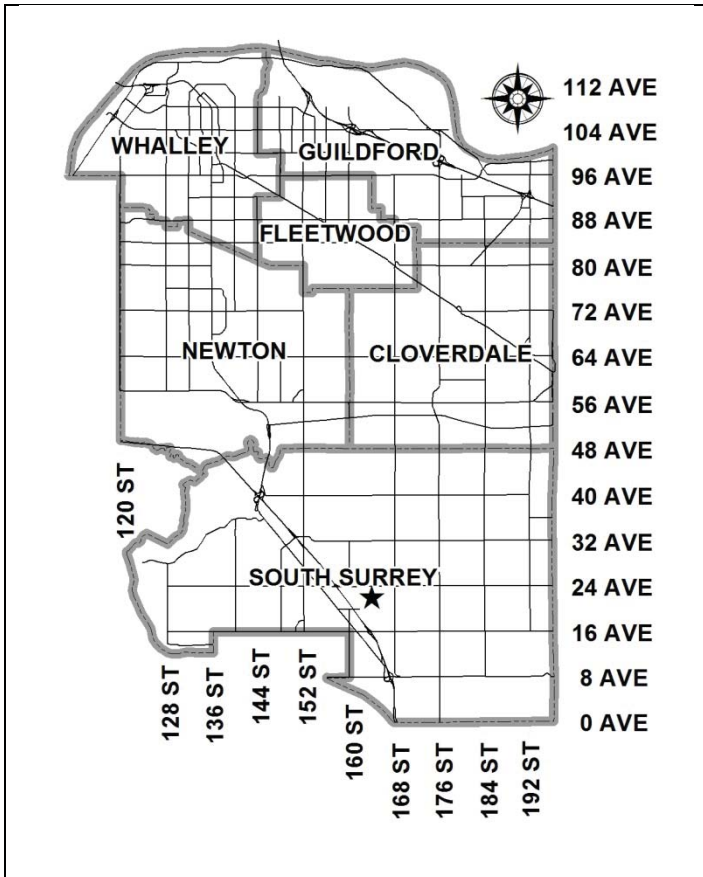


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0132-00

Planning Report Date: April 24, 2017



PROPOSAL:

- **Development Variance Permit**
 to vary the minimum side yard setbacks for two proposed detached garages.

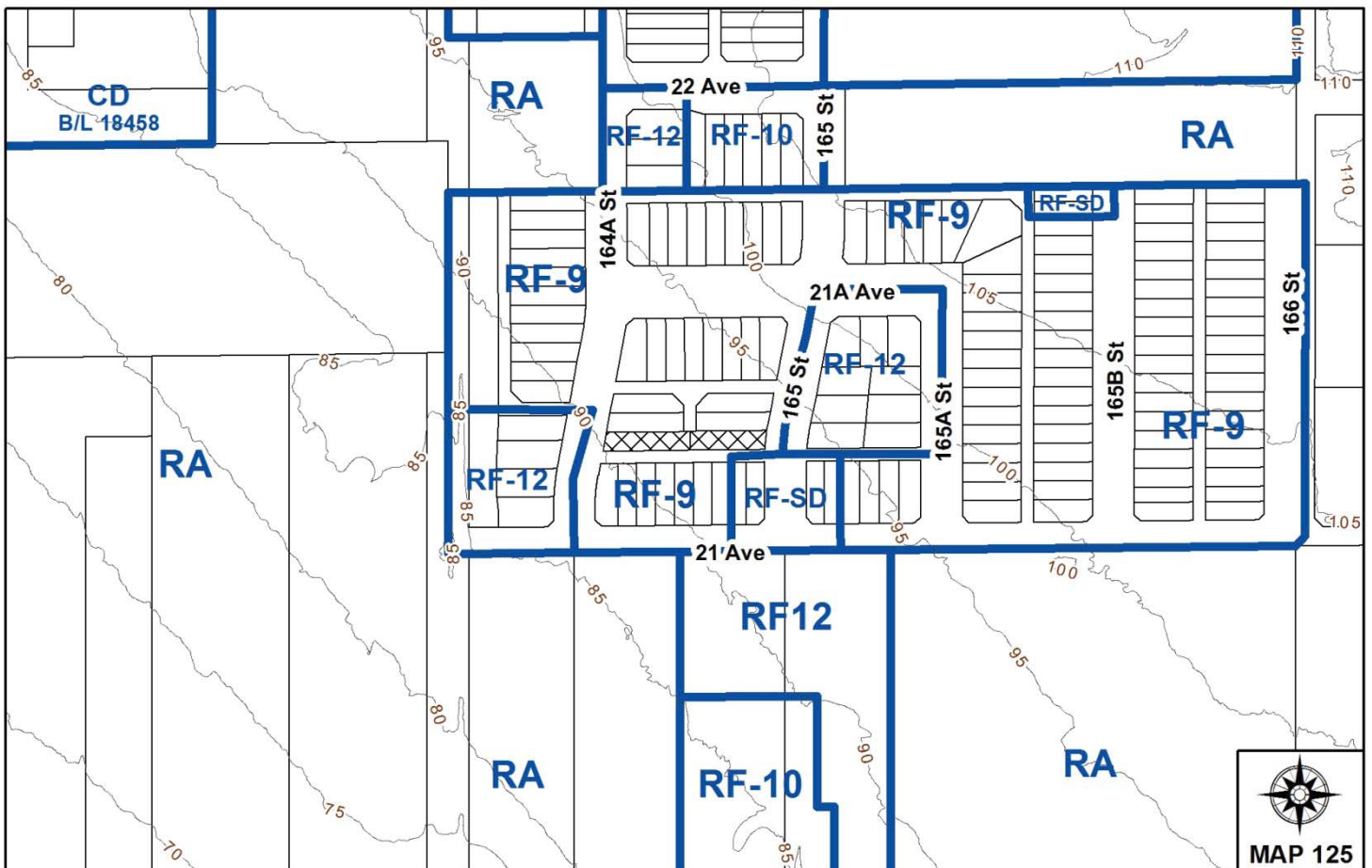
LOCATION: 2111 - 165 Street
 2112 - 164A Street

OWNER: Ryan Jones
 Qualico Developments (Vancouver) Inc.

ZONING: RF-9

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Residential (10-15 u.p.a.)



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 minimum side yard (south) setbacks in the RF-9 Zone (Type I lot) for an accessory structure (detached garage) on two lots.

RATIONALE OF RECOMMENDATION

- The reduced side yard (south) setbacks are for proposed detached garages on two recently created RF-9 lots. The applicant is proposing a side yard (south) setback of 1.95 metres (6.4 ft.) for both properties, a reduction from the required 2.8 metres (9 ft.) for an accessory structure in the RF-9 Zone.
- Typical RF-9 lots require a detached garage have access off a rear lane. The two subject lots have been designed so that the lane is flanking the south lot line, with no lane located along the rear of each property. Due to this configuration, the detached garage will be oriented sideways and will have access off the lane along the south side of the two properties.
- The side yard setback requirements do not allow for a standard sized detached garage to be constructed on the two properties. A variance to reduce the side yard setbacks from 2.8 metres (9 ft.) to 1.95 metres (6.4 ft.), will allow standard double-sized detached garages to be constructed on each property. A third off-street parking space will be provided on each lot in the form of a parking pad, located between the garages and the rear of the lots.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0132-00 (Appendix II), to vary the minimum side yard setback of an accessory structure in the RF-9 Zone from 2.8 metres (9 ft.) to 1.95 metres (6.4 ft.), to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Single Family Lot

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Lot	Urban / Medium Density Residential (10-15 u.p.a.)	RF-9
East (Across 165 Street):	Single Family Lot	Urban / Medium Density Residential (10-15 u.p.a.)	RF-9 / RF-12
South:	Single Family Lot	Urban / Medium Density Residential (10-15 u.p.a.)	RF-9 / RF-SD
West: (Across 164A Street):	Single Family Lot	Urban / Medium Density Residential (10-15 u.p.a.)	RF-9 / RF-12

DEVELOPMENT CONSIDERATIONS

- The subject properties, located at 2111 – 165 Street and 2112 – 164A Street, are both designated "Urban" in the Official Community Plan, "Medium Density Residential (10-15 u.p.a.)" in the Sunnyside Heights Neighbourhood Concept Plan, and zoned "Single Family Residential (9) Zone (RF-9)".
- The applicant is proposing a Development Variance Permit for both properties, to vary the south side yard setback for an accessory structure from 2.8 metres (9 ft.) to 1.95 metres (6.4 ft.).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum south side yard setback for an accessory structure in the RF-9 Zone from 2.8 metres (9 ft.) to 1.95 metres (6.4 ft.)

Applicant's Reasons:

- The unique orientation of both properties requires that each detached garage must have access from the south flanking lane. Due to this requirement, the proposed detached garages would be located within the required side yard setback for an accessory structure.
- The reduced south side yard setback is required to allow for the construction of a standard sized detached garage on each property.

Staff Comments:

- The reduced south side yard setbacks are for proposed detached garages on two recently created RF-9 lots. The applicant is proposing a south side yard setback of 1.95 metres (6.4 ft.) for both properties, a reduction from the required 2.8 metres (9 ft.) for an accessory structure in the RF-9 Zone.
- Typical RF-9 lots require a detached garage to have access off a rear lane. The two subject lots have been designed so that the lane is flanking the south lot line, with no lane along the rear lot line. Due to this configuration, the proposed detached garages will be oriented sideways and have access off the lane along the south side of the two properties.
- The side yard setback requirements would not allow for a standard double-sized detached garage to be constructed on the two properties, with access off the flanking lane. A variance to reduce the side yard setback from 2.8 metres (9 ft.) to 1.95 metres (6.4 ft.) will allow standard sized detached garages to be constructed on each property.
- A third 3.0 metre (10 ft.) wide off-street parking space will be provided on each lot in the form of a parking pad, located between the garages and the rear of the lots.
- 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. 7917-0132-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Ryan Jones
Address: 20515 – 78 Avenue
Langley, BC V2Y 1X3

2. Properties involved in the Application
 - (a) Civic Address: 2111 – 165 Street
2112 – 164A Street

 - (b) Civic Address: 2111 – 165 Street
Owner: Qualico Developments (Vancouver) Inc.
PID: 029-871-221
Lot 110 Section 13 Township 1 New Westminster District Plan EPP58659

 - (c) Civic Address: 2112 – 164A Street
Owner: Ryan Jones
PID: 029-871-328
Lot 120 Section 13 Township 1 New Westminster District Plan EPP58659

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0132-00 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.: 7917-0132-00

Issued To: QUALICO DEVELOPMENTS (VANCOUVER) INC.

Address of Owner: 5620 – 152 Street, Unit 310
Surrey, BC V3S 3K2

Issued To: RYAN JONES

Address of Owner: 20515 – 78 Avenue
Langley, BC V2Y 1X3

(collectively referred to as the "Owner")

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: 029-871-221

Lot 110 Section 13 Township 1 New Westminster District Plan EPP58659

2111 – 165 Street

Parcel Identifier: 029-871-328

Lot 120 Section 13 Township 1 New Westminster District Plan EPP58659

2112 – 164A Street

(the "Land")

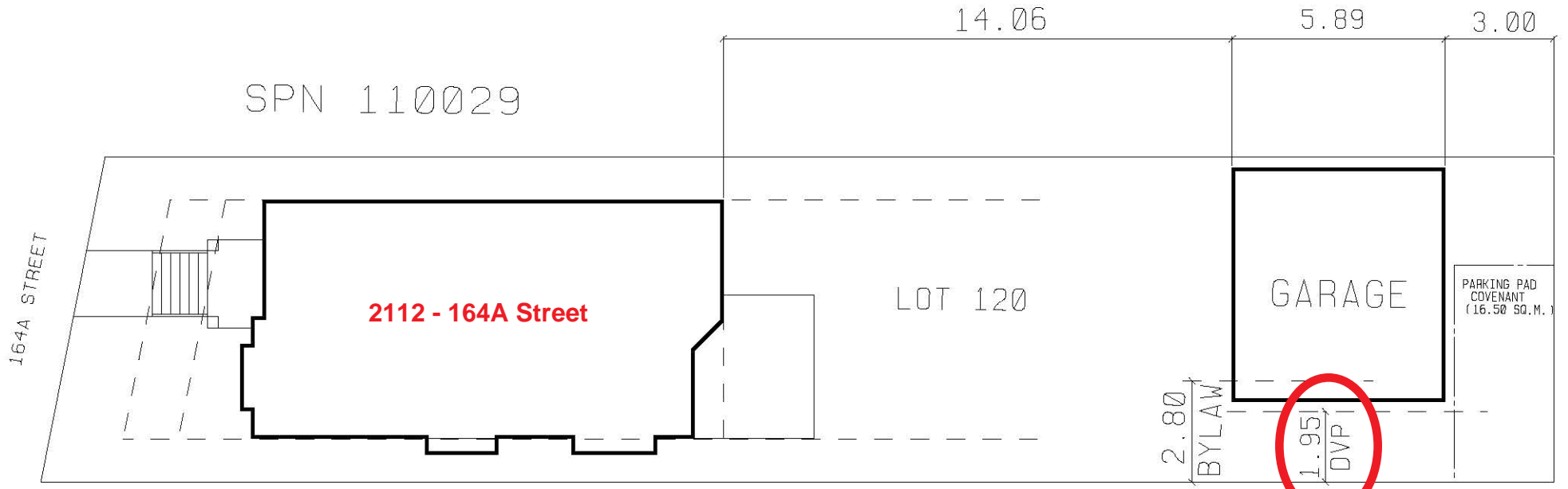
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 17E, Section F. Yards and Setbacks of Single Family Residential (9) Zone (RF-9), the minimum Side Yard Setback for an Accessory Structure is reduced from 2.8 metres (9 ft.) to 1.95 metres (6.4 ft.).

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, 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 .

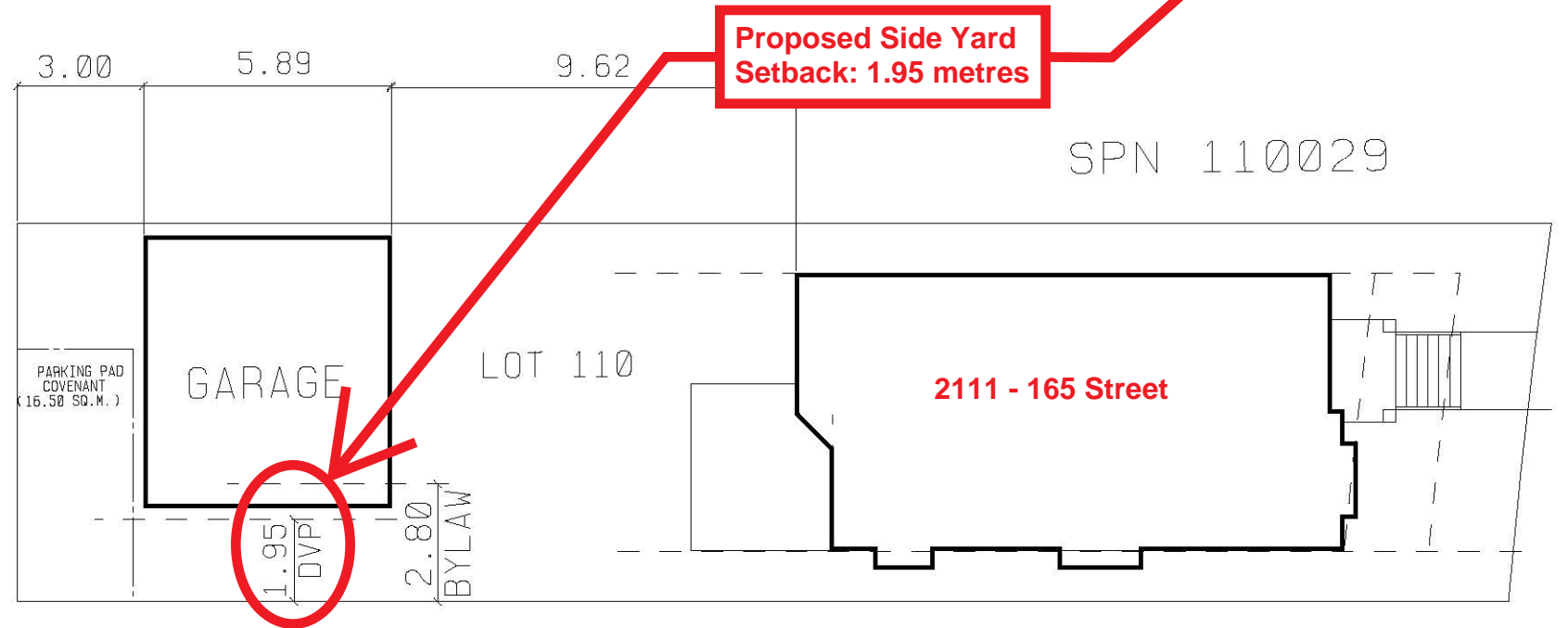
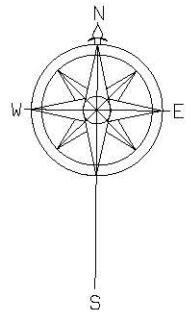
Mayor – Linda Hepner

City Clerk – Jane Sullivan



LANE

PROPOSED DVP TO ALLOW GARAGE TO BE SITUATED 1.95m FROM LANE



PROPOSED DVP TO ALLOW GARAGE TO BE SITUATED 1.95m FROM LANE

LANE

SCHEDULE A