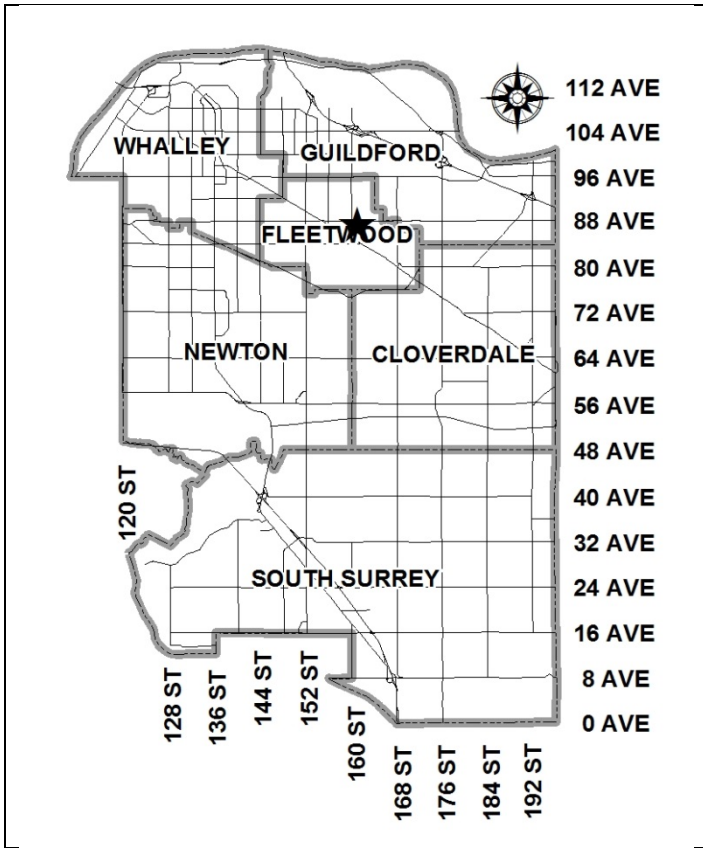


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0170-01

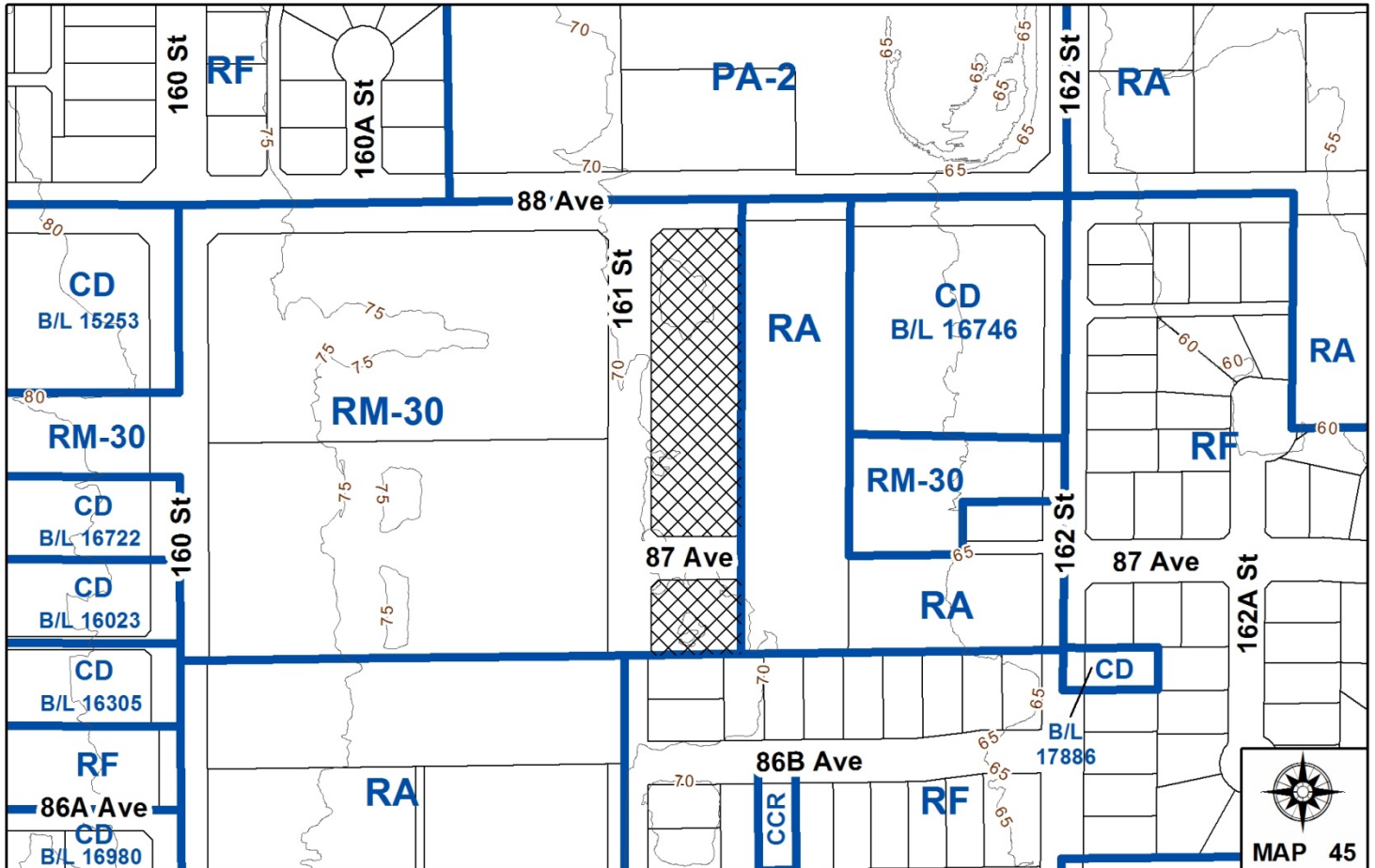
Planning Report Date: May 25, 2015



PROPOSAL:

- **Development Variance Permit**
 to vary the amount of tandem parking permitted for an approved 51-unit townhouse development.

LOCATION: 16127 - 87 Avenue
OWNER: 0761973 BC Ltd.
ZONING: RM-30
OCP DESIGNATION: Urban
NCP DESIGNATION: Medium Density Townhouses



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. 7913-0170-00) for Rezoning, Development Permit and Development Variance Permit on the subject site to permit 51 townhouse units in 9 buildings. The project received Final Adoption for the rezoning, Development Permit Issuance, and Development Variance Permit Issuance on February 2, 2015.
- The proposed development is being constructed in 3 phases. Building Permit applications for the first phase, comprising of 26 units in 4 buildings, have been submitted and are currently under review. Building Permit applications for phases 2 and 3, comprising of 25 units in 5 buildings, 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 57% 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 51-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. 7913-0170-01 (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 57%.

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: Vacant lot.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 88 Avenue):	Holy Cross Regional High School.	Urban in the OCP	PA-2
East:	1-hectare (2.5-acre) lot with a house and accessory buildings.	Medium Density Townhouses	RA
South:	Single family dwellings.	Single Family Urban	RF
West (Across 161 Street):	Townhouses.	Medium Density Townhouses	RM-30

DEVELOPMENT CONSIDERATIONS

- The subject 0.734-hectare (1.8-acre) site is a "hooked" lot located at the southeast corner of 88 Avenue and 161 Street. It is designated Urban in the Official Community Plan (OCP), Medium Density Townhouses in the Fleetwood Town Centre Plan (TCP) and is zoned "Multiple Residential 30 Zone (RM-30)".

- The applicant has an approved application (File No. 7913-0170-00) 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 51 townhouse units; and
 - Development Variance Permit to allow for various setback relaxations and parking location requirements.
- The project (File No. 7913-0170-00) received Final Adoption of the Rezoning, Development Permit Issuance, and Development Variance Permit Issuance on February 2, 2015 to permit 51 townhouse units in 9 buildings on a "hooked" lot which straddles 87 Avenue.
- The proposed development with a total of 9 buildings is being constructed in 3 phases. Building Permit applications for the first phase, comprising of 26 units in 4 buildings, have been submitted and are currently under review. Building Permit applications for phases 2 and 3, comprising of 25 units in 5 buildings, 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 57% tandem parking and buildings permits have yet to be issued, the project now needs a variance due to this recently adopted amendment to the Zoning By-law.
- The applicant is proposing to provide 102 resident parking spaces and 10 visitor parking spaces for the 51 approved townhouse units, which meets the minimum parking requirements of the Zoning By-law. Tandem parking is proposed for 29 of the units (57%) within the development site.

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 57%.

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. 7913-0170-00 that was issued on February 2, 2015.

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 51-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 same project had received Final Adoption and Development Permit Issuance prior to the change in the regulations.
- Building Permit applications for four of the nine 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. 7913-0170-00 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. 7913-0170-01

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0170-01

Issued To: 0761973 BC LTD.

("the Owner")

Address of Owner: 13165 - 73 Avenue
Surrey, BC V3W 2R4

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: 029-502-284

Lot 1 Section 25 Township 2 New Westminster District Plan EPP44671

16127 - 87 Avenue

(the "Land")

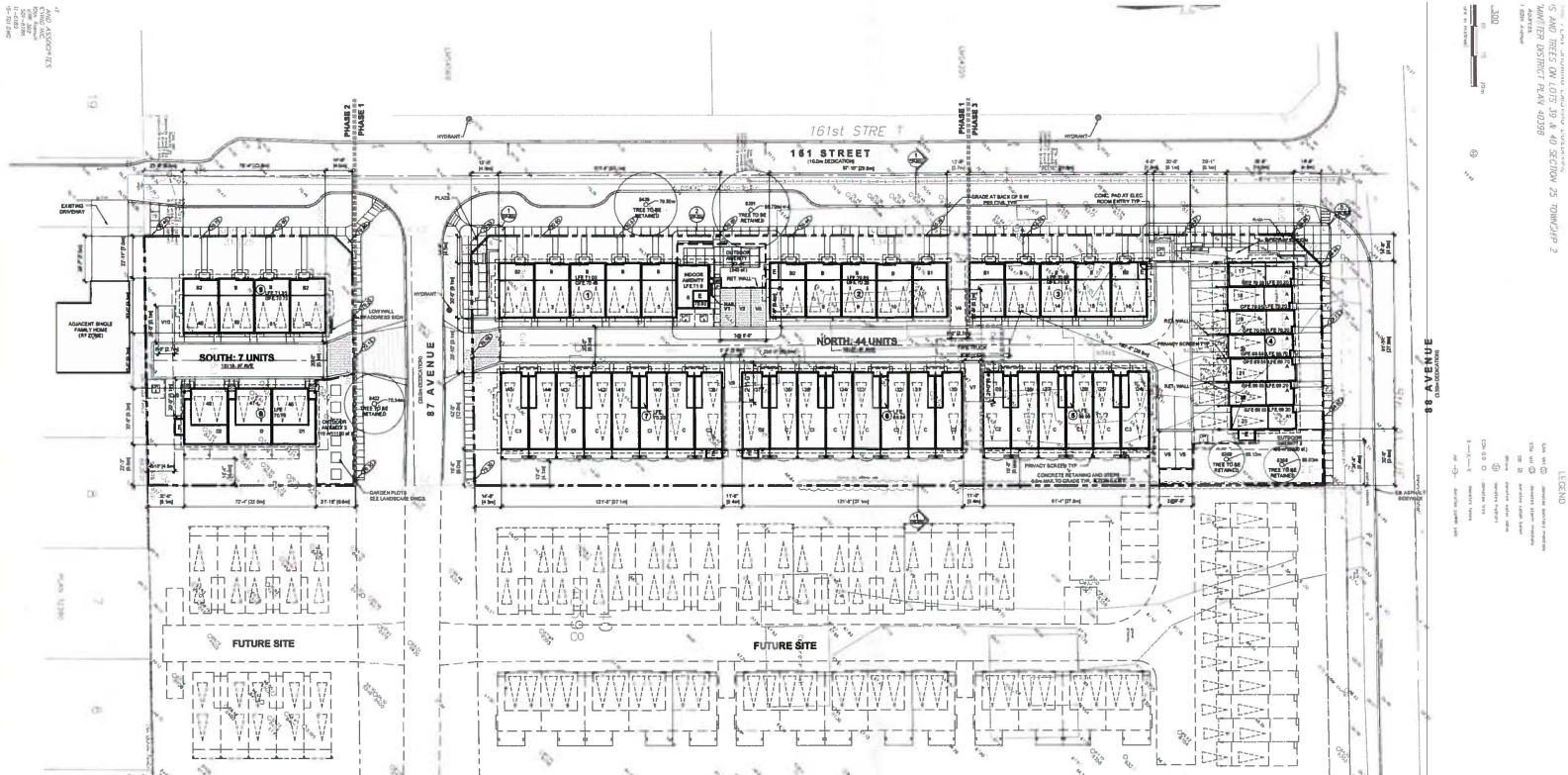
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 57%.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown 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. 7913-0170-00.

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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



FOCUS ARCHITECTURE INCORPORATED
 Suite 100 1528 McCulloch Road
 Vancouver, British Columbia V2J 3K3
 T 604 653 8222 e info@focus.ca

2014-10-22	PLANNING REVISIONS
2014-09-25	FINAL SUBMISSION
2014-09-25	PLANNING REVISIONS
2014-09-24	TREE RETENTION COORDINATION
2014-09-11	PLANNING REVISIONS
2014-12-08	PLANNING REVISIONS
2013-11-14	PLANNING REVISIONS
2013-11-08	CONCRETE REVISIONS
2013-10-22	PLANNING REVISIONS
2013-07-27	READY FOR RZDP

CLIENT
 0761973 BC Ltd.

PROJECT
 PROPOSED TOWNHOUSE DEVELOPMENT

18127 & 18118, 87AVE
 SURREY, BC

SURVEY FILE NO: 7912-0710-00
 DRAWING TITLE

SITE PLAN

DATE 2013.04.27 FILE NO.
 DWL PH
 CHK 1307

SEAL SHEET NO
 DP-00

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

ACOUSTICAL NOTES:
 THIS PROJECT HAS BEEN EVALUATED WITH RESPECT TO THE FOLLOWING DESIGN NOISE LEVEL CRITERIA RE CMHC'S ROAD AND RAIL NOISE, EFFECTS ON HOUSING

MAXIMUM ACCEPTABLE NOISE LEVELS BY ROOM:
 BEDROOMS - 35dB
 LIVING, DINING AND REC ROOMS - 45dB
 KITCHENS, BATHROOMS, HALLWAYS AND UTILITY ROOMS - 45dB

WINDOW AND DOOR UPGRADES TO BUILDING 4:
 BEDROOM WINDOWS FACING NORTH, EAST AND WEST TO BE SPECIFIED WITH 6mm GLASS - 11mm AIRSPACE - 4mm GLASS (8 - 11 - 4 THERMAL GLAZING) RATED OITC ≥ 28TC 36 OR EQUIVALENT

GOOD QUALITY AIRTIGHT WEATHERSTRIP TO BE SPECIFIED ON ALL EXTERIOR DOORS AND WINDOWS.
 WINDOWS TO MEET THE AIR TIGHTNESS STANDARD OF AS4 686 (B,C,D, E, 10 & 7)

EXTERIOR WALL UPGRADES TO BUILDING 4:
 CORNER BEDROOMS FACING 87 AVE WITH 2 EXTERIOR WALLS (TYPE A1) TO BE SPECIFIED WITH 2 LAYERS OF INTERIOR DRYWALL (EXTERIOR WALLS ONLY - EXCLUDING CLOSET AREAS)

SEE BRIMM STRACHAN ASSOCIATES ACOUSTICAL REPORT FOR DETAILS.

UNIT DATA AND FLOOR AREA SUMMARY							
UNIT TYPE	OVERALL	GARAGE	LOWER	MAIN	UPPER	UNIT TOTALS	SITE TOTALS (NOT INCL. GARAGE)
A - 2 BED	5	246 sq.ft.	195 sq.ft.	405 sq.ft.	494 sq.ft.	1,157 sq.ft.	1,077.49 sq.m
A1 - 2 BED	2	270 sq.ft.	198 sq.ft.	504 sq.ft.	550 sq.ft.	1,322 sq.ft.	1,144.46 sq.m
B - 3 BED	12	406 sq.ft.	172 sq.ft.	974 sq.ft.	810 sq.ft.	1,356 sq.ft.	1,255.98 sq.m
B1 - 3 BED	2	410 sq.ft.	174 sq.ft.	969 sq.ft.	816 sq.ft.	1,359 sq.ft.	1,267.26 sq.m
B2 - 3 BED	5	410 sq.ft.	174 sq.ft.	995 sq.ft.	838 sq.ft.	1,467 sq.ft.	1,350.71 sq.m
C - 3 BED	11	528 sq.ft.	97 sq.ft.	831 sq.ft.	1,359 sq.ft.	1,267 sq.ft.	14,949 sq.ft. 1,388.51 sq.m
C1 - 3 BED	5	528 sq.ft.	97 sq.ft.	837 sq.ft.	1,385 sq.ft.	1,267 sq.ft.	5,915 sq.ft. 542.42 sq.m
C2 - 3 BED	4	533 sq.ft.	97 sq.ft.	844 sq.ft.	1,359 sq.ft.	1,267 sq.ft.	5,595 sq.ft. 519.88 sq.m
C3 - 3 BED	2	533 sq.ft.	97 sq.ft.	874 sq.ft.	1,437 sq.ft.	1,336 sq.ft.	2,814 sq.ft. 270.72 sq.m
D - 3 BED	1	411 sq.ft.	302 sq.ft.	740 sq.ft.	755 sq.ft.	1,787 sq.ft.	166.95 sq.m
D1 - 3 BED	1	411 sq.ft.	306 sq.ft.	757 sq.ft.	773 sq.ft.	1,757 sq.ft.	163.55 sq.m
D2 - 3 BED	1	411 sq.ft.	306 sq.ft.	744 sq.ft.	780 sq.ft.	1,810 sq.ft.	168.15 sq.m
TOTAL	51	5,113 sq.ft.					70,091 sq.ft. 6,511.68 sq.m

SITE RECONCILIATION

<p>LEGAL DESCRIPTION: ELPHINSTON LOT 26 SECTION 25 TOWNSHIP 2 NVD PLAN 40399 NEW PERSONALTY TO REGISTRATION</p> <p>CIVIC ADDRESS: 18127 & 18118 - 87 AVE</p> <p>ZONING INFORMATION: ZONE RA EXISTING: RA PROPOSED: RA-30</p> <p>LOT AREAS: GROSS: 10,058.6 m² (2,468 ac) ROAD DEDICATION: 2,722.0 m² (0.873 ac) NET TOTAL: 7,336.6 m² (1.812 ac)</p> <p>LOT DENSITY: PERMITTED: 30 UPA x 1.812 ac = 54.36 units PROPOSED: 51 units</p> <p>FLOOR AREA RATIO: PERMITTED: 0.9 PROPOSED: 0.888</p> <p>LOT COVERAGE: ALLOWABLE: 45% PROPOSED: 3,166.0 m² / 7,336.6 m² = 0.432</p> <p>BUILDING HEIGHT: PERMITTED: 13.0 m PROPOSED: 10.25m</p> <p>AMENITY: OUTDOOR: REQUIRED: 51 UNITS x 3m² per unit = 153 m² PROPOSED: 383 m² INDOOR: REQUIRED: 51 UNITS x 3m² per unit = 153 m² PROPOSED: 80 m² PARKING: REQUIRED: RESIDENT: 51 UNITS x 2 CARSPACES + 102 CARS VISITOR: 51 UNITS x 0.2 CARSPACES + 10.2 (20 CARS) RESIDENT: 102 CARS @ 8M GARAGES @ 7M DRIVEWAYS) VISITOR: 10 CARS</p> <p>PLANS REVIEWED BY: <i>W.B. Bondson</i> DATE: <i>Jan 22 15</i> <i>for Stanley</i></p>	
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LOWER FLOOR BUILDING ELEVATIONS AS NOTED
 SEE CIVIL DRAWINGS FOR SITE GRADING INFORMATION