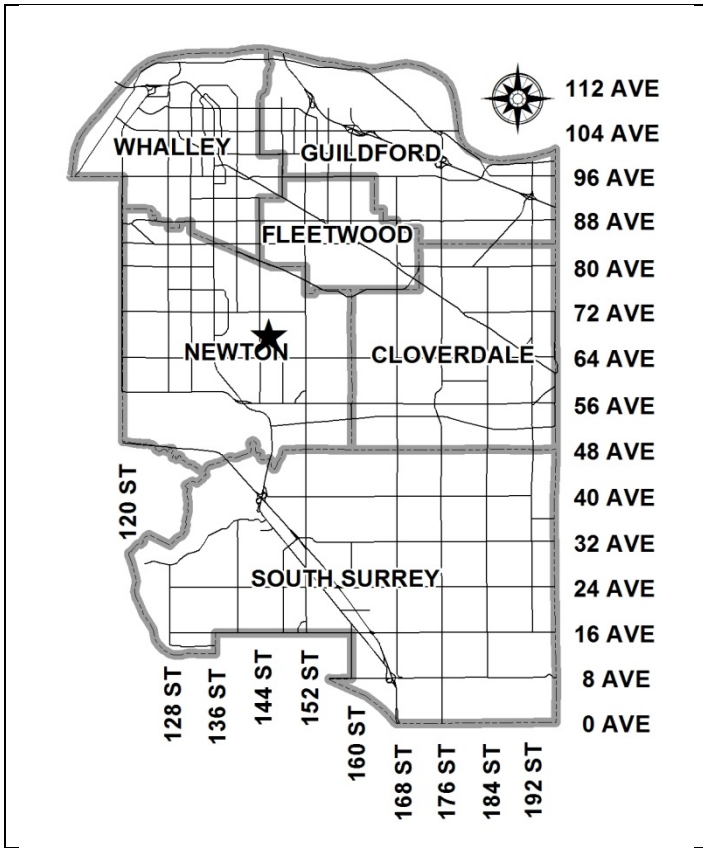


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0036-01

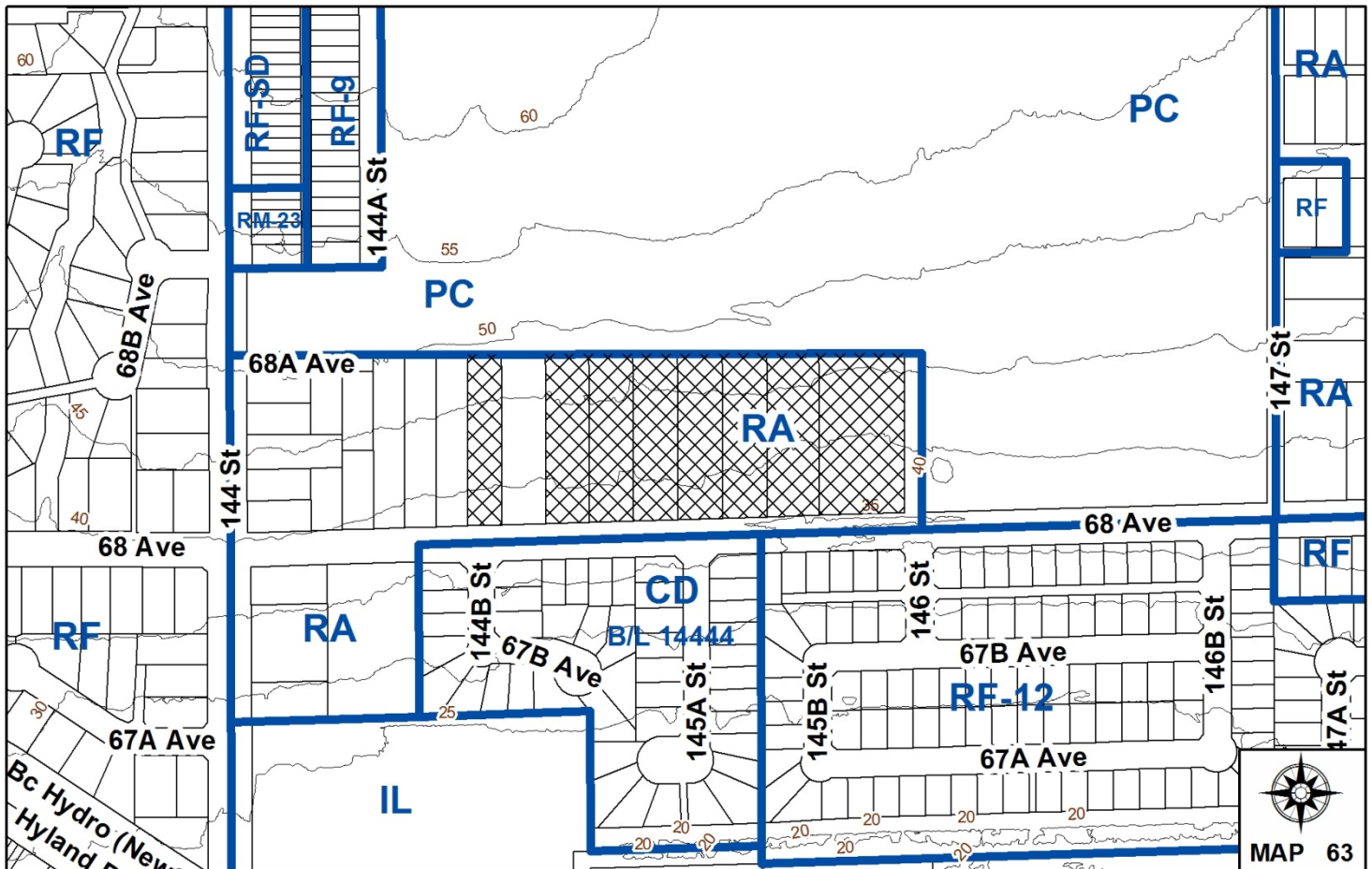
Planning Report Date: June 15, 2015



PROPOSAL:

- **Development Variance Permit**
 to vary the amount of tandem parking permitted for approved 119-unit townhouse development.

LOCATION: 14555 - 68 Avenue
OWNER: Lakewood Hyland Developments Ltd.
ZONING: RM-30
OCP DESIGNATION: Urban
NCP DESIGNATION: Medium to High Density Townhouses (max. 30 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. 7913-0036-00) for a Neighbourhood Concept Plan (NCP) Amendment, Rezoning, Development Permit, and Development Variance Permit on the subject site to permit 119 townhouse units. The project received Final Adoption for the rezoning, Development Permit Issuance, and Development Variance Permit Issuance on December 1, 2014.
- The proposed development will be constructed in 8 phases. The Building Permit for phase 1 has been issued, which includes 23 units and an amenity building. Building Permit applications for three subsequent phases, consisting of 46 units, have been submitted and are currently under review. Building Permit applications for the remaining 4 phases, comprising of 50 units, have not yet been submitted.
- 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 76% 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 119-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. 7913-0036-01 (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 76%.

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 objection 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: Townhouse development site under construction.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Valley View Cemetery	Urban/ Cemetery	PC
East:	Valley View Cemetery	Urban/ Cemetery	PC
South (Across 68 Avenue):	Single Family Residential	Urban/ Low Density Compact Housing (max 10 upa)	RF-12 & CD (By-law No. 1444)
West:	Single Family Residential. Development Applications No. 7913-0281-00 and 7915-0047-00.	Urban/ Townhouses (max 15 upa)	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is 1.99 hectares (4.9 acres) located on the north side of 68 Avenue, east of 144 Street. The site is designated "Urban" in the Official Community Plan (OCP), "Medium to High Density Compact Housing (max 30 upa)" in the East Newton South NCP, and zoned "Multiple Residential 30 Zone (RM-30)".

- The approved Application No. 7913-0036-00 on the subject site, completed on December 1, 2014, consisted of the following:
 - Amendment to the East Newton South NCP to redesignate the subject site from "Townhouses (max. 15 upa" to "Medium to High Density Townhouses (max. 30 upa)";
 - Rezoning (By-law No. 1854) from RA to RM-30;
 - Development Permit to allow for 119 townhouse units; and
 - Development Variance Permit to relax the side yard setback to accommodate one (1) visitor parking space.
- Under approved Application No. 7913-0036-00, the property located west of 14491 – 68 Avenue (formerly 14475 - 68 Avenue) was conveyed to the City for the future extension of 144B Street from 68 Avenue to 68A Avenue.
- The proposed development will be constructed in 8 phases. The Building Permit for phase 1 has been issued, which include 23 units and an amenity building. Building Permit applications for three subsequent phases, consisting of 46 units, have been submitted and are currently under review. Building Permit applications for the remaining 4 phases, comprising of 50 units, have not yet been submitted.
- 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 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 238 resident parking spaces and 24 visitor parking spaces for the 119 approved townhouse units, which meets the minimum parking requirements of the Zoning By-law. Tandem parking is proposed for 180 spaces (76%) of the approved 238 residential spaces.

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 76%.

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. 7913-0036-00 that was issued on December 1, 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 119-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.
- The proposed development will be constructed in 8 phases. The Building Permit for phase 1 has been issued, which includes 23 units and an amenity building. Building Permit applications for three subsequent phases, consisting of 46 units, have been submitted and are currently under review. Building Permit applications for the remaining 4 phases, comprising of 50 units, have not yet been submitted.
- Approval of the tandem parking variance is required to enable Building Permit Issuance.
- Given that Development Permit No. 7913-0036-00 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. 7913-0036-01

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0036-01

Issued To: LAKEWOOD HYLAND DEVELOPMENT LTD.
("the Owner")

Address of Owner: 7795 - 128 Street, Unit 201
SURREY, BC V3W 4E6

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: 029-457-611
Lot 8 Section 15 Township 2 New Westminster District Plan EPP39476
14555 - 68 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section H.5(a), Part 22 Multiple Residential 30 Zone (RM-30), the maximum percentage of resident tandem parking spaces allowed is varied from 50% to 76%.
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. 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

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City of Surrey file number 7913-0036-00

APRIL 30, 2015 ISSUED FOR CONSTRUCTION
 JAN 16, 2014 REVISED AMENITY PLAN
 NOV 27, 2014 ISSUED FOR PRICING
 APRIL 26, 2014 ISSUED FOR BUILDING PERMIT
 FEBRUARY 09, 2013 ISSUED FOR DEVELOPMENT PERMIT
 REVISIONS

CONSULTANT

CLIENT
 LAKEWOOD HYLAND DEVELOPMENTS LTD.

PROJECT
 PROPOSED TOWNHOUSE DEVELOPMENT
 14555 - 68TH AVE. SURREY B.C.

DRAWING TITLE

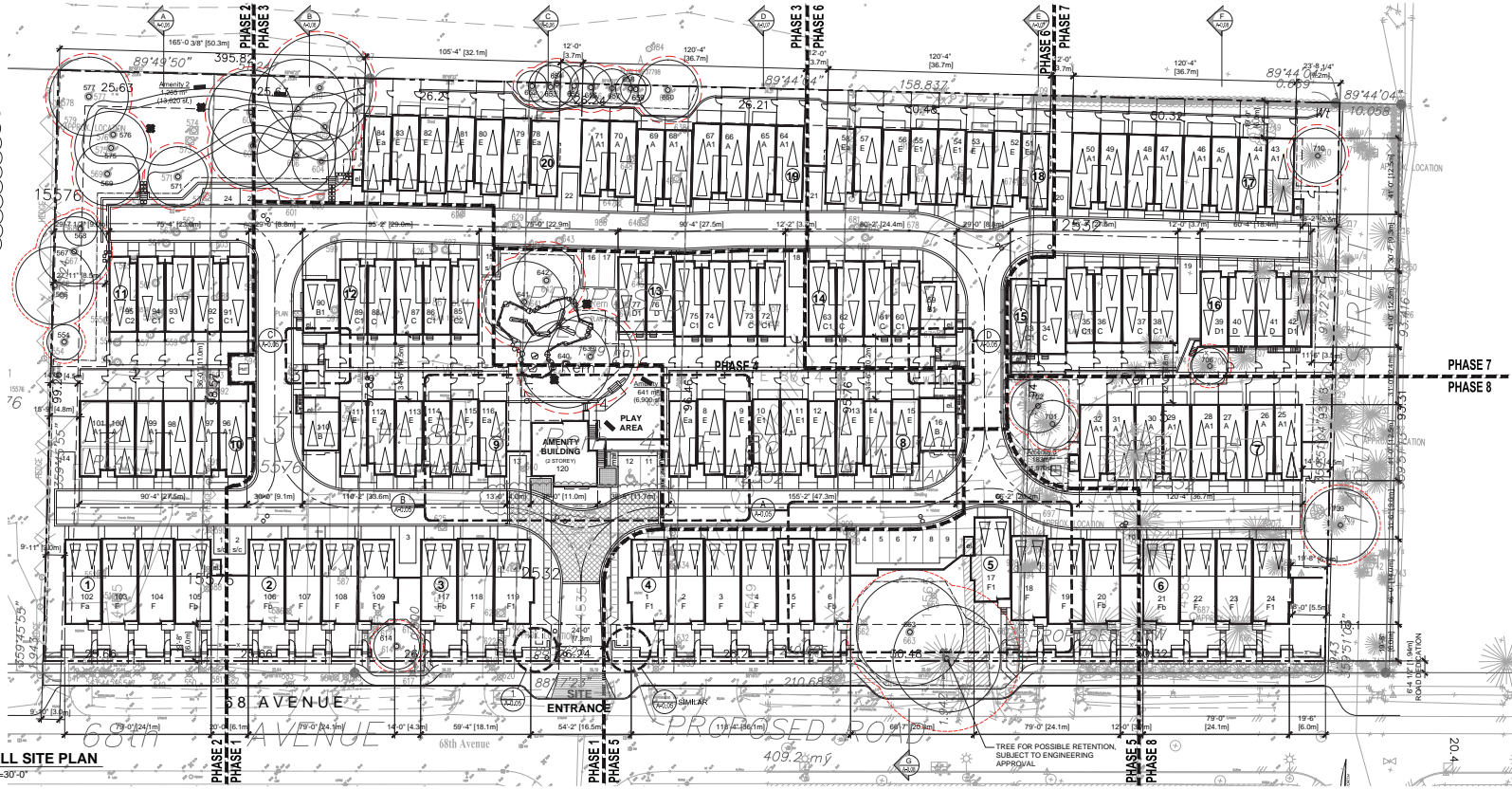
OVERALL SITE PLAN

DATE 2013.10.21 FILE NO.
 DWN. CHK. HK CH 1219A

SEAL SHEET NO.

A-0.03

NOTE:
 ALL LANDSCAPE PREPARATORY WORK AND CONSTRUCTION WITHIN AND IN DIRECTLY ADJACENT TO THE TREE PROTECTION ZONES WILL REQUIRE LOW IMPACT METHODS AND MATERIALS TO BE USED IN TERMS OF ROOT AND SOIL IMPACTS. ALL WORKS ARE TO BE COORDINATED WITH THE PROJECT ARBORIST IN ADVANCE OF COMMENCING THOSE WORKS, AND SUPERVISED AT THE DISCRETION OF THE PROJECT ARBORIST IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.



OVERALL SITE PLAN
 SCALE: 1"=30'-0"

LEGAL DESCRIPTION (PRE-CONSOLIDATION):
 14583 - 68TH AVE, SURREY, B.C.
 LOT 5 EXCEPT: THE WEST 100 FEET; SECTION 15 TOWNSHIP 2 NWD PLAN 12532, PID: 001-924-480
 14565 - 68TH AVE, SURREY, B.C.
 THE WEST 100 FEET LOT 5 SECTION 15 TOWNSHIP 2 NWD PLAN 12532, PID: 003-381-528
 14549 - 68TH AVE, SURREY, B.C.
 EAST 86 FEET LOT 4 SECTION 15 TOWNSHIP 2 NWD PLAN 12532, PID: 008-140-804
 14535 - 68TH AVE, SURREY, B.C.
 LOT 4 EXCEPT: FIRSTLY: EAST 86 FEET SECONDLY: WEST 86 FEET SEC 15 TOWNSHIP 2 NWD PLAN 12532 PID: 009-719-729
 14525 - 68TH AVE, SURREY, B.C.
 WEST 86 FEET LOT 4 SECTION 15 TOWNSHIP 2 NWD PLAN 12532, PID: 009-718-648
 14511 - 68TH AVE, SURREY, B.C.
 LOT 3 SECTION 15 TOWNSHIP 2 NWD PLAN 15576, PID: 008-207-020
 14495 - 68TH AVE, SURREY, B.C.
 LOT 2 SECTION 15 TOWNSHIP 2 NWD PLAN 15576, PID: 001-145-126
 14475 - 68TH AVE, SURREY, B.C.
 LOT 8 SECTION 15 TOWNSHIP 2 NWD PLAN 17847, PID: 010-303-162

LEGAL DESCRIPTION (POST-CONSOLIDATION):
 LOT A, SECTION 15, TOWNSHIP 2, NWD PLAN EPP39476

EXISTING CIVIC ADDRESS:
 14583 - 68TH AVE, SURREY, B.C.

PROPOSED CIVIC ADDRESS:
 14555 - 68TH AVE, SURREY, B.C.

ZONING INFORMATION:
 ZONE: EXISTING: RA PROPOSED: RM-30
 LOT AREA: GROSS SITE AREA = 218,517 sq.ft. (20,300.2 m² / 5.02 ac. / 2.03 ha)
 ROAD DEDICATION = 4,410 sq.ft. (409.7 m² / 0.10 ac. / 0.04 ha)
 NET SITE AREA = 214,107 sq.ft. (19,890.5 m² / 4.92 ac. / 1.99 ha)

SETBACKS:	REQUIRED: 7.5m all sides (BASED ON RM-30)
	PROPOSED: SOUTH (68th Ave): 6.0m
	NORTH: 6.0m
	EAST: 3.6m (BUILDING 16) 4.5m (BUILDING 7) 5.5m (BUILDING 6) 5.5m (BUILDING 17)
	WEST: 3.0m (BUILDING 1) 4.8m (BUILDING 10) 8.5m (BUILDING 11)
LOT DENSITY:	ALLOWABLE: 0.90
	PROPOSED (GROSS): 13,449.85 m ² / 20,300.2m ² = 0.66
	PROPOSED (NET): 13,449.85 m ² / 19,890.5m ² = 0.68 (EXCLUDES GARAGES, PARKING WITHIN THE BUILDING ENVELOPE)
UPH:	ALLOWABLE: 75 uph (90 uphs)
	PROPOSED (GROSS): 119 du / 2.03 ha = 58.6 uph (23.7 upa)
	PROPOSED (NET): 119 du / 1.99 ha = 59.8 uph (24.2 upa)
PARKING:	REQUIRED: 2 STALLS x 119 units = 238 STALLS
	PROVIDED: 238 STALLS
VISITOR:	REQUIRED: 0.2 STALLS x 119 units = 23.8 STALLS
	PROVIDED: 24 STALLS (INCLUDING 1 FOR DISABLED PERSONS)
	TOTAL PARKING PROVIDED: 262 STALLS
LOT COVERAGE:	ALLOWABLE: 45.0%
	PROPOSED: 7,791.87 m ² / 19,890.5 m ² = 39.2%
BUILDING HEIGHT:	ALLOWABLE: 13.00 m (43 ft.)
	PROPOSED: 10.96 m (35.98') (BUILDING 16)
ACCESSORY:	ALLOWABLE: 11.00 m (36 ft.)
	PROPOSED: 9.75 m (30.98') (AMENITY BUILDING)

OUTDOOR AMENITY SPACE:	REQUIRED: 3m ² (32 sq.ft.) / du x 119 du = 357m ² (3,843 sq.ft.)
	PROPOSED: 2,089 m ² (22,690 sq.ft.)
INDOOR AMENITY SPACE:	REQUIRED: 3m ² (32 sq.ft.) / du x 119 du = 357m ² (3,843 sq.ft.)
	PROPOSED: 212.5 m ² (2,287 sq.ft.)

FLOOR AREA SUMMARY

UNIT TYPE	# of UNITS	# of BEDS	LOWER	MAIN	UPPER	UNIT TOTALS	SITE TOTALS
A	15	3	61 sq.ft.	612 sq.ft.	616 sq.ft.	1,289 sq.ft.	119.75 m ²
A1	15	3	61 sq.ft.	618 sq.ft.	626 sq.ft.	1,304 sq.ft.	121.15 m ²
B	2	3	84 sq.ft.	626 sq.ft.	624 sq.ft.	1,334 sq.ft.	123.93 m ²
B1	2	3	84 sq.ft.	626 sq.ft.	626 sq.ft.	1,332 sq.ft.	123.75 m ²
C	11	3	61 sq.ft.	609 sq.ft.	613 sq.ft.	1,283 sq.ft.	119.19 m ²
C1	11	3	61 sq.ft.	615 sq.ft.	623 sq.ft.	1,299 sq.ft.	120.68 m ²
C2	2	3	61 sq.ft.	603 sq.ft.	603 sq.ft.	1,267 sq.ft.	127.00 m ²
DD1	6	2	49 sq.ft.	521 sq.ft.	536 sq.ft.	1,106 sq.ft.	102.75 m ²
E	30	2	61 sq.ft.	628 sq.ft.	628 sq.ft.	1,117 sq.ft.	103.77 m ²
E1	4	2	61 sq.ft.	539 sq.ft.	550 sq.ft.	1,150 sq.ft.	106.84 m ²
Ea	2	2	61 sq.ft.	545 sq.ft.	533 sq.ft.	1,139 sq.ft.	105.62 m ²
FFa	14	3	0 sq.ft.	491 sq.ft.	666 sq.ft.	1,156 sq.ft.	107.40 m ²
Fb	6	3	0 sq.ft.	495 sq.ft.	669 sq.ft.	1,164 sq.ft.	108.14 m ²
F1	5	3	0 sq.ft.	523 sq.ft.	697 sq.ft.	1,220 sq.ft.	113.34 m ²
TOTAL	119					EXCLUDING GARAGES: 145,041 sq.ft.	13,474.74 m²
						INCLUDING GARAGES: 205,980 sq.ft.	19,136.16 m²

LOT COVERAGE SUMMARY

BUILDING #	# of UNITS	LOT COVERAGE
1	4	3,630 sq.ft.
2	4	3,716 sq.ft.
3	3	2,754 sq.ft.
4	6	5,451 sq.ft.
5	4	3,700 sq.ft.
6	4	3,668 sq.ft.
7	8	5,091 sq.ft.
8	10	6,046 sq.ft.
9	7	4,238 sq.ft.
10	6	3,802 sq.ft.
11	5	3,900 sq.ft.
12	6	4,196 sq.ft.
13	6	4,096 sq.ft.
14	5	3,471 sq.ft.
15	6	4,168 sq.ft.
16	4	2,467 sq.ft.
17	8	5,051 sq.ft.
18	8	4,883 sq.ft.
19	8	5,003 sq.ft.
20	7	4,216 sq.ft.
AMENITY		1,150 sq.ft.
TOTAL	119	84,097 sq.ft.