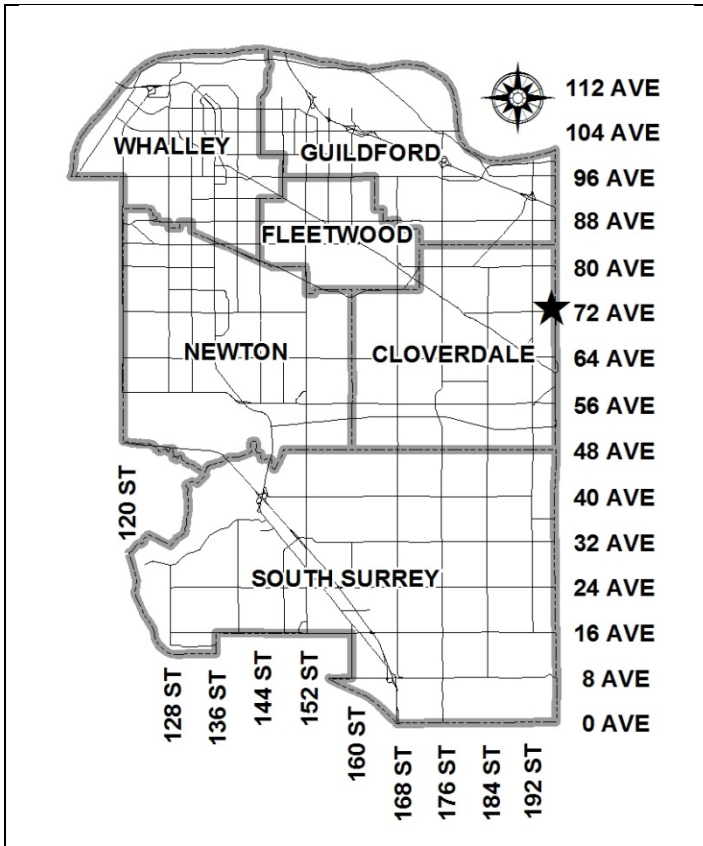


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0098-01

Planning Report Date: June 15, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 to vary the amount of tandem parking permitted for a proposed 9-unit townhouse development.

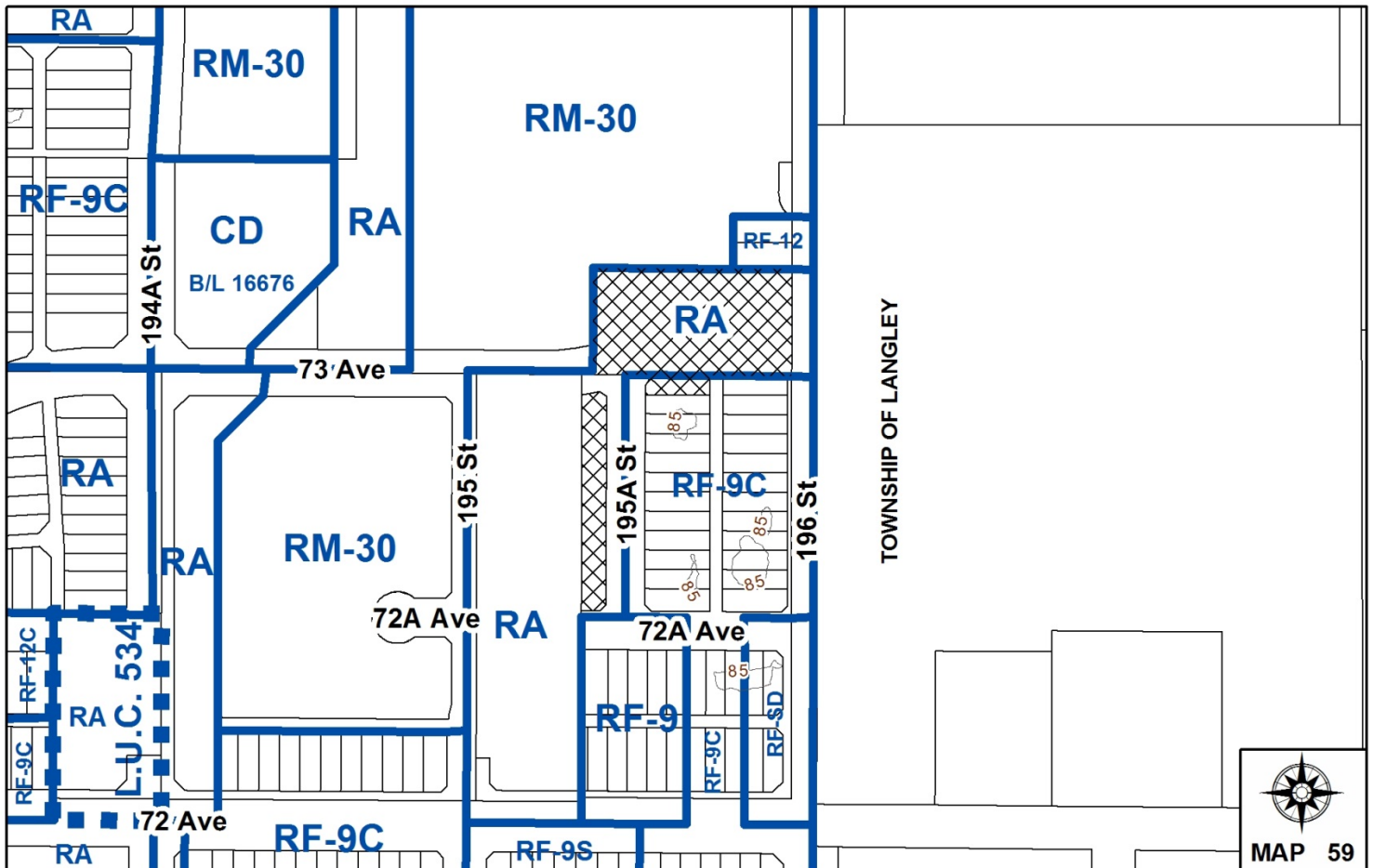
**LOCATION:** 7311 - 196 Street  
 7292 - 195A Street

**OWNERS:** Evershine Land Group Inc.  
 Sukhdev Grewal

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** 10 - 25 UPA (Medium Density) and  
 6 - 10 UPA (Low Density)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- 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. 7912-0098-00) for a Rezoning, Development Permit, and Development Variance Permit on the subject site in order to permit the development of 9 townhouse units, two RF-12 lots and one RF-9C lot. The proposed development received Third Reading for the proposed rezoning on April 22, 2013, along with conditional approval of the proposed Development Variance Permit. Staff was authorized to draft the proposed Development Permit on April 8, 2013.
- With the adoption of the new Official Community Plan (OCP) (By-law No. 18020) on October 20, 2014 the subject site was redesignated from Suburban to Urban.
- 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 89% 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 the rezoning received Third Reading prior to the change in the tandem parking regulations.
- Given that the applicant is in the process of finalizing all requirements to complete the application on the basis of the Rezoning By-law 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. 7912-0098-01 (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 89%.

REFERRALS

**Engineering:** As per Corporate Report No. R053; 2015, staff anticipated that some in-stream applications would be affected by the changes to the tandem parking regulations. The Engineering Department has no objections to the proposed variance for the subject application since the rezoning received Third Reading prior to the change in the tandem parking regulations.

SITE CHARACTERISTICS

**Existing Land Use:** One vacant residential acreage lot and one vacant small single family lot under application 7912-0098-00 (currently at Third Reading) to permit the development of one small lot single family dwelling with a coach house (RF-9C), two small lot single family dwellings (RF-12), and a 9-unit townhouse development (RM-30).

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Townhouses and small lot single family dwellings.	15-25 upa (Medium-High Density) and 6-10 upa (Low Density) in the East Clayton NCP Extension - North of 72 Avenue	RM-30 and RF-12
East (Across 196 Street):	Single family dwellings in the Township of Langley.	Within the Township of Langley	n/a

Direction	Existing Use	NCP Designation	Existing Zone
South:	Small lot single family with coach houses.	10-15 upa (Medium Density) in the East Clayton NCP Extension - North of 72 Avenue	RF-9C and RF-9
West:	Townhouses and acreage residential lot under Application No. 7913-0156-00 (at Third Reading).	15-25 upa (Medium-High Density) and 6-10 upa (Low Density) in the East Clayton NCP Extension - North of 72 Avenue	RM-30 and RA

### DEVELOPMENT CONSIDERATIONS

- The approximately 6,000-square metre (1.5-acre) subject site is located within the East Clayton NCP Extension – North of 72 Avenue area, at the intersection of future 73 Avenue and 196 Street, at the border with the Township of Langley. This is one of the last undeveloped sites in this area of East Clayton.
- The subject site consists of two properties, 7311 – 196 Street, which is rectangular in shape and 7292 – 195A which is a hooked lot across 195A Street comprised of two remnant slivers of land (see Appendix II).
- The 4,580-square metre (1.13-acre) property at 7311 – 196 Street is designated Urban in the OCP, 6 – 10 upa (Low Density), 10 – 15 upa (Medium Density) and 15 – 25 upa (Medium-High Density) in the NCP, and is currently zoned "One-Acre Residential Zone (RA)".
- The 1,418-square metre (0.35-acre) property at 7292 – 195A Street was created under Application No. 7911-0126-00, which was granted Final Adoption by Council on November 5, 2012. This property is designated Urban in the OCP, 10-15 upa (Medium Density) in the NCP, and is split-zoned, with a portion zoned "Single Family Residential (9) Coach House Zone (RF-9C)" and a portion zoned "One-Acre Residential Zone (RA)".
- The applicant has an in-stream application (File No. 7912-0098-00) for a Rezoning (currently at Third Reading), Development Permit and Development Variance Permit on the subject site. The applicant is proposing:
  - a rezoning of portions of the site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)", "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (9) Coach House Zone (RF-9C)";
  - a Development Permit; and
  - a Development Variance Permit to vary setbacks, lot dimensions, lot size, and parking location

to permit the development of 9 townhouse units on one lot, two RF-12 lots and one RF-9C lot.

- The project (Application No. 7912-0098-00) received Third Reading for the proposed rezoning on April 22, 2013, along with conditional approval of the proposed Development Variance Permit. Staff was authorized to draft the Development Permit on April 8, 2013.
- The applicant is actively working to complete any outstanding requirements prior to proceeding to Council for consideration of Final Adoption.
- With the adoption of the new Official Community Plan (OCP) (By-law No. 18020) on October 20, 2014 the subject site was redesignated from Suburban to Urban.
- 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 approximately 89% tandem parking, the project now needs a variance due to this recently adopted amendment to the Zoning By-law.
- The applicant is proposing to provide 18 resident parking spaces and 2 visitor parking spaces for the 9 townhouse units, which meets the minimum parking requirements of the Zoning By-law. One unit (11%) is proposed to have a double-car garage while the remaining 8 units (89%) 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 89%.

Applicant's Reason:

- 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. 7912-0098-00 that accompanied the proposed RM-30 rezoning application, 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 for a proposed, 9-unit townhouse development (RM-30), 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 rezoning received Third Reading prior to the change in the tandem parking 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. 7912-0098-01

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/da

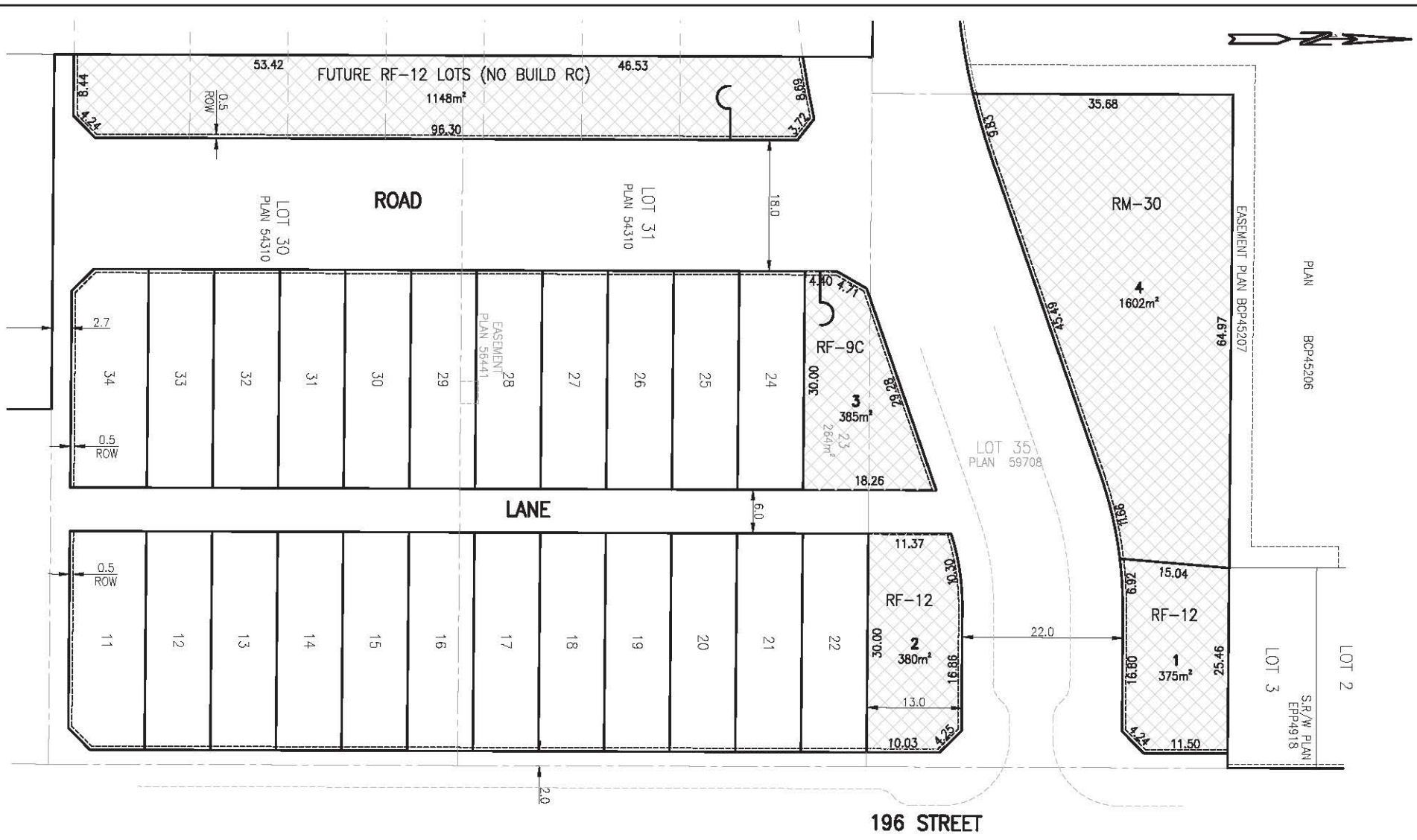
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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Mike Kompter  
Hub Engineering Inc.  
Address: 12992 - 76 Avenue, Unit 212  
Surrey, BC V3W 2V6  
  
Tel: 604-572-4328
  
2. Properties involved in the Application
  - (a) Civic Address: 7311 - 196 Street  
7292 - 195A Street
  
  - (b) Civic Address: 7311 - 196 Street  
Owner: Evershine Land Group Inc.  
PID: 000-449-695  
Lot 35 South West Quarter Section 22 Township 8 New Westminster District Plan 59708
  
  - (c) Civic Address: 7292 - 195A Street  
Owner: Sukhdev Grewal  
PID: 028-986-831  
Lot 23 Section 22 Township 8 New Westminster District Plan BCP51690
  
3. Summary of Actions for City Clerk's Office
  - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0098-01 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.

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CLIENT:	SUKH GREWAL	PROJECT:	7311 - 196 ST, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No:	12072	DATE:	AUG 2012	LEGAL:	LOT 35, SEC 22, TWP 8, PL 59708 NWD
				SCALE:	1:500
				SURREY PROJECT No:	

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

**Hub Engineering Inc.**  
Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**  
Land Use, Development & Environmental Strategies

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
Tel: 604-572-4328 Fax: 604-501-1825 E-mail: mail@hub-inc.com

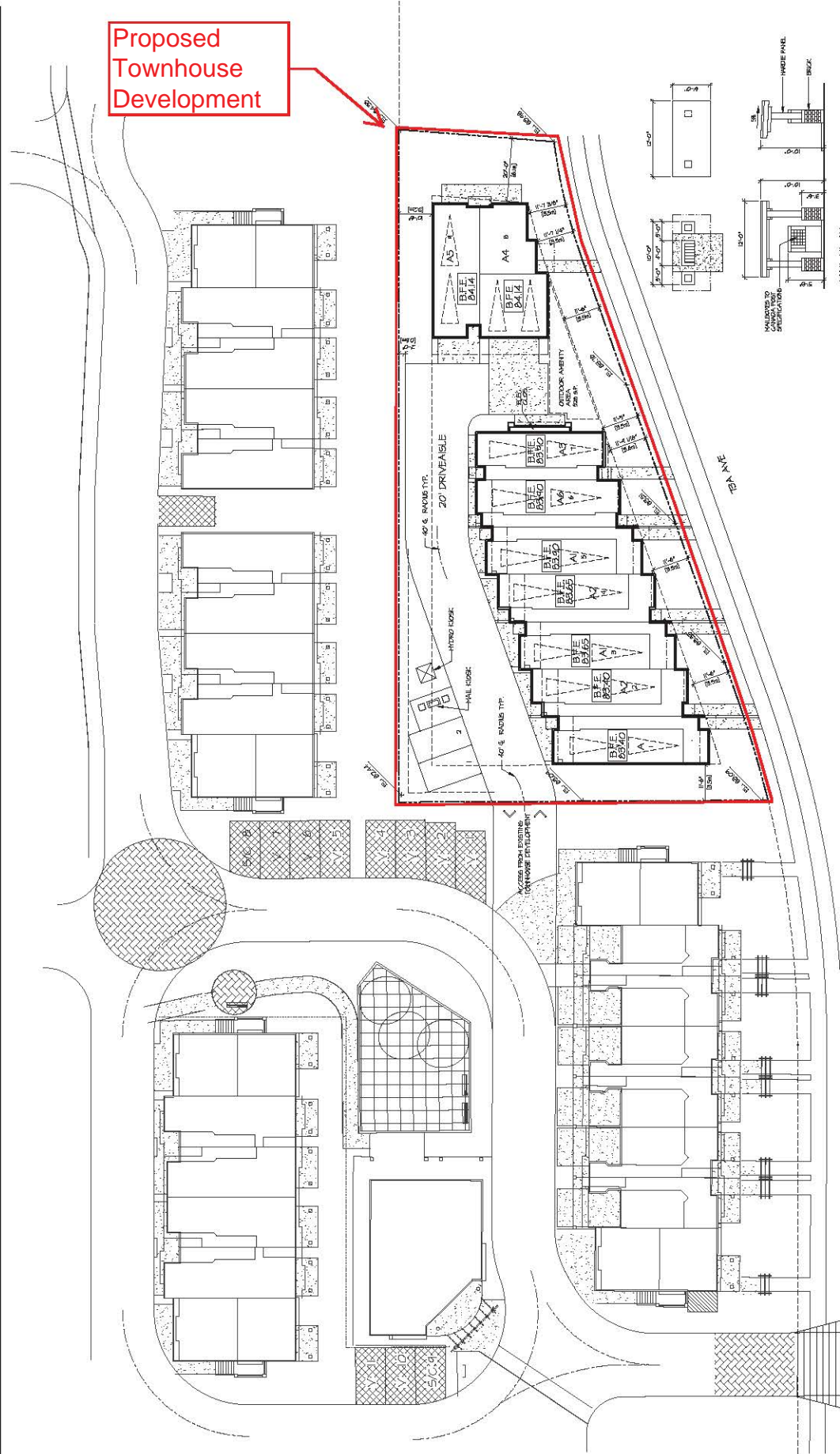


REV#	DATE	BY	CHK	ISSUED FOR


CLIENT :	FROENK CONSTRUCTION SYSTEMS LTD.
DESIGN :	
DATE :	
SCALE :	1" = 10'
SHEET CONTENTS :	CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA
PROJECT :	PROPOSED TOWNHOUSE PROJECT
DATE :	

CLIENT NO. :	AC-10
PROJECT NO. :	12022A

Proposed Townhouse Development



### DEVELOPMENT DATA

SITE AREA:	11,245 SF.	0.946 AC	0.160 Ha
DENSITY:	22.7 U.P.A.	56.9 U.P.Ha	(4 UNITS)
SITE COVERAGE:	36%	(6,718 S.F.)	
F.A.R. :	0.04	(14,465 S.F.)	
PARKING:	PROVIDED : 2 SPACES PER UNIT		16 SPACES
	VISITOR : 2 SPACES		2 SPACES
	TOTAL :		20 SPACES
AMENITY SPACE:			
OUTDOOR:	PROVIDED:	320 SF.	
		30.5 m <sup>2</sup>	

UNIT BREAK DOWN :			
UNIT TYPE A	3 BEDROOM	1640 S.F. x 1	UNITS = 1640 S.F.
UNIT TYPE A1	3 BEDROOM	1624 S.F. x 2	UNITS = 3248 S.F.
UNIT TYPE A2	3 BEDROOM	1510 S.F. x 2	UNITS = 3020 S.F.
UNIT TYPE A3	2 BEDROOM	1451 S.F. x 1	UNITS = 1451 S.F.
UNIT TYPE A4	3 BEDROOM	1930 S.F. x 1	UNITS = 1930 S.F.
UNIT TYPE A5	3 BEDROOM	1376 S.F. x 1	UNITS = 1376 S.F.
UNIT TYPE A6	3 BEDROOM	1504 S.F. x 1	UNITS = 1504 S.F.
TOTAL :		14,345 S.F.	(EXCLUDING GARAGE AREA)

DISCLAIMER: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. THIS CONCEPTUAL SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY REAL ESTATE. THE DEVELOPER ACCEPTS NO LIABILITY FOR ANY INACCURACIES OR OMISSIONS. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



CONCEPTUAL SITE PLAN  
SCALE: 1/8" = 1'-0"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0098-01

Issued To: EVERSINE LAND GROUP INC.

("the Owner")

Address of Owner: 207, 13569 - 76 Avenue  
Surrey, BC V3W 2W3

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: 000-449-695

Lot 35 South West Quarter Section 22 Township 8 New Westminster District Plan 59708

7311 - 196 Street

(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(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

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

- (a) to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 89%.

5. 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. This development variance permit supplements Development Variance Permit No. 7912-0098-00.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. 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.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. 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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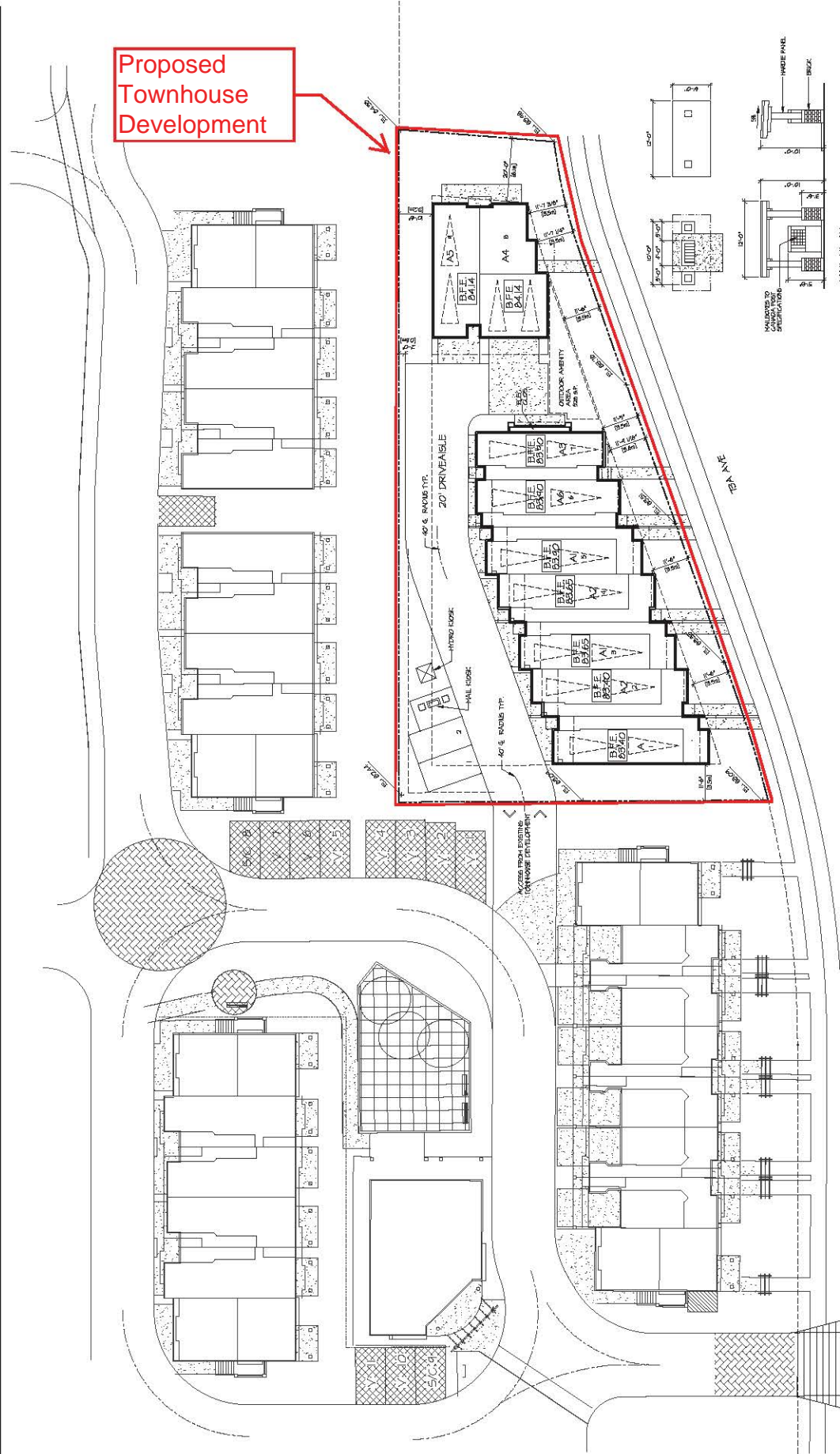
City Clerk – Jane Sullivan

REV#	DATE	BY	CHK	ISSUED FOR

CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

CLIENT: FROENK CONSTRUCTION SYSTEMS LTD.  
 PROJECT: PROPOSED TOWNHOUSE PROJECT  
 SHEET CONTENTS: 751 - 146 5/17/06  
 DATE: 11/14/06  
 SCALE: 1/8" = 1'-0"

UNIT 135, STREET, SURREY, B.C.  
 VAW 118  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2059  
 EMAIL: mail@dembeck.com



**Proposed Townhouse Development**

**DEVELOPMENT DATA**

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