

City of Surrey
ADDITIONAL PLANNING COMMENTS

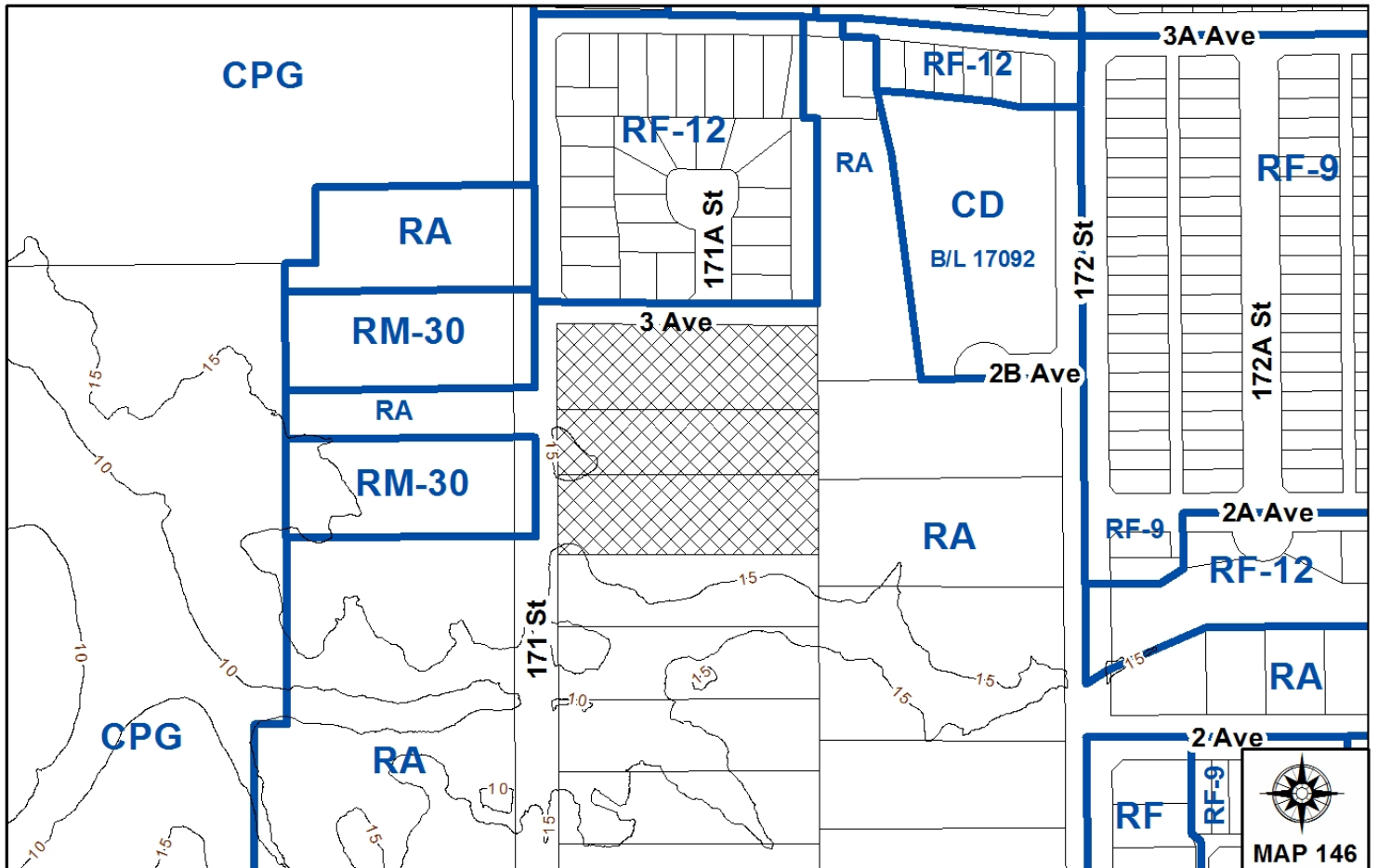
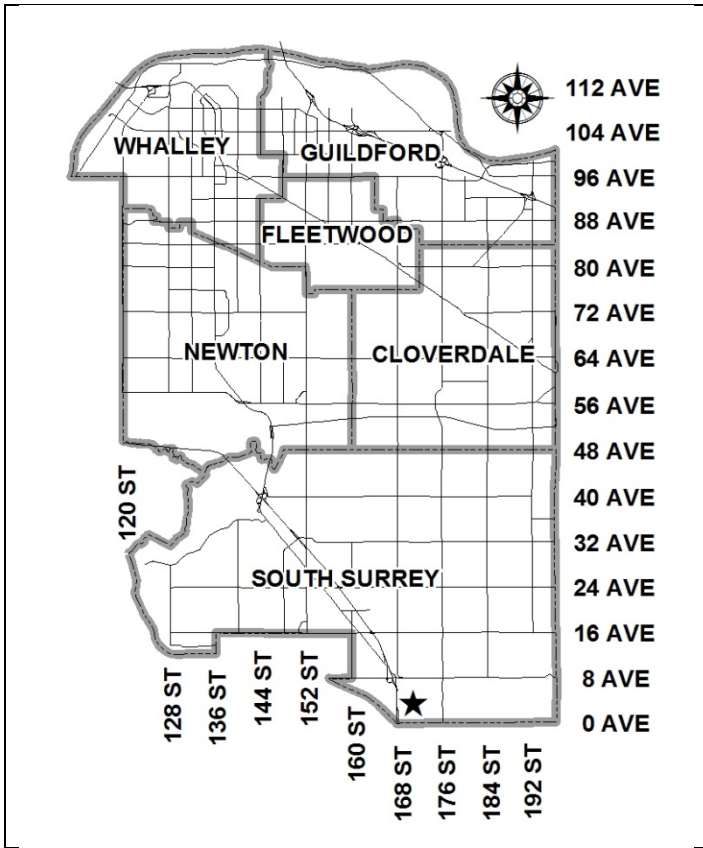
File: 7913-0286-01

Planning Report Date: May 11, 2015

PROPOSAL:

- **Development Variance Permit**
 in order to vary the amount of tandem parking permitted for a proposed 67-unit townhouse development.

LOCATION: 276, 260 and 246 - 171 Street
OWNER: 1011911 B.C. Ltd., Inc. No. BC1011911
ZONING: RA (RM-30 at 3rd Reading)
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses 15 upa



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. 7913-0286-00) for rezoning, Development Permit and Development Variance Permit on the subject site to permit a 67-unit townhouse development. The proposed rezoning received Third Reading on April 14, 2014 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 66% 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 the rezoning 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. 7913-0286-01 (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 66%.

REFERRALS

Engineering: As per 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 1.3-hectare (3.2-acre) site is comprised of three (3) properties located at 3 Avenue and 171 Street in the Douglas Neighbourhood Concept Plan (NCP) area.
- The applicant has an in-stream application (File No. 7913-0286-00) for a 67-unit townhouse development that consists of the following:
 - NCP amendment from "Townhouse 15 upa" to "Townhouse 30 upa" and "Open Space";
 - rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)";
 - Development Permit to allow for 67 townhouse units; and
 - Development Variance Permit to allow for various setback relaxations and to vary off-street parking location provisions.
- The proposed rezoning received Third Reading on April 14, 2014 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 66% 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 134 resident parking spaces and 13 visitor parking spaces for the 67 townhouse units, which meets the minimum parking requirements of the Zoning By-law. 23 units (34%) are proposed to have a double-car garage while the remaining 44 units (66%) 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 66%.

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. 7913-0286-01

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

HK/da

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DRV 5/7/15 11:33 AM

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7913-0286-01 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 final adoption of the associated Rezoning By-law.



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

DEVELOPMENT DATA

GROSS SITE AREA:	138,505.80 S.F.	12,867.61 m ²
LESS:	3.18 Ac.	1,287 Ha.
ROAD DEDICATION:	11,114.19 S.F.	1,032.54 m ²
	0.26 Ac.	0.103 Ha.
WATERCOURSE AREA:	10,763.93 S.F.	1,000.00 m ²
	0.25 Ac.	0.100 Ha.
NET SITE AREA:	116,627.68 S.F.	10,835.07 m ²
	2.68 Ac.	1.084 Ha.
BUILDING HEIGHT:	ALLOWABLE: 43.0 FT.	13.0 M.
	PROPOSED: 32.5 FT.	9.9 M.
DENSITY:	ALLOWABLE: 80 UNITS	30.0 U.P./Ac
	PROPOSED: 67 UNITS	25.0 U.P./Ac
F.A.R.:	ALLOWABLE: 0.90	104,964.9 S.F.
	PROPOSED: 0.86	99,809.0 S.F.
SITE COVERAGE:	ALLOWABLE: 45%	52,482.5 S.F.
	PROPOSED: 44%	51,299.0 S.F.
AMENITY:	INDOOR: REQUIRED: 32.2 S.F./UNIT	2,157.4 S.F.
	PROVIDED:	630.0 S.F.
	OUTDOOR: REQUIRED: 32.2 S.F./UNIT	2,157.4 S.F.
	PROVIDED:	2,588.8 S.F.
PARKING:	REQUIRED: 2.0 / UNIT	134.0 SPACES
	0.2 / UNIT	13.4 VISITORS
	TOTAL:	147.4 SPACES
	PROVIDED:	134 COVERED
		13 VISITORS
		(INCLUDES 2 SMALL AND 2 H/C CARPARK)
	TOTAL:	147 SPACES

UNIT BREAKDOWN

UNIT TYPE A	3 BED TANDEM GARAGE	1,401.0 x	11 UNITS =	15,411.0 S.F.
UNIT TYPE A1	3 BED TANDEM GARAGE	1,449.0 x	4 UNITS =	5,796.0 S.F.
UNIT TYPE B	2 BED GARAGE/CARPARK	1,293.0 x	24 UNITS =	31,032.0 S.F.
UNIT TYPE B1	2 BED GARAGE/CARPARK	1,378.0 x	5 UNITS =	6,890.0 S.F.
UNIT TYPE F	4 BED DOUBLE GARAGE	1,736.0 x	13 UNITS =	22,568.0 S.F.
UNIT TYPE F1	4 BED DOUBLE GARAGE	1,780.0 x	7 UNITS =	12,460.0 S.F.
UNIT TYPE F2	4 BED DOUBLE GARAGE	1,766.0 x	1 UNITS =	1,766.0 S.F.
UNIT TYPE F3	4 BED DOUBLE GARAGE	1,943.0 x	2 UNITS =	3,886.0 S.F.
TOTAL	67 UNITS		=	99,809.0 S.F.
				9,272.56 m ²

DISCLAIMER: ALL RIGHTS ARE RESERVED. THIS PLAN IS THE PROPERTY OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.

NO.	DATE	BY	REVISION

DESIGN: DAN
DRAWN: JAM
DATE: 11/14
SCALE: 1" = 30'-0"

CREDIT: DAN
PROJECT: 111 STA 3 AVE, SURREY, BC
SHEET CONTAINS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek

UNIT 135, 7538 130 STREET, SURREY, B.C. V3W 1H6

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

CLIENT NO. 601
PROJECT NO. BO43
SHEET NO. AC-3
REV. NO.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0286-01

Issued To: 1011911 B.C. LTD., INC. NO. BC1011911
("the Owner")

Address of Owner: Unit 306A, 15252 - 32 Avenue
Surrey, BC V3S 0R7

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: 011-253-941
Lot 22 Section 6 Township 7 New Westminster District Plan 7418

276 - 171 Street

Parcel Identifier: 010-320-784
Lot "A" Section 6 Township 7 New Westminster District Plan 17785

260 - 171 Street

Parcel Identifier: 010-320-806
Lot "B" Section 6 Township 7 New Westminster District Plan 17785

246 - 171 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 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 66 percent.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Development Permit No. 7913-0286-00 and as 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



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NO.	DATE	BY	REVISION

DESIGN: DANIEL S. SANDER
DRAWN: []
DATE: []
PROJECT: FTI STATION AVE., SURREY, BC
SHEET CONTAINS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA
SCALE: 1" = 30'-0"

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