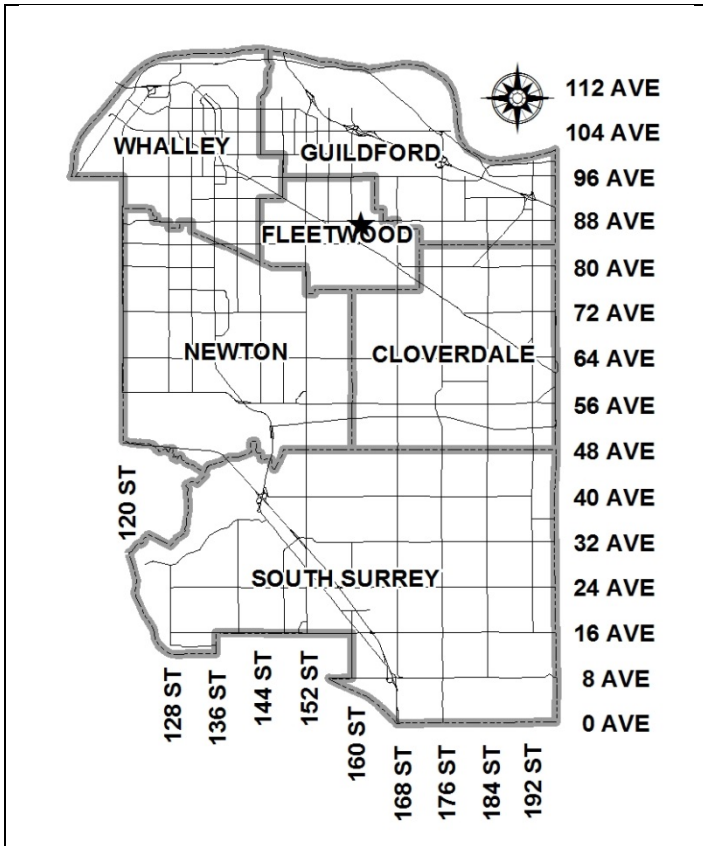


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0201-01

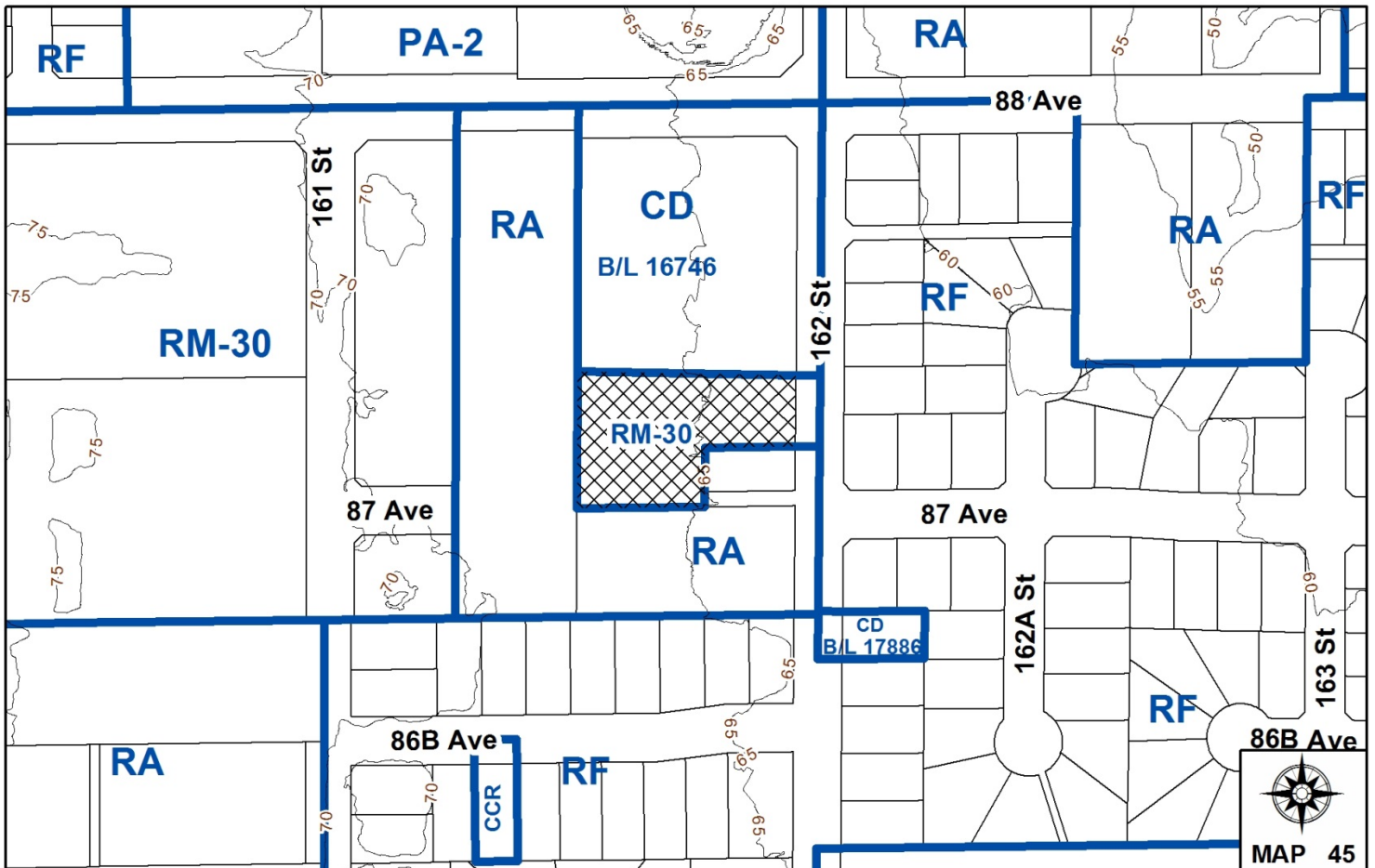
Planning Report Date: May 11, 2015



PROPOSAL:

- **Development Variance Permit**
 in order to vary the amount of tandem parking permitted for an approved 23-unit townhouse development.

LOCATION: 8745 - 162 Street
OWNER: 0978883 BC Ltd. Inc. No. 0978883
ZONING: RM-30
OCP DESIGNATION: Urban
TCP 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 resident tandem parking spaces allowed in the RM-30 Zone.
- Requesting to vary the east setback of the RM-30 Zone.

RATIONALE OF RECOMMENDATION

- The applicant has an approved application (File No. 7913-0201-00) for rezoning, Development Permit and Development Variance Permit on the subject site to permit 23 townhouse units in 3 buildings. The project was approved by Council on February 23, 2015.
- The Building Permit application for February 19, 2015 has been submitted and is under plan 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 78% 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 23-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.
- A second variance is also requested to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face. This is to correct a typographical error in the original Planning Report and Development Variance Permit No. 7913-0201-00.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0201-01 (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 78%; and
- (b) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face.

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 prior to the change in the regulations.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Townhouses	Medium Density Townhouses	CD (By-law No. 16746)
East (Across 162 Street):	Single family dwellings	Single Family Urban	RF
South (Across 87 Avenue):	Single family dwellings on 1-acre lot and 0.2-acre lot (Development Application No. 7914-0015-00, currently at 3 rd Reading)	Medium Density Townhouses	RA
West:	Single family dwelling on 2.5-acre lot	Medium Density Townhouses	RA

DEVELOPMENT CONSIDERATIONS

- The subject 4,044-square metre (1-acre) site is located on the west side of 162 Street, just north of the future 87 Avenue in the Fleetwood Town Centre Plan (TCP) area.
- The applicant has an approved application (File No. 7913-0201-00) 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 23 townhouse units; and
 - Development Variance Permit to allow for various setback relaxations and parking location requirements.
- The subject project (File No. 7913-0201-00) received Final Adoption of the rezoning, Development Permit Issuance, and Development Variance Permit Issuance on February 23, 2015 to permit 23 townhouse units in 3 buildings.
- 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 46 resident parking spaces and 5 visitor parking spaces for the proposed 23 townhouse units, which meets the minimum parking requirements of the Zoning By-law. Five (5) units (22%) are proposed to have a double-car garage while the remaining 18 units (78%) are proposed to have a tandem parking arrangement.
- A second variance is also requested to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face. This is to correct a typographical error in the original Planning Report and Development Variance Permit No. 7913-0201-00.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 78%.

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. 7913-0201-00 that was issued on February 23, 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 23-unit townhouse project for the subject site no longer complies with the tandem parking regulations in the Zoning By-law.
- Staff are currently processing the Building Permit application for each of the three buildings.
- 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 Final Adoption prior to the change in the regulations.
- Given that the 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.

(b) Requested Variance:

- To reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face.

Applicant's Reasons:

- This variance is to correct a typographical error in the original Planning Report and Development Variance Permit (DVP).
- The building design was always intended to be set back 6.0 metres (20 ft.) from the east property line, to be consistent with the development to the north. However, due to a typographical error, the DVP was drafted with a setback of 6.9 metres (23 ft.).

Staff Comments:

- Staff agree with the applicant's rationale.

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. 7913-0201-01

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

\\file-server1\net-data\csdc\generate\areaproduct\save\13945153052.doc
DRV 5/7/15 11:21 AM

Information for City Clerk

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

1. (a) Agent: Name: Lance Barnett
 Barnett Dembek Architects Inc.
 Address: # 135, 7536 - 130 Street
 Surrey, BC V3W 1H8

 Tel: 604-597-7100 - Work

2. Property involved in the Application

(a) Civic Address: 8745 - 162 Street

(b) Civic Address: 8745 - 162 Street
 Owner: 0978883 BC Ltd.
 Director Information:
 Rajan Dhanowa
 Bahadar Sandhu

Officer Information as at August 27, 2014:
 Parm Garcha (President)
 PID: 029-542-065
 Lot A Section 25 Township 2 New Westminster District Plan EPP43673

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7913-0201-01 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.: 7913-0201-01

Issued To: 0978883 B.C. LTD., INC. NO. 0978883

("the Owner")

Address of Owner: 12732 - 56 Avenue
Surrey, BC V3X 2Y6

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: 029-542-065
Lot A Section 25 Township 2 New Westminster District Plan EPP43673

8745 - 162 Street

(the "Land")

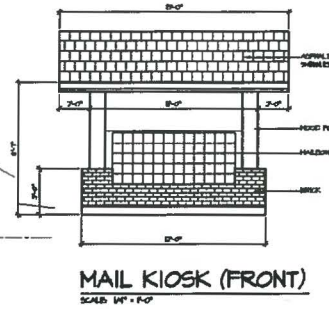
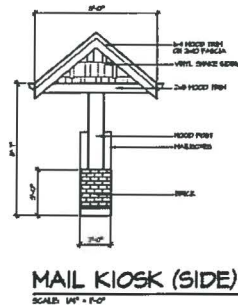
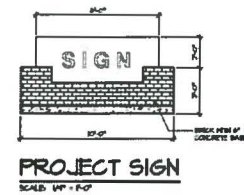
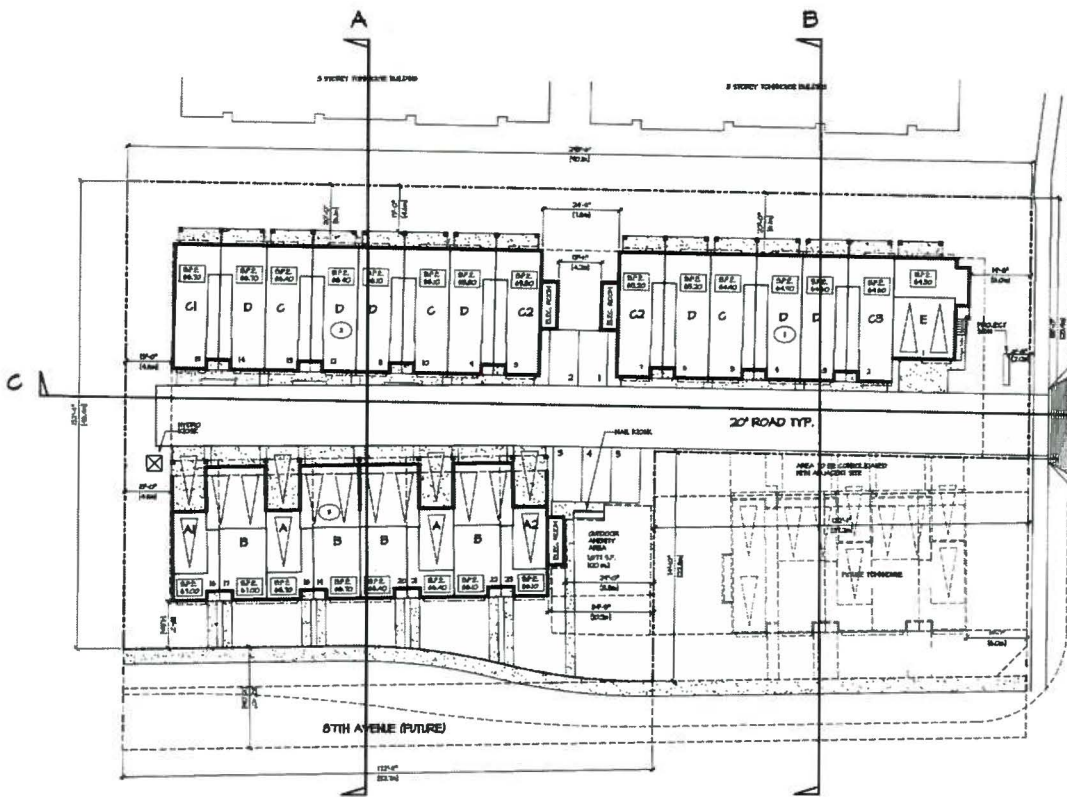
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone from 50% to 78%; and
 - (b) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face.
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 7913-0201-01 which is attached hereto and forms part of this development variance permit.
5. This development variance permit amends Development Variance Permit No. 7913-0201-00.

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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



SHOPPING ALLIANCE AND THE DEVELOPER ADVISED THAT THE CLIENT'S PROPERTY IS SUBJECT TO A LITIGATION IN PART WHICH COULD AFFECT THE DEVELOPMENT OF THIS PROJECT. THE DEVELOPER HAS ADVISED THAT THE CLIENT'S PROPERTY IS SUBJECT TO A LITIGATION IN PART WHICH COULD AFFECT THE DEVELOPMENT OF THIS PROJECT. THE DEVELOPER HAS ADVISED THAT THE CLIENT'S PROPERTY IS SUBJECT TO A LITIGATION IN PART WHICH COULD AFFECT THE DEVELOPMENT OF THIS PROJECT.

NO. 1	
NO. 2	
NO. 3	
NO. 4	
NO. 5	
NO. 6	
NO. 7	
NO. 8	
NO. 9	
NO. 10	
NO. 11	
NO. 12	
NO. 13	
NO. 14	
NO. 15	
NO. 16	
NO. 17	
NO. 18	
NO. 19	
NO. 20	



CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

DEVELOPMENT DATA

ZONING: RM-30

SITE AREA:
 GROSS: 49,561 S.F. 1.000 AC 0.405 Ha 4,041 m²
 ROAD DEDICATION: 5,025 S.F. 0.116 AC 0.041 Ha 468 m²
 CONSOLIDATED AREA: 1,570 S.F. 0.036 AC 0.015 Ha 146 m²
 NET: 36,951 S.F. 0.840 AC 0.348 Ha 3,423 m²

DENSITY: 27.1 UPA, 67.1 UPHa (29 UNITS)

SITE COVERAGE: 45% (16,625 S.F.)

F.A.R.: 0.42 (33,467 S.F.)

AMENITY SPACE:
 INDOOR PROVIDED: 0 S.F.
 OUTDOOR PROVIDED: 1,077 S.F.

PARKING:
 REQUIRED: 25 x 2.2 SPACES PER UNIT = 50.6 SPACES
 PROVIDED: 46 SPACES PER UNIT VISITOR, 5 SPACES
 TOTAL: 51 SPACES

UNIT BREAKDOWN

UNIT TYPE	# OF BEDROOMS	# OF UNITS	BASEMENT S.F.	MAIN S.F.	UPPER S.F.	TOTAL S.F. PER UNIT (EXCLUDING GARAGE)	TOTAL S.F. (EXCLUDING GARAGE)
UNIT A	3 BEDROOMS	2 UNITS	102 S.F.	629 S.F.	640 S.F.	1469 S.F.	2,938 S.F.
UNIT A1	3 BEDROOMS	1 UNIT	103 S.F.	645 S.F.	654 S.F.	1462 S.F.	1,462 S.F.
UNIT A2	3 BEDROOMS	1 UNIT	103 S.F.	625 S.F.	654 S.F.	1380 S.F.	1,380 S.F.
UNIT B	3 BEDROOMS	4 UNITS	344 S.F.	629 S.F.	650 S.F.	1,623 S.F.	6,522 S.F.
UNIT C	3 BEDROOMS	3 UNITS	112 S.F.	625 S.F.	635 S.F.	1372 S.F.	4,116 S.F.
UNIT C1	3 BEDROOMS	1 UNIT	112 S.F.	632 S.F.	641 S.F.	1385 S.F.	1,385 S.F.
UNIT C2	3 BEDROOMS	2 UNITS	112 S.F.	664 S.F.	641 S.F.	1417 S.F.	2,834 S.F.
UNIT C3	3 BEDROOMS	1 UNIT	112 S.F.	626 S.F.	656 S.F.	1374 S.F.	1,374 S.F.
UNIT D	3 BEDROOMS	7 UNITS	112 S.F.	625 S.F.	625 S.F.	1372 S.F.	9,604 S.F.
UNIT E	3 BEDROOMS	1 UNIT	310 S.F.	770 S.F.	786 S.F.	1,866 S.F.	1,866 S.F.
TOTAL:		29 UNITS					33,604 S.F.

PLANS REVIEWED BY *M. R. P...*
DATE: *February 15, 2015*
For P...

CLIENT: BARNETT DEMBEK
 PROJECT: 23 UNIT TOWNHOUSE DEVELOPMENT
 8745 - M2 STREET, SURREY
 SHEET NO. 15 - CONCEPTUAL SITE PLAN

UNIT 135
 7338 130 STREET
 SURREY, B.C.
 V3W 1Y8

PHONE: (604) 587-7100
 FAX: (604) 587-2089
 EMAIL: info@barnett.com

CLIENT NO.	DESIGN NO.
PROJECT NO.	REV. NO.
8025A	AC-10