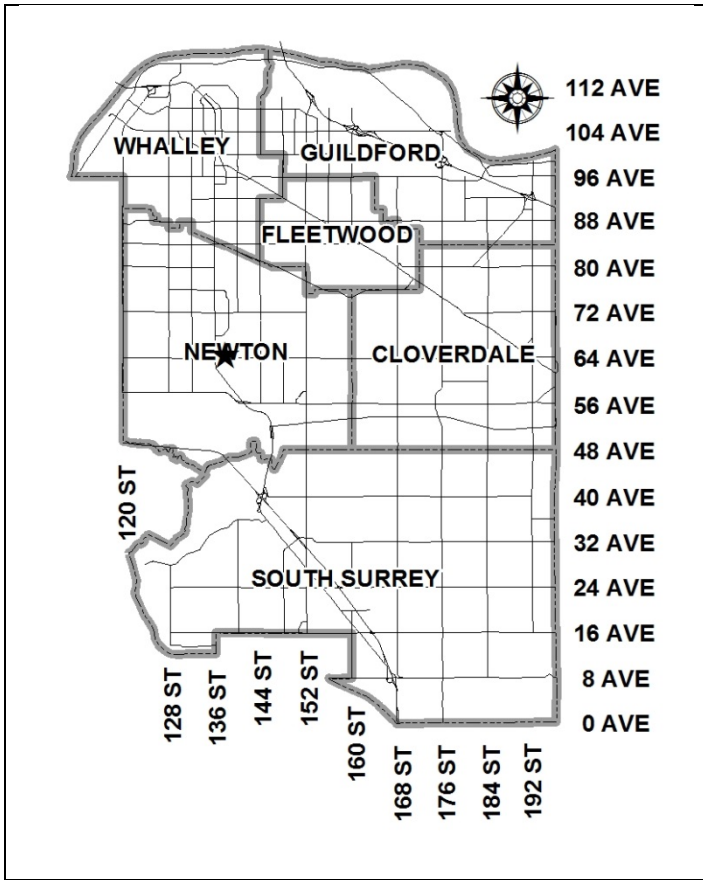


City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7911-0111-01

Planning Report Date: May 25, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 in order to vary the amount of tandem parking permitted for a proposed 200-unit townhouse development.

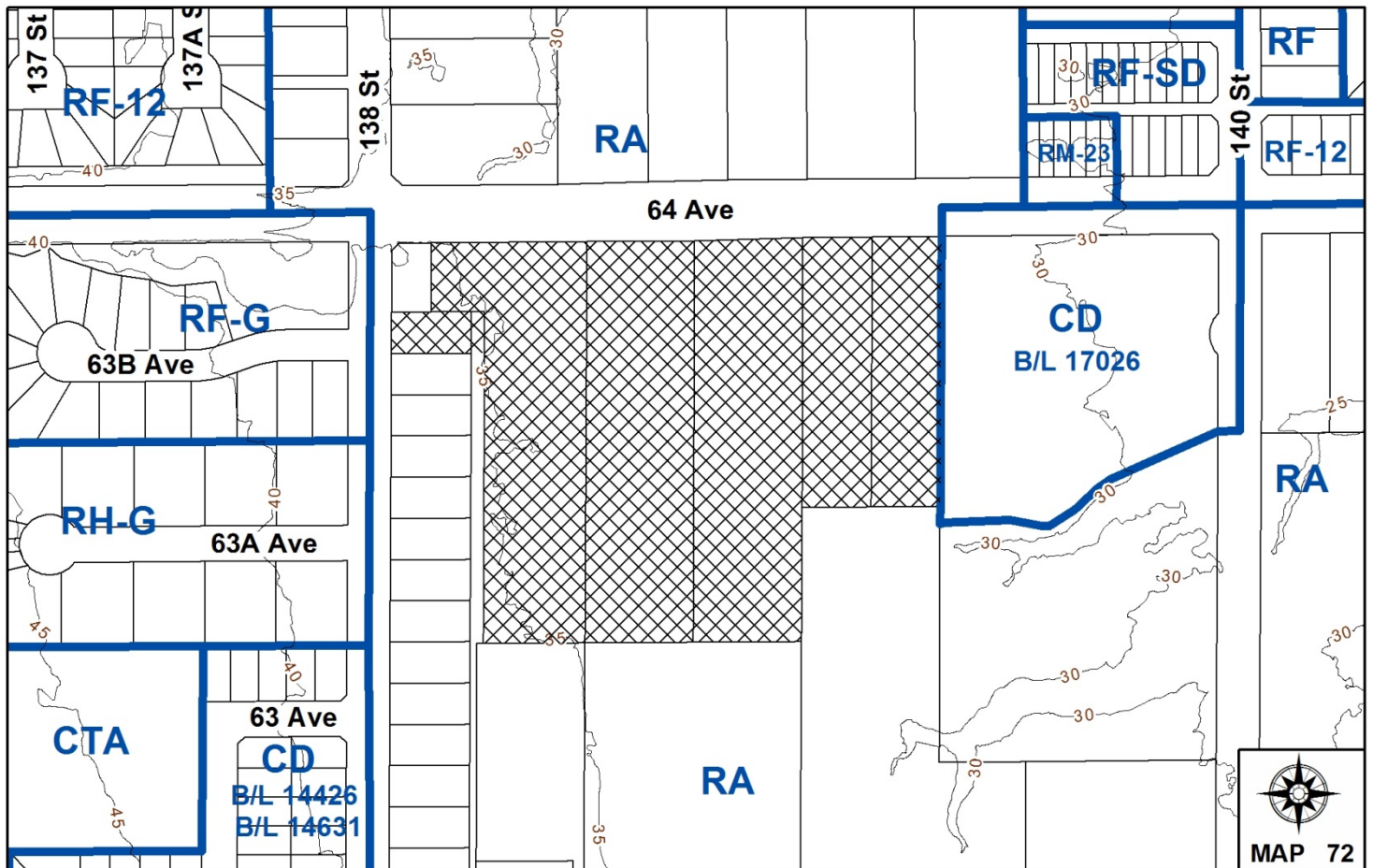
**LOCATION:** 13812, 13856, 13890, 13928 and 13906 - 64 Avenue and 6378 - 138 Street

**OWNER:** o801212 BC Ltd and o887525 BC Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** "Townhouses (15 upa max)", "Single Family Small Lots" and "Detention Pond"



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting to vary the maximum proportion of tandem parking spaces allowed in the RM-30 Zone.

### RATIONALE OF RECOMMENDATION

- The applicant has an in-stream application (File No. 7911-0111-00) for an NCP amendment, rezoning, Development Permit and Development Variance Permit on the subject site. The proposed rezoning received Third Reading on February 23, 2015 and the applicant is finalizing requirements to proceed to Council for consideration of Final Adoption.
- On April 27, 2015, Council adopted text amendments to the Zoning By-law (Corporate Report No. R053;2015) limiting the maximum amount of tandem parking to 50% for the multiple residential zones. It was anticipated that some in-stream applications would be affected. As the subject application is proposing 75% tandem parking, the proposal now needs a variance due to this recently adopted amendment to the Zoning By-law.
- The Engineering Department has no objections to the proposed variance for the subject application since it had received Third Reading prior to the change in the tandem parking regulations.
- Given the applicant is finalizing all requirements on the basis of the associated rezoning having received Third Reading, it is recommended that the proposed tandem parking variance be supported.

### RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7911-0111-01 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 75%.

### REFERRALS

Engineering: As described in Corporate Report No. R053;2015, it was anticipated that some in-stream applications would be affected by the new limitations on tandem parking. The Engineering Department has no objections to the proposed variance for the subject application since it had received [Third Reading](#) prior to the change in the regulations.

### DEVELOPMENT CONSIDERATIONS

- The subject 3.7 hectare (9.2 acre) site is comprised of six (6) properties located at 64 Avenue and 138 Street in the South Newton Neighbourhood Concept Plan (NCP) area.
- The applicant has an in-stream application (File No. 7911-0111-00) for NCP amendment, rezoning, Development Permit, Development Variance Permit and Subdivision currently at Third Reading on the subject site. The applicant is proposing :
  - an NCP amendment to partially amend the land use designation in the South Newton NCP from "Townhouses 15 upa" and "Buffer" to "Townhouses 25 upa" and amend the road network;
  - a rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (12) Zone (RF-12)";
  - Development Permit to allow for 200 townhouse units;
  - a Development Variance Permit to allow for various setback relaxations and to vary off-street parking location provisions; and
  - Subdivision in order to create 3 single family small lots and 1 townhouse lot.
- The proposed rezoning received Third Reading on February 23, 2015 and the applicant is finalizing requirements to proceed to Council for consideration of Final Adoption.

- On April 27, 2015, Council adopted text amendments to the Zoning By-law (Corporate Report No. R053) limiting the maximum amount of tandem parking to 50% for the multiple residential zones. It was anticipated that some in-stream applications would be affected. As the subject application is proposing more than 50% tandem parking, the proposal now needs a variance due to this recently adopted amendment to the Zoning By-law.
- The applicant is proposing to provide 400 resident parking spaces and 40 visitor parking spaces for the 200 townhouse units, which meets the minimum parking requirements of the Zoning By-law. 50 units (25%) are proposed to have a double-car garage while the remaining 150 units (75%) are proposed to have a tandem parking arrangement.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 75%.

Applicant's Reasons:

- The recent change to the Zoning By-law has necessitated the applicant's request for a variance to accommodate the site plan for the Development Permit that accompanied the rezoning, which is at Third Reading.

Staff Comments:

- Recent amendments to the Zoning By-law with respect to the percentage of tandem parking allowed in the multiple residential zones have resulted in a situation where the subject application, which is at Third Reading, no longer complies with the Zoning By-law.
- As described in Corporate Report No. R053;2015, it was anticipated that some in-stream applications would be affected by the new limitations on tandem parking. The Engineering Department has no objections to the proposed variance for the subject application since the rezoning had received Third Reading prior to the change in the regulations.
- Given that the associated rezoning received Third Reading prior to the Zoning By-law being amended to limit the amount of tandem parking to 50%, it is recommended that the proposed variance be supported.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Site Plan
- Appendix III. Development Variance Permit No. 7911-0111-01

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/da

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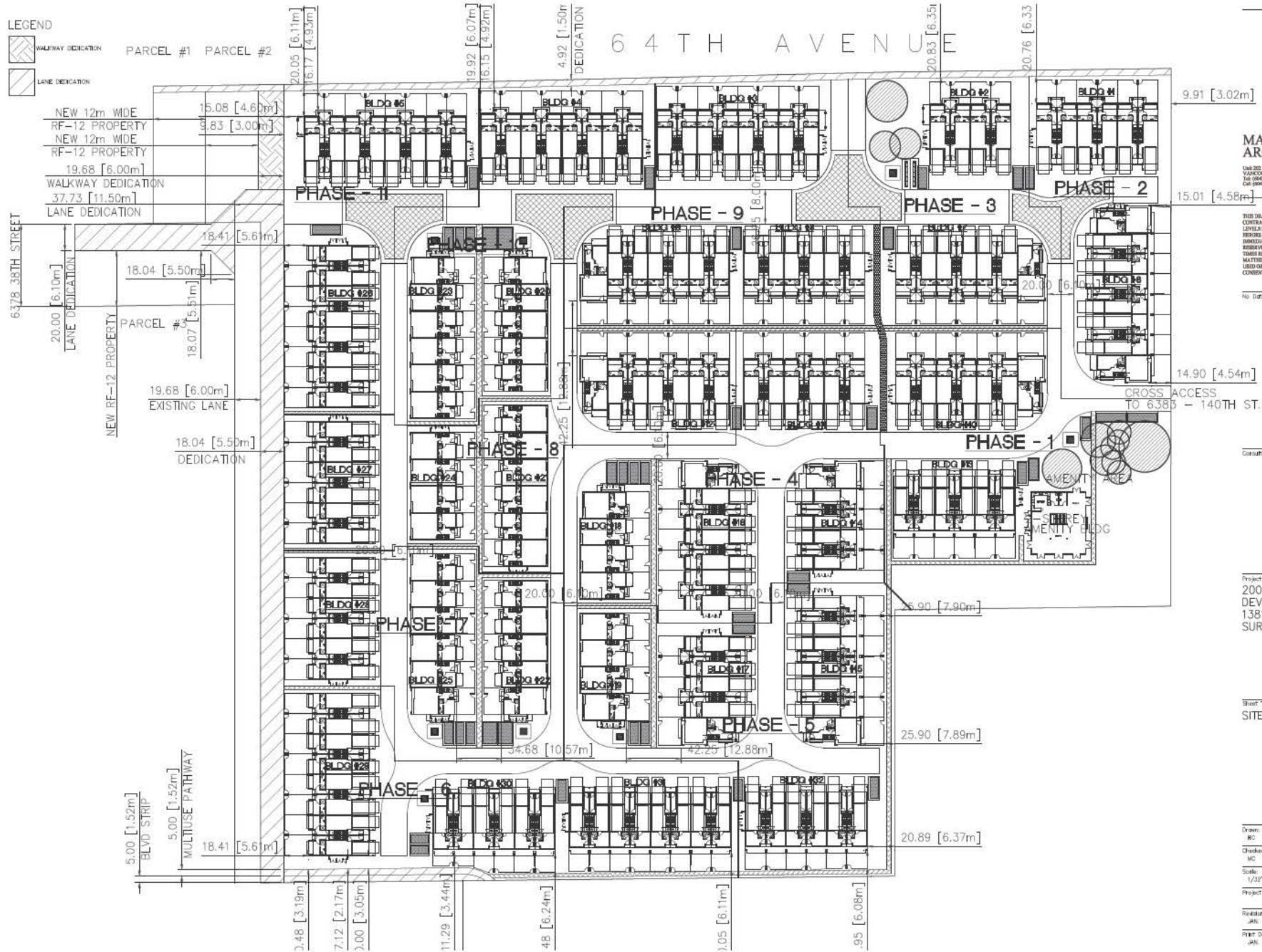


- (d) Civic Address: 13890 - 64 Avenue  
Owner: 0801212 BC Ltd  
Director Information:  
Harjit S. Atwal  
Parmjit Singh Randhawa  
  
Officer Information as at August 29, 2013  
Harjit S. Atwal (President)  
Parmjit Singh Randhawa (Secretary)  
PID: 011-380-446  
East Half Lot 2 Except: Part Dedicated Road On Plan BCP16516, Section 9 Township 2 New Westminster District Plan 9114
- (e) Civic Address: 13928 - 64 Avenue  
Owner: 0887525 BC Ltd  
Director Information:  
Harjit S. Atwal  
  
Officer Information as at August 5, 2014:  
Harjit S. Atwal (President, Secretary)  
PID: 002-183-498  
Lot 5 Except: Part Dedicated Road On Plan BCP17091 Section 9 Township 2 New Westminster District Plan 12452
- (f) Civic Address: 13906 - 64 Avenue  
Owner: 0887525 BC Ltd  
Director Information:  
Harjit S. Atwal  
  
Officer Information as at August 5, 2014:  
Harjit S. Atwal (President, Secretary)  
PID: 000-863-432  
Lot 6 Except: Part On Plan BCP16246 Section 9 Township 2 New Westminister District Plan 12452
- (g) Civic Address: 6738 - 138 Street  
Owner: 0801212 BC Ltd  
Director Information:  
Harjit S. Atwal  
Parmjit Singh Randhawa  
  
Officer Information as at August 29, 2013  
Harjit S. Atwal (President)  
Parmjit Singh Randhawa (Secretary)  
PID: 006-120-458  
Lot 6 Section 9 Township 2 New Westminister District Plan 19603

3. Summary of Actions for City Clerk's Office

- (g) Proceed with Public Notification for Development Variance Permit No. 7911-0111-01 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.





**MATTHEW CHENG ARCHITECT INC.**

Unit 200 - 670 PLYMOUTH AVENUE  
VANCOUVER, BC V6A 3G9  
Tel: (604) 274-0222 Fax: (604) 274-0988  
Cell: (604) 694-9659 / Email: matthew@matc.com

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL BEFORE AND ONSITE SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

No Date: Revision:

Consultants:

Project Title:  
200-UNIT TOWNHOUSE DEVELOPMENT  
13812-13928 - 64 AVE. SURREY, B.C.

Sheet Title:  
SITE PLAN

Drawn: MC  
Checked: MC  
Scale: 1/32" = 1'-0"  
Project Number:

Revision Date: JAN. 07, 2015  
Rev. No. D02  
Print Date: JAN. 07, 2015

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7911-0111-01

Issued To: o801212 BC LTD.  
o887525 BC LTD.  
("the Owner")

Address of Owner: 5861 - Kettle Crescent West  
Surrey, BC V3S 8W9

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: 005-697-611

Lot 1 Except: Firstly: Part Plan 19603, Secondly: Part Dedicated Road On Plan BCP15749, Section 9 Township 2 New Westminster District Plan 9114

13812 - 64 Avenue

Parcel Identifier: 006-670-342

West Half Lot 2 Except Part In Plan BCP18036 Section 9 Township 2 New Westminster District Plan 9114

13856 - 64 Avenue

Parcel Identifier: 011-380-446

East Half Lot 2 Except: Part Dedicated Road On Plan BCP16516, Section 9 Township 2 New Westminster District Plan 9114

13890 - 64 Avenue

Parcel Identifier: 002-183-498

Lot 5 Except: Part Dedicated Road On Plan BCP17091 Section 9 Township 2 New Westminster District Plan 12452

13928 - 64 Avenue

Parcel Identifier: 000-863-432  
Lot 6 Except: Part On Plan BCP16246 Section 9 Township 2 New Westminster District  
Plan 12452

13906 - 64 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

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- (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In sub-section H.5 of Part 22 Multiple Residential 30 Zone (RM-30) the maximum percentage of resident tandem parking spaces is varied from 50 percent to 75 percent.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Development Permit No. 7911-0111-00 and as shown on Schedule A which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. 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.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. 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

