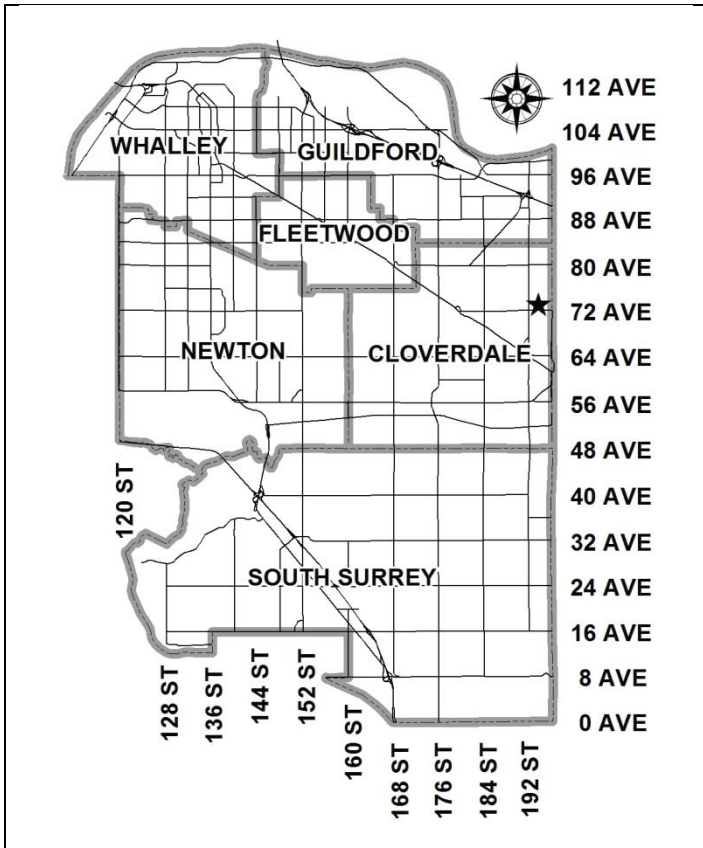


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0217-01

Planning Report Date: January 22, 2018



**PROPOSAL:**

- **Development Variance Permit**

to relax the flanking side yard setback requirements for proposed detached garages on two (2) single family small lots.

**LOCATION:** 19449 - 72 Avenue and  
 19450 - 72A Avenue

**ZONING:** RF-SD

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** 15 -25 upa Medium-High Density



### 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 on a flanking street setback requirement of the RF-SD Zone for accessory buildings (detached garages) from 5.2 metres (17 ft.) to 4.7 metres (15 ft. 5 in.).

### RATIONALE OF RECOMMENDATION

- In accordance with Part 7, Special Building Setbacks of the Zoning By-law, the setbacks of lots flanking or fronting an arterial or collector road are measured from the centreline of the ultimate road allowance.
- 194A Street is a collector road and requires an additional 1.0 metre (3 ft.3 in.) of road widening, for an ultimate road allowance of 24 metres (80 ft.).
- However, 194A Street will not be constructed to its ultimate width in the foreseeable future and therefore the flanking side yard setback relaxation is supportable.
- The reduced setbacks will allow for the construction of standard sized detached garages for both lots flanking 194A Street.
- Council previously issued Development Variance Permit No. 7917-0217-00 to relax the front yard and flanking side yard setback for the principal building and porch on the subject lots and three other neighbouring lots fronting 72 Avenue. However, the house designer did not request a variance to reduce the setback for the detached garage. The current Development Variance Permit is required in order to relax the flanking side yard setback for the subject lots (Lots 1 and 8), in order to construct a single car garage on both lots.
- Staff support the requested variances to proceed to Public Notification.

**RECOMMENDATION**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0217-01 (Appendix III), to reduce the minimum side yard on flanking street setback of the RF-SD Zone from 5.2 metres (17 ft.) to 4.7 metres (15 ft. 5 in.) for an accessory building (detached garage) on each of the subject lots, to proceed to Public Notification.

**REFERRALS**

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

**SITE CHARACTERISTICS**

Existing Land Use: Two (2) vacant single family small lots, approved under Development Application No. 7915-00351-00.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North (Across Unconstructed 72A Avenue):	Small lot single family	10-15 upa (Medium Density) in the East Clayton NCP Extension – North of 72 Avenue	RF-9
East (Across Unconstructed 194A Street):	Unconstructed City-owned Greenway, small lot single family with coach houses, and townhouses	Public Open Space/Park , 10-15 upa (Medium Density), and 15-25 upa (Medium-High Density) in the East Clayton NCP Extension – North of 72 Avenue	RA, RF-9C and RM-30
South (Across 72 Avenue):	One-acre residential lot (within Aloha Estates)	Half-Acre Residential in the East Clayton NCP and Townhouse (20-25 upa) in the Aloha Estates Infill Area Concept Plan	RA
West:	Small lot single family with coach houses	6-10 upa (Low Density) and 10-15 upa (Medium Density) in the East Clayton NCP Extension – North of 72 Avenue	RF-12C and RF-9C

### DEVELOPMENT CONSIDERATIONS

- The two (2) subject lots are located at 19449 - 72 Avenue and 19450 - 72A Avenue. They are designated "15-25 upa Medium - High Density" in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue, and are currently zoned "Semi-Detached Residential Zone (RF-SD)".
- The subject lots were created under Development Application No. 7915-0351-00, which was completed on July 4, 2016.
- 194A Street, which flanks both lots, is classified as a collector road. Under the revised standards of the Subdivision & Development By-law approved by Council in 2011, its ultimate width is 24 metres (80 ft.). The existing road allowance for 194A Street is 22 metres (72 ft.) in width, which requires an additional 1.0 metre (3 ft. 3 in.) of dedication from the subject site.
- The Engineering Department has determined that, for this portion of 194A Street, 24 metres (80 ft.) of road allowance is not necessary at this time as it is not likely the road will be constructed to its ultimate width in the foreseeable future.
- Although the Engineering Department has no plans to widen the aforementioned section of 194A Street to its ultimate standard in the foreseeable future, the Special Building Setback requirement of Part 7 in the Zoning By-law continues to apply for building locations on the subject lots.
- Council previously issued Development Variance Permit No. 7917-0217-00 to relax the front yard and flanking side yard setback for the principal building and porch on the subject lots and three other neighbouring lots fronting 72 Avenue. However, the house designer did not request a variance to reduce the setback for the detached garage. The current Development Variance Permit is required in order to relax the flanking side yard setback for the subject lots (Lots 1 and 8), in order to construct a single car garage on both lots.
- The applicant is seeking a variance to accommodate a typical RF-SD detached single car garage on the two (2) existing lots (see By-law Variance Section).

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum flanking side yard setback of the RF-SD Zone for a detached garage as follows:
  - to reduce the minimum side yard on flanking street setback of the RF-SD Zone from 5.2 metres (17 ft.) to 4.7 metres (15 ft. 5 in.) for an accessory building (detached garage).

Applicant's Reasons:

- The revised collector road standard of 24 metres (80 ft.) in width requires any new accessory buildings on Lots 1 and 8 to be set back an additional 1.0 metre (3 ft. 3 in.) from the property line, which is 1.0 metre (3 ft. 3 in.) greater than the RF-SD Zone requires on lots where these Special Building Setback regulations do not apply.
- The proposed flanking side yard setback variance would allow the applicant to build a functional single car garage, consistent with other new homes in the neighbourhood.

Staff Comments:

- Lots 1 and 8 flank 194A Street, which is a designated Collector Road in the Surrey Road Classification Map (R-91), attached as Schedule D to Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 24-metre (80-ft.) wide road allowance for collector roads. The current 24-metre (80-ft.) wide road allowance, which was approved in 2011, is a 2.0-metre (6 ft. 6 in.) increase from the previous collector road allowance of 22 metres (72 ft.).
- Part 7, Special Building Setbacks of Zoning By-law No. 12000, stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance measured from the centreline of the road plus the required setback of the zone in which the lot is located.
- Given that the existing road allowance for 194A Street is 22 metres (72 ft.) in width, an additional 1.0 metre (3 ft. 3 in.) of setback is required from the existing flanking side lot line along 194A Street.
- In reviewing this portion of 194A Street, the Engineering Department has concluded that a reduced road allowance of 22 metres (72 feet), or 11 metres (36 feet) from centreline, is sufficient as this portion of the road will not be widened in the foreseeable future.
- The proposed variance will facilitate the construction of a standard sized RF-SD single car detached garage on both lots.
- Rather than vary the road allowance requirement for a collector road, as specified in Schedule K of the Subdivision and Development By-law, staff support a variance to the side yard on a flanking street setback requirement of the RF-SD Zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Proposed Garage Locations
- Appendix III. Development Variance Permit No. 7917-0217-01

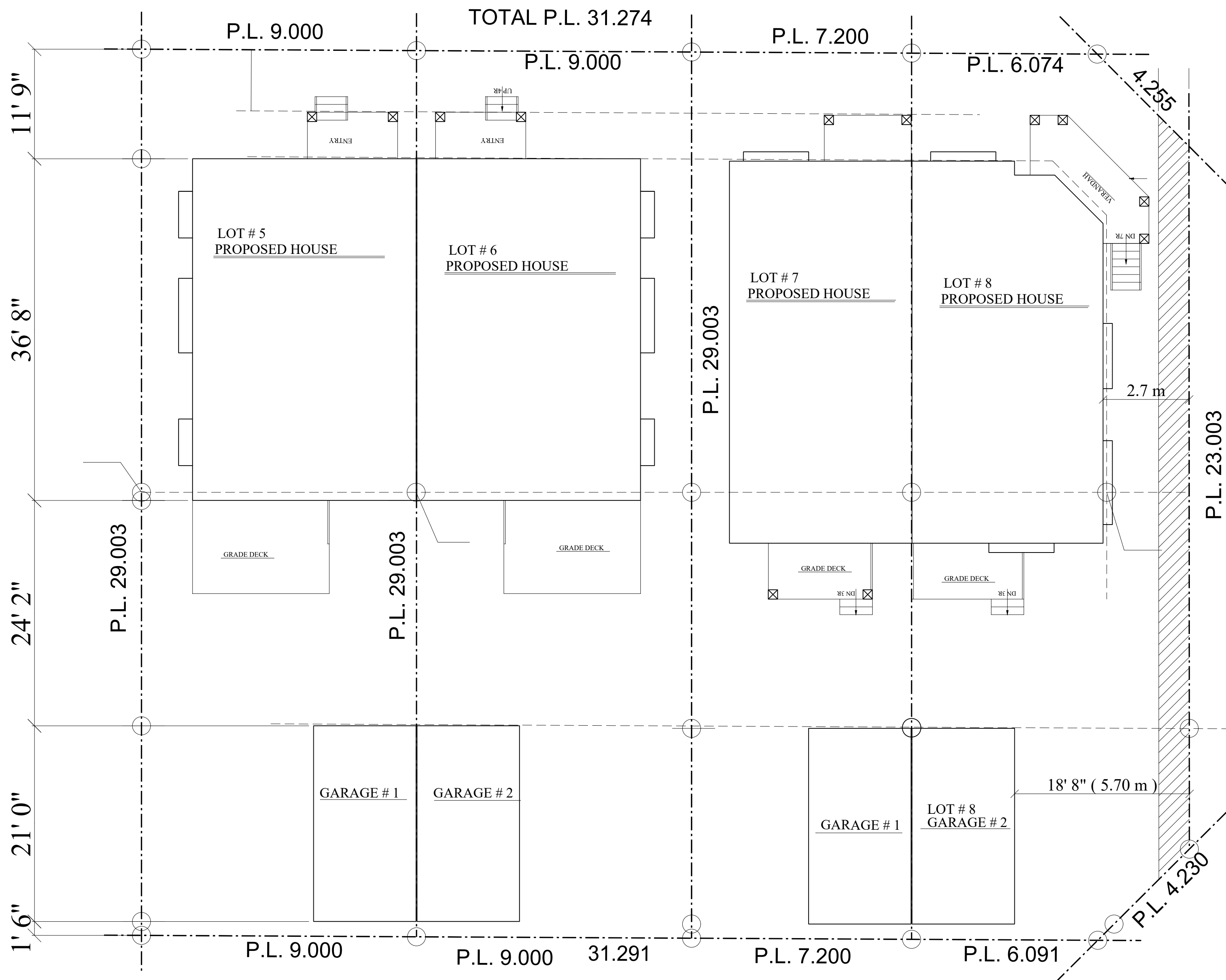
*Original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

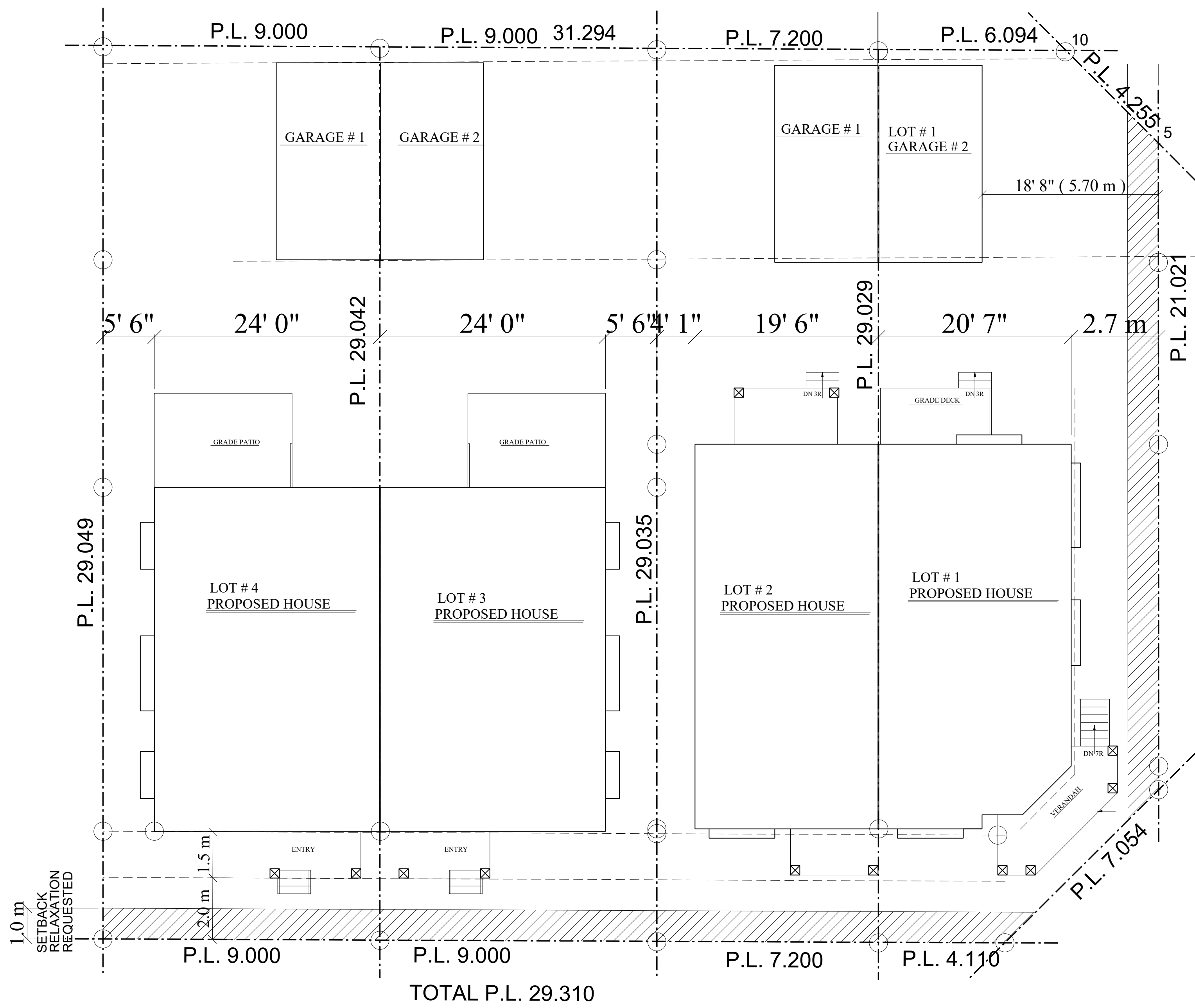
RT/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

# 72A AVENUE



# LANE



# 72nd AVENUE

194 A STREET

Dec 05 2017	DIMENSIONS ADDED AT GARAGE		1
Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: navtejdot@hotmail.com			
TITLE: SITE PLANS			
JOBADD: Surrey project # 7815 - 0351 -00			
DRAFT BY: KAMAL	DESIGN / CHK BY: NAVTEJ	SCALE: 1/4" = 1'-0" U.N.	SHEET NO. A-001



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0217-01

Issued To:

(the "Owner")

Address of 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: 029-924-766  
Lot 1 Section 22 Township 8 New Westminster Plan EPP27638  
  
19449 - 72 Avenue

Parcel Identifier: 029-924-898  
Lot 8 Section 22 Township 8 New Westminster Plan EPP27638  
  
19450 - 72A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of "Part 17H Semi-Detached Residential Zone (RF-SD)", the minimum side yard on a flanking street setback for an accessory building (detached garage) is reduced from 5.2 metres (17 ft.) to 4.7 metres (15 ft. 5 in.).
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 .

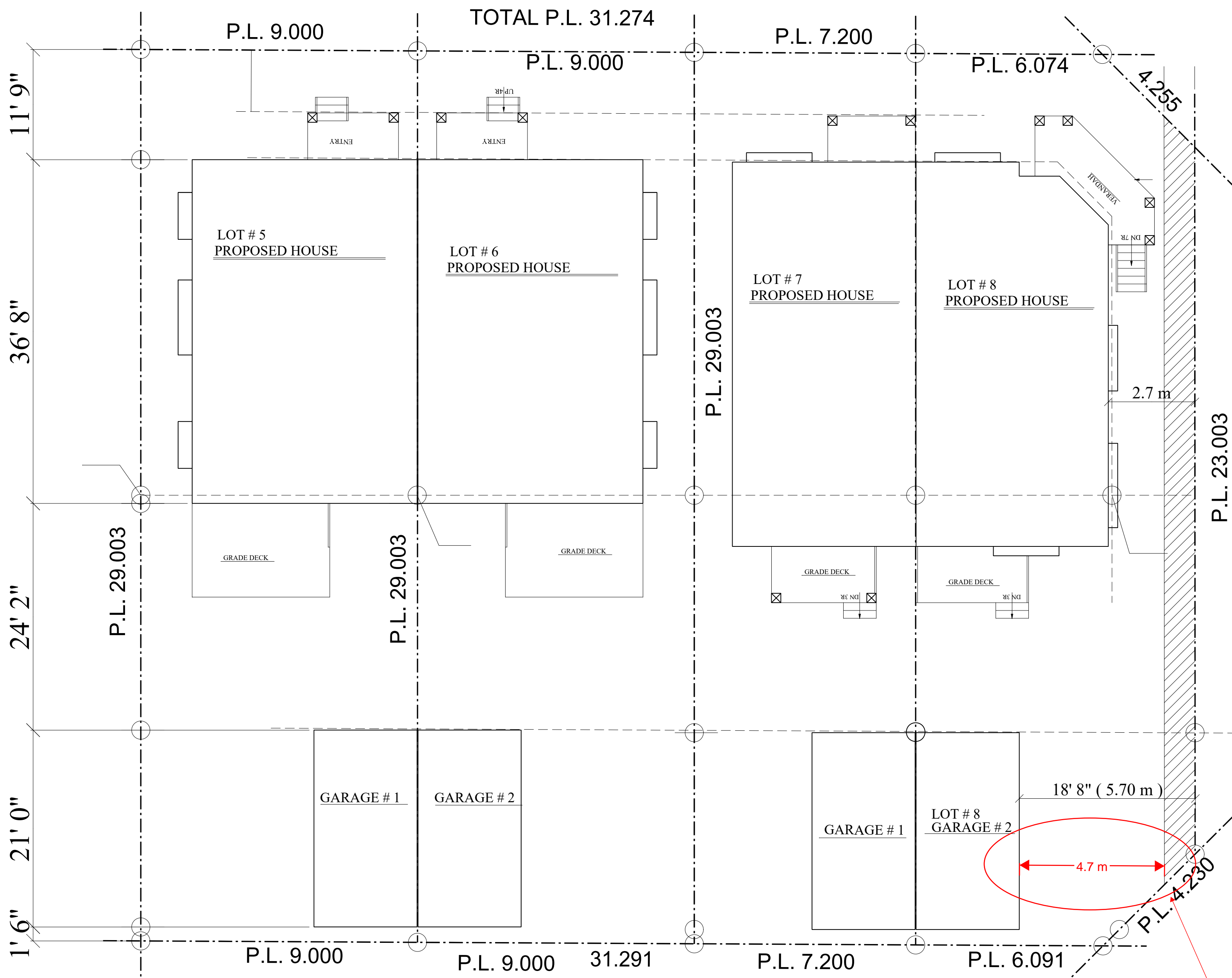
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Mayor – Linda Hepner

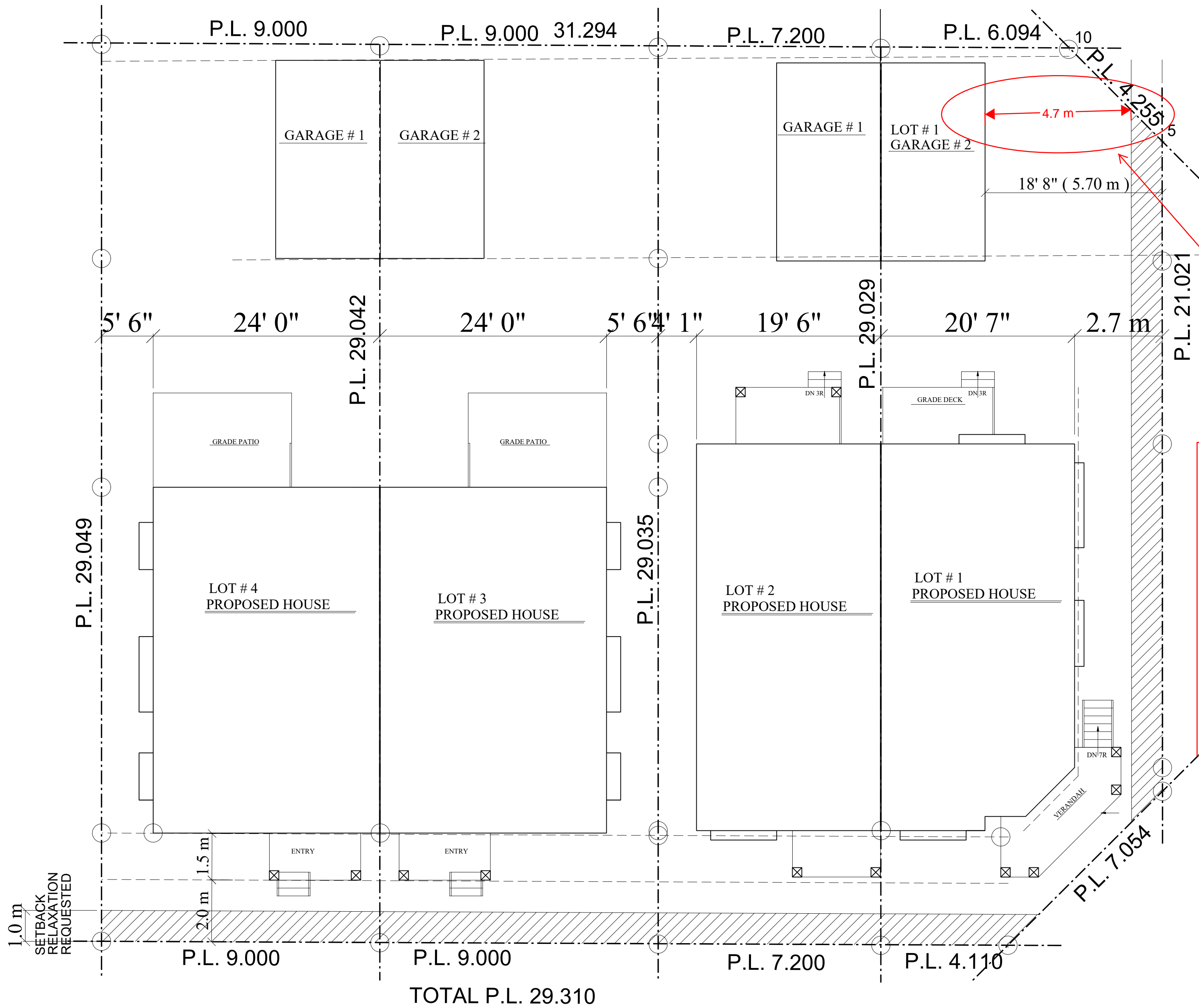
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City Clerk – Jane Sullivan

72A AVENUE



LANE



72nd AVENUE

194 A STREET

The minimum side yard on a flanking street setback for an accessory building (detached garage) in the RF-SD Zone is reduced from 5.2 metres (17 ft.) to 4.7 metres (15 ft. 5 in.).

Dec 05 2017	DIMENSIONS ADDED AT GARAGE		1
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