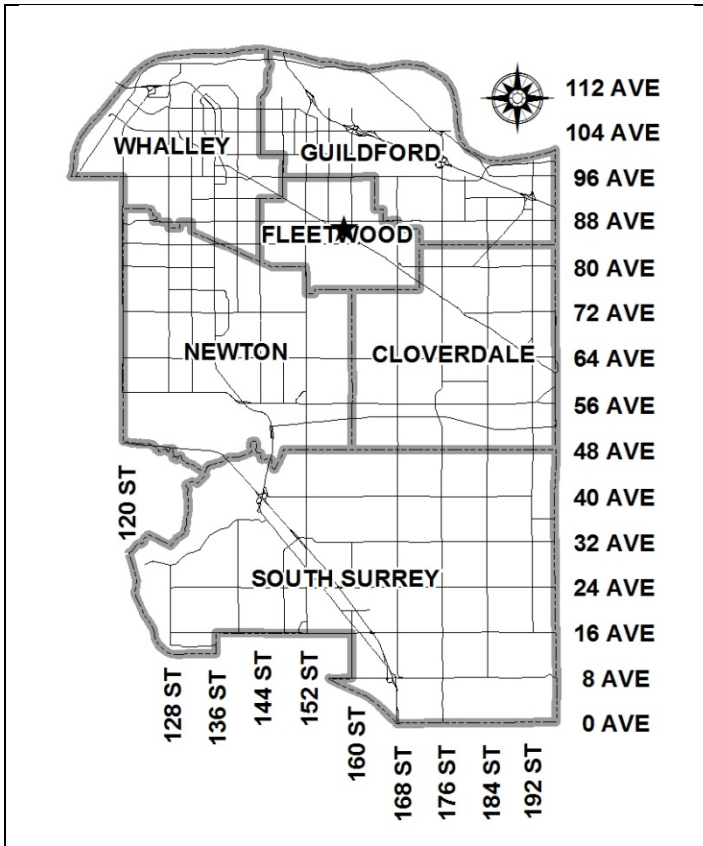


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0238-01

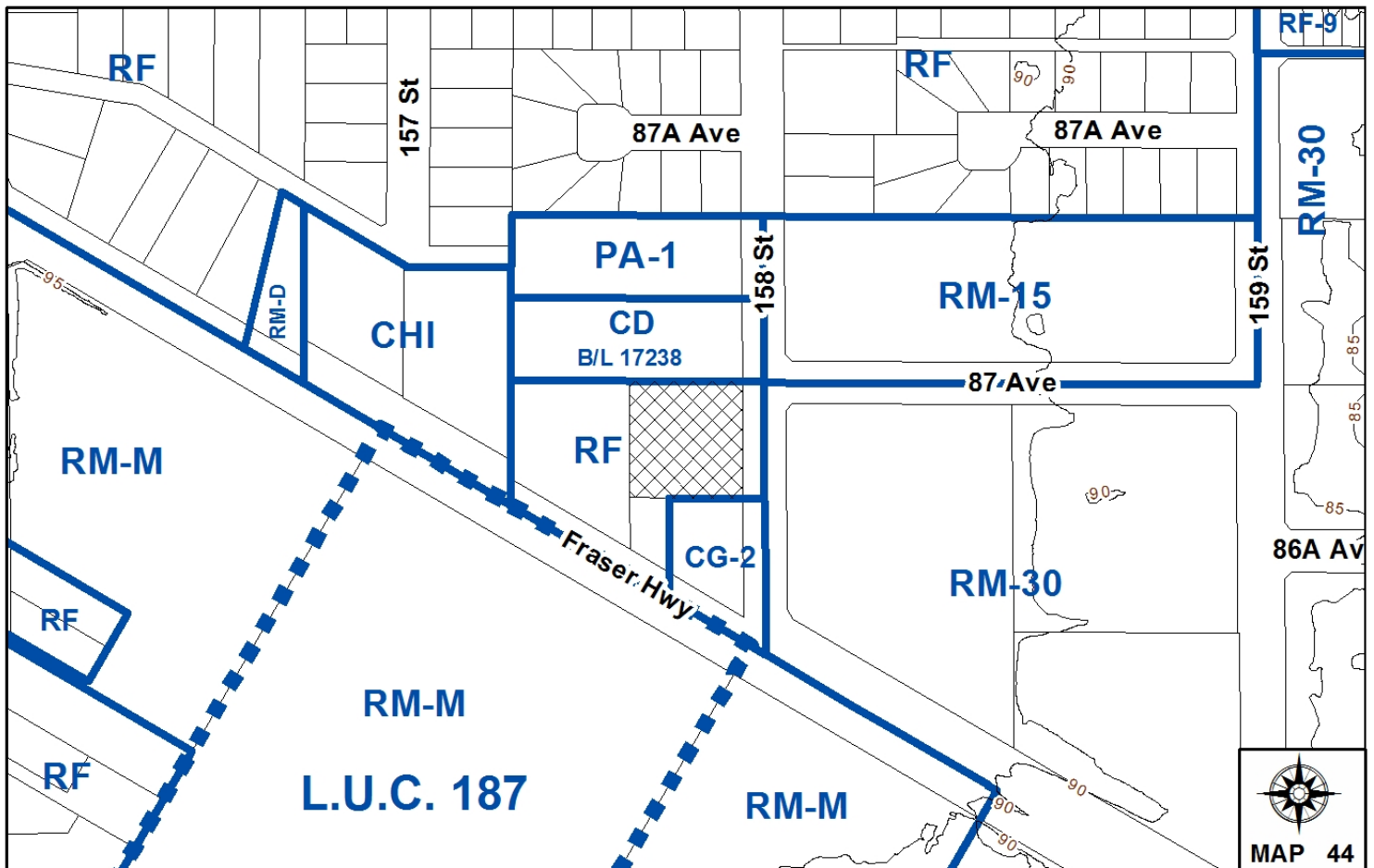
Planning Report Date: July 13, 2015



PROPOSAL:

- **Development Variance Permit**
 to vary the amount of tandem parking permitted for a proposed 19-unit townhouse development.

LOCATION: 8679 - 158 Street
OWNER: Janda Group Holdings Inc.
ZONING: RF (RM-30 at Third Reading)
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 in-stream application (File No. 7913-0238-00) for a Rezoning, Development Permit, and Development Variance Permit on the subject site in order to permit the development of 19 townhouse units. The proposed development received Third Reading for the rezoning by-law on April 14, 2014, along with conditional approval of the proposed Development Variance Permit to vary setbacks and parking location. Staff was authorized to draft the proposed Development Permit on March 31, 2014.
- 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 100% tandem parking, the project now requires a variance.
- The Engineering Department has no objections to the proposed variance for the subject application since the rezoning by-law received Third Reading prior to the change in the tandem parking regulations.
- The subject property is currently in the process of being sold. The prospective buyer has noted that he plans on completing all of the outstanding requirements as soon as possible. Given that the rezoning by-law has 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. 7913-0238-01 (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 100%.

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 the rezoning by-law received Third Reading prior to the change in the tandem parking regulations.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot under in-stream development application (File No. 7913-0238-00) for a Rezoning, Development Permit, and Development Variance Permit to permit the development of 19 townhouse units.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Townhouses.	Medium Density Townhouses	CD (By-law No. 17238)
East (Across 158 Street):	Townhouses.	Apartment and Medium Density Townhouses	RM-30
South:	Telecommunications tower and gas station.	Medium Density Townhouses	RF and CG-2
West:	Vacant lot.	Medium Density Townhouses	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 0.28-hectare (0.70-acre) in size and is located in the Fleetwood Town Centre Plan area.
- The property is designated "Urban" in the Official Community Plan (OCP), is designated "Medium Density Townhouses" in the Fleetwood Town Centre Plan (TCP), and is zoned "Single Family Residential Zone (RF)".

- The applicant has an in-stream application (File No. 7913-0238-00) proposing to rezone from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" in order to allow the development of 19 townhouse units. A Development Permit and a Development Variance Permit to relax building setbacks and to allow one (1) unenclosed tandem parking space for each of the townhouse units, are also proposed.
- The project (Application No. 7913-0238-00) received Third Reading for the rezoning on April 14, 2014, along with conditional approval of the proposed Development Variance Permit (DVP). Staff was authorized to draft the Development Permit (DP) on March 31, 2014.
- The subject property is currently in the process of being sold. The prospective buyer has advised that once the purchase is complete, he will actively work to fulfill all outstanding conditions necessary to proceed to Council for consideration of Final Adoption of the rezoning by-law, and issuance of the corresponding DP and DVP.
- 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 approximately 100% tandem parking, the project now requires a variance.
- The applicant is proposing to provide thirty-eight (38) resident parking spaces and four (4) visitor parking spaces for the nineteen (19) townhouse units, which meets the minimum parking requirements of the Zoning By-law.
- All 19 townhouse units are proposed to have a tandem parking arrangement, with one (1) parking space located inside the garage and the second space behind on the driveway. Development Variance Permit No. 7913-0238-00 to allow one unenclosed tandem parking space for each townhouse unit received support from Council on April 14, 2014.

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 100%.

Applicant's Reason:

- 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 No. 7913-0238-00 that accompanied the proposed rezoning application, 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 currently at Third Reading for a proposed, 19-unit townhouse development (RM-30), 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 received Third Reading prior to the change in the tandem parking regulations.
- The applicant is providing 38 resident parking spaces and 4 visitor parking spaces in accordance with the Zoning By-law requirements for 19 townhouse units.
- Given that the rezoning by-law 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 to allow 100% tandem parking.

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. 7913-0238-01

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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DRV 7/8/15 2:04 PM

Information for City Clerk

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

- 1. (a) Agent: Name: Colin Hogan
Focus Architecture Inc.
Address: 1528 - McCallum Road, Unit 109
Abbotsford, BC V2S 8A3
Tel: (604) 853-5222

2. Properties involved in the Application

- (a) Civic Address: 8679 - 158 Street

- (b) Civic Address: 8679 - 158 Street
Owner: Janda Group Holdings Inc.
PID: 010-114-386
Lot "C" Section 26 Township 2 New Westminster District Plan 15650

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7913-0238-01 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.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0238-01

Issued To: Janda Group Holdings Inc.
("the Owner")

Address of Owner: 8338 - 120 Street
Surrey, BC V3W 3N4

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: 010-114-386
Lot "C" Section 26 Township 2 New Westminster District Plan 15650

8679 - 158 Street

(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(s) has/have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

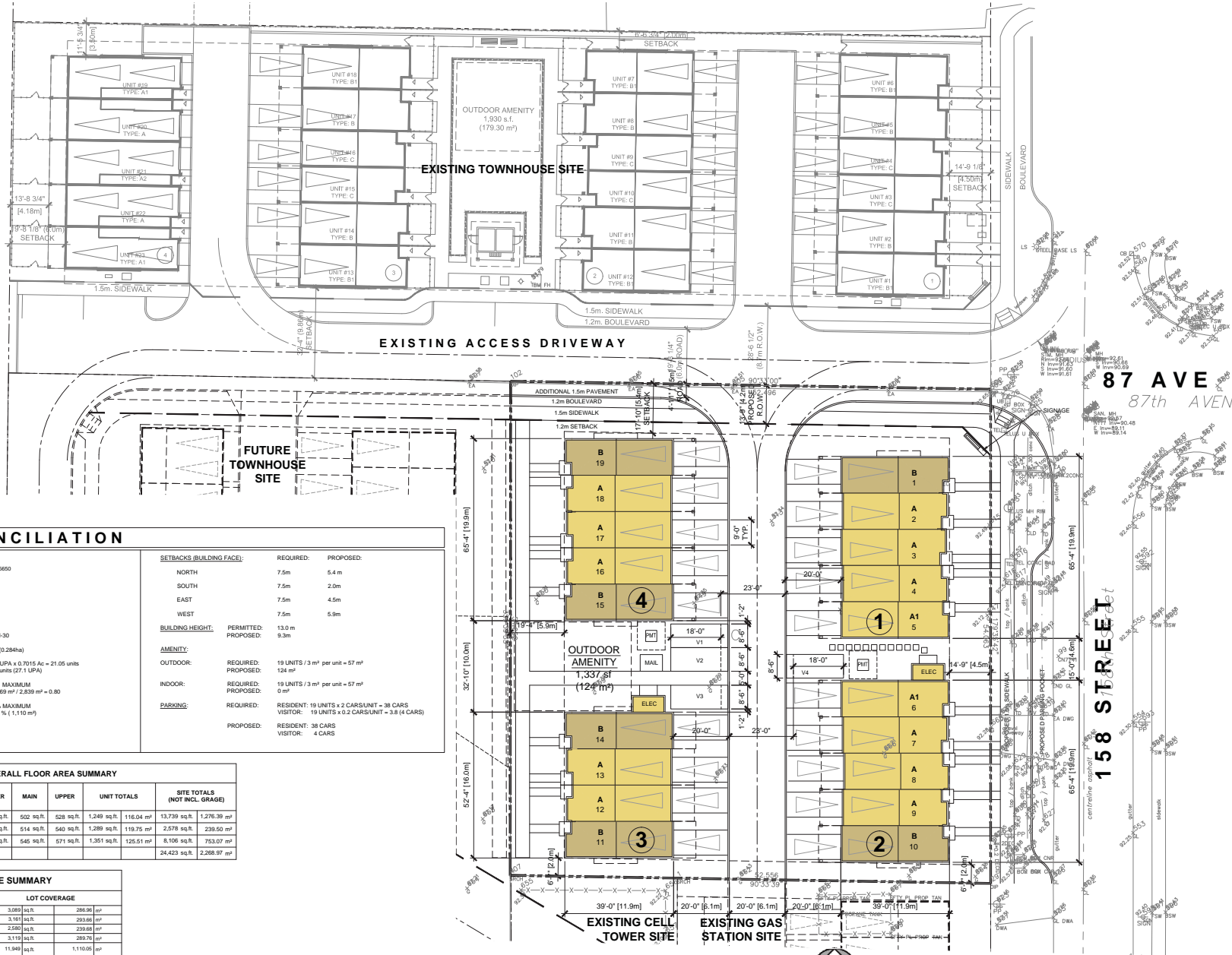
(a) to vary the maximum percentage of resident tandem parking spaces allowed in the RM-30 Zone for all 19 townhouse units from 50% to 100%.

5. This development variance permit applies to only the buildings and structures on the Land shown 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



SITE RECONCILIATION

LEGAL DESCRIPTION: LOT C SECTION 26 TOWNSHIP 2 NWD PLAN 15650		SETBACKS (BUILDING FACE):		REQUIRED:	PROPOSED:
CIVIC ADDRESS: 8679 - 158 STREET		NORTH	7.5m	7.5m	5.4m
ZONING INFORMATION:		SOUTH	7.5m	7.5m	2.0m
ZONE:	EXISTING: RF PROPOSED: RMA-30	EAST	7.5m	7.5m	4.5m
LOT AREA:	30,559 sq ft = 0.7015 ac (0.284ha)	WEST	7.5m	7.5m	5.9m
LOT DENSITY:	PERMITTED: 30 UPA x 0.7015 Ac = 21.05 units PROPOSED: 19 units (27.1 UPA)	BUILDING HEIGHT:	PERMITTED: 13.0 m PROPOSED: 9.3m		
FLOOR AREA RATIO:	PERMITTED: 0.9 MAXIMUM PROPOSED: 2,269 m ² / 2,839 m ² = 0.80	AMENITY:	REQUIRED: 19 UNITS / 3 m ² per unit = 57 m ² PROPOSED: 19 UNITS / 3 m ² per unit = 57 m ² INDOOR: 0 m ²		
LOT COVERAGE:	ALLOWABLE: 45% MAXIMUM PROPOSED: 39.1% (1,110 m ²)	PARKING:	REQUIRED: RESIDENT: 19 UNITS x 2 CARS/UNIT = 38 CARS VISITOR: 19 UNITS x 0.2 CARS/UNIT = 3.8 (4 CARS) PROPOSED: RESIDENT: 38 CARS VISITOR: 4 CARS		

OVERALL FLOOR AREA SUMMARY							
UNIT TYPE	UNIT #s	GARAGE	LOWER	MAIN	UPPER	UNIT TOTALS	SITE TOTALS (NOT INCL. GRADE)
A - 3 BED	11	267 sq ft	219 sq ft	602 sq ft	528 sq ft	1,249 sq ft	13,739 sq ft, 1,276.39 m ²
A1 - 3 BED	2	270 sq ft	235 sq ft	514 sq ft	540 sq ft	1,289 sq ft	119.75 m ² , 2,578 sq ft, 239.50 m ²
B - 3 BED	6	270 sq ft	235 sq ft	645 sq ft	571 sq ft	1,351 sq ft	125.51 m ² , 8,106 sq ft, 753.07 m ²
TOTAL	19	807 sq ft					24,423 sq ft, 2,269.97 m²

LOT COVERAGE SUMMARY			
BUILDING	# OF UNITS	LOT COVERAGE	
BUILDING 1	5	3,089 sq ft	288.96 m ²
BUILDING 2	5	3,161 sq ft	293.86 m ²
BUILDING 3	4	2,588 sq ft	239.98 m ²
BUILDING 4	5	3,119 sq ft	289.76 m ²
TOTAL # OF UNITS	19	11,948 sq ft	1,110.05 m²

DVP to allow 100% tandem parking for all 19 townhouse units

SITE PLAN
SCALE: 1/16" = 1'-0"

FOCUS
ARCHITECTURE
INCORPORATED
Suite 109 - 1528 McCallum Road
Abbotsford, British Columbia V2S 8A3
1 800 853 5202 1 804 853 5442
info@focus.ca

2014-02-06	PLANNING COMMENTS
2013-10-21	ISSUED FOR DEVELOPMENT PERMIT
REVISIONS	
CONSULTANT	

CLIENT
SORAJE HOLDINGS LTD.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT:
SUNNY LANE HOMES
8679 - 158 STREET SURREY, BC
SURREY FILE NO: -
DRAWING TITLE

SITE PLAN

DATE	2013.08.23	FILE NO.	
DWN.	msj/m		
CHK.	CH	1314	

SEAL SHEET NO.

DP-01



SITE RECONCILIATION

LEGAL DESCRIPTION: LOT C SECTION 26 TOWNSHIP 2 NWD PLAN 15650		SETBACKS (BUILDING FACE):		REQUIRED:	PROPOSED:
CIVIC ADDRESS: 8679 - 158 STREET		NORTH	7.5m	7.5m	5.4m
ZONING INFORMATION:		SOUTH	7.5m	7.5m	2.0m
ZONE:	EXISTING: R1 PROPOSED: RMA-30	EAST	7.5m	7.5m	4.5m
LOT AREA:	30,559 sq. ft. (0.7015 ac) (0.284ha)	WEST	7.5m	7.5m	5.9m
LOT DENSITY:	PERMITTED: 30 UPA x 0.7015 Ac = 21.05 units PROPOSED: 19 units (27.1 UPA)	BUILDING HEIGHT:	PERMITTED: 13.0 m PROPOSED: 9.3m	AMENITY:	
FLOOR AREA RATIO:	PERMITTED: 0.9 MAXIMUM PROPOSED: 2,269 m² / 2,839 m² = 0.80	OUTDOOR:	REQUIRED: 19 UNITS / 3 m² per unit = 57 m² PROPOSED: 124 m²	INDOOR:	REQUIRED: 19 UNITS / 3 m² per unit = 57 m² PROPOSED: 0 m²
LOT COVERAGE:	ALLOWABLE: 45% MAXIMUM PROPOSED: 39.1 % (1,110 m²)	PARKING:	REQUIRED: RESIDENT: 19 UNITS x 2 CARS/UNIT = 38 CARS VISITOR: 19 UNITS x 0.2 CARS/UNIT = 3.8 (4 CARS) PROPOSED: RESIDENT: 38 CARS VISITOR: 4 CARS		

OVERALL FLOOR AREA SUMMARY							
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B - 3 BED	6	270 sq. ft.	235 sq. ft.	645 sq. ft.	571 sq. ft.	1,351 sq. ft.	125.51 m² 8,106 sq. ft. 753.07 m²
TOTAL	19	807 sq. ft.					24,423 sq. ft. 2,269.97 m²

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TOTAL # OF UNITS	19	11,948 sq. ft.	1,110.05 m²

DVP to allow 100% tandem parking for all 19 townhouse units

SITE PLAN
SCALE: 1/16" = 1'-0"

2014-02-08	PLANNING COMMENTS
2013-10-21	ISSUED FOR DEVELOPMENT PERMIT
REVISIONS	
CONSULTANT	

CLIENT
SORAJE HOLDINGS LTD.

PROJECT
PROPOSED TOWNHOUSE DEVELOPMENT:
SUNNY LANE HOMES
8679 - 158 STREET SURREY, BC
SURREY FILE NO.:
DRAWING TITLE

SITE PLAN

DATE	2013.08.23	FILE NO.	
DWN.	msj/m	CH	1314
CHK.			

SEAL SHEET NO.

DP-01

SCHEDULE A