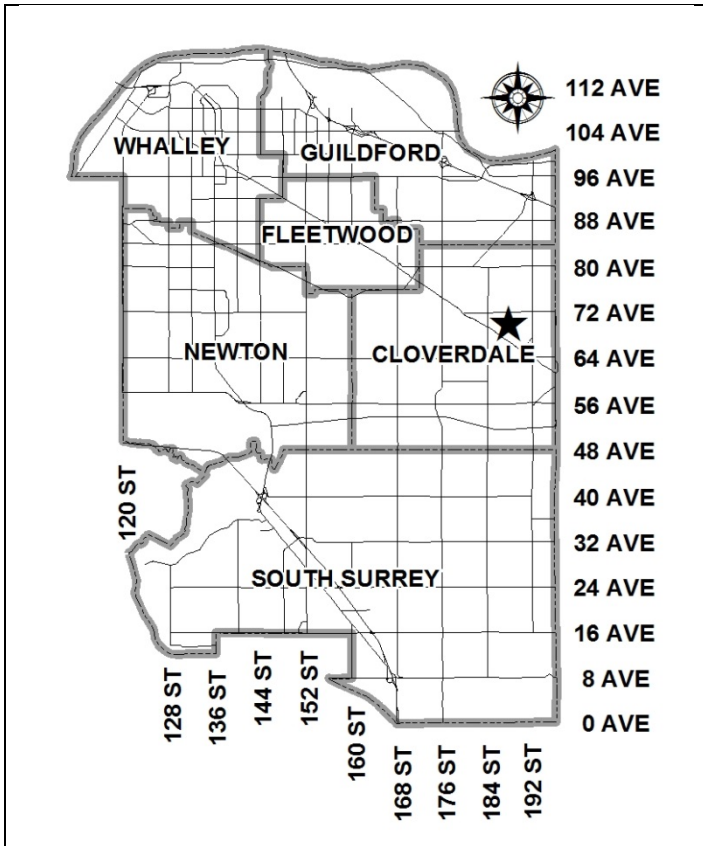


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0122-01

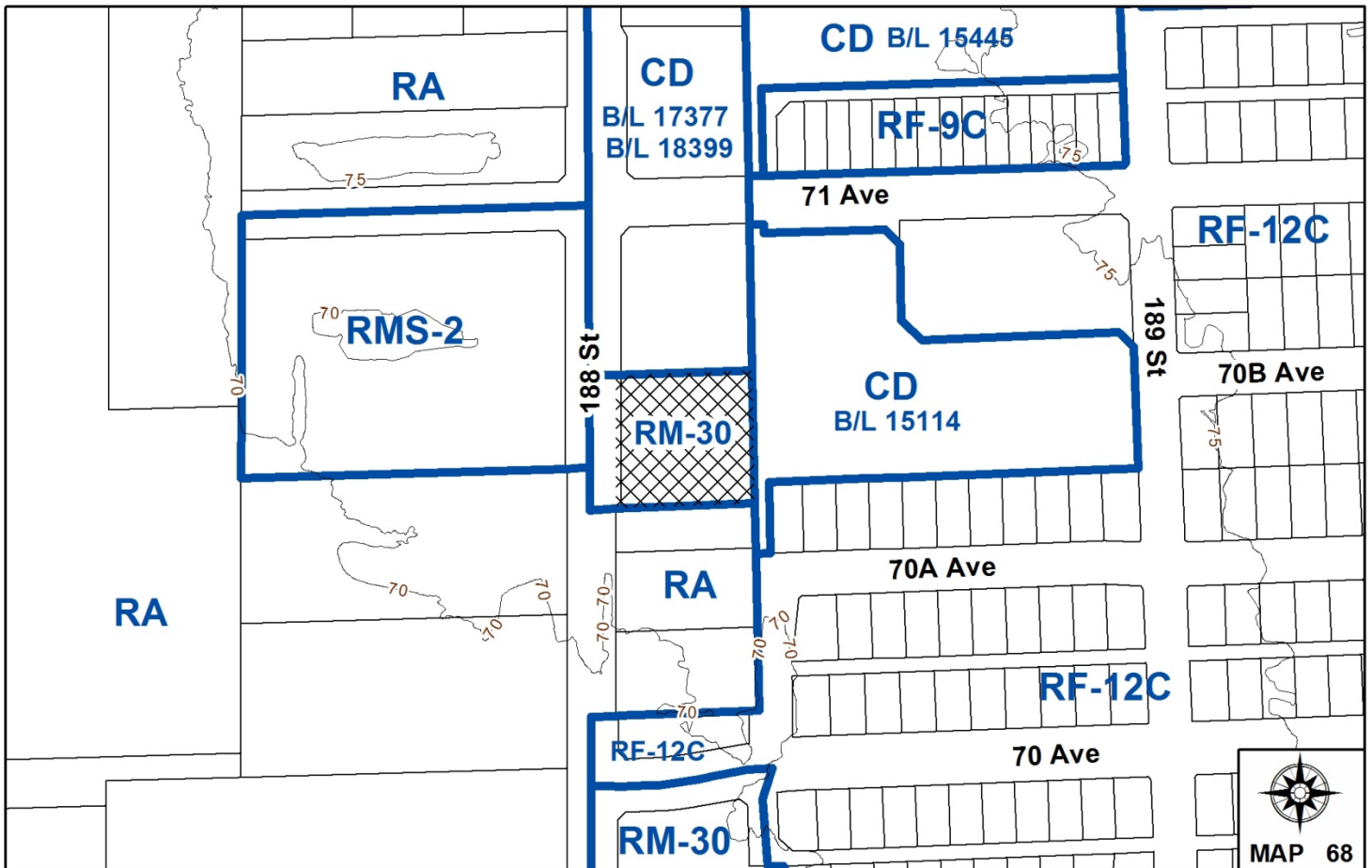
Planning Report Date: May 11, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 in order to vary the amount of tandem parking permitted for an approved 18-unit townhouse development.

**LOCATION:** 7080 - 188 Street  
**OWNER:** 1005139 B.C. Ltd., Inc. No. BC1005139  
**ZONING:** RM-30  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** High Density 22-45 upa



### 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 approved application (File No. 7912-0122-00) for rezoning, Development Permit and Development Variance Permit on the subject site to permit 18 townhouse units. The project received Final Adoption, Development Permit Issuance, and Development Variance Permit Issuance on July 29, 2013.
- Building Permit applications for each of the three buildings have been submitted and are currently under review.
- 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 100% 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 18-unit townhouse project had received Final Adoption of the Rezoning and Development Permit Issuance prior to the change in the tandem parking regulations.
- Given the applicant is proceeding with their Building Permit applications in accordance with the previously-approved plans, it is recommended that the proposed tandem parking variance be supported.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7912-0122-01 (Appendix II) 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 100%.

REFERRALS

Engineering: As per Corporate Report No. R053, 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 it had received Final Adoption of the Rezoning and Development Permit Issuance prior to the change in the regulations.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Townhouses under construction (Approved Development Application No. 7905-0359-00).	High Density 25-45 u.p.a.	CD (By-law No. 17377, as amended by By-law No. 18399).
East:	Strata development of detached dwelling units.	Medium Density 10-15 u.p.a.	CD By-law No. 15114
South:	Half-acre residential lots with houses.	High Density 25-45 u.p.a.	RA
West (Across 188 Street):	Clayton dog off-leash park and Residential Care Facility (approved under Development Application No. 7910-0274-00).	Suburban (OCP) Institutional	RA RMS-2

### DEVELOPMENT CONSIDERATIONS

- The subject 0.31-hectare (3/4-acre) site is located on the east side of 188 Street, located approximately mid-block between the alignments of 70 Avenue and 71 Avenue in the East Clayton Neighbourhood Concept Plan (NCP) area.
- The applicant has an approved application (File No. 7912-0122-00) on the subject site which consisted of the following:
  - Official Community Plan Amendment from "Urban" to "Multiple Residential";
  - Rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)";
  - Development Permit to allow for 18 townhouse units; and
  - Development Variance Permit to allow for various setback relaxations.
- The project (File No. 7912-0122-00) received Final Adoption of the OCP Amendment and Rezoning, Development Permit Issuance, and Development Variance Permit Issuance on July 29, 2013 to permit 18 townhouse units in 3 buildings.
- Building Permit applications for each of the three buildings have been submitted and are currently under review.
- 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 project now needs a variance due to this recently adopted amendment to the Zoning By-law.
- The applicant is proposing to provide 36 resident parking spaces and 4 visitor parking spaces for the 18 approved townhouse units, which meets the minimum parking requirements of the Zoning By-law. Each of the 18 units (100%) 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 100%.

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 Development Permit No. 7912-0122-00 that was issued on July 29, 2013.

**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 18-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 it had received Final Adoption and Development Permit Issuance prior to the change in the regulations.
- Building Permit applications for each of the three buildings have been submitted and are currently under review. Approval of the tandem parking variance is required to enable Building Permit issuance.
- Given that Development Permit No. 7913-0201-00 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. Development Variance Permit No. 7912-0122-01

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SAL/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:             Maciej Dembek  
                                    Barnett Dembek Architects Inc.  
                    Address:        7536-130 Street, Unit 135  
                                    Surrey, BC V3W 1H8  
  
                    Tel:                 604-597-7100

2.     Properties involved in the Application

- (a)    Civic Address:           7080 - 188 Street
  
- (b)    Civic Address:           7080 - 188 Street  
       Owner:                   1005139 B.C. Ltd., Inc. No. 1005139  
                                    Director Information:  
                                    Naranjan Singh Dhanoya  
                                    Hardev Singh Dhillon  
                                    Parmjit Singh Sandhu  
  
                                    No Officer Information Filed  
  
       PID:                       029-159-334  
       Lot 1 Section 16 Township 8 New Westminster District Plan EPP30698

3.     Summary of Actions for City Clerk's Office

- (a)    Proceed with Public Notification for Development Variance Permit No. 7912-0122-01 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0122-01

Issued To: 1005139 B.C. Ltd., Inc. No. 1005139  
("the Owner")

Address of Owner: 120, 12851 Clarke Place  
Richmond B.C.  
V3V 2H9

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: 029-159-334  
Lot 1 Section 16 Township 8 New Westminster District Plan EPP30698  
  
7080 - 188 Street
3. 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 100%.
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. 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.
5. This development variance permit amends Development Variance Permit No. 7912-0122-00.
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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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 .

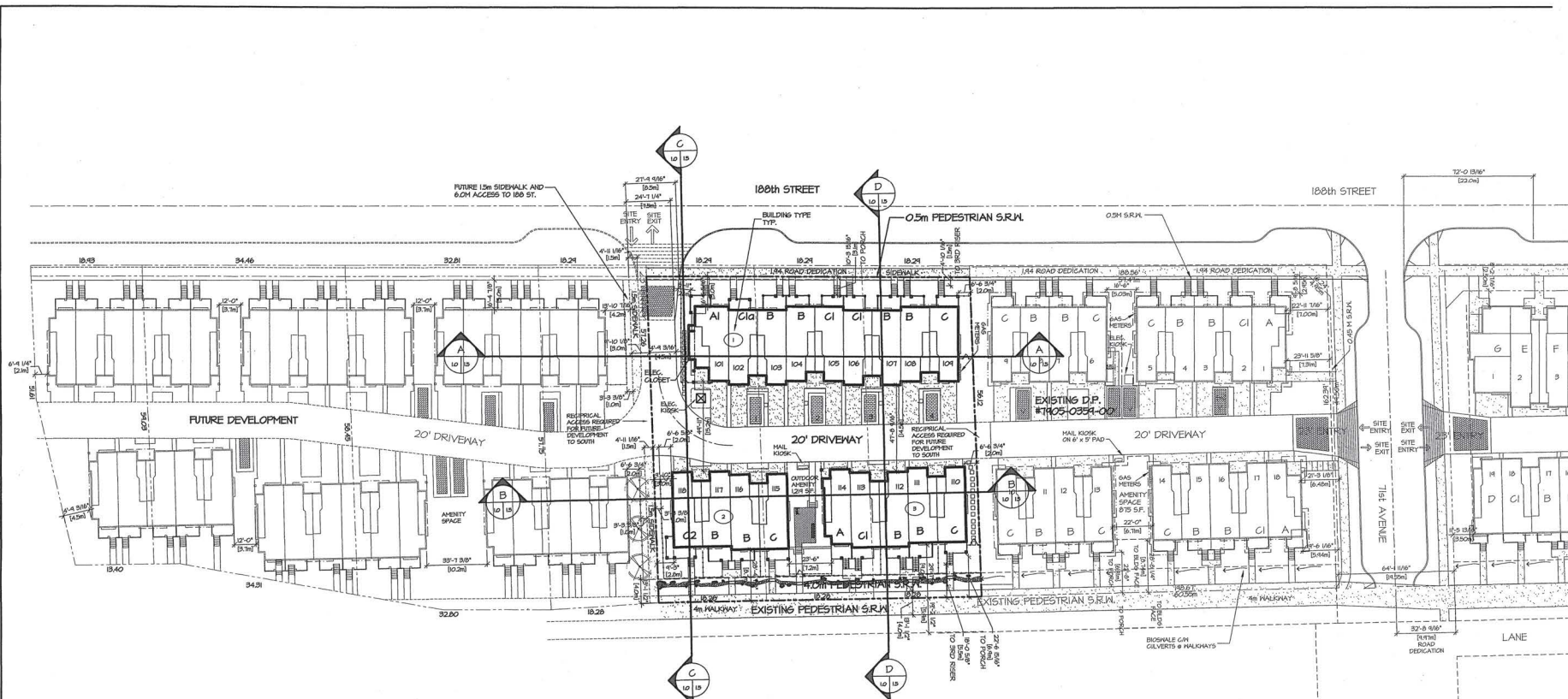
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan





**DEVELOPMENT DATA**

ZONING :	RM-30
SITE AREA :	GROSS : 33,456 S.F. ( 0.768 acres ) ( 0.31 Ha ) ( 3,108 m <sup>2</sup> ) NET : 32,810 S.F. ( 0.742 acres ) ( 0.300 Ha ) ( 3,002 m <sup>2</sup> )
DENSITY :	10 UNITS 264 U.P.A. 65.5 U.P.Ha.
FAR :	0.80 ( 26,142 S.F. )
SITE COVERAGE :	47.6% ( 14,112 S.F. )
AMENITY ( OUTDOOR ) :	REQUIRED : 32.3 S.F. / UNIT = 561 S.F. PROVIDED : 801 S.F.
PARKING :	
REQUIRED :	VISITORS : 10 X 0.2 = 36 STALLS RESIDENTIAL : 10 X 2 = 36 STALLS
PROVIDED :	VISITORS : = 4 STALLS RESIDENTIAL : = 36 STALLS

UNIT BREAKDOWN:

UNIT A	2 BEDROOMS	TANKH GARAGE	1,284 S.F.	X	2	UNIT =	2,568 S.F.
UNIT B	3 BEDROOMS	TANKH GARAGE	1,453 S.F.	X	8	UNITS =	11,624 S.F.
UNIT C	3 BEDROOMS	TANKH GARAGE	1,500 S.F.	X	6	UNITS =	9,000 S.F.
UNIT G1	3 BEDROOMS	TANKH GARAGE	1,475 S.F.	X	2	UNIT =	2,950 S.F.
			TOTAL		10	UNITS =	26,142 S.F.

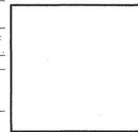


**OVERALL CONCEPTUAL SITE PLAN**

SCALE : 1" = 30'-0"

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ISSUED FOR	
BY	
DATE	
ISSUE	
CRD	
DATE	
REV#	



CLIENT : SANTOSH HOLDING LTD.  
 PROJECT : 10 UNIT TOWNHOUSE DEVELOPMENT  
 1000, 1010, 1020 180th ST, SURREY, B.C.  
 SHEET CONTENTS : SEPTIAL SITE PLAN AND DEVELOPMENT DATA

**barnett dembek**  
ARCHITECTS INC.

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

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

CLIENT NO.	SHEET NO.
12018	AC-11
PROJECT NO.	REV. NO.

PLANS REVIEWED  
 BY: *[Signature]*  
 DATE: *2/14/13*  
*[Signature]*