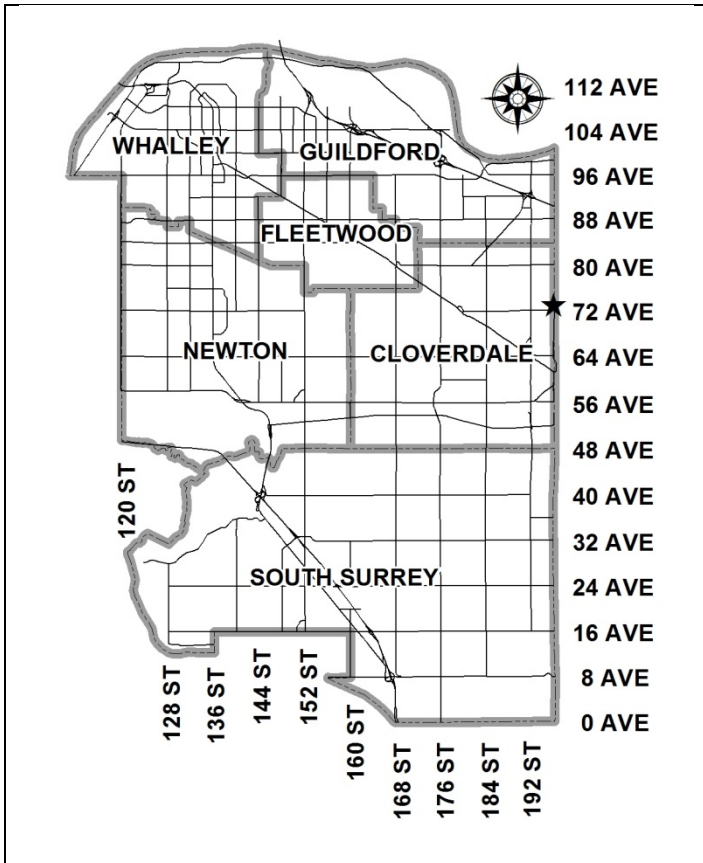


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0167-00

Planning Report Date: June 13, 2016



PROPOSAL:

- **Development Variance Permit**
 to permit the construction of a front access, side-by-side double garage on an RF-12 (Type I) corner lot.

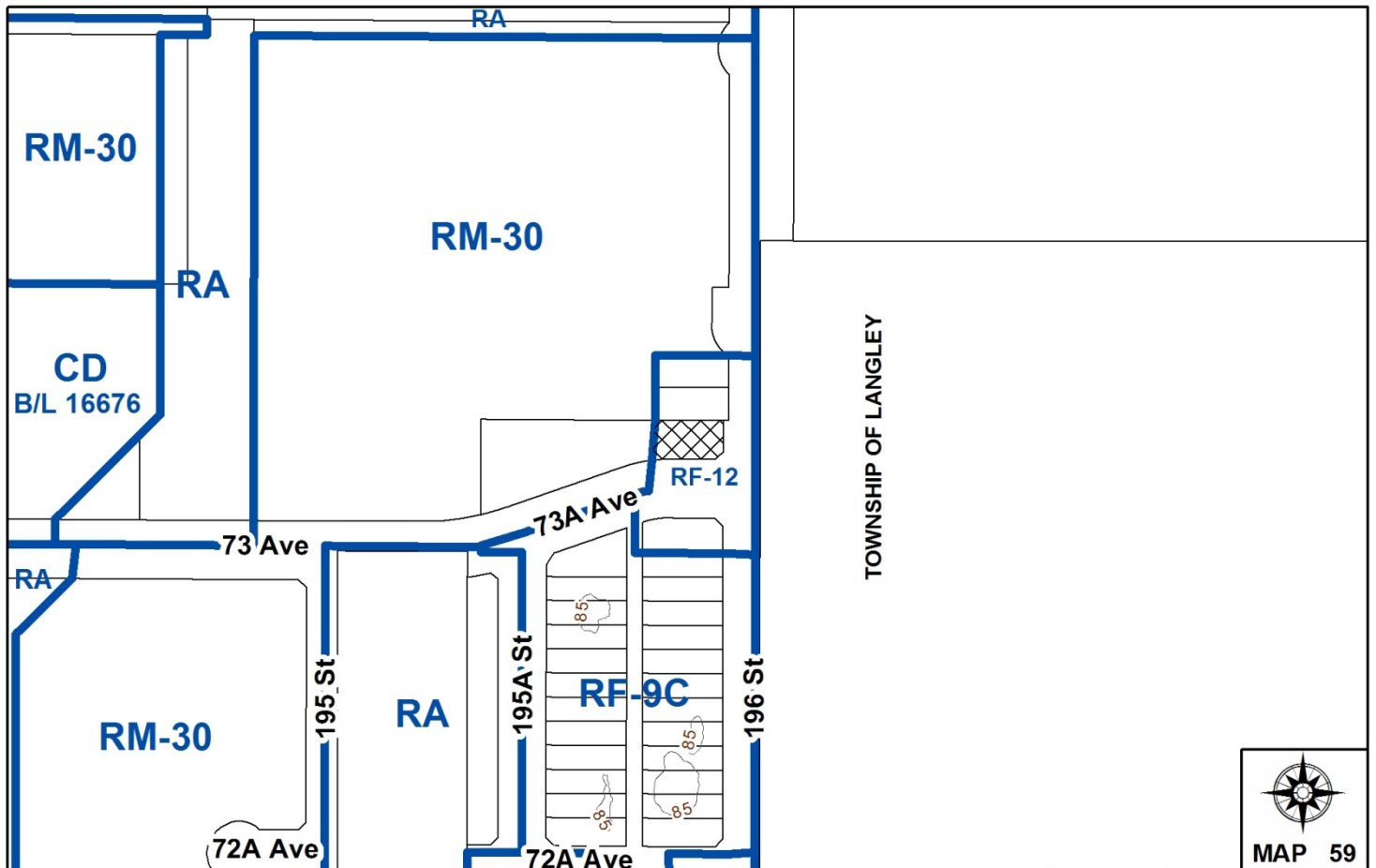
LOCATION: 7327 - 196 Street

OWNERS: Barjinder K Sidhu
 Gurcharan S Sidhu
 Rupinder K Sidhu

ZONING: RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: 6-10 u.p.a. Low Density (East Clayton Extension North of 72 Avenue)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to the Single Family Residential (12) Zone (RF-12) to permit the construction of a front access, side-by-side double garage on an RF-12 (Type I) corner lot.

RATIONALE OF RECOMMENDATION

- The subject property is oriented towards and accessed from the fronting road (196 Street) via an existing driveway letdown constructed as part of Application No. 7912-0098-00.
- The applicant has demonstrated that the proposed double garage will create a more consistent streetscape as the existing houses to the north and south are in the West Coast Traditional style with front access, side-by-side double garages fronting onto 196 Street.
- The proposed front access double garage will allow for additional on-street parking along the flanking street (73A Avenue)
- The applicant's house plan demonstrates an attractive street presentation with a double side-by-side garage that does not dominate the front façade.
- Staff support the requested variance.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0167-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to permit the construction of a front access, side-by-side double garage on a Type I corner lot in the Single Family Residential (12) Zone.

REFERRALS

Engineering: The Engineering Department has no objection to the project on the understanding that no modifications to the existing driveway crossing (on 196 Street) will be permitted.

SITE CHARACTERISTICS

Existing Land Use: There are no existing structures located the subject property as the lot was created via subdivision from two (2) parent parcels under Application No. 7912-0098-00.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwellings	6-10 u.p.a. (Low Density)	RF-12
East (Across 196 Street):	Single family dwellings	N/A	Township of Langley
South (Across 73A Avenue):	Single family dwellings	6-10 u.p.a. (Low Density) to 10-15 u.p.a. (Medium Density)	RF-9C
West:	Vacant townhouse lot approved for nine (9) units under Application No. 7916-0098-00.	15-25 u.p.a. (Medium-High Density)	RM-30

DEVELOPMENT CONSIDERATIONS

- The 375-square metre (4,034-square foot) subject lot is located at 7327 – 196 Street in East Clayton.
- The lot is designated “Urban” in the Official Community Plan (OCP), “Low Density 6-10 u.p.a.” in the East Clayton Extension North of 72 Avenue Neighbourhood Concept Plan (NCP), and zoned “Single Family Residential (RF-12) Zone”.

- The subject lot was created in 2015 under Application No. 7912-0098-00 which included an OCP/NCP amendment, rezoning and subdivision application in order to permit the development of one (1) “Multiple Residential 30 Zone” lot for nine (9) townhouse units, one (1) “Single Family Residential (9) Coach House Zone” lot and two (2) “Single Family Residential (12) Zone” lots.
- As part of Application No. 7912-0098-00 works and services were constructed along the west portion of 196 Street, according to Collector road standards, which included a sidewalk as well as a driveway letdown on the subject property fronting 196 Street.
- The creation of the subject lot required a variance as part of Application No. 7912-0098-00, to reduce the minimum lot depth in the “Single Family Residential (12) Zone” from 26 metres (85 feet) to 25 metres (82 feet).
- The two (2) adjacent lots to the north of the subject property are zoned “Single Family Residential (12) Zone” and contain single family dwelling with front access, side-by-side double garages fronting onto 196 Street.
- The subject lot is a Type I RF-12 corner lot. In accordance with the RF-12 Zone, a double garage or carport to accommodate two vehicles side by side is not permitted on a Type I corner lot unless the garage or carport is located at the rear of the single family dwelling on the lot and has vehicle access from a rear lane or side street.
- The applicant, Woodbine Builders Ltd., applied for a Building Permit to permit the construction of a two-storey plus basement single family dwelling, with secondary suite, containing an attached, front-accessed double garage consistent with other homes along this section of 196 Street. Since a front access, side-by-side garage is not permitted in this type of lot (Type I) the applicant has applied for a variance to the RF-12 Zone.
- With approval of the proposed variance the applicant will be able to provide four (4) off-street parking spaces on the lot (two (2) in the driveway and two (2) in the garage).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-12 Zone to permit the construction of a front access, side-by-side double garage on a Type I corner lot.

Applicant's Reasons:

- The applicant has commented that complying with the current zoning requirements, limiting construction to a front-access single garage or side accessed double garage, would limit the future value of the property in relation to the availability of double garages on adjacent properties.
- The applicant has demonstrated that the proposed development will create a more consistent streetscape as the existing houses in the area are in the “West Coast

Traditional” style and have similar front access, side-by-side double garages fronting onto 196 Street.

Staff Comments:

- The subject lot is approximately 14.5 metres (48 ft.) wide making it a Type I lot in the RF-12 Zone. Double side-by-side garages are not permitted on Type I corner lots unless the garage is located at the rear of the dwelling accessed from a rear lane or side street. Front accessed, side-by-side double garages are permitted on Type II corner lots which are required to be a minimum of 15.4 metres (51 ft.) in width.
- The subject property is oriented towards and accessed via the fronting 196 Street by an existing driveway letdown constructed under Application No. 7912-0098-00. The Engineering Department has stipulated that no modifications should be made to this existing driveway.
- The proposed variance will not result in a negative impact to the existing streetscape or adjacent properties. The applicant’s house plan demonstrates an attractive street presentation with a front accessed side-by-side double garage that does not dominate the front façade.
- The proposed variance would allow for the retention of approximately three (3) on-street parking spaces along 73A Avenue adjacent to the flanking side lot line of the subject property as well as eliminate the need for additional access that crosses the multi-use pathway running adjacent to the subject property along the north side of 73A Avenue.
- The proposed width of the double car garage, 5.7 metres (19 feet) measured between interior faces of the side walls of the garage, meets the minimum width requirement in the Zoning By-law and also falls under the maximum allowable garage width requirements of the RF-12 Zone, which allows a maximum width of 6 metres (20 ft.), measured between interior faces of the side walls of the garage, for lots greater than 14.4 metres (47 ft.) in width.
- The proposed variance would allow four (4) on-site parking spaces, two (2) within the garage and two (2) on the driveway.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Variance Permit No. 7916-0167-00

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/ar

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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: Gopal Chauhan
 Woodbine Builders Ltd.
 Address: 9318 - 118 Street
 Delta ,BC V4C 6J2

 Tel: 604-588-5079

2. Properties involved in the Application

- (a) Civic Address: 7327 - 196 Street

- (b) Civic Address: 7327 - 196 Street
 Owners: Rupinder K Sidhu
 Barjinder K Sidhu
 Gurcharan S Sidhu

 PID: 029-696-771
 Lot 1 Section 22 Township 8 Plan Epp42014 New Westminster District

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7916-0167-00 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.: 7916-0167-00

Issued To: BARJINDER K SIDHU
GURCHARAN S SIDHU
RUPINDER K SIDHU

("the Owner")

Address of Owner: 11907 - 92 Avenue
Delta, BC V4C 3L5

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: 029-696-771
Lot 1 Section 22 Township 8 Plan Epp42014 New Westminster District

7327 - 196 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section H.6 Off-Street Parking of Part 17A "Single Family Residential (12) Zone", a front access, side-by-side double garage shall be permitted on a Type I corner lot.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

5. 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.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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