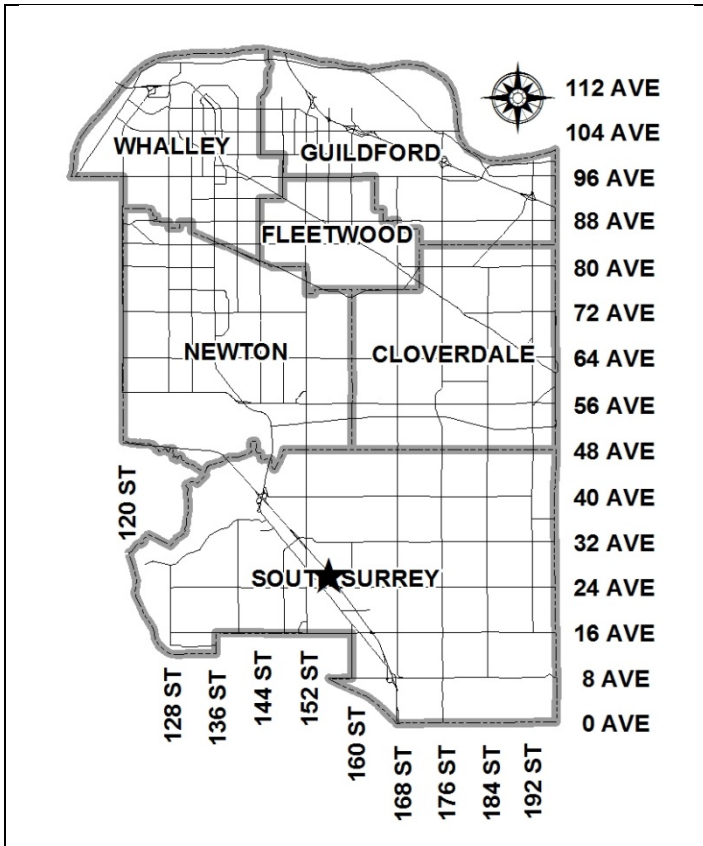


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0093-01

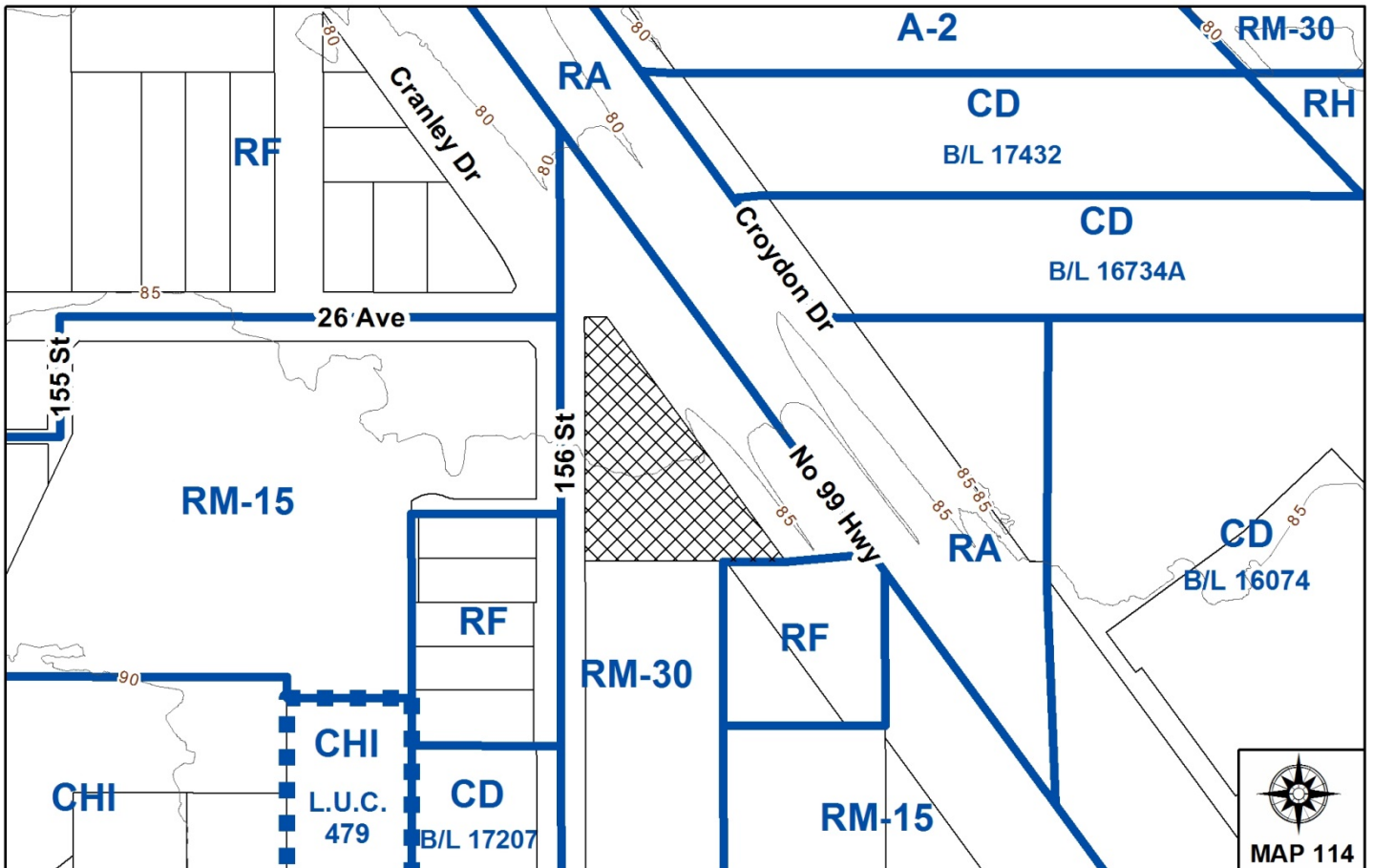
Planning Report Date: June 15, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 to vary the amount of tandem parking permitted for an approved 25-unit townhouse development.

**LOCATION:** 2552 - 156 Street  
**OWNER:** Pavilion Homes (Paxton) Inc.  
**ZONING:** RM-30  
**OCP DESIGNATION:** Multiple Residential  
**LAP DESIGNATION:** Townhouses 22 u.p.a.



### 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 approved application (File No. 7912-0093-00) for an OCP Amendment, rezoning, Development Permit and Development Variance Permit on the subject site to permit 25 townhouse units. The project received Final Adoption for the OCP Amendment, rezoning, Development Permit issuance and Development Variance Permit issuance on May 12, 2014. Phase 1 of the development is under construction.
- 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 and recently approved applications would be affected. As the subject application is proposing 64% tandem parking, the project 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 this 25-unit townhouse project had received Final Adoption of associated By-laws and Development Permit issuance.
- Given the applicant is applying for a Building Permit for Phase 2 of the development on the basis of the Development Permit that was issued in 2014, it is recommended that the proposed tandem parking variance be supported.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7912-0093-01 (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 64%.

## REFERRALS

Engineering: As per 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 0.46 hectares(1.15 acres) site is located just south of Sunnyside Park, north of 24 Avenue, on the east side of 156 Street, and adjacent to Highway No. 99. The site is located within the King George Corridor Local Area Plan.
- The applicant has an approved 25-unit townhouse development on the subject site that consisted of following:
  - OCP Amendment from "Urban " to "Multiple Residential";
  - King George Corridor Local Area Plan amendment from "Townhouse 15 upa" to "Townhouse 22 upa";
  - rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)";
  - Development Permit to allow for 25 townhouse units; and a
  - Development Variance Permit.
- The project (File No. 7912-0093-00) received Final Approval of the OCP Amendment and rezoning, Development Permit issuance and Development Variance Permit issuance on May 12, 2014. Phase 1 of the development is under construction.
- 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 64% 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 50 resident parking spaces and 5 visitor parking spaces for the 25 townhouse units, which meets the minimum parking requirements of the Zoning By-law. 9 units (36%) are proposed to have a double-car garage while the remaining 16 units (64%) 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 64%.

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 No. 7912-0093-00 that was issued on May 12, 2014.

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 approved 25-unit townhouse project for the subject site no longer complies with the tandem parking regulations in 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 same project had received Final Reading and Development Permit issuance prior to the change in the regulations.
- A Building Permit was previously issued for Phase 1 of the project. Approval of the tandem parking variance is required to enable Building Permit issuance for subsequent phases.
- Given that the associated rezoning received Final Reading and the DP was issued 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. 7912-0093-01

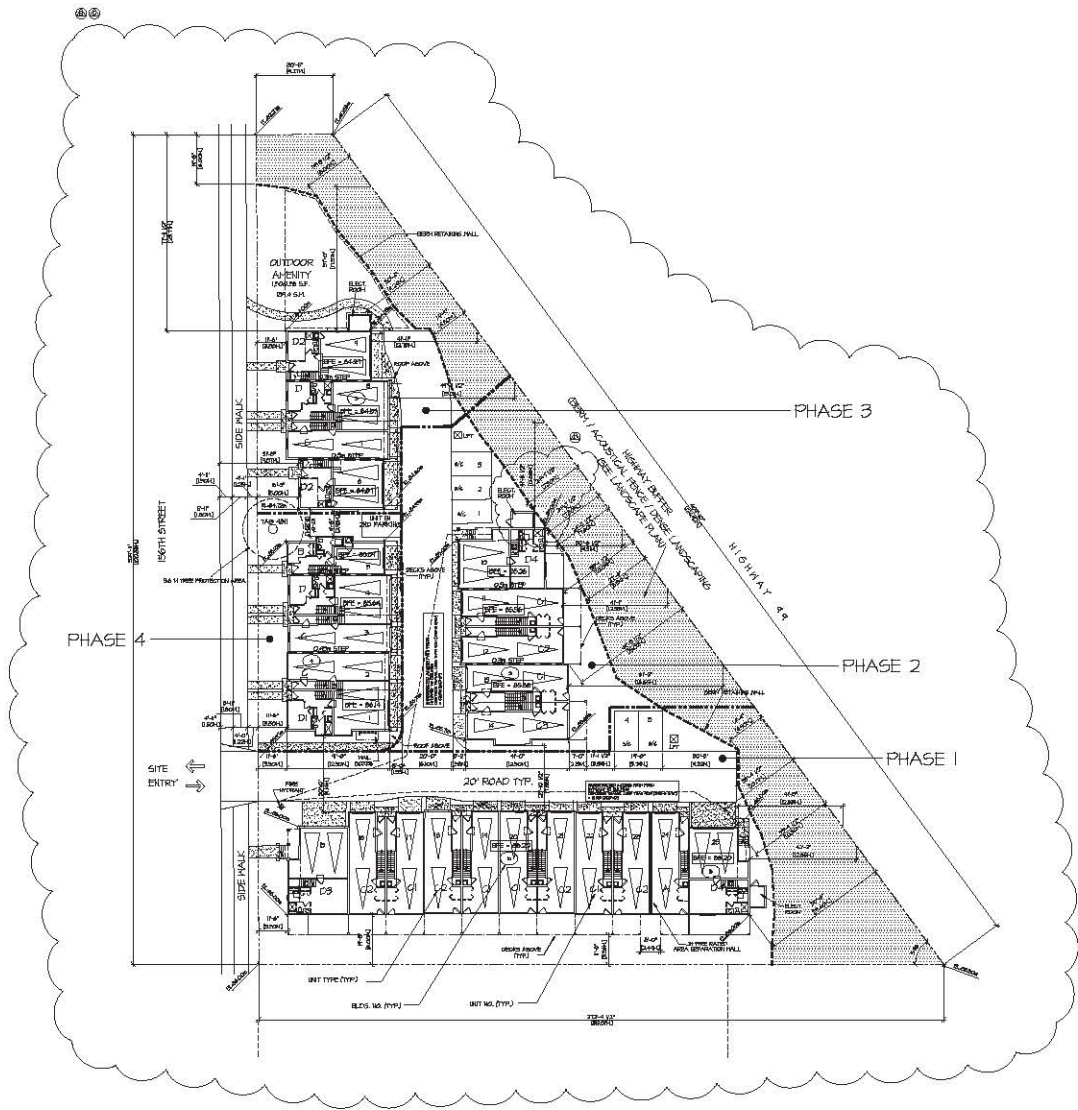
*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da

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SCALE: 1" = 30' 0"

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01	JAN 2008	LN			REVISED FOR APPROVAL
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Client: PAVILLION HOMES INC.  
Project: PANTON TOWNHOUSE DEVELOPMENT  
2500 - 15th Street, Surrey,  
Surrey, B.C.  
Sheet: SITE PLAN

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01	JAN 2008	LN			REVISED FOR APPROVAL
02	OCT 2008	LN			REVISED FOR APPROVAL
03	FEB 2009	LN			REVISED FOR APPROVAL
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**barnett dembek**

UNIT 125  
2036 130 STREET  
SURREY, B.C.  
V0W 1H0

PHONE: (604) 597-7100  
FAX: (604) 597-2009  
EMAIL: mtd@barnett.com

Client: PAVILLION HOMES INC.  
Project: PANTON TOWNHOUSE DEVELOPMENT  
2500 - 15th Street, Surrey,  
Surrey, B.C.  
Sheet: SITE PLAN

REV#	DATE	BY	DATE	BY	REVISION
01	JAN 2008	LN			REVISED FOR APPROVAL
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0093-01

Issued To: PAVILION HOMES (PAXTON) INC.  
("the Owner")

Address of Owner: 7080 - 205 Street  
Langley, BC V2Y 1T1

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: 008-540-730  
Lot 16 Section 23 Township 1 New Westminster District Plan 38815  
2552 - 156 Street

(the "Land")

3. 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 64 percent.
4. This development variance permit applies to only that portion of the buildings and structures on 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 – Linda Hepner

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City Clerk – Jane Sullivan

### DEVELOPMENT DATA

ZONING :	CD (RM-30)
SITE AREA :	44,930.6 S.F. 4,638.10 m <sup>2</sup> 1,146 Ac. 0.464 Ha.
DENSITY :	ALLOWABLE: 34.4 UNITS 30 U.P.A.C. 75 U.P.Ha PROPOSED: 25 UNITS 21.8 U.P.A.C. 53.9 U.P.Ha
F.A.R. :	ALLOWABLE: 0.90 44,937.50 S.F. 4,174.83 m <sup>2</sup> PROPOSED: 0.75 37,541.00 S.F. 3,488.23 m <sup>2</sup>
SITE COVERAGE :	ALLOWABLE: 45% 22,468.75 S.F. 2,081.41 m <sup>2</sup> PROPOSED: 34% 15,523.00 S.F. 1,433.75 m <sup>2</sup>
AMENITY :	INDOOR :
	REQUIRED: 32.3 / UNIT 8,075.0 S.F. 75.0 m <sup>2</sup> PROVIDED: CASH-IN-LIEU
OUTDOOR :	REQUIRED: 32.3 / UNIT 8,075.0 S.F. 75.0 m <sup>2</sup> PROVIDED: 15,005.56 S.F. 139.4 m <sup>2</sup>
PARKING :	REQUIRED: 2 / UNIT 50 (RESIDENT) 0.2 / UNIT 5 (VISITORS) TOTAL 55 SPACES PROVIDED: 50 (RESIDENT) 5 (VISITORS) TOTAL PROVIDED 55 SPACES

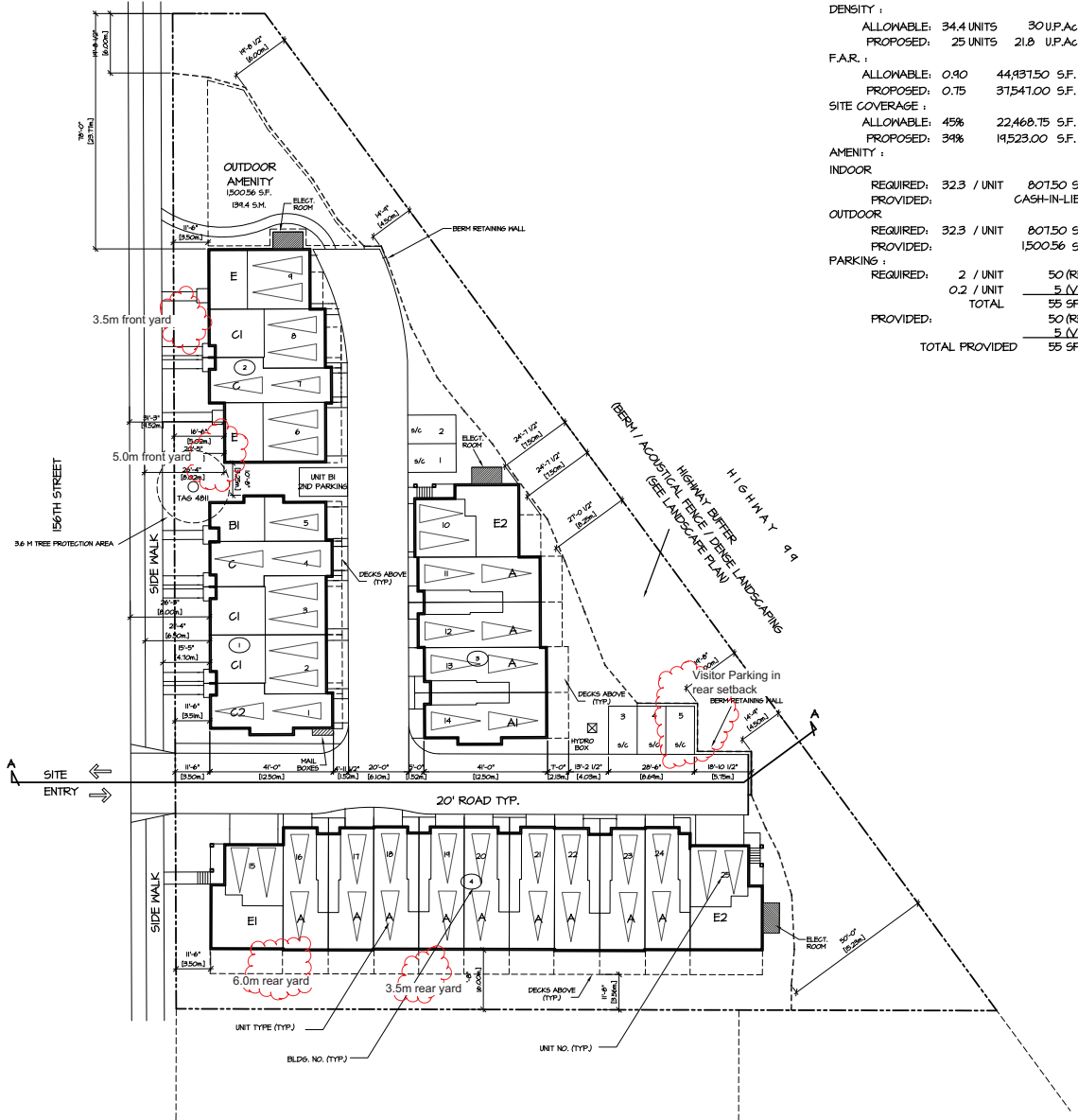
UNIT BREAKDOWN:

UNIT TYPE A	3 BDRM TANDEM GARAGE	1,330 S.F.	x12 UNITS = 15,960 S.F.
UNIT TYPE AI	3 BDRM TANDEM GARAGE	1,376 S.F.	x 1 UNIT = 1,376 S.F.
UNIT TYPE BI	2 BDRM TANDEM GARAGE	1,366 S.F.	x 1 UNIT = 1,366 S.F.
UNIT TYPE C	3 BDRM DOUBLE GARAGE	1,330 S.F.	x 2 UNITS = 2,660 S.F.
UNIT TYPE CI	3 BDRM DOUBLE GARAGE	1,630 S.F.	x 3 UNITS = 4,890 S.F.
UNIT TYPE C2	3 BDRM DOUBLE GARAGE	1,380 S.F.	x 1 UNITS = 1,380 S.F.
UNIT TYPE E	3 BDRM DOUBLE GARAGE	1,875 S.F.	x 2 UNITS = 3,750 S.F.
UNIT TYPE EI	3 BDRM DOUBLE GARAGE	1,455 S.F.	x 1 UNITS = 1,455 S.F.
UNIT TYPE E2	3 BDRM DOUBLE GARAGE	1,455 S.F.	x 2 UNITS = 2,910 S.F.
ELECTRICAL ROOMS			300 S.F.

25 UNITS	37,541 S.F.	3,488.23 m <sup>2</sup>
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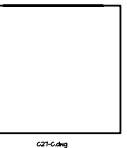
HIGHWAY BUFFER:

AVERAGE WIDTH	= 9.0 m.
MINIMUM WIDTH ( TO INTERNAL ROAD)	= 4.5 m.
MINIMUM WIDTH ( TO BUILDING)	= 17.5 m.



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REV#	DATE	BY	CHKD	ISSUE	DATE	BY	ISSUED FOR



CLIENT :	DAWSON + SAMTER
DESIGN :	DPK
DRAWN :	
PROJECT :	TOWNHOUSE DEVELOPMENT
DATE :	Aug. 21 12
SHEET CONTAINS :	CONCEPTUAL SITE PLAN
SCALE :	1" = 20'-0"

**barnett dembok**  
ARCHITECTS INC.

UNIT 135,  
7536 130 STREET,  
SURREY, B.C.  
V3W 1H8

PHONE: (604) 597-7100  
FAX: (604) 597-2099  
EMAIL: mail @ bdarkitex.com

CLIENT NO.	601	SHEET NO.	AC-3.0
PROJECT NO.	10027	REV. NO.	