

TYPE OF MEETING:	RCLU
MEETING DATE:	February 25, 2019
SEE AGENDA ITEM:	B.4

TO: Mayor & Council

*Supplemental Information

FROM: General Manager, Planning & Development Department


DATE: February 25, 2019

FILE: 7918-0461-00

RE: Agenda Item B.4 February 25, 2019 Regular Council – Land Use
Development Variance Application No. 7918-0461-00
2155 – 166A Street

This memorandum provides direction to revise Schedule A of the planning report.

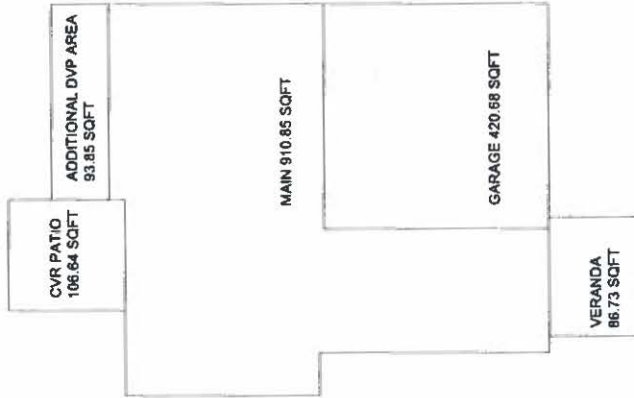
Development Variance Permit 7918-0461-00 is proposing to allow a front accessed garage that can accommodate two vehicles parked side by side. Schedule A of the planning report highlights the driveway in addition to the garage. A similar variance is being considered under Agenda Item B.5 for the property at 2191 – 166A Street. The Schedule A for this item does not highlight the driveway. These Schedules will be part of the public notification package. To improve clarity of the proposal during public notification, the Planning & Development Department recommends that Schedule A of the planning report for 7918-0461-00 is replaced to accurately reflect the proposed variance.


Jean Lamontagne
General Manager
Planning & Development Department

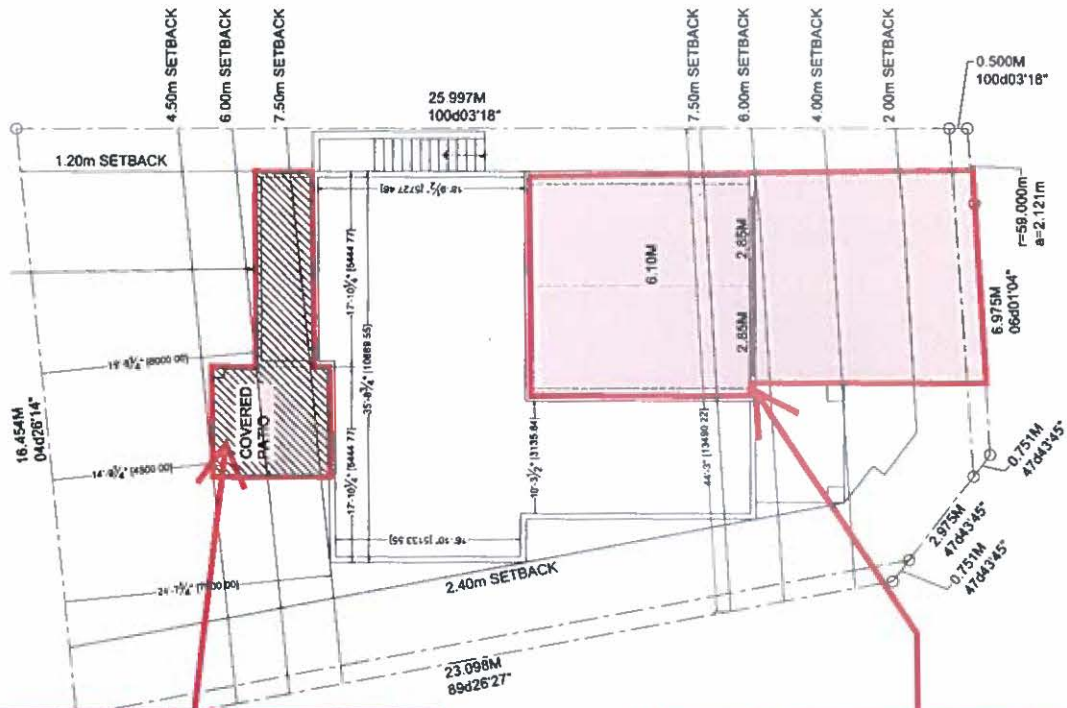
Attachment - Appendix A – previously proposed Schedule A
- Appendix B – amended Schedule A

c.c. - City Manager
- City Clerk

CLERKS DEPT.
7918-0461-00
FEB 25 2019
B.4 RCLU Feb 25, 19

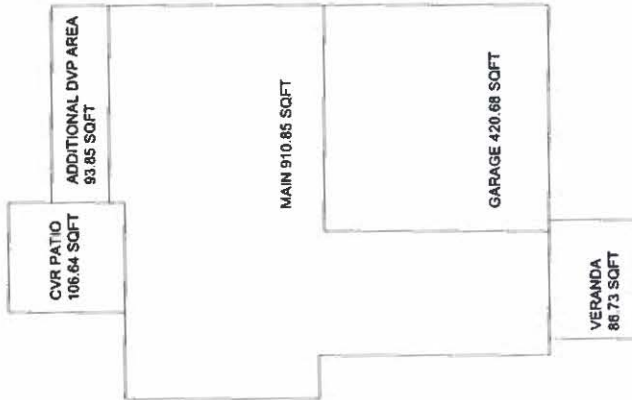


LOT 36 - EDGEWOOD ESTATES
LOT AREA: 375.8m² (4,42.82 ft²)
PERMITTED FAR
375.8 x 0.72 = 270.43m² (2910.88 ft²)
MAX FAR 265.00m² (2852.44 ft²)
PERMITTED SITE COVERAGE
375.8 x 0.50 = 187.90m² (2021.46 ft²)
PROPOSED FAR: 252.86m² (2721.80 ft²)
PROPOSED SITE COVERAGE: 150.39m² (1618.75 ft²)

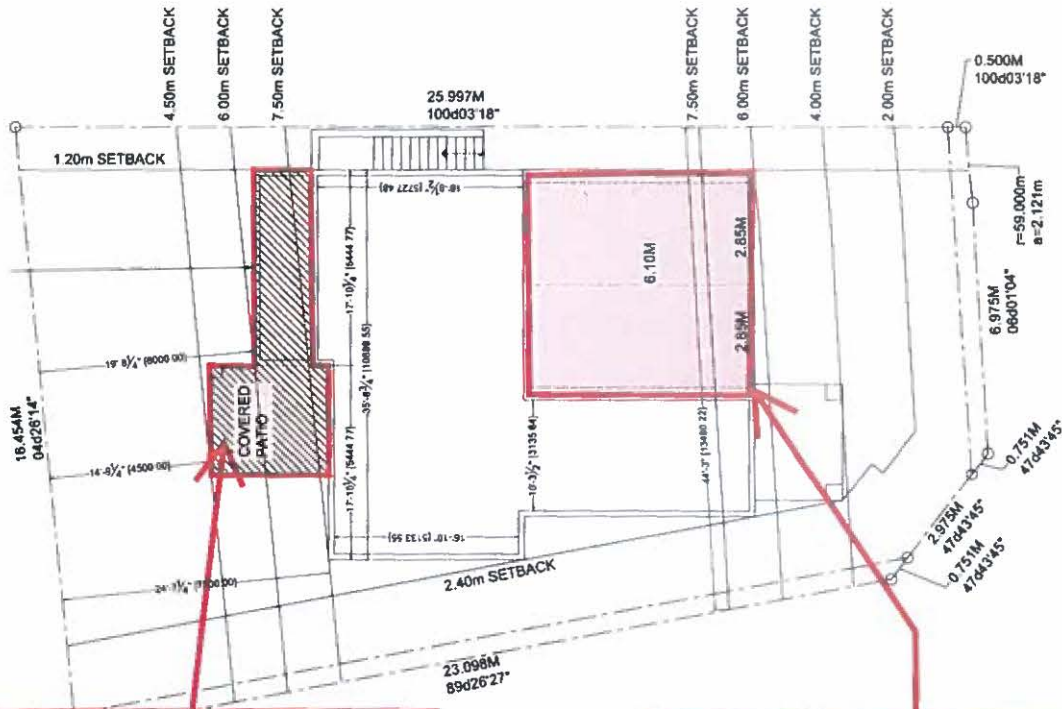


variance to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the principle dwelling and to 4.5 metres (15 ft.) for the remaining 50% of the dwelling to accommodate an unenclosed deck.

variance to allow a front-accessed double car garage on a Type I corner lot



LOT 38 - EDGEWOOD ESTATES
 LOT AREA: 375.6m² (4,42.92 ft²)
 PERMITTED FAR
 375.6 x 0.72 = 270.43m² (2910.68 ft²)
 MAX FAR 265.00m² (2852.44 ft²)
 PERMITTED SITE COVERAGE
 375.6 x 0.50 = 187.80m² (2021.46 ft²)
 PROPOSED FAR: 252.86m² (2721.80 ft²)
 PROPOSED SITE COVERAGE: 150.39m² (1618.75 ft²)



variance to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the principle dwelling and to 4.5 metres (15 ft.) for the remaining 50% of the dwelling to accommodate an unenclosed deck.

variance to allow a front-accessed double car garage on a Type I corner lot

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0461-00

Planning Report Date: February 25, 2019

PROPOSAL:

- **Development Variance Permit**

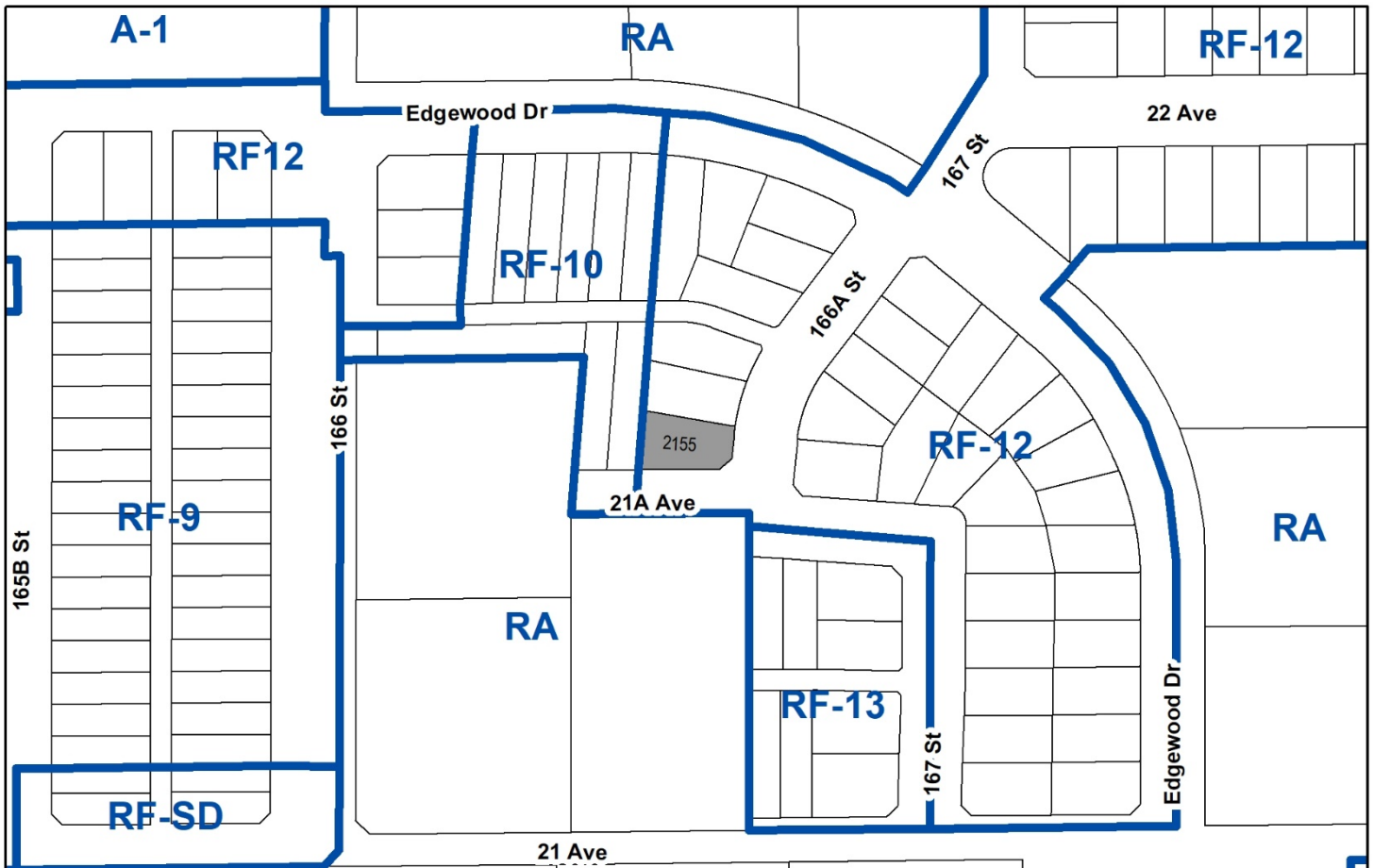
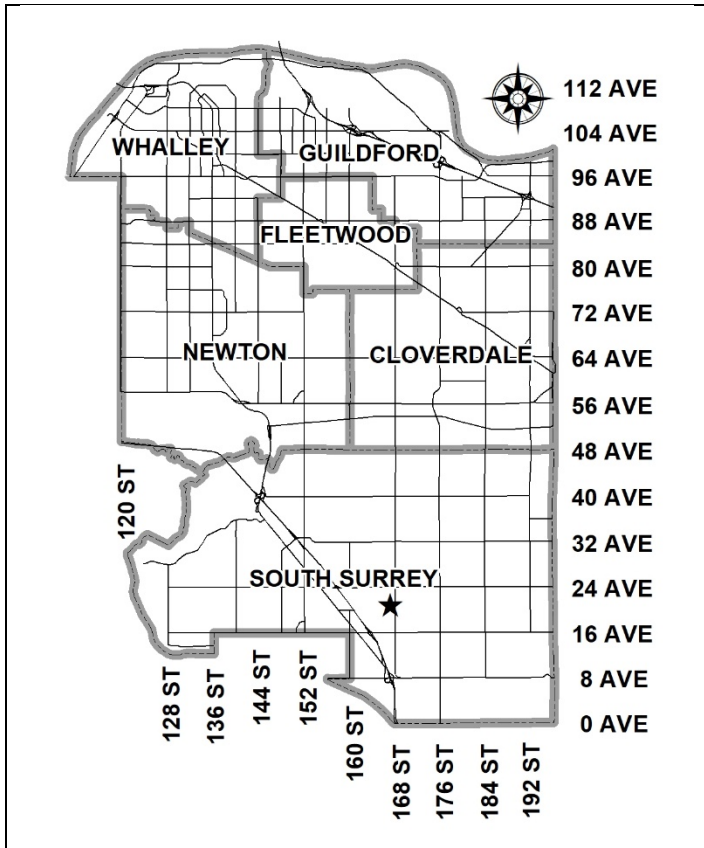
to reduce the rear yard setback and to allow front access to a garage that can accommodate two vehicles parked side by side.

LOCATION: 2155 - 166A Street

ZONING: RF-12

OCP DESIGNATION: Urban

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



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to allow for a front accessed double garage that can accommodate two vehicles side by side and to reduce the rear yard setback.

RATIONALE OF RECOMMENDATION

- The proposed variance to allow a front accessed garage that can accommodate two vehicles parked side by side will result in an optimal off-street parking layout, ensuring that the site can accommodate anticipated parking demand.
- Driveway access cannot be accommodated from the flanking side yard street due to a drainage corridor along 21A Avenue that was constructed in accordance with the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposed double wide garage will result in a consistent streetscape along 166A Street, where most properties will have front loaded double wide garages.
- The proposed rear yard variance will result in a more functional floor plan for the proposed single family dwelling.
- The proposed rear yard variance will not impact the utility of the property's rear yard and will provided for an outdoor amenity space in the form of a covered patio that will be consistent with the outdoor space that will be offered within the surrounding neighborhood.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0461-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to allow a front-accessed double car garage on a RF-12 Type I corner lot; and
- (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the principle dwelling and to 4.5 metres (15 ft.) for the remaining 50% of the dwelling to accommodate an unenclosed deck.

REFERRALS

Engineering: The Engineering Department has no objection to the project. The Drainage Section does not support access to the double garage from 21A Avenue due to an existing 5 metre (16 ft.) wide drainage corridor that was established through Development Application No. 7916-0099-00 and No. 7915-0046-00.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family small lot residential.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant single family small lots.	Medium Density Residential (10-15 u.p.a.)	RF-12
East (Across 166A Street):	Vacant single family small lots.	Medium Density Residential (10-15 u.p.a.)	RF-12
South (Across 21A Avenue):	Single family residential	Low Density Residential (6 – 10 u.p.a.)	RA
West:	Vacant single family small lots.	Medium Density Residential (10-15 u.p.a.)	RF-12

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 2155 – 166A Street. The property is designated "Urban" in the Official Community Plan (OCP), "Medium Density Residential (10 – 15 u.p.a.)" in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and zoned Single Family Residential (12) (RF-12).

- The property, along with the surrounding properties located to the north, east, southeast, and west were created as a part of a 45 lot subdivision in April 2018 under Development Application No. 7915-0046-00 and No. 7916-0099-00. The owners of the property also own and are developing the other 44 lots in this subdivision.
- The property to the south at 16645 – 21 Avenue and the properties to the west at 2124 and 2152 166 Street currently have conditional approval for single family small lots under Development Applications No. 7917-0348-00 and No. 7917-0589-00, respectively.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is proposing a Development Variance Permit to allow a front-accessed double garage to accommodate two vehicles parked side by side on a RF-12 Type I corner lot.

Applicant's Reasons:

- The applicant took ownership of the property after Development Application No. 7915-0046 and No. 7916-0099-00 were given final adoption and the civil engineering plans had been approved by the Engineering Department. The civil engineering plans identified a 5 metre drainage corridor, which is designated in the Sunnyside Heights NCP, along 21A Avenue and identified the driveway letdown onto 166A Street. The site is fully serviced, as the driveway letdown and drainage corridor have already been constructed.
- Allowing a double garage to accommodate two vehicles parked side by side on this property will provide the future dwelling with a more functional off-street parking option and will make the house more marketable.
- The proposed double garage will be consistent with the other properties along 166A Street, as most of the properties on this block will have double garages accessed from the front yard.

Staff Comments:

- Access to the double garage from 21A Avenue is not supported due to the existing drainage corridor, therefore vehicular access to the property is limited to 166A Street. Garages accessed from the fronting street are limited to garages that accommodate one vehicle on RF-12 Type I corner lots. The applicants are restricted from constructing a double garage to accommodate two vehicles parked side by side on the property without a variance, since staff will not support a driveway crossing over the existing drainage corridor.
- Double garages that accommodate two vehicles parked side by side are a more desirable parking option for single family small lots, as they result in four (4) off-street parking spaces, which can help reduce the volume of cars parking on the street.

- The majority of lots along 166A Street can accommodate double garages that allow two vehicles to be parked side by side. Allowing a front accessed double garage will maintain continuity in the streetscape.

(b) Requested Variance:

- The applicant is proposing a Development Variance Permit to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of principle dwelling and to 4.5 metres (15 ft.) for the remaining 50% of the dwelling to accommodate an unenclosed deck.

Applicant's Reasons:

- Incorporating a double garage that can accommodate two vehicles parked side by side limits the proposed single family dwelling's livable floor area on the main floor.
- The property faces challenging lot geometry as the property has angled front, side, and rear lot lines.
- The proposed relaxation in the rear yard setback will provide the floor plan with a modest floor area increase of 8.7 square metre (94 sq. ft.) per floor and allow the property to have a covered outdoor space similar to those that will provided on neighbouring properties.

Staff Comments:

- The setback variance that is being proposed by the applicant is allowed on Type II RF-12 lots, which are wider and shallower than Type I RF-12 lots.
- Including the proposed variance, the dwelling will have a total floor area of approximately 253 square metres (2723 sq. ft.), which is approximately 12 square metres (129 sq. ft.) below the maximum floor area allowed on the site under the RF-12 Zone.
- The angle of the flanking side yard results in a building envelope, which cannot accommodate a practical floor plan if maximized. The proposed variance will allow the applicant to construct an efficient and useable floor plan, while recovering the area of the building envelope that is lost due to the lot geometry.
- The proposed relaxation to the rear yard setback does not negatively impact the utility of the property's rear yard. The proposed rear yard provides adequate space for outdoor recreation, maintenance of the dwelling, and privacy from the future neighbor to the west.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Development Variance Permit No. 7918-0461-00

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.: 7918-0461-00

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: 030-177-189
Lot 36 Section 13 Township 1 New Westminster District Plan EPP71261
2155 – 166A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section H.5 Off-Street Parking of Part 17A "Single Family Residential (12) Zone (RF-12)" is varied to allow a front-accessed double car garage on a Type I corner lot; and
 - (b) Section F. Yards and Setbacks of Part 17A "Single Family Residential (12) Zone (RF-12)" is varied to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the principle dwelling and to 4.5 metres (15 ft.) for the remaining 50% of the dwelling to accommodate an unenclosed deck.
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.

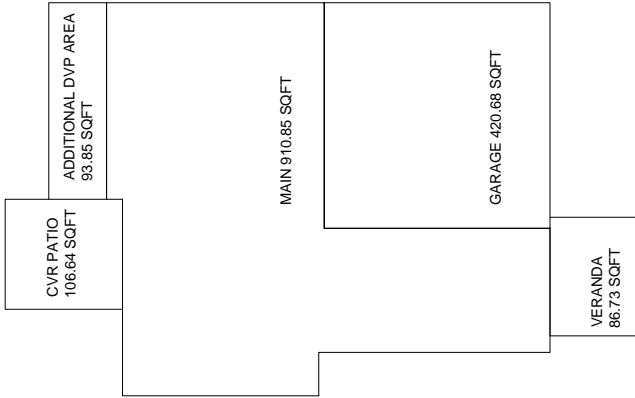
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is 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 .

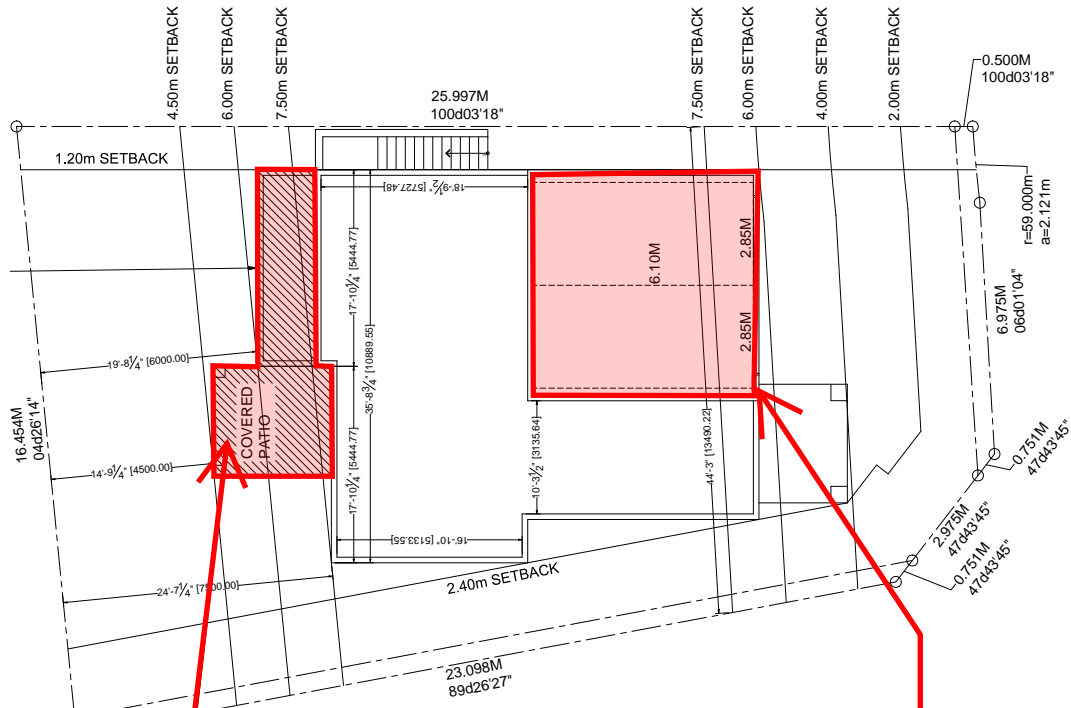
Mayor – Doug McCallum

City Clerk

SCHEDULE A



LOT 36 - EDGEWOOD ESTATES
 LOT AREA: 375.6m² (4,42.92 ft²)
 PERMITTED FAR
 375.6 x 0.72 = 270.43m² (2910.88 ft²)
 MAX FAR 265.00m² (2852.44 ft²)
 PERMITTED SITE COVERAGE
 375.6 x 0.50 = 187.80m² (2021.46 ft²)
 PROPOSED FAR: 252.86m² (2721.80 ft²)
 PROPOSED SITE COVERAGE: 150.39m² (1618.75 ft²)



variance to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the principle dwelling and to 4.5 metres (15 ft.) for the remaining 50% of the dwelling to accommodate an unenclosed deck.

variance to allow a front-accessed double car garage on a Type I corner lot