

City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7918-0462-00

Planning Report Date: February 25, 2019

**PROPOSAL:**

- **Development Variance Permit**

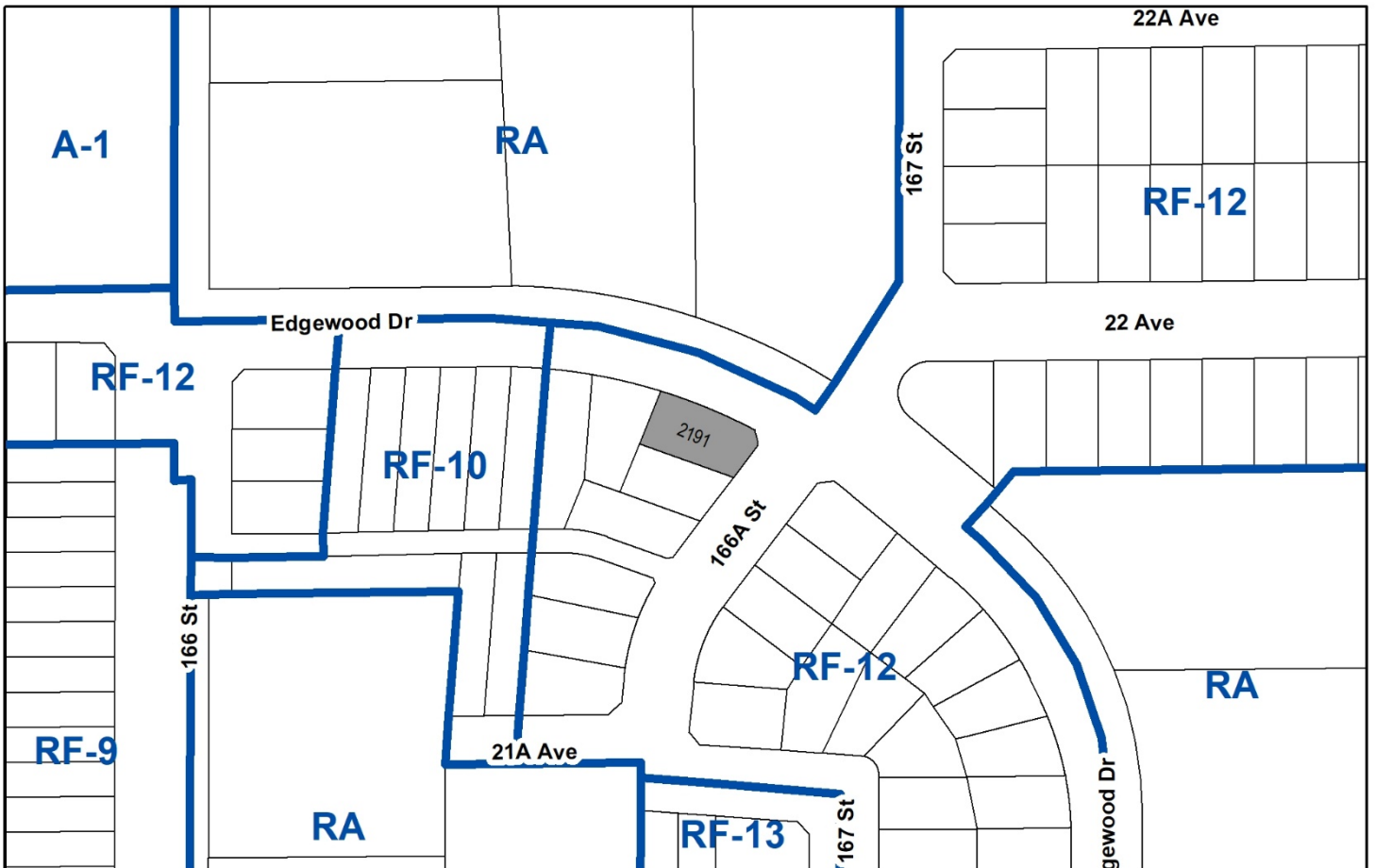
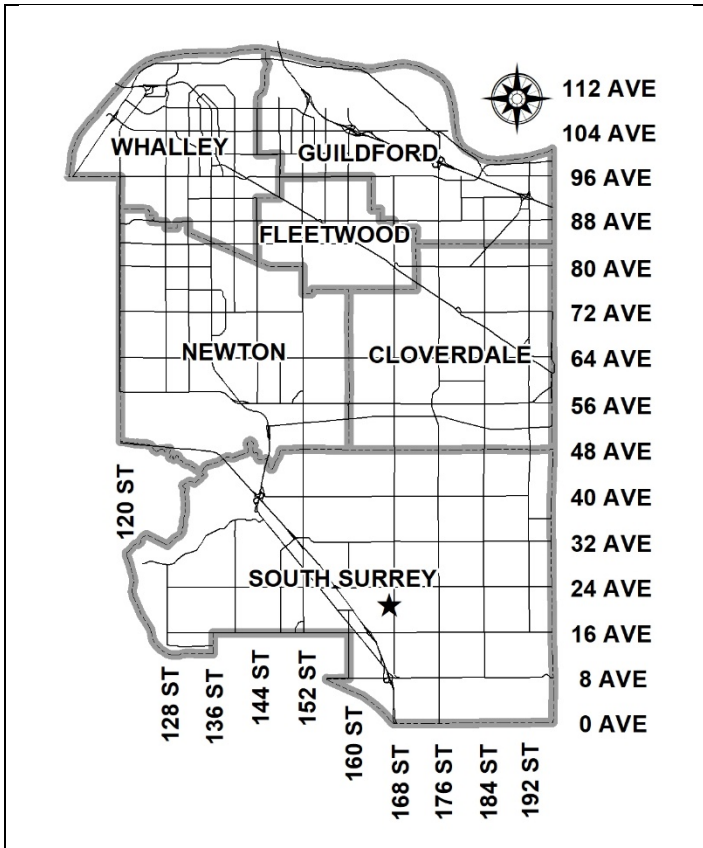
to reduce the rear yard setback and to allow front access to a garage that can accommodate two vehicles parked side by side.

**LOCATION:** 2191 – 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 a Development Variance Permit to allow 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.
- The City's Transportation Planning Division does not support driveway access from the flanking side yard street, Edgewood Drive, in order to mitigate for potential traffic conflicts with the future Edgewood Drive Elementary School, which is being constructed across Edgewood Drive from the property.
- The proposed double wide garage will facilitate achieving 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 provide 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. 7918-0462-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to allow a front-accessed double car garage on Single Family Residential (12) Zone Type I corner lot; and
- (b) to reduce the minimum rear yard setback that is required under the Single Family Residential (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.

REFERRALSEngineering:

The Engineering Department has no objection to the project. The Transportation Planning Division does not support access to the double garage from Edgewood Drive. While both Edgewood Drive and 166A Street are both classified as local roads, it is anticipated that Edgewood Drive will have higher traffic volumes as a result of Edgewood Drive Elementary School, which is being constructed across Edgewood Drive from the subject property. Accessing the property from 166A Street would minimize conflict with future traffic patterns on 166A Street.

SITE CHARACTERISTICSExisting Land Use:

Vacant single family small lot residential.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North: (Across Edgewood Drive)	Vacant lot, future site of Edgewood Elementary School.	School	RA
East (Across 166A Street):	Vacant single family small lots.	Medium Density Residential (10-15 u.p.a.)	RF-12
South:	Vacant single family small lots.	Medium Density Residential (10-15 u.p.a.)	RF-12
West:	Vacant single family small lots.	Medium Density Residential (10-15 u.p.a.)	RF-12

### DEVELOPMENT CONSIDERATIONS

- The subject property is located at 2191 – 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 south, east, 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.

### 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 the driveway letdown onto 166A Street. The site is fully serviced and the driveway letdown has been constructed.
- Allowing a double garage to accommodate two vehicles parked side by side on this property will provide the property 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 Edgewood Drive is not supported in order to mitigate future traffic conflicts that may arise from increased volumes as a result of the future Edgewood Drive Elementary School, which is currently under construction across the street from the property.
- Garages on RF-12 Type I corner lots, when accessed from the fronting street, are limited to those that accommodate only one vehicle. The applicants cannot construct a double garage to accommodate two vehicles parked side by side on the property without a variance, since staff will not support a new driveway access to Edgewood Drive.

- Double garages that accommodate two vehicles parked side by side offer 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 has an angled front lot line due to the orientation of 166A Street. The angle of the front lot line limits the applicant's ability to maximize the property's buildable area and create an efficient floor plan.
- The proposed relaxation in the rear yard setback will allow for a floor plan with a modest floor area increase of 8.2 square metre (88 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 proposed dwelling will have a total floor area of approximately 244 square metres (2626 sq. ft.), which is approximately 21 square metres (226 sq. ft.) less than the maximum floor area allowed on the site under the RF-12 Zone.
- The angle of the front property line provides some challenges to achieving an efficient floor plan if the building envelope is maximized. The proposed variance will allow the applicant to construct a more efficient 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 neighbours to the south and 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. 7918-0462-00

*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.: 7918-0462-00

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: 030-178-916

Lot 41 Section 13 Township 1 New Westminster District Plan EPP71261

2191 – 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 .

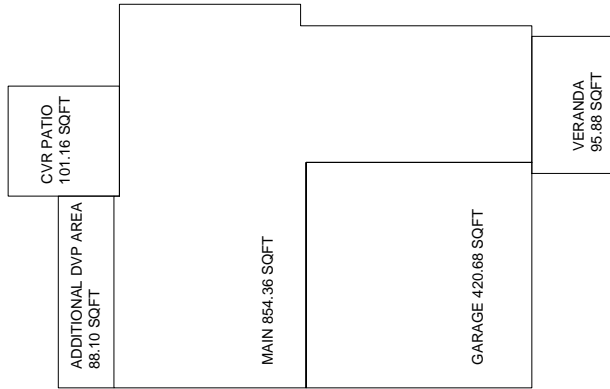
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Mayor – Doug McCallum

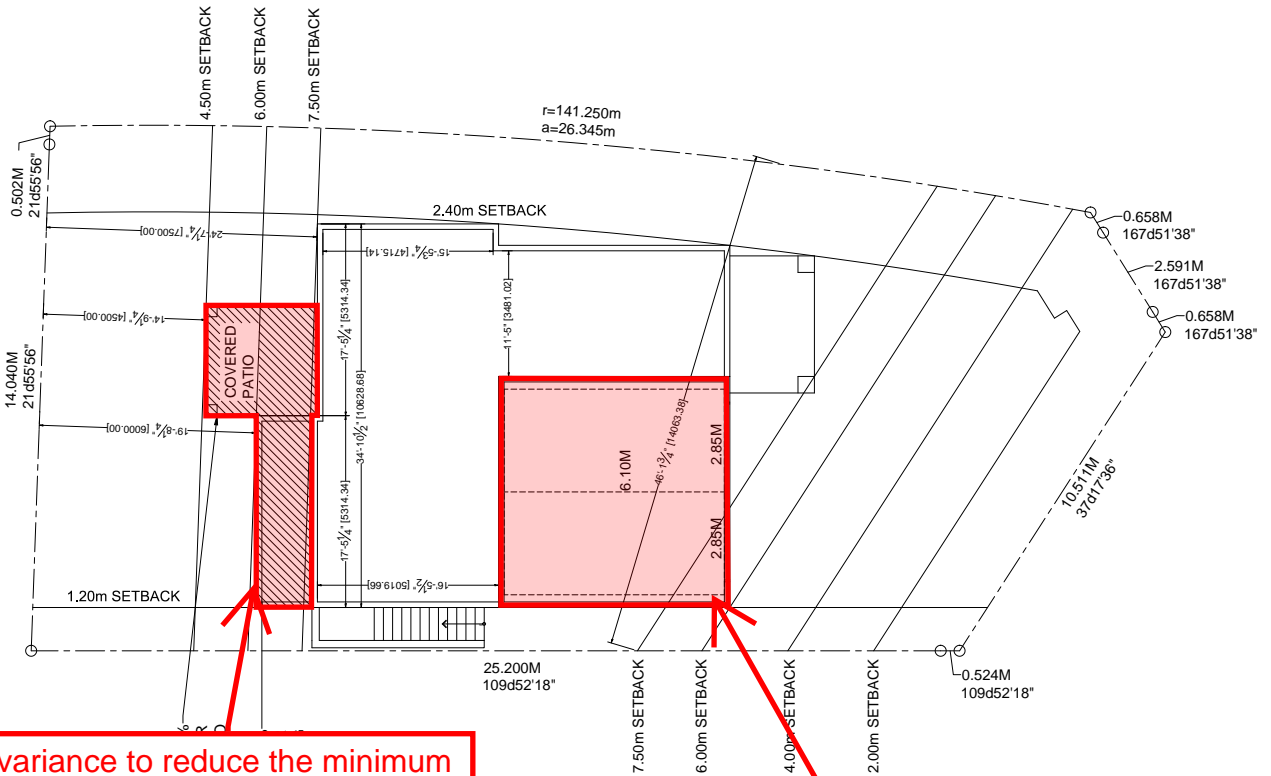
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City Clerk

# SCHEDULE A



LOT 41 - EDGEWOOD ESTATES  
 LOT AREA: 389.2m<sup>2</sup> (4189.31 ft<sup>2</sup>)  
 PERMITTED FAR  
 389.2 x 0.72 = 280.22m<sup>2</sup> (2241.26 ft<sup>2</sup>)  
 MAX FAR 265.00m<sup>2</sup> (2852.44 ft<sup>2</sup>)  
 PERMITTED SITE COVERAGE  
 389.2 x 0.50 = 194.60m<sup>2</sup> (2094.66 ft<sup>2</sup>)  
 PROPOSED FAR: 243.99m<sup>2</sup> (2626.24 ft<sup>2</sup>)  
 PROPOSED SITE COVERAGE: 144.95m<sup>2</sup> (1560.18 ft<sup>2</sup>)



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