

City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7918-0239-00

Planning Report Date: September 17, 2018

PROPOSAL:

- **Development Variance Permit**

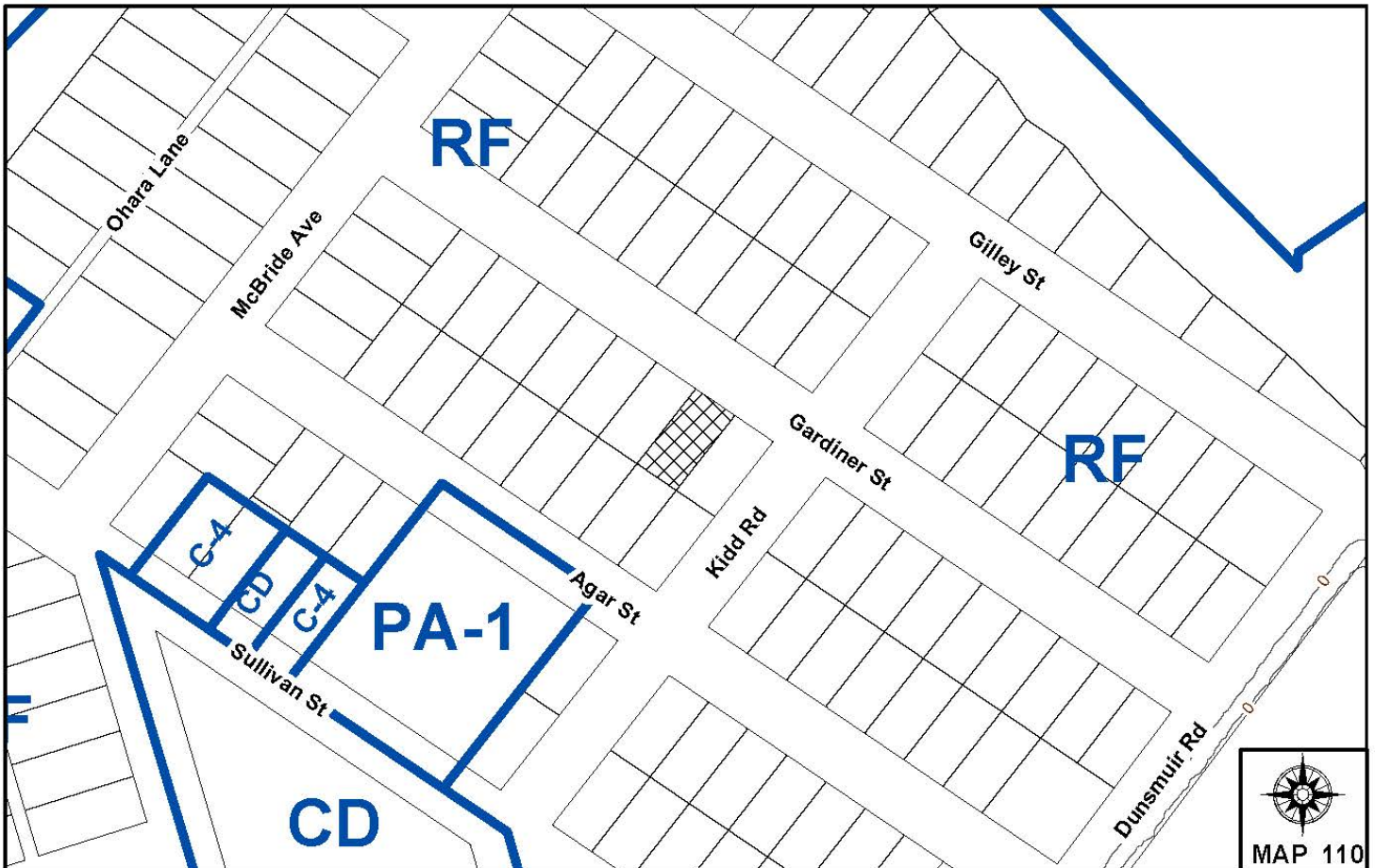
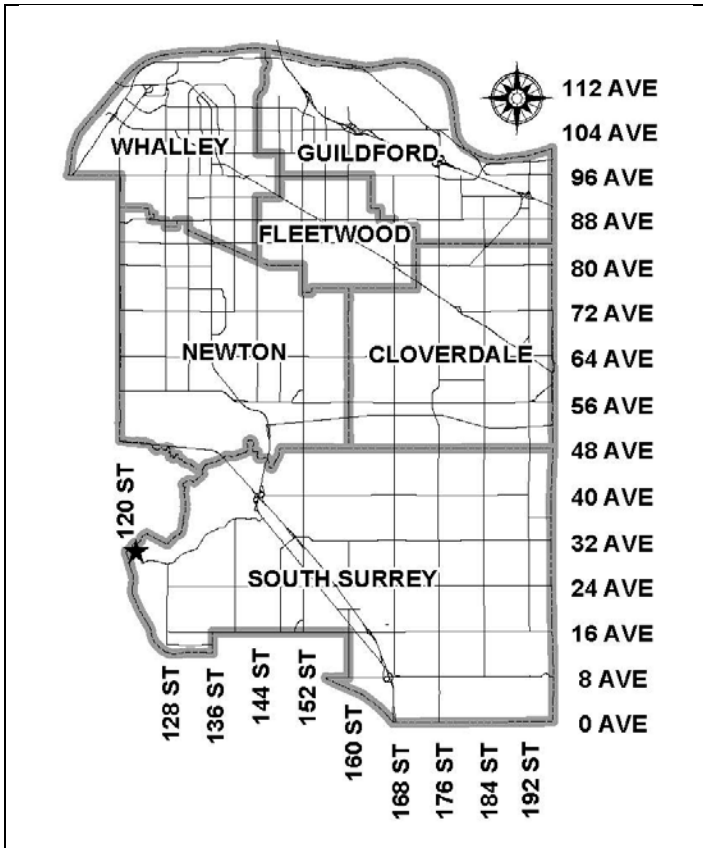
to reduce the number of required off-street parking spaces from three (3) spaces to two (2) spaces.

LOCATION: 12236 – Gardiner Street

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit (DVP) to reduce the required number of off-street parking spaces for a single family dwelling from three (3) spaces to two (2) spaces.

### RATIONALE OF RECOMMENDATION

- The proposed reduction in the number of parking spaces will allow for flexibility in the design of the house and for increased floor area.
- The proposed single family dwelling will be constructed on an undersized RF lot and will not include a basement. Given the lack of a basement and the proposed floor plan, the layout of the proposed dwelling is not conducive to the addition of a secondary suite on the property in the future.
- The dwelling will not contain a garage, but is proposed to have two (2) parking pads in the front yard to accommodate parking on the property. The reduction is supportable as the third space is to provide parking for a secondary suite.
- Constructing a garage or an additional parking pad on the property to accommodate the By-law parking requirements would further reduce the livable floor area and functionality of the floor plan.
- A Restrictive Covenant will be registered on the title of the property, which will preclude the owner from adding a secondary suite in the future, to help prevent parking demand from increasing on the lot.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0239-00 (Appendix II), to reduce the minimum off-street parking spaces required for a single family dwelling from three (3) spaces to two (2) spaces, to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) Registration of a Section 219 Restrictive Covenant to prevent the construction of a secondary suite on the subject property.

REFERRALS

Engineering: The Engineering Department has no objection to the project. Transportation Planning have advised that there are no significant parking issues within the area.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

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

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 12236 – Gardiner Street. The property is designated "Urban" in the Official Community Plan (OCP), "Urban Residential" in the Crescent Beach LAP, and zoned "Single Family Residential Zone (RF)".
- The property is an undersized RF lot with a lot area of 464 square metres (4,990 sq. ft.). The minimum lot size in the RF zone is 560 square metres (6,000 sq. ft.), however, there are some historical RF lots throughout the City that have a lot area that are less than the minimum lot size.

- The floor area of the proposed dwelling will be less than the maximum permitted under the RF Zone. The house size that may be achieved in the RF Zone is based on the site's lot size and may be up to a maximum of 465 square metres (5,000 sq. ft.), excluding basements.
- Given the site constraints and the lack of basement, the proposed floor area of (218 square metres 2,348 sq. ft.) will be below the maximum floor area permitted in the RF Zone.
- The applicant is proposing to construct a new single family dwelling on the property, which will not have a garage, but proposes an exterior parking pad with two parking spaces instead. The Zoning By-law requires that single family residential lots have a minimum of 3 parking spaces; two residential parking spaces, and one space to accommodate tenant parking for the permitted secondary suite.
- The applicant is thus proposing a Development Variance Permit to reduce the number of required off-street parking spaces for a single family dwelling from three (3) to two (2) 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 (3) spaces to two (2) spaces.

Applicant's Reasons:

- The property is located within a floodplain and the proposed dwelling is unable to be constructed with a basement and is therefore not conducive to having a secondary suite.
- The proposed dwelling is being constructed on an undersized lot and is below the maximum floor area allowed under the RF Zone. The variance to reduce the required off-street parking will allow the proposed dwelling to have more livable square footage.

Staff Comments:

- The proposed single family dwelling design does not include a basement and will be under the maximum floor area allowed in the RF Zone. The proposed dwelling will have approximately 218 square meters (2,348 sq. ft.) of floor area. The maximum house size that may be achieved on the property, based off the 0.60 floor area ratio permitted in the RF Zone, is 278 square meters (2,964 sq. ft.)
- The Zoning By-law does not require that a garage be provided, other than ensuring the floor area is reserved, but does require three (3) spaces be provided for parking; two residential parking spaces, and one space to accommodate tenant parking for the permitted secondary suite. The applicants will not be constructing a garage.

- Constructing a garage on the property would further reduce the livable floor area of the proposed dwelling and reduce the functionality of the floor plan.
- The owner does not propose a secondary suite and the floor plans are not conducive to providing a secondary suite in the future. Thus, the expected parking demand that will be generated by the property will be less than a house which includes a suite.
- As a condition of approval, the applicant will be required to register a Section 219 Restrictive Covenant to preclude the addition of a secondary suite on the property, as long as only two (2) off-street parking spaces are provided on the property.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary (Confidential)  
Appendix II. Development Variance Permit No. 7918-0239-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

BD/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0239-00

Issued To: (the "Owner")

Address of Owners:

1. This development variance permit is issued subject to compliance by the Owners 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: 011-372-141

Lot 11 Block 17 District Lot 52 New Westminster District Plan 9044

12236 – Gardiner 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 Owners do 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



# Schedule A

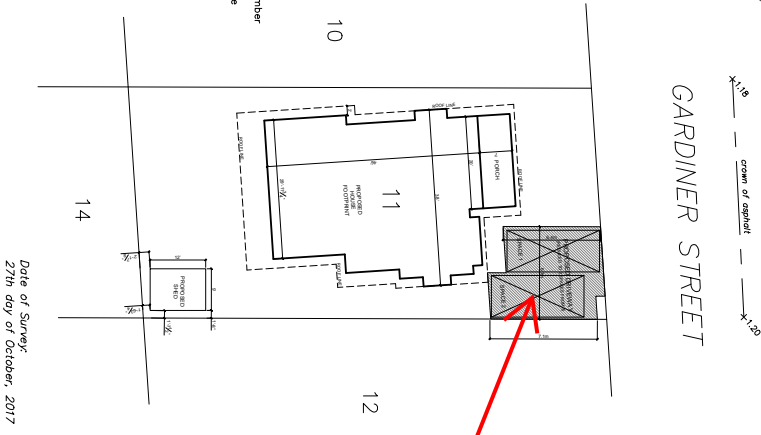
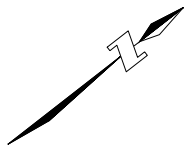
COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING  
 LOTS & TREES ON LOT 11 BLOCK 17 DISTRICT LOT 52 GROUP 2  
 ESTIMINSTER DISTRICT PLAN 9044

City Address:  
 1-250  
 12256 GARDINER STREET  
 SURREY, B.C. V4A 3C4  
 OTHER STREET

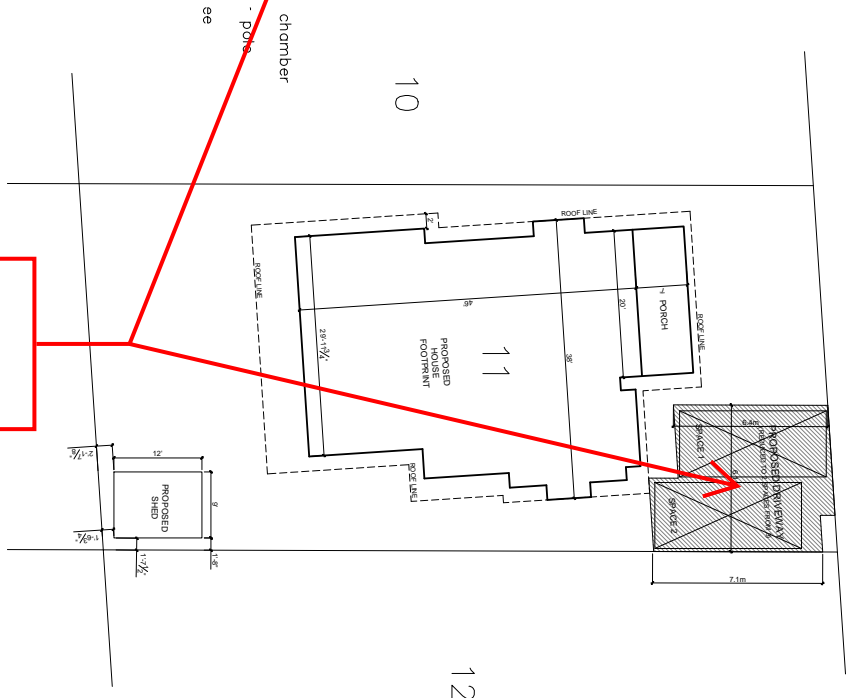
stones are in metres  
 is NOT to be used for  
 of property lines.  
 are based on City of  
 geologic datum, monument 5494  
 - Only trees with a diameter of at least  
 0.25m are shown  
 - This plan does not show non-plan  
 changes, liens or interests.  
 - property dimensions are derived  
 from Land Title Office records

- This plan was prepared for design purposes  
 and is for the exclusive use of our client,  
 DHALIMU AND ASSOCIATES LAND SURVEYING INC.  
 and the signatory except no responsibility for any  
 damages caused by the direct or indirect use or  
 reliance upon the plan beyond its intended use.

LEGEND  
 ○ ...denotes inspection chamber  
 PP ⊕ ...denotes power pole  
 CON 0.0 ⊗ ...denotes tree



## SITE PLAN ENLARGED



Variance to reduce  
 number of required  
 parking spaces from  
 three (3) to two (2).

### SITE INFORMATION:

LEGAL ADDRESS:  
 LOT 11 BLOCK 17 DISTRICT LOT 52  
 GROUP 2 NEW WESTMINSTER DISTRICT  
 PLAN 9044 PID: 011-372-141

CIVIC ADDRESS:  
 12256 GARDINER STREET  
 SURREY, B.C. V4A 3C4

LOT SIZE: 4998.8 FT<sup>2</sup>  
 464.4 MP  
 0.12 ACRES

ZONING: R<sup>-1</sup> - SINGLE FAMILY RESIDENTIAL

FLOOR AREA RATIO 0.6 = 2999.28 FT<sup>2</sup>  
 LOT COVERAGE ALLOWANCE 40% = 1999.52 FT<sup>2</sup>  
 PROPOSED LOT COVERAGE = 37.5% (1873.4 FT<sup>2</sup>)  
 2ND FLOOR NOT TO EXCEED 80% (1141.76 FT<sup>2</sup>) OF MAIN  
 420 FT<sup>2</sup> RESERVED FOR CARPORT  
 MAX 10% OF MAX FLOOR AREA EXCLUDED OUTDOOR  
 SPACE (299.9 FT<sup>2</sup>)  
 MAX BUILDING HEIGHT 9M (30') - PROPOSED 8.9M

### AREA CALCULATION:

MAIN FLOOR	1427.2 FT <sup>2</sup>
UPPER FLOOR	882.3 FT <sup>2</sup>
PORCH	140 FT <sup>2</sup> (EXCLUDED)
CARPORT	420 FT <sup>2</sup>
COVERED OUTDOOR SPACE	198.2 FT <sup>2</sup> (159.9 FT <sup>2</sup> EXCLUDED)
SHED	108 FT <sup>2</sup> (EXCLUDED)
TOTAL:	2767.8 FT <sup>2</sup>

### DOOR AND WINDOW NOTES:

REFER TO PLANS, ELEVATIONS AND SCHEDULES FOR  
 SIZE, DESIGN AND OPERATION. SEE PAGE A-9.

### GENERAL NOTES:

1. DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS SHOWN ON DRAWINGS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND DESIGNER SHALL BE INFORMED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. ALLOWABLE CONSTRUCTION TOLERANCE IS ONE HALF INCH (1/2").
2. ALL FLOORS AND WALLS MUST BE COMPLETELY LEVEL (N.O.).
3. CONSTRUCTION MUST COMPLY WITH CURRENT BRITISH COLUMBIA B.C., BRITISH COLUMBIA ELECTRICAL CODE, BRITISH COLUMBIA PLUMBING CODE AND LATEST NFA CODES AND STANDARDS.
4. CONTRACTOR MUST USE A PROFESSIONAL SURVEYOR IN LOCATING THE FOOTING WALLS AND OTHER STRUCTURES NOTED ON THE EASEMENT AND FOUNDATION LOCATION PLAN. ALL FOOTINGS MUST BE CONSTRUCTED BELOW FROST LEVEL AND ON SOIL APPROVED BY A GEOTECHNICAL ENGINEER.
5. CONTRACTOR TO LOCATE FOOTING WALL USING FOOTING WALL EASEMENT PLAN AND MUST BE DONE BY A PROFESSIONAL SURVEYOR. CONTRACTOR TO PROVIDE A CERTIFIED WOODWORK EASEMENT SURVEY TO OWNER PRIOR POURING OF CONCRETE.
6. CONTRACTOR SHALL OBTAIN MANUFACTURERS CERTIFICATE, INSTALLATION CERTIFICATES, SHOP DRAWINGS OF ENGINEERED TRUSSES, ENGINEERED BEAMS, ENGINEERED GLASS RAILINGS AND MATERIALS THAT WILL BE USED ON THE PROJECT THAT WILL BE USED FOR INSPECTION.
8. ALL WINDOWS TO BE ENERGY RATED

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 DHALIMU AND ASSOCIATES  
 LAND SURVEYING INC.  
 Suite 1250 75th Avenue  
 Surrey, BC V4A 3C4  
 Phone: 604 501-6188  
 email: info@dhalimuandass.com  
 File: 1710135-101

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THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED

MARK J. R. DAILEY B.C.L.S. 867

Date of Survey:  
 27th day of October, 2017

ALL DESIGN AND CONSTRUCTION  
 TO COMPLY WITH BCBC 2012

## SITE PLAN, SITE INFORMATION, GENERAL NOTES, WALL/ FLOOR/ ROOF TYPES



A New Residence for:  
**Perry & Kris  
 WALKER HANS**  
 Surrey, British Columbia

**BRITISH COLUMBIA  
 TIMBERFRAME CO.**  
 P.O. BOX 2241, SQUAMISH B.C.  
 V6B 0B5 604.892.1088

CLIENT:  
 PROJECT:  
 DRAWN BY:  
 BCFE:  
 SCALE:  
 DATE:  
 SHEET NO.:

Walker  
 Walker  
 BCFE  
 N/A  
 27/06/2018  
 A-2