 1 Plan EPP51994 New Westminster District

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit
 No. 7916-0030-00 and bring the Development Variance Permit forward for
 issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0030-00

Issued To: ATHWAL CONSTRUCTION INC.

("the Owner")

Address of Owner: 8240 - 151 Street
Surrey, BC V3S 8K1

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-642-345

Lot 5 Section 24 Township 1 Plan Epp51994 New Westminster District

2902 - 160 Street

Parcel Identifier: 029-642-485

Lot 6 Section 24 Township 1 Plan Epp51994 New Westminster District

2896 - 160 Street

Parcel Identifier: 029-642-507

Lot 7 Section 24 Township 1 Plan Epp51994 New Westminster District

2892 - 160 Street

Parcel Identifier: 029-642-639

Lot 32 Section 24 Township 1 Plan Epp51994 New Westminster District

2888 - 160 Street

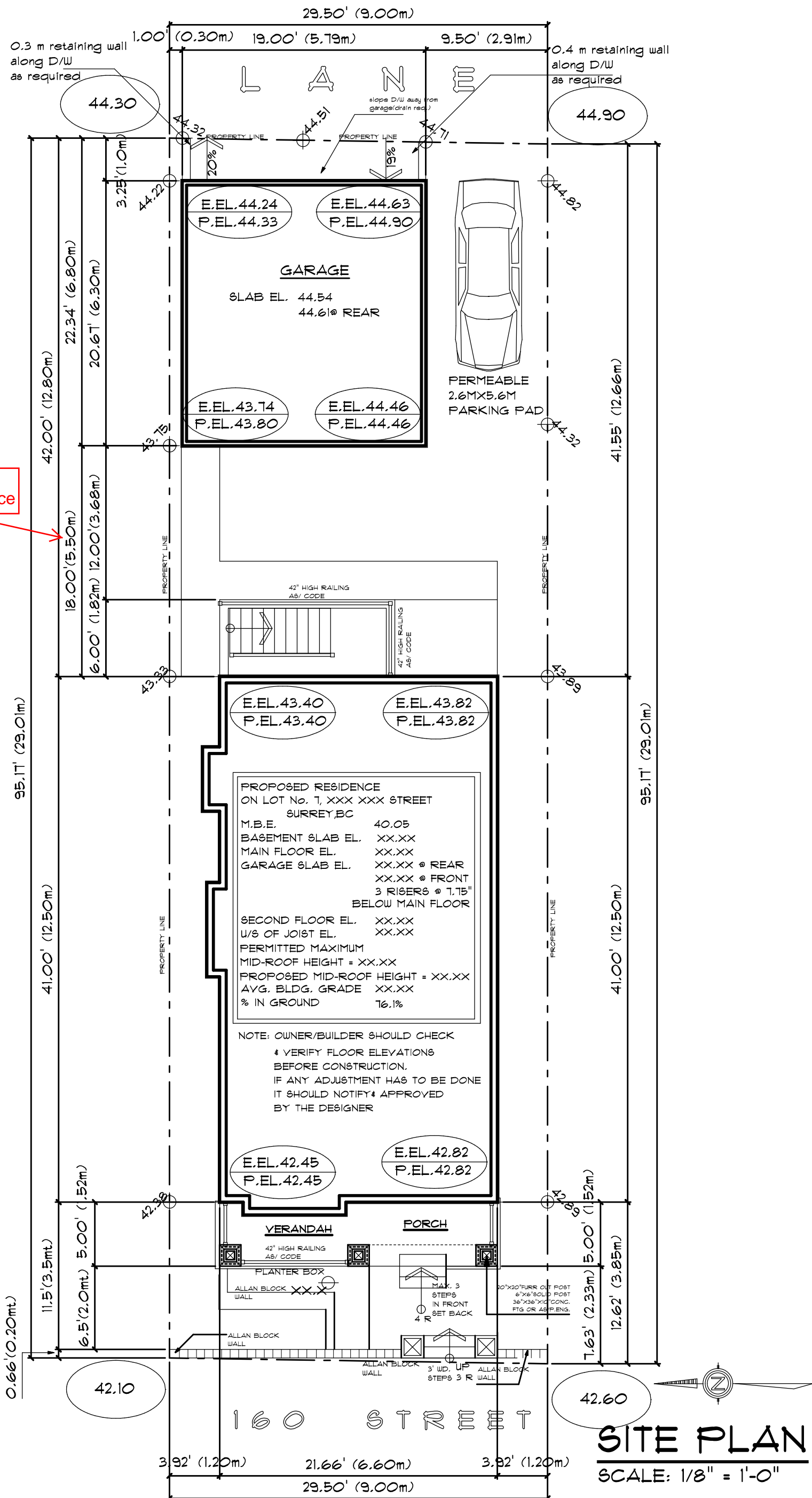
(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 17E Single Family Residential (9) Zone, the minimum separation distance between the principal building and a detached garage is reduced from 6 metres (20 ft.) to 5.4 metres (18 ft.).
4. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



SITE PLAN
 SCALE: 1/8" = 1'-0"