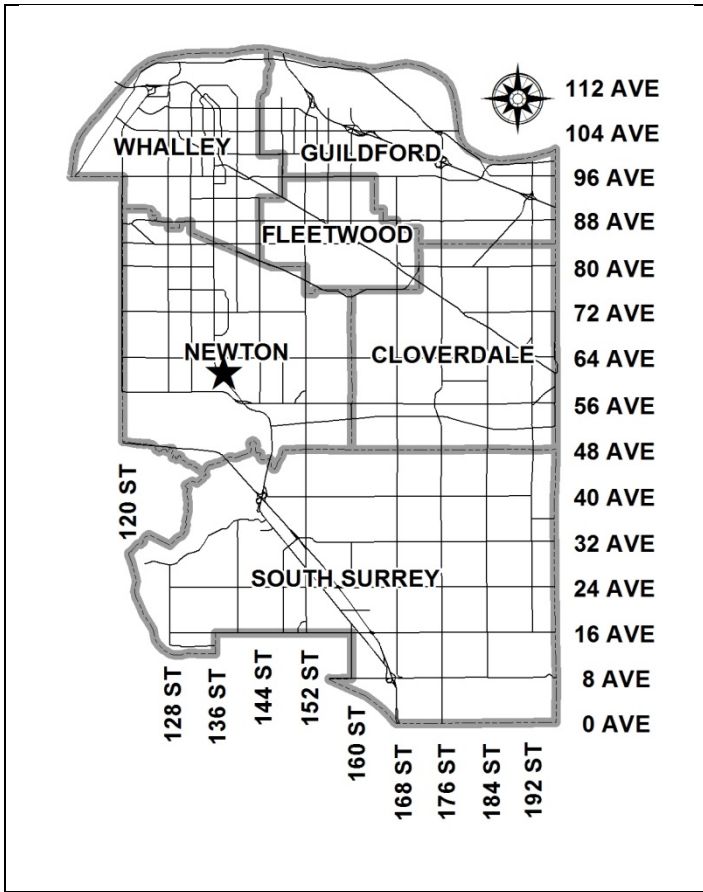


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7913-0106-01

Planning Report Date: May 11, 2015



PROPOSAL:

- **Development Variance Permit**
 in order to vary the amount of tandem parking permitted for a proposed 138-unit townhouse development.

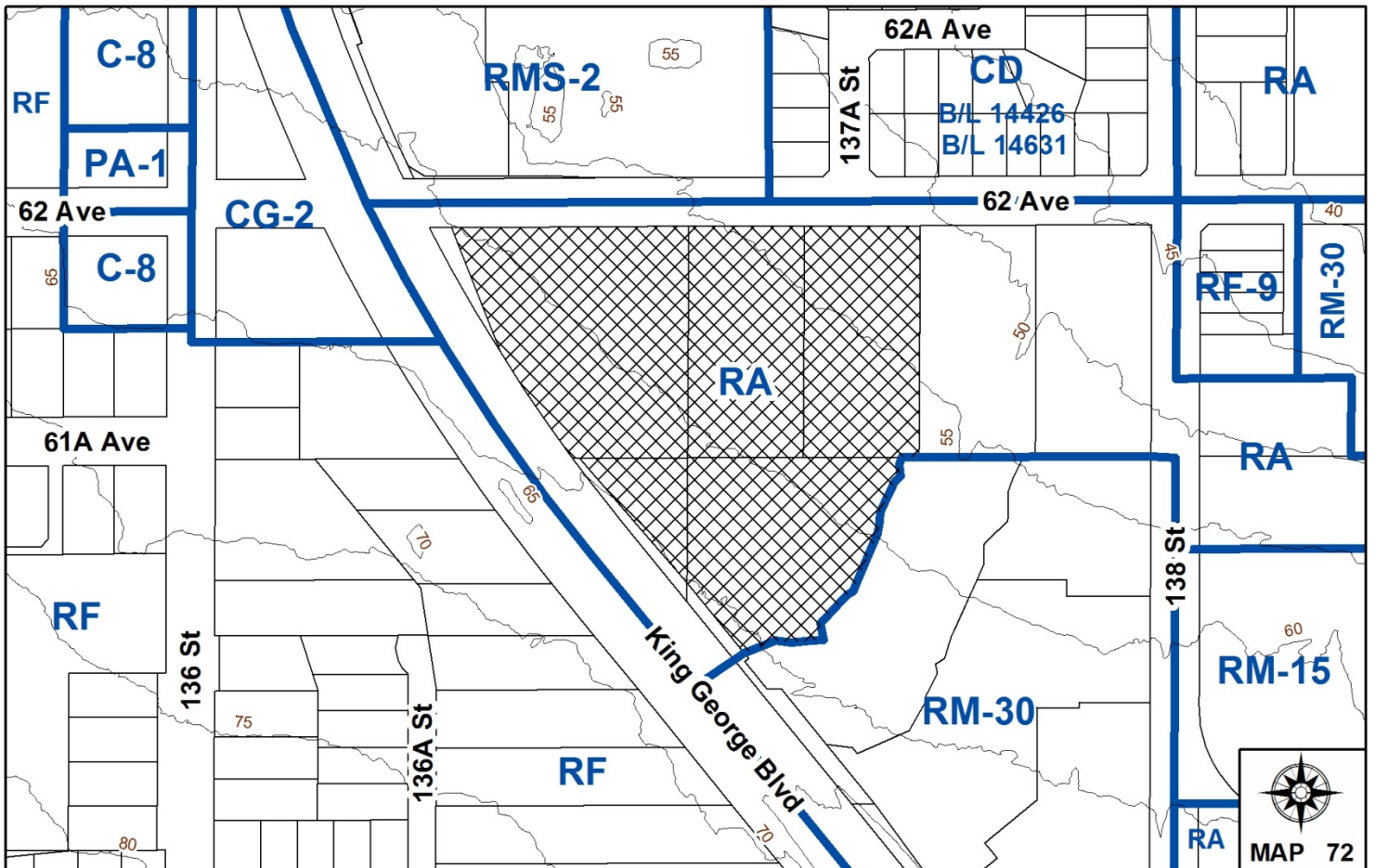
LOCATION: 6140, 6130 and 6092 - King George Boulevard
 13724 and 13732 - 62 Avenue

OWNER: King George Station 64th Ltd., Inc.
 No. BC1024406

ZONING: RA (RM-30 at 3rd Reading)

OCP DESIGNATION: Multiple Residential

NCP DESIGNATION: Apartments (45 upa max) and Detention Pond



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 in-stream application (File No. 7913-0106-00) for rezoning, Development Permit and Development Variance Permit on the subject site. The proposed rezoning received Third Reading on September 23, 2013 and the applicant is finalizing requirements to proceed to Council for consideration of Final Adoption.
- 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 69% tandem parking, the proposal 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 it had received Third Reading prior to the change in the tandem parking regulations.
- Given the applicant is finalizing all requirements on the basis of the associated rezoning 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. 7913-0106-01 (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 69%.

REFERRALS

Engineering: 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 [Third Reading](#) prior to the change in the regulations.

DEVELOPMENT CONSIDERATIONS

- The subject 2.3 hectare (5.6 acre) site is comprised of five (5) properties located at 62 Avenue and King George Boulevard in the South Newton Neighbourhood Concept Plan (NCP) area.
- The applicant has an in-stream application (File No. 7913-0106-00) for NCP amendment, rezoning, Development Permit and Development Variance Permit currently at Third Reading on the subject site. The applicant is proposing :
 - an NCP amendment from "Apartments (45 upa max)" and "Detention Pond" to "Townhouses (25 upa max)";
 - a rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)";
 - Development Permit to allow for 138 townhouse units; and
 - a Development Variance Permit to allow for various setback relaxations and to vary off-street parking location provisions.
- The proposed rezoning received Third Reading on September 23, 2013 and the applicant is finalizing requirements to proceed to Council for consideration of Final Adoption.
- 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 proposal now needs a variance due to this recently adopted amendment to the Zoning By-law.

- The applicant is proposing to provide 276 resident parking spaces and 28 visitor parking spaces for the 138 townhouse units, which meets the minimum parking requirements of the Zoning By-law. 43 units (31%) are proposed to have a double-car garage while the remaining 95 units (69%) 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 69%.

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 that accompanied the rezoning, 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, no longer complies with 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 had received Third Reading prior to the change in the 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. 7913-0106-01

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

HK/da

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DRV 5/7/15 11:23 AM

Information for City Clerk

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

1. (a) Agent: Name: Parmjit Randhawa
 King George Station 64th Ltd., Inc. No. BC1024406
 Address: 5861 - Kettle Crescent West
 Surrey, BC V3S 8N9

 Tel: 604-657-1729

2. Properties involved in the Application
 - (a) Civic Addresses: 6140, 6130 and 6092 - King George Boulevard;
 13724 and 13732 - 62 Avenue

 - (b) Civic Address: 6140 - King George Boulevard
 Owner: King George Station 64th Ltd., Inc. No. BC1024406
 PID: 010-766-405
 Parcel "A" (N12549E), Except Part Dedicated Road on Plan BCP23687 Lot 1 Block 1
 Section 9 Township 2 New Westminster District Plan 2840

 - (c) Civic Address: 6130 - King George Boulevard
 Owner: King George Station 64th Ltd., Inc. No. BC1024406
 PID: 010-766-430
 Parcel "B" (N75563E) Lot 2 Block 1 Except: Part Dedicated Road on Plan BCP23854;
 Section 9 Township 2 New Westminster District Plan 2840

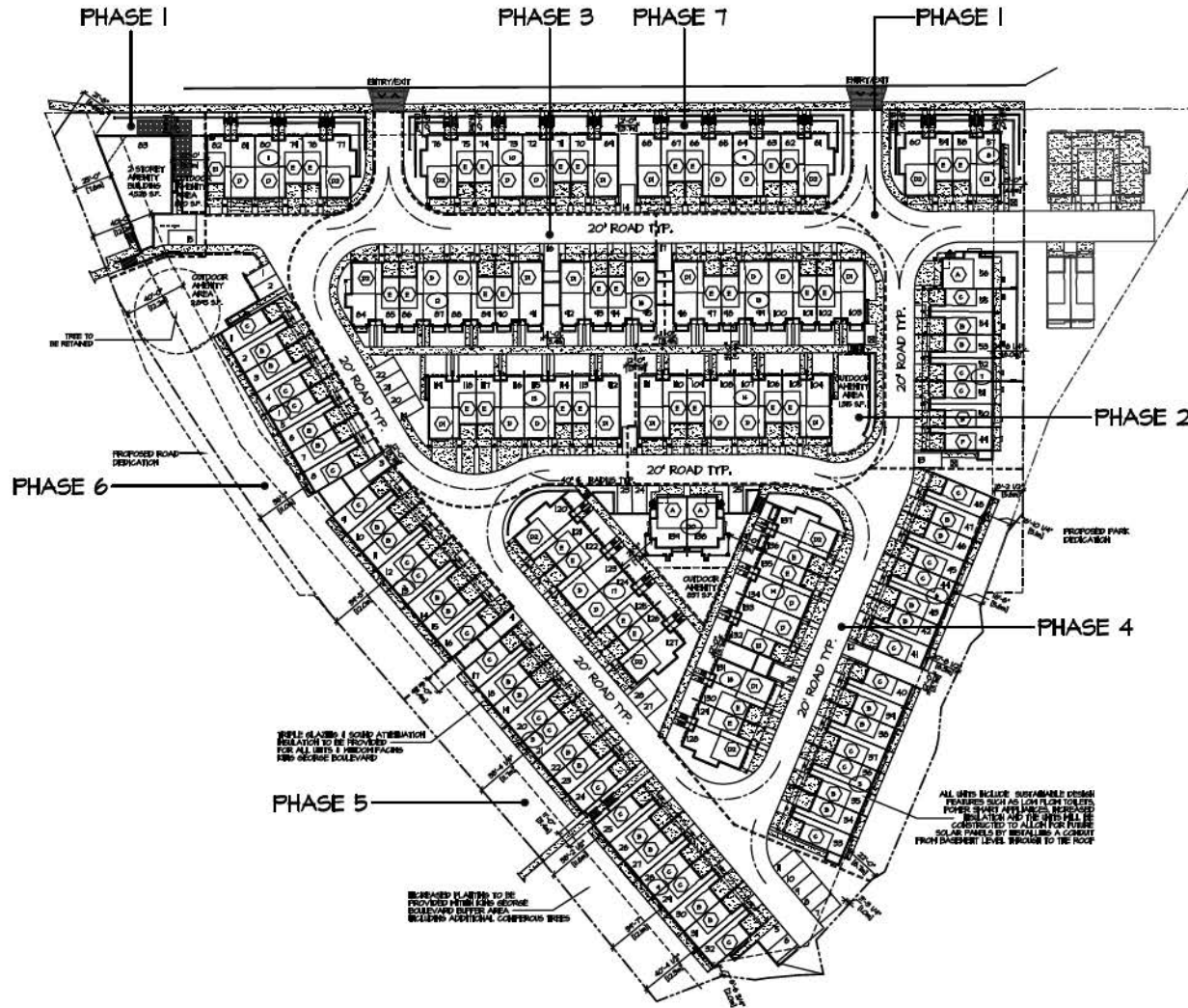
 - (d) Civic Address: 13724 - 62 Avenue
 Owner: King George Station 64th Ltd., Inc. No. BC1024406
 PID: 001-007-203
 Lot 13 Section 9 Township 2 New Westminster District Plan 36454

 - (e) Civic Address: 13732 - 62 Avenue
 Owner: King George Station 64th Ltd., Inc. No. BC1024406
 PID: 007-363-443
 Lot 14 Section 9 Township 2 New Westminster District Plan 36454

 - (f) Civic Address: 6092 - King George Boulevard
 Owner: King George Station 64th Ltd., Inc. No. BC1024406
 PID: 028-743-741
 Lot 1 Section 9 Township 2 New Westminster District Plan BCP49774

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7913-0106-01 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.



DEVELOPMENT DATA

ZONING : CD
 SITE AREA : 244,230 S.F. 5,601 acres 22,690 m2 2,269 Ha.
 F.A.R. : 0.89 (217,085 S.F.) DOES NOT INCLUDE AMENITY
 SITE COVERAGE : 41% (100,500 S.F.)
 DENSITY : 24.61 U.P.A. 60.82 U.P.Ha (130 UNITS)
 AMENITY :
 REQUIRED :
 OUTDOOR : 4,456 S.F.
 INDOOR : 4,456 S.F.
 PROPOSED :
 OUTDOOR : 5,438 S.F.
 INDOOR : 4,528 S.F.
 PARKING :
 REQUIRED :
 RESIDENTIAL : 130 x 2 = 276 SPACES
 VISITOR : 130 x 0.2 = 27.6 SPACES
 TOTAL : 303.6 SPACES
 PROVIDED :
 RESIDENTIAL : 276 SPACES
 VISITOR : 28 SPACES
 TOTAL : 304 SPACES

UNIT BREAKDOWN

UNIT TYPE 'A'	3 BEDROOM	3 UNITS	1,723 S.F.	=	5,169 S.F.
UNIT TYPE 'B'	3 BEDROOM	27 UNITS	1,565 S.F.	=	42,255 S.F.
UNIT TYPE 'C'	3 BEDROOM	27 UNITS	1,561 S.F.	=	42,147 S.F.
UNIT TYPE 'D'	3 BEDROOM	10 UNITS	1,606 S.F.	=	28,290 S.F.
UNIT TYPE 'D1'	3 BEDROOM	13 UNITS	1,622 S.F.	=	21,086 S.F.
UNIT TYPE 'D2'	3 BEDROOM	4 UNITS	1,730 S.F.	=	15,510 S.F.
UNIT TYPE 'E'	3 BEDROOM	30 UNITS	1,443 S.F.	=	56,734 S.F.
UNIT TYPE 'E'	3 BEDROOM	2 UNITS	1,545 S.F.	=	3,030 S.F.
UNIT TYPE 'F'	2 BEDROOM	1 UNITS	1,573 S.F.	=	1,573 S.F.
TOTAL =			130 UNITS	OVERHEAD	216,454 S.F.



CONCEPTUAL SITE PLAN

SCALE : 1" = 60'-0"

DISCLAIMER: ALL RIGHTS ARE RESERVED. THESE ARE THE PROPERTY OF BARNETT DEMPBEK ARCHITECTS INC. AND MAY NOT BE USED WITHOUT THE WRITTEN PERMISSION OF BARNETT DEMPBEK ARCHITECTS INC. WITHOUT LICENSE FROM PROFESSIONAL ENGINEERING REGULATORY BOARD. DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CANADIAN PROFESSIONAL ACT R.S.B. 1998.

NO.	DATE	BY	REVISION

CLIENT : KING GEORGE STATION 64
 PROJECT : 62ND AVENUE KING GEORGE BLVD, SURREY
 SHEET COMMENTS : CONCEPTUAL SITEPLAN AND DEVELOPMENT DATA

DESIGN :
 L.P.A. DRAWN :
 DATE :
 APP. NO. B :
 SCALE :
 P. 40-01

barnett dempbek

UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1T8

PHONE (604) 597-7100
 FAX (604) 597-2099
 EMAIL: info@barnett-dembek.com

CLIENT NO. SHEET NO.
 PROJECT NO. REV. NO.
 12045B AC-101

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0106-01

Issued To: KING GEORGE STATION 64TH LTD., INC. NO. BC1024406
("the Owner")

Address of Owner: 5861 - Kettle Crescent West
Surrey, BC V3S 8N9

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: 010-766-405

Parcel "A" (N12549E), Except Part Dedicated Road on Plan BCP23687 Lot 1 Block 1 Section 9 Township 2 New Westminster District Plan 2840

6140 - King George Boulevard

Parcel Identifier: 010-766-430

Parcel "B" (N75563E) Lot 2 Block 1 Except: Part Dedicated Road on Plan BCP23854; Section 9 Township 2 New Westminster District Plan 2840

6130 - King George Boulevard

Parcel Identifier: 001-007-203

Lot 13 Section 9 Township 2 New Westminster District Plan 36454

13724 - 62 Avenue

Parcel Identifier: 007-363-443

Lot 14 Section 9 Township 2 New Westminster District Plan 36454

13732 - 62 Avenue

Parcel Identifier: 028-743-741
Lot 1 Section 9 Township 2 New Westminster District Plan BCP49774

6092 - King George Boulevard

(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 has been issued, as follows:

Parcel Identifier:

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

4. 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 69 percent.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Development Permit No. 7913-0106-00 and on Schedule A which is attached hereto and forms part of this development variance permit.

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.

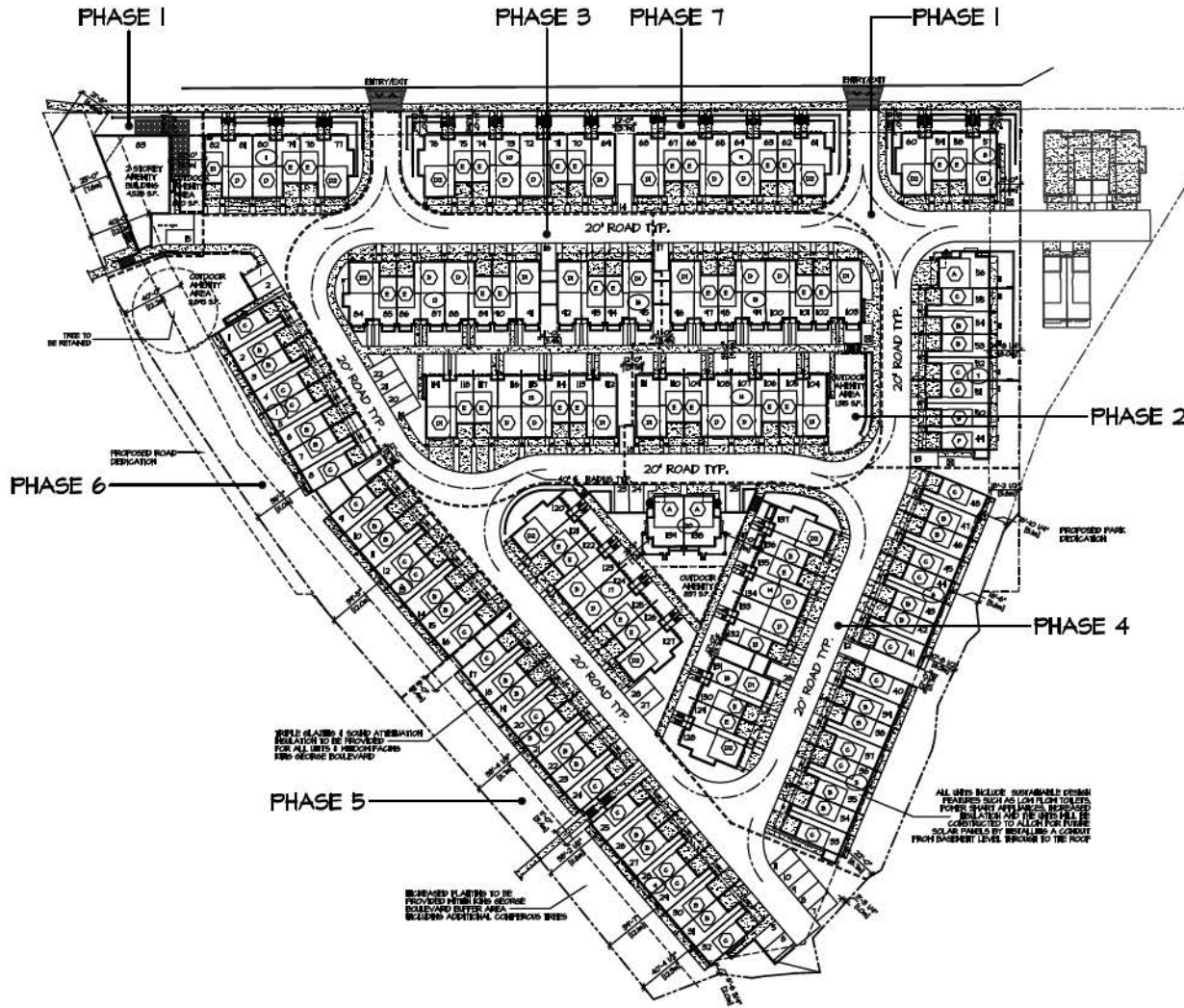
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



DEVELOPMENT DATA

ZONING : CD
 SITE AREA : 244,230 S.F. 5.601 acres 22,690 m2 2,269 Ha.
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 SITE COVERAGE : 41% (100,500 S.F.)
 DENSITY : 24.61 U.P.A. 60.82 U.P.Ha. (130 UNITS)
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 REQUIRED :
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 INDOOR : 4,456 S.F.
 PROPOSED :
 OUTDOOR : 5,430 S.F.
 INDOOR : 4,520 S.F.

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 RESIDENTIAL : 130 x 2 = 276 SPACES
 VISITOR : 130 x 0.2 = 27.6 SPACES
 TOTAL : 303.6 SPACES
 PROVIDED :
 RESIDENTIAL : 276 SPACES
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UNIT TYPE 'F'	2 BEDROOM	1 UNITS	1,573 S.F.	=	1,573 S.F.
TOTAL		130 UNITS	OVERLAP		216,454 S.F.



CONCEPTUAL SITE PLAN
SCALE : P = 40'-0"

DISCLAIMER: ALL RIGHTS ARE RESERVED AND THE CLIENT ACCEPTS FULL RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN SERVICES PROVIDED AND DOES NOT INCLUDE THE CONSTRUCTION OF THE PROJECT.

NO.	DATE	BY	REVISION

CLIENT : KING GEORGE STATION 64
 PROJECT : 62ND AVENUE KING GEORGE BLVD, SURREY
 SHEET COMMENTS : CONCEPTUAL SITEPLAN AND DEVELOPMENT DATA
 DESIGN : L.P.A.
 DRAWN : L.P.A.
 DATE :
 SHEET NO. : AC-1.01
 SCALE :
 P. : 40'-0"

barnett dembek
 UNIT 135,
 7538 130 STREET,
 SURREY, B.C.
 V3W 1Y8
 PHONE (604) 597-7100
 FAX (604) 597-2099
 EMAIL: info@barnett-dembeck.com
 CLIENT NO. :
 SHEET NO. : AC-1.01
 PROJECT NO. : 12045B
 REV. NO. :