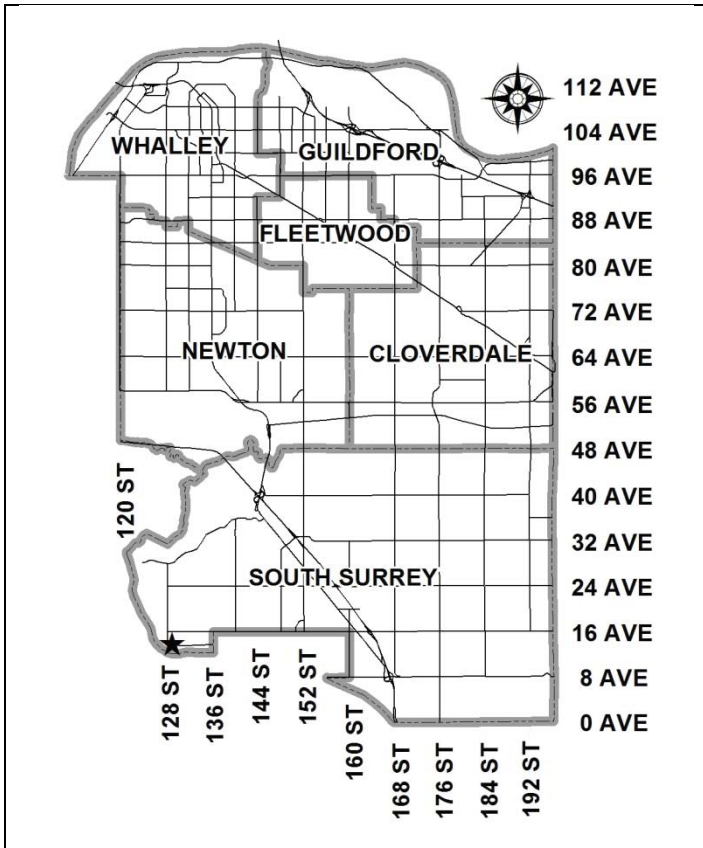


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0093-00

Planning Report Date: April 3, 2017



PROPOSAL:

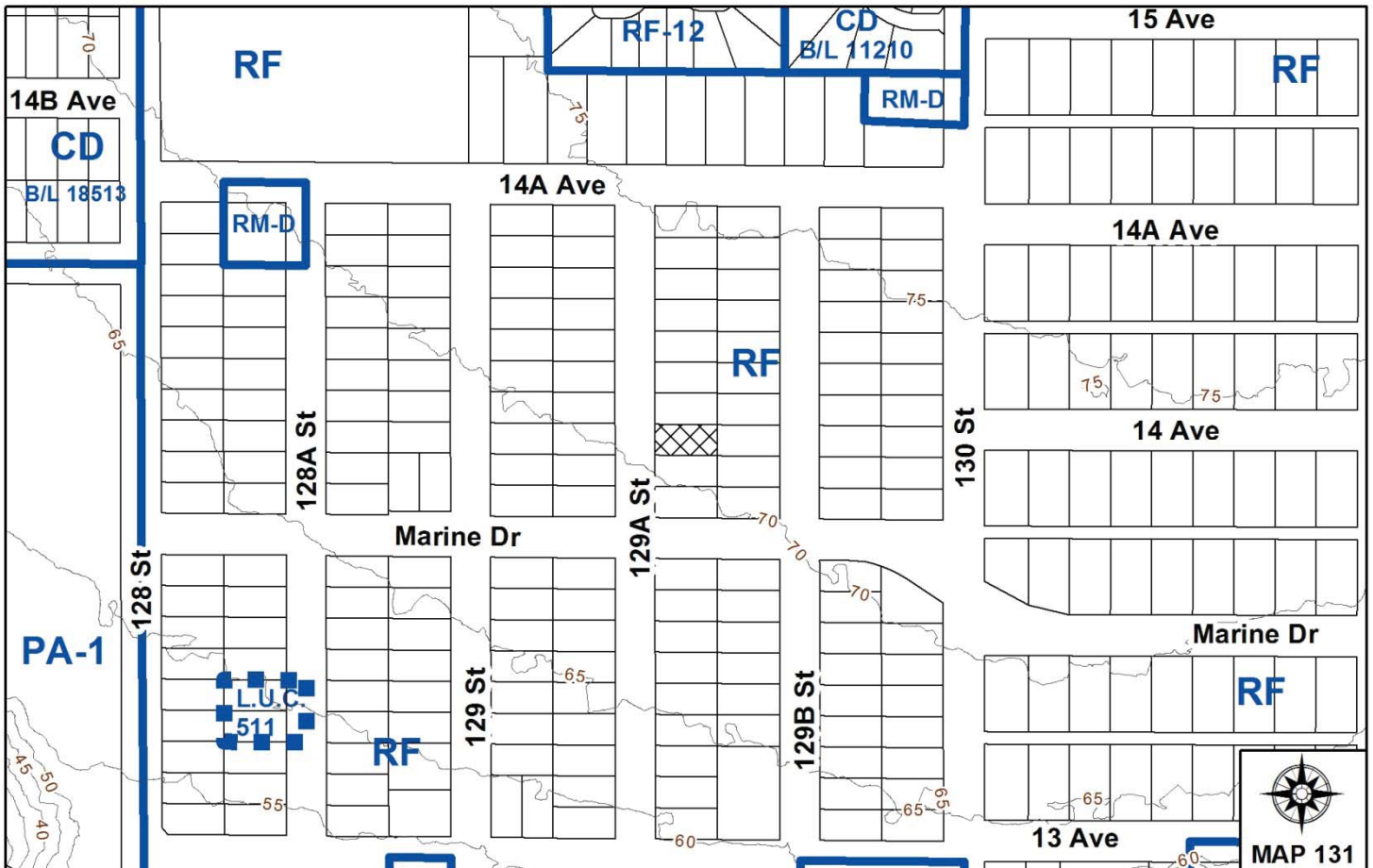
- **Development Variance Permit**
to reduce the number of required off-street parking spaces from three to two.

LOCATION: 1398 - 129A Street

OWNER: Donna L Cave
Doris G Cave

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the number of off-street parking spaces for a single family dwelling in the RF Zone.

RATIONALE OF RECOMMENDATION

- The applicant is proposing two off-street parking spaces, a reduction from the required three for a new proposed single family dwelling.
- The proposed single family dwelling does not include a secondary suite or basement, nor is the dwelling conducive to include a secondary suite in the future. The intention of the property owners is to construct a retirement home for only one family.
- Due to the specific design and occupancy needs of the proposed single family dwelling, there is no apparent need for additional parking on the property.
- Examples exist in the surrounding neighbourhood of similar new single family dwellings with no garage and two off-street parking spaces.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0093-00 (Appendix II), to reduce the minimum off-street parking spaces required for a single family dwelling from three spaces to two spaces, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Urban	RF
East:	Single family dwelling	Urban	RF
South:	Single family dwelling	Urban	RF
West (Across 129A Street):	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 1398 – 129A Street, is zoned "Single Family Residential Zone (RF)" and designated "Urban" in the Official Community Plan.
- The applicant is proposing to construct a new single family dwelling on the site, which will have no garage and a double-wide driveway to accommodate two vehicles.
- The applicant requires a Development Variance Permit to reduce the number of required off-street parking spaces for a single family dwelling from three to two spaces.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the number of minimum required off-street parking spaces for a single family dwelling from three spaces to two spaces.

Applicant's Reasons:

- The reduced number of off-street parking spaces will allow for a single family dwelling design where the main living area and master bedroom are located on the main floor, allowing the applicants to age in place.
- The proposed single family dwelling does not include a secondary suite, which will reduce the number of vehicles on the property.
- Examples of single family dwellings with two off-street parking spaces and no garage exist in the surrounding neighbourhood.

Staff Comments:

- The proposed single family dwelling design does not include a secondary suite or basement, nor is the dwelling conducive to include a secondary suite in the future. There is no external access to the second story of the dwelling.
- The main floor of the proposed dwelling includes the main living areas and the master bedroom, which will allow the applicants to age in place.
- The exclusion of a secondary suite from the design reduces the number of vehicles being used by property residents.
- Staff support this application proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners & Action Summary
Appendix II. Development Variance Permit No. 7917-0093-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/da

Information for City Clerk

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

1. (a) Agent: Name: Robert Anderson
 Kintyre Construction Ltd.
 Address: 16350 – 14 Avenue, Unit 120
 Surrey, BC V4A 8J9

2. Properties involved in the Application

(a) Civic Address: 1398 – 129A Street

(b) Civic Address: 1398 – 129A Street
 Owner: Doris G Cave
 Donna L Cave
 PID: 010-795-855
 Lot 8 Block 4 Section 8 Township 1 New Westminster District Plan 2834

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7917-0093-00 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.: 7917-0093-00

Issued To: DONNA L CAVE
DORIS G CAVE

(the "Owner")

Address of Owner: 1398 – 129A Street
Surrey, BC V4A 3Y7

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: 010-795-855
Lot 8 Block 4 Section 8 Township 1 New Westminster District Plan 2834

1398 – 129A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section C. Required Parking Spaces of Part 5, Off-Street Parking and Loading/Unloading, the required off-street parking spaces for a single family dwelling is reduced from three spaces to two spaces.
4. This development variance permit applies to only the portion of 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, which is attached hereto and forms part of this development variance permit.
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

CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANY DISCREPANCIES TO THE OFFICE PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL ON PERSONNEL IS NOT RESPONSIBLE FOR THE CONSTRUCTION. CLIENT IS RESPONSIBLE FOR THE CONSTRUCTION. PLANS ARE FOR INFORMATION ONLY AND NOT TO BE USED FOR CONSTRUCTION. DESIGN IS AN UNAUTHORIZED USE ON.

- 1 - NOV 05, 2016
- 2 - NOV 08, 2016
- 3 - DEC 8, 2016

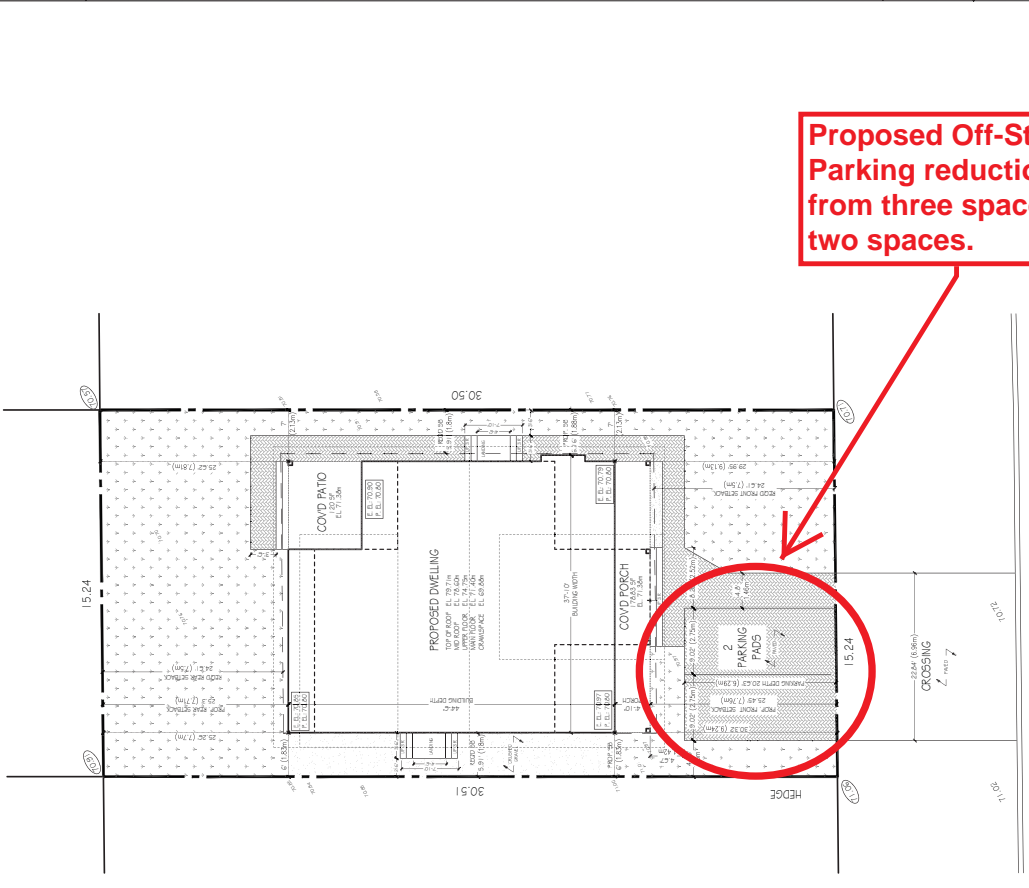


OFFICE LOCATION:
#11-8355 56 STREET
DELTA, B.C.
604 952 4448
604 952 4488
604 952 4488
info@saralangroup.com

CLIENT:
MONTYRE RESIDENCE
1398 129A STREET
SURREY, B.C.

DATE: DEC 8, 2016

PROJECT: 3



1398 129A STREET

CROSSING

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

SITE PLAN

PROJECT DATA - YARDS & SETBACKS

SETBACK / DIMENSION	REQUIRED	PROPOSED
FRONT	2.41	2.50
REAR	1.01	1.01
LEFT	1.01	1.01
RIGHT	2.41	2.50

PROJECT DATA

DESCRIPTION	PROPOSED	PERMITTED
LOT AREA	6041.17 SQ FT	6041.17 SQ FT
LOT COVERAGE	153.87 SQ FT	142.00 SQ FT
DEVELOPMENT	175.54 SQ FT	12.54 SQ FT
FLOOR AREA RATIO	2.89	2.35
PROPOSED GARAGE	300.00 SQ FT	275.00 SQ FT
PERMITTED GARAGE	262.25 SQ FT	237.00 SQ FT
PROPOSED DRIVEWAY	545.18 SQ FT	221.00 SQ FT
PERMITTED DRIVEWAY	545.18 SQ FT	221.00 SQ FT
PROPOSED PORCH	153.87 SQ FT	142.00 SQ FT
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PROPOSED DECK	153.87 SQ FT	142.00 SQ FT
PERMITTED DECK	153.87 SQ FT	142.00 SQ FT
PROPOSED BALCONY	153.87 SQ FT	142.00 SQ FT
PERMITTED BALCONY	153.87 SQ FT	142.00 SQ FT
PROPOSED PATIO	153.87 SQ FT	142.00 SQ FT
PERMITTED PATIO	153.87 SQ FT	142.00 SQ FT

- GENERAL NOTES**
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