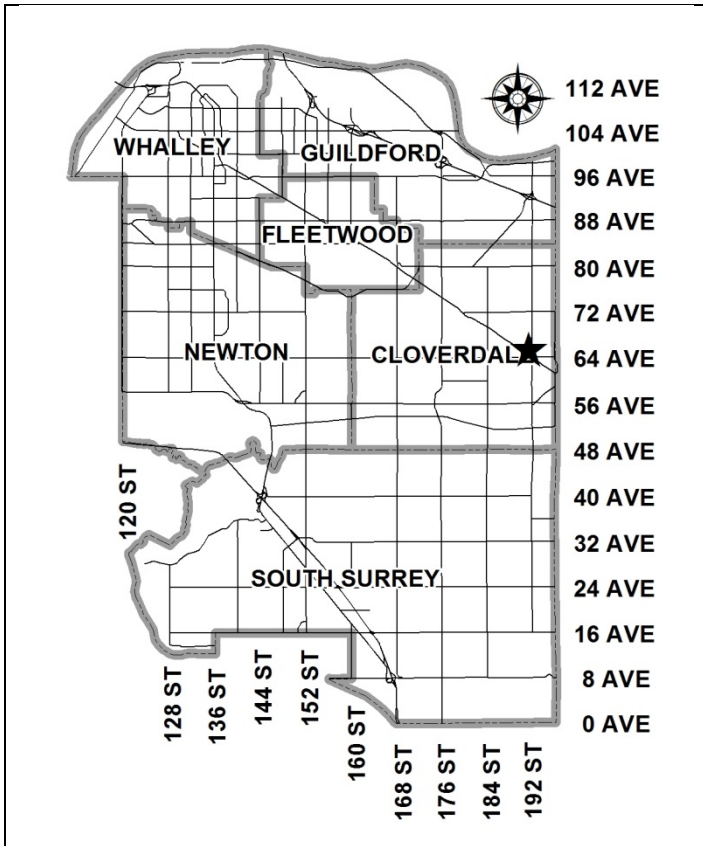


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0343-01

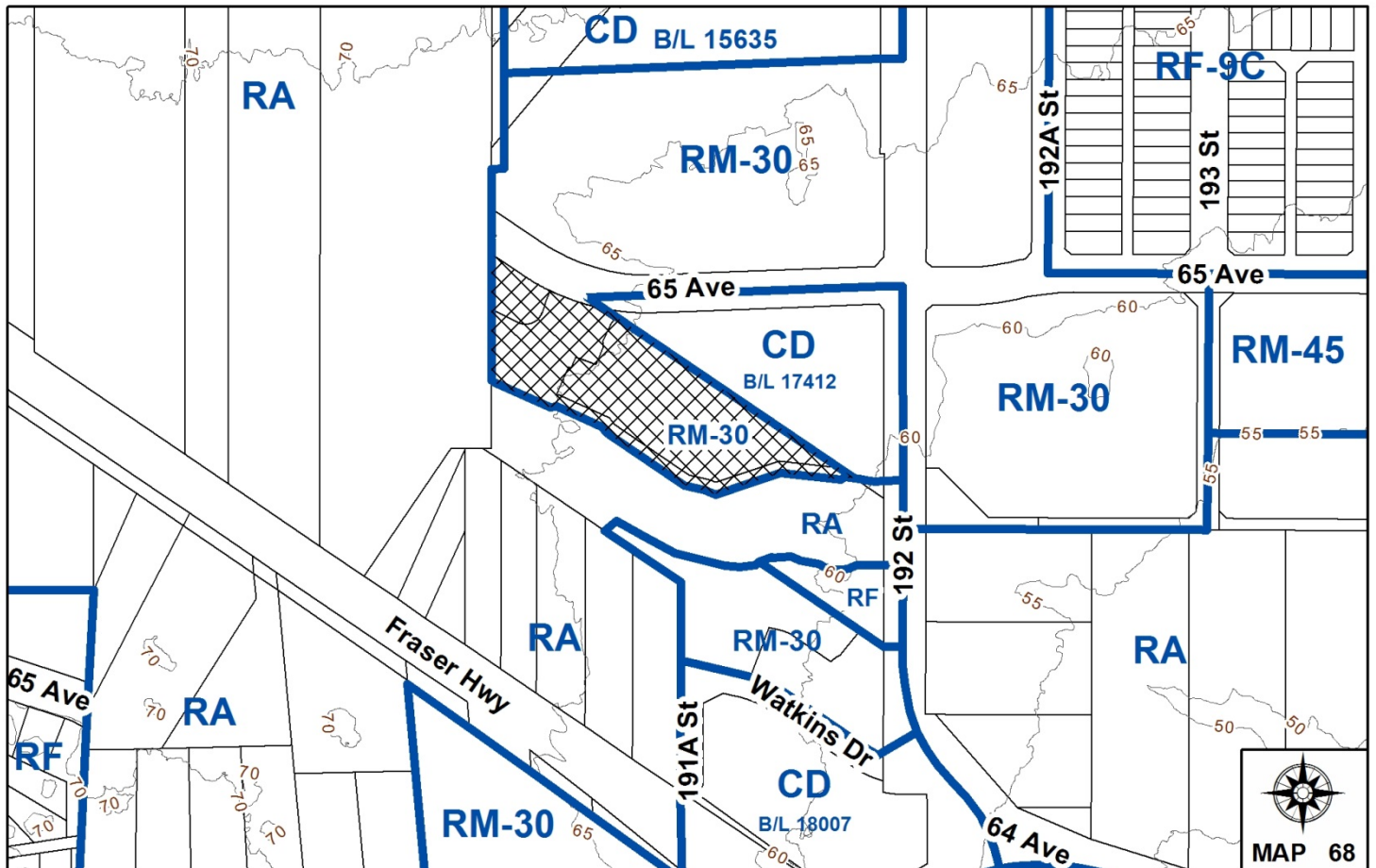
Planning Report Date: May 25, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 in order to vary the amount of tandem parking permitted for an approved 58-unit townhouse development.

**LOCATION:** 19128 - 65 Avenue  
**OWNER:** Brookside Walk Holdings Ltd.  
**ZONING:** RM-30  
**OCP DESIGNATION:** Urban  
**NCPDESIGNATION:** 22-45 upa (High 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 approved application (File No. 7912-0343-00) for rezoning, Development Permit and Development Variance Permit on the subject site to permit 58 townhouse units.
- The project received Final Adoption, Development Permit Issuance, and Development Variance Permit Issuance on December 16, 2013.
- Building Permit applications for the first 5 phases have been issued. The Building Permit application for Phase 6 has been submitted and is currently under review. The final phase submission, Phase 7, is forthcoming.
- 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 97% tandem parking, and not all building permits have been issued, 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 58-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. 7912-0343-01 (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 97%.

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 it had received Final Adoption of the Rezoning and Development Permit Issuance prior to the change in the regulations.

SITE CHARACTERISTICS

Existing Land Use: 3-storey townhouses completed and under construction on the central portion of the site.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
East:	Townhouses	22 - 45 upa (High Density)	CD (By-law No. 17412)
North (Across 65 Avenue):	Townhouses	15 - 25 upa (Medium-High Density)	RM-30
South:	McLellan Creek on City-owned lot	Riparian Protection Area	RA
West:	Undeveloped, treed parcel under Application No. 7911-0054-00 for rezoning a portion to IB-3 and RF (Third Reading) and Application No. 7914-0106-00 for a Development Permit for an office building (Pre-Council).	22 - 45 upa (High Density)	RA

### DEVELOPMENT CONSIDERATIONS

- The subject 0.93-hectare (2.3-acre) site is located on 65 Avenue, located approximately mid-block between the 192 Street Diversion and 192 Street in the East Clayton Neighbourhood Concept Plan (NCP) area.
- The applicant has an approved application (File No. 7912-0343-00) on the subject site which consisted of the following:
  - Rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)";
  - Development Permit to allow for 58 townhouse units; and
  - Development Variance Permit to allow for various setback relaxations and to vary parking location.
- The project (File No. 7912-0343-00) received Final Adoption of the Rezoning, Development Permit Issuance, and Development Variance Permit Issuance on December 16, 2013 to permit 58 townhouse units in 9 buildings.
- Building Permits have been issued for Phases 1-5 for seven buildings. Building permit application for Phase 6 has been submitted and is currently under review. The final phase building permit application submission, Phase 7, is forthcoming.
- 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 97% tandem parking, and not all building permits have been issued, the project now needs a variance approved due to this recently adopted amendment to the Zoning By-law.
- The applicant is proposing to provide 116 resident parking spaces and 12 visitor parking spaces for the 58 approved townhouse units, which meets the minimum parking requirements of the Zoning By-law. All of the units except for two of the 58 units (97%) 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 97%.

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. 7912-0343-00 that was issued on December 16, 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 58-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 associated rezoning had received Final Adoption and the Development Permit had been issued prior to the change in the regulations.
- Building Permits for Phases 1-5 (for seven buildings) have been issued and the buildings are either completed or under construction. The Building Permit for Phase 6 has been submitted and is currently under review. The final phase submission, Phase 7, is forthcoming.
- Approval of the tandem parking variance is required to enable Building Permit issuance of the final two phases.
- Given that Development Permit No. 7912-0343-00 was issued prior to the Zoning Bylaw 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. 7912-0343-01

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/da

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0343-01

Issued To: BROOKSIDE WALK HOLDINGS LTD.  
("the Owner")

Address of Owner: 101A, 22259 - 48 Avenue  
Langley, BC V3A 8T1

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: 029-244-943  
Lot 1 Section 16 Township 8 New Westminster District Plan EPP35806 Except Phases 1 and 2 Strata Plan EPS2395  
  
19128 – 65 Avenue
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 97%.
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. 7912-0343-00.
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 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



REVISIONS	NO. 1	DATE	DESCRIPTION
1	1	JANUARY 18, 2016	REVISED PER COMMENTS (6.8.1)
2	1	JANUARY 18, 2016	REVISED PER COMMENTS (6.8.1)
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CLIENT  
**BROOKSIDE WALK HOLDINGS LTD.**

PROJECT  
**BROOKSIDE TOWNHOUSE DEVELOPMENT**

197 28-66th AVENUE  
SURREY, BC

DRAWING TITLE  
**OVERALL SITE PLAN**

DATE: 2013.07.11 FILE NO. **1216**

DRAWN: **DB**

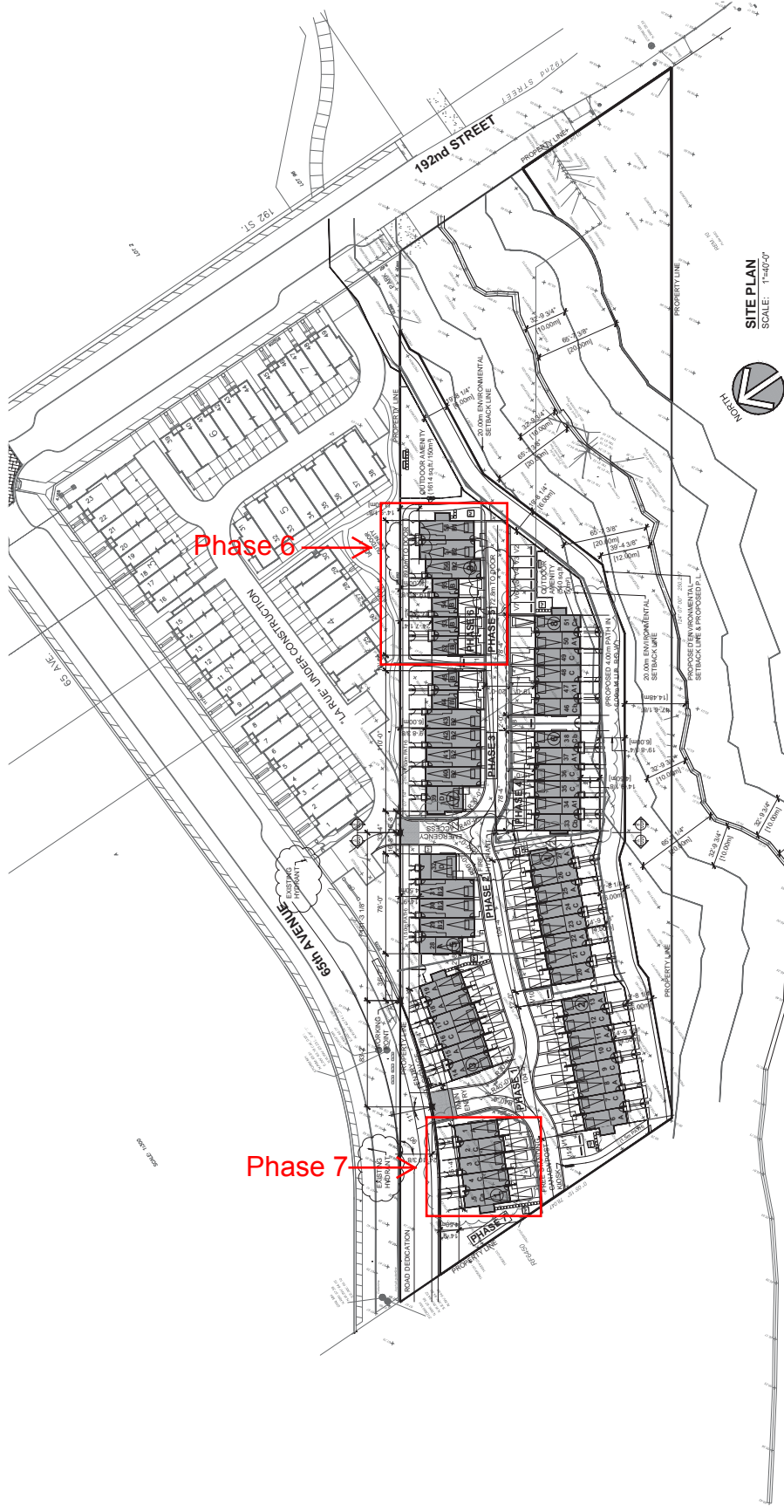
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DATE: 2013.07.11 FILE NO. **1216**

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**SITE RECONCILIATION**

LEGAL DESCRIPTION (PRE-CONSOLIDATION):  
 LEGAL DESCRIPTION (POST-CONSOLIDATION):  
 EXISTING CIVIC ADDRESS:  
 PROPOSED CIVIC ADDRESS:

ZONING INFORMATION:  
 ZONE: **CD (BY-LAW 17907)**  
 EXISTING: **CD (BY-LAW 17907)**  
 PROPOSED: **CD (BY-LAW 17907)**

LOT AREAS:  
 GROSS SITE AREA = 174,226 sq ft (16,107m<sup>2</sup>) (4,000 x 4,200 ft)  
 CONSERVATION AREA = 53,129 sq ft (4,937m<sup>2</sup>) (1,200 x 4,090 ft)  
 RETAIL BASE AREA = 100,427 sq ft (9,307m<sup>2</sup>) (2,500 x 3,900 ft)

SETBACKS (BUILDING FACES):  
 FRONT (NORTH) = 7.5m  
 SIDE (EAST) = 7.5m  
 SIDE (WEST) = 7.5m

REQUIRED INDOOR AMENITY SPACE: 59 UNITS / 3mp PER UNIT = 174mp  
 REQUIRED OUTDOOR AMENITY SPACE: 59 UNITS / 3mp PER UNIT = 174mp  
 REQUIRED: 219mp (1,700m<sup>2</sup>) (1,100 x 1,500 ft) (1,100 x 1,500 ft)  
 MAXIMUM OUTDOOR CARSPARKING: 50 UNITS / 0.22 MP/UNIT = 12 VISITOR PARKING  
 TOTAL = 12 PARKING  
 PROPOSED: 6% INDOOR = 35 PARKING  
 30% OUTDOOR = 18 RESIDENT PARKING  
 50 UNITS / 0.22 MP/UNIT = 22 VISITOR PARKING  
 TOTAL = 53 PARKING

**LOT COVERAGE SUMMARY**

BUILDING NO.	NO. OF UNITS	LOT COVERAGE
1	5	2,856 sq ft
2	8	4,759 sq ft
3	5	3,314 sq ft
4	8	4,406 sq ft
5	5	3,114 sq ft
6	5	3,316 sq ft
7	7	4,505 sq ft
8	5	3,258 sq ft
9	5	4,258 sq ft
TOTAL	56	31,426 sq ft

**FLOOR AREA SUMMARY**

UNIT TYPE	NO. OF UNITS PER BUILDING									UNIT TOTALS	SITE TOTALS	
	1	2	3	4	5	6	7	8	9			
A - 2 BED+FLX	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
A1 - 2 BED+FLX	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
B - 2 BED	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
B1 - 2 BED	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
B2 - 2 BED	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
C - 3 BED	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
C1 - 3 BED	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
C2 - 3 BED	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
C3 - 3 BED	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
Co - 3 BED+FLX	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
D - 3 BED+FLX	1	4	4	1	4	1	4	1	4	100	14,800 sq ft	13,776 sq ft
TOTAL	5	8	8	3	8	1	8	1	8	56	602,424 sq ft	602,424 sq ft