

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0321-00

Planning Report Date: February 10, 2020

PROPOSAL:

- **Development Variance Permit**

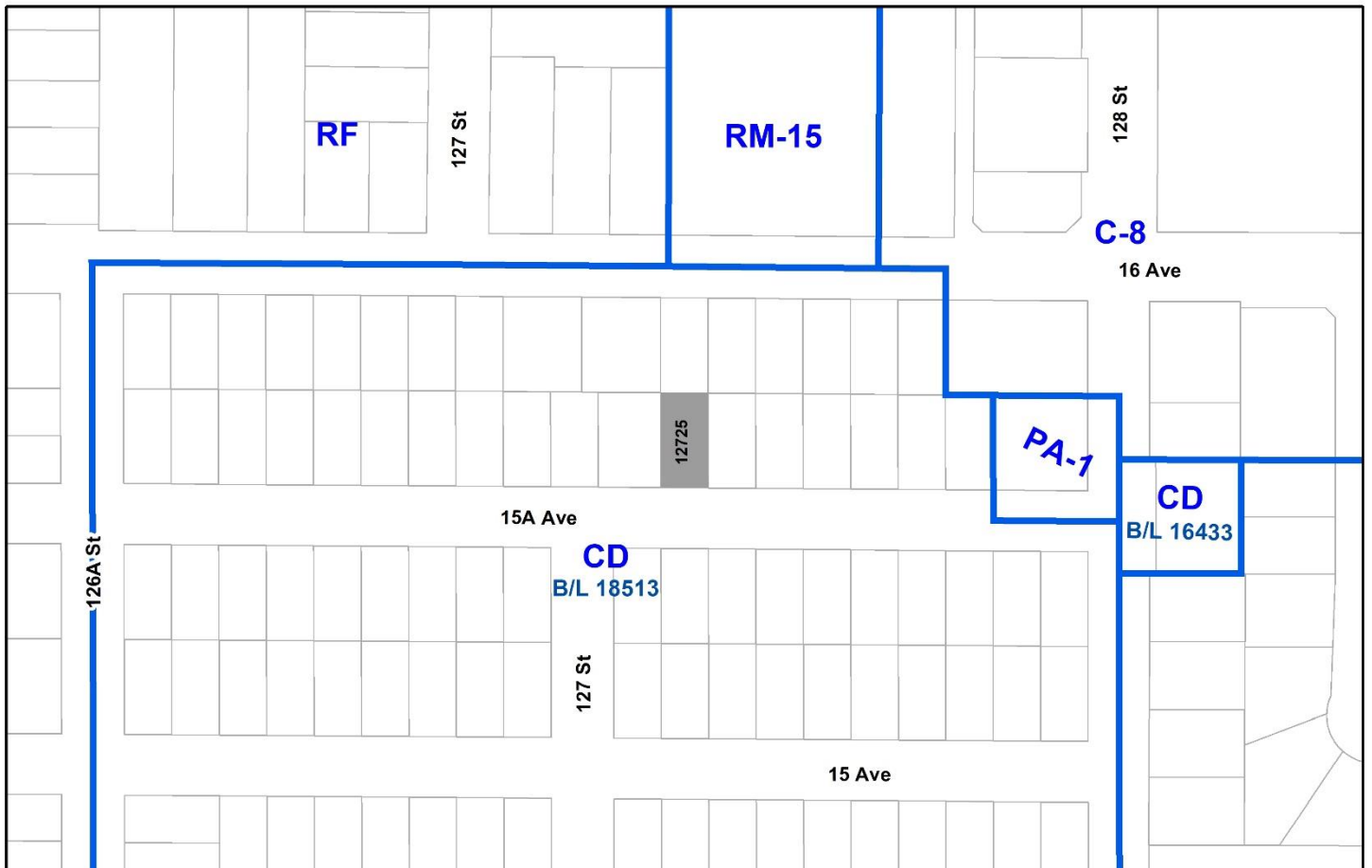
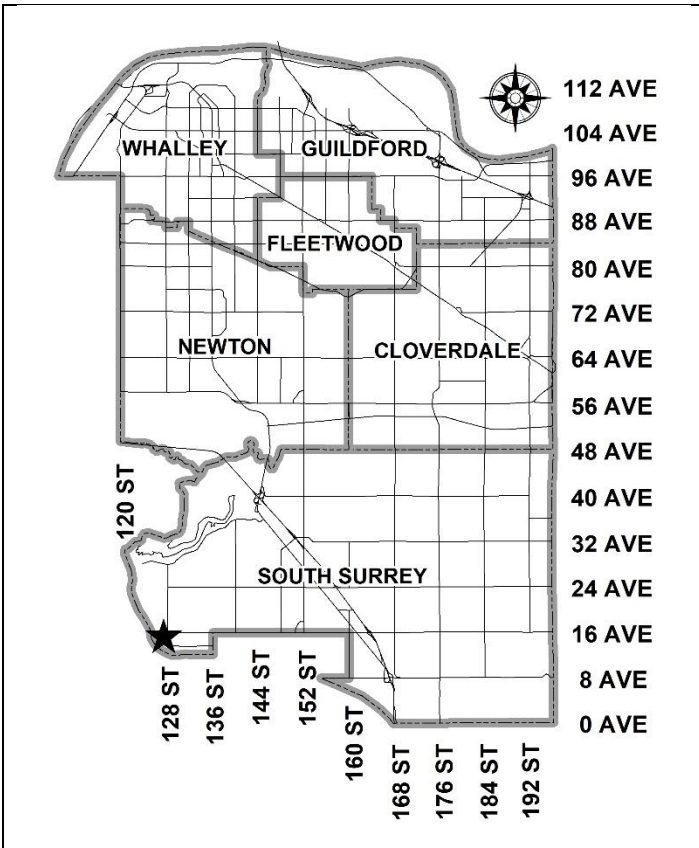
to reduce the required number of off-street parking spaces.

LOCATION: 12725 - 15A Avenue

ZONING: CD (By-law No. 18513)

OCF DESIGNATION: Urban

NCP DESIGNATION: N/A



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit 7919-0321-00 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the off-street parking requirements from three (3) spaces to two (2) spaces.

RATIONALE OF RECOMMENDATION

- Surrey Zoning By-law No. 12000 requires that all single family dwellings provide three parking spaces. The third parking stall is intended to accommodate parking for secondary suites.
- The applicant is not proposing a secondary suite on the site and the existing dwelling, with the proposed renovation, is of a size and configuration that makes the addition of a secondary suite unlikely in the future.
- A Restrictive Covenant stating that a secondary suite is not permitted on the site, as long as only two off-street parking spaces are provided, will be registered on the title of the land as a condition of approval should Council support the proposed variance.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0321-00 (Appendix I), to reduce the required off-street parking spaces from three (3) to two (2), to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) registration of a Section 219 Restrictive Covenant prohibiting a secondary suite on the property, as long as two off-street parking spaces are provided.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	CD (By-law No. 18513)
North:	Single Family Residential	Urban	CD (By-law No. 18513)
East:	Single Family Residential	Urban	CD (By-law No. 18513)
South (Across 15A Avenue):	Single Family Residential	Urban	CD (By-law No. 18513)
West:	Single Family Residential	Urban	CD (By-law No. 18513)

Context & Background

- The site is located in the 12700 block of 15A Avenue in the Kwomais Point Park neighbourhood.
- The property is 464 square metres in size and is designated Urban in the Official Community Plan. The property is not located in a secondary plan area.
- On September 28, 2015, Amending Bylaw No. 18513 was adopted by Council, which reduced the permitted building density for a portion of the Kwomais Point Park neighbourhood. The area affected by the By-law amendment is generally defined as the lands bounded by 16 Avenue on the north, 126A Street on the west, 14Avenue on the south and 128 Street on the east.
- As a result of the downzoning processes, single family dwellings are much smaller in size compared to lots that are zoned Single Family Residential Zone (RF).

- There is a 137 square metre bungalow currently located on the property. Off-street parking is accommodated through a carport and a parking pad located on the driveway.
- The applicant has made a building permit application to the City to renovate the existing dwelling by converting the carport into a 'great room'. The resulting floor area of the dwelling including the renovation is 184 square metres, whereas the maximum floor area that is permitted by CD By-law No. 18513 is 241 square metres.
- A development variance permit is proposing to reduce the number of required off-street parking spaces that are needed as a result of the renovation.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a development variance permit to reduce the off-street parking requirement from three (3) spaces to two (2) spaces.

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

POLICY & BYLAW CONSIDERATIONS

CD Bylaw

Parking Variance

- The applicant is requesting a reduction of the required off-street parking spaces from three (3) to two (2).
- Surrey Zoning By-law No. 12000 requires that all single family dwellings provide three (3) parking spaces. Two (2) parking spaces are intended for the single family dwelling and the third parking space is intended to accommodate a vehicle for a secondary suite.
- The existing dwelling was constructed on a small 464 square metre lot prior to the current parking requirements of the Zoning By-law were in effect.
- The applicant is proposing a small renovation, to expand the floor area of the existing dwelling. The proposed renovation retains the dwelling's single-storey form and has a minimal impact on the character of the dwelling.
- No secondary suite is proposed as part of the renovation. The dwelling is a single level, modest in size and is designed with only one kitchen and bathroom making the addition of a suite unlikely in the future.

- A Restrictive Covenant will be registered on title of the land to reinforce the restriction that a secondary suite is not permitted on the site, as long as only two parking stalls are provided on the property.
- Transportation Planning and Area Planning Staff support the requested variances to proceed for consideration.

TREES

- An Arborist Assessment was not prepared for the application as no trees will be removed as a result of the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7919-0321-00
Appendix II. Engineering Summary

approved by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

BD/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0321-00

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: 001-267-671
Lot 19 Block 12 Section 7 Township 1 New Westminster District Plan 2834
12725 - 15A Avenue

(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 (3) spaces to two (2) 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.
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.

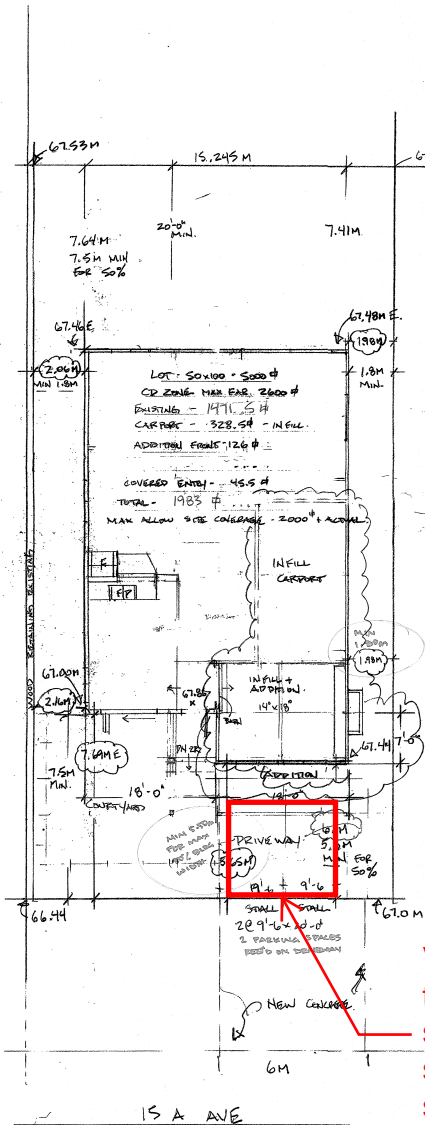
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

SCHEDULE A



Variance to reduce the number of parking spaces from three spaces to two spaces.

1/8" = 1'0" SITE PLAN



INTER-OFFICE MEMO

**TO: Manager, Area Planning & Development
 - South Surrey Division
 Planning and Development Department**

FROM: Development Services Manager, Engineering Department

DATE: Jan 31, 2020

PROJECT FILE: 7819-0321-00

**RE: Engineering Requirements
 Location: 12725 15A Avenue**

DEVELOPMENT VARIANCE PERMIT

The following is to be addressed as a condition of issuance of the Development Variance Permit to reduce the number of required parking stalls from three (3) to two (2):

- Register a Restrictive Covenant on title to prohibit secondary suites on this property.

A handwritten signature in blue ink, appearing to read "JB" followed by a long horizontal line.

Tommy Buchmann, P.Eng.
Development Services Manager

DJS