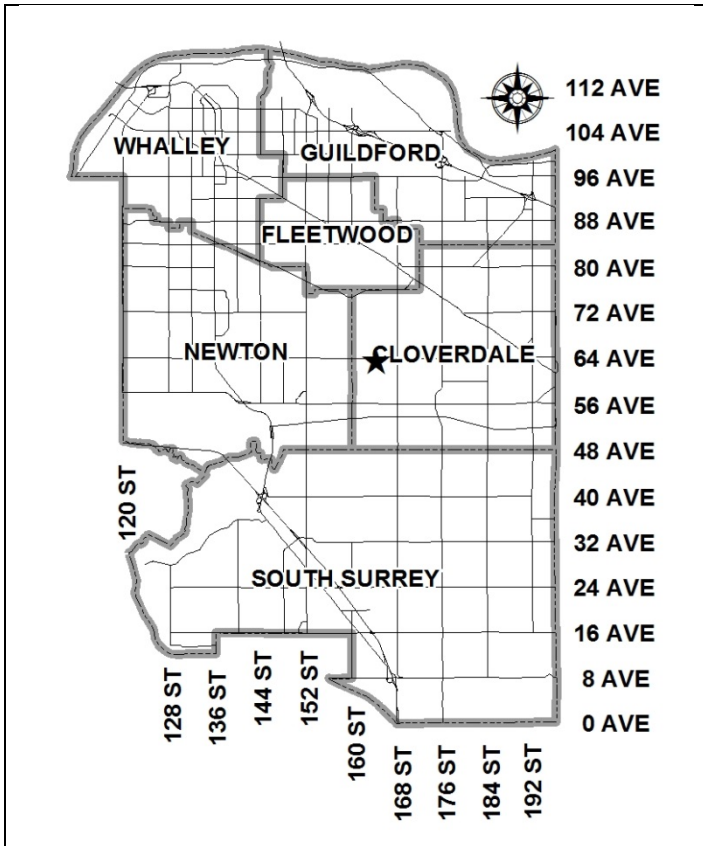


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0033-01

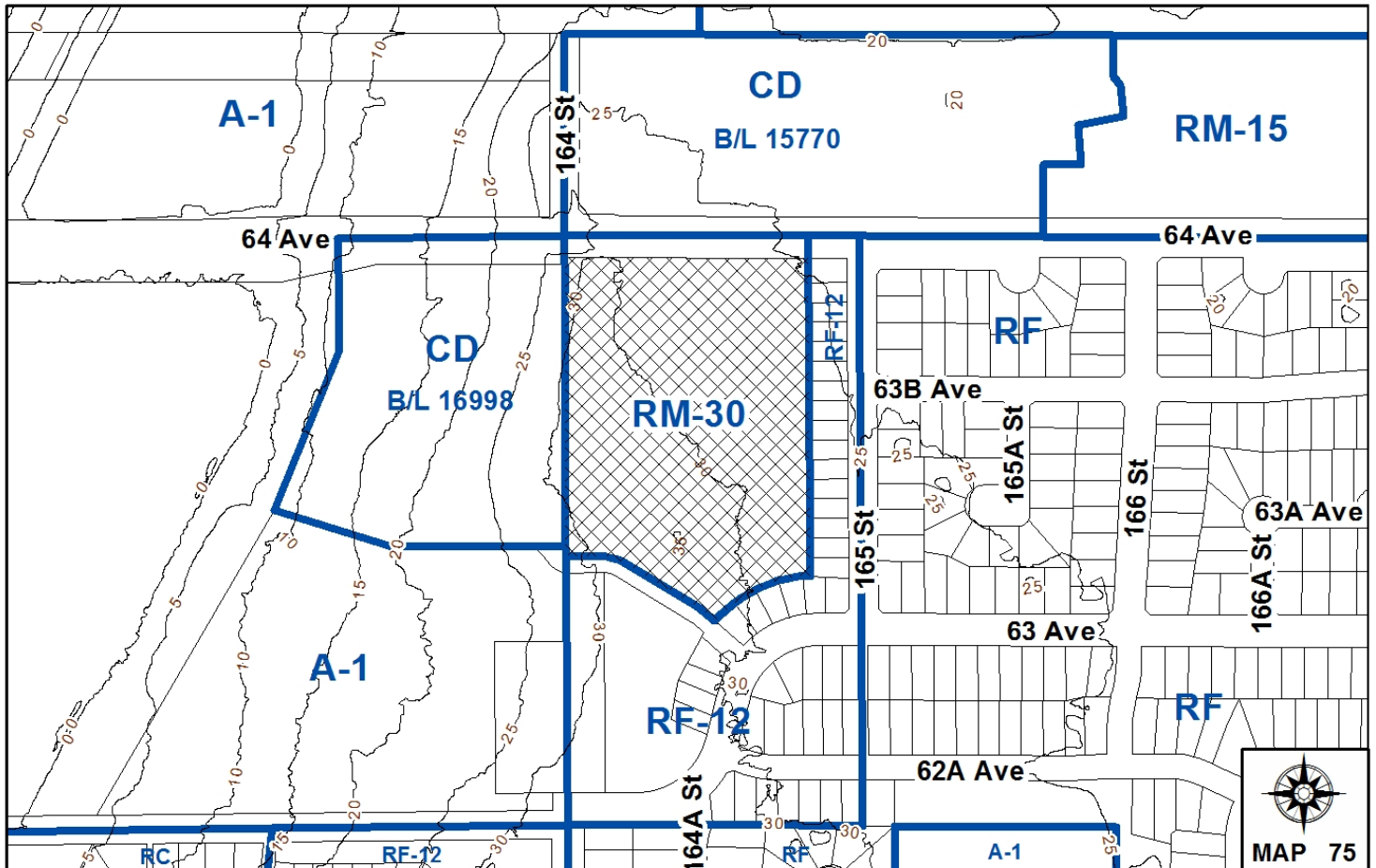
Planning Report Date: May 25, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 to vary the amount of tandem parking permitted for an approved 222-unit townhouse development.

**LOCATION:** 16488 - 64 Avenue  
**OWNER:** 0948184 BC Ltd.  
**ZONING:** RM-30  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Townhouse 15-30 upa



### 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. 7914-0033-00) for Development Permit and Development Variance Permit, and Heritage Revitalization Agreement (HRA) Amendment on the subject site to permit 222 townhouse units in 39 buildings. The project received Development Permit Issuance, Development Variance Permit Issuance, and HRA Amendment By-law approval on September 8, 2014.
- Official Community Plan Amendment By-law No. 17721 which redesignated the subject site from Suburban to Urban, Rezoning By-law No. 17883 which rezoned the subject site from A-1 to RF-12 and RM-30, and General Development Permit No. 7911-0330-00 were approved under Application No. 7911-0330-00 on July 29, 2013.
- The proposed development is being constructed in 11 phases. Building Permits have been issued for the first 3 phases, which include 32 units in 6 buildings plus the farm house building and 1 amenity building. Building Permit applications for three subsequent phases, consisting of 42 units in 6 buildings, have been submitted and are currently under review. Building Permit applications for the remaining 6 phases, comprising of 147 units in 28 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 65% 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 222-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. 7914-0033-01 (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 65%.

**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:** Townhouse development site, with first three phases under construction

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North (Across 64 Avenue):	3-storey apartment building.	Townhouse / Apartments (15-25 upa)	CD Zone (By-law No. 15770)
East and South-east:	Single family lots approved as part of the previous development application on the site (Application No. 7911-0330-00). A number of these lots are under construction.	Single Family Small Lots	RF-12
South-west (Across lane):	Park	Park / Open Space	RF-12
West:	Four apartment buildings are under construction (Application No. 7907-0115-00).	Townhouse/ Apartments (35 upa)	CD Zone (By-law No. 16998)

### DEVELOPMENT CONSIDERATIONS

- The subject 3.68-hectare (9.11-acre) site is located at 16488 – 64 Avenue in West Cloverdale. The site is designated Urban in the Official Community (OCP), Townhouse 15-30 upa (units per acre) in the West Cloverdale Neighbourhood Concept Plan (NCP) and zoned "Multiple Residential 30 Zone (RM-30)".
- The subject site was previously a component of a larger 7.78-hectare (19.22 ac.) site that was part of Development Application No. 7911-0330-00. The previous application involved the following:
  - amendment to the Official Community Plan (OCP) to redesignate a portion of the site from "Suburban" to "Urban";
  - amendment to the West Cloverdale North NCP;
  - rezoning from "General Agriculture Zone (A-1)" to "Multiple Residential 30 Zone (RM-30)" and "Single Family Residential (12) Zone (RF-12)";
  - Heritage Revitalization Agreement and an Interim Heritage Revitalization Agreement for the restoration, adaptive re-use and maintenance of the Henry Bose Farmhouse and the Milk Cooling Shed; and
  - General Development Permit for the townhouse component,to permit the development of approximately 44 single family lots, a park and a future townhouse project that was anticipated to include approximately 249 units.
- A subsequent approved application (File No. 7914-0033-00) on the subject site consisted of the following:
  - Heritage Revitalization Agreement Amendment;
  - Development Permit to permit the development of 221, 3-storey townhouse units and 1 single family dwelling.
  - Development Variance Permit for setback variances.
- The project (File No. 7914-0033-00) received Final Adoption of the HRA Amendment and Development Permit Issuance, and Development Variance Permit Issuance on September 9, 2014 to permit 222 townhouse units in 29 buildings.
- Official Community Plan Amendment By-law No. 17721 which redesignated the subject site from Suburban to Urban, and Rezoning By-law No. 17883 which rezoned the subject site from A-1 to RF-12 and RM-30, was approved under Development Application No. 7911-0330-00 on July 29, 2013.

- The proposed development is being constructed in 11 phases. Building Permits have been issued for the first 3 phases, which include 32 units in 6 buildings plus the farm house building and 1 amenity building. Building Permit applications for three subsequent phases, consisting of 42 units in 6 buildings, have been submitted and are currently under review. Building Permit applications for the remaining 6 phases, comprising of 147 units in 28 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 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 444 resident parking spaces and 45 visitor parking spaces for the 222 approved townhouse units, which meets the minimum parking requirements of the Zoning By-law. Tandem parking is planned for 144 units (65%) of the approved 222 units.

#### 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 65%.

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 Development Permit No. 7914-0033-00 that was issued on September 9, 2014.

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 222-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 it had received Final Adoption and Development Permit Issuance prior to the change in the regulations.

- The proposed development is being constructed in 11 phases. Building Permits have been issued for the first 3 phases, which include 32 units in 6 buildings plus the farm house building and 1 amenity building. Building Permit applications for three subsequent phases, consisting of 42 units in 6 buildings, have been submitted and are currently under review. Building Permit applications for the remaining 6 phases, comprising of 147 units in 28 buildings, have not yet been submitted.
- Approval of the tandem parking variance is required to enable Building Permit issuance.
- Given that Development Permit No. 7914-0033-00 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. 7914-0033-01

*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.: 7914-0033-01

Issued To: 0948184 BC LTD.

("the Owner")

Address of Owner: 12837 – 76 Avenue, Unit 201  
Surrey, BC V3W 2V3

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: 029-146-526  
Lot 46 Section 12 Township 2 New Westminster District Plan EPP32879

16488 - 64 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 65%.
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. 7914-0033-00.



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.

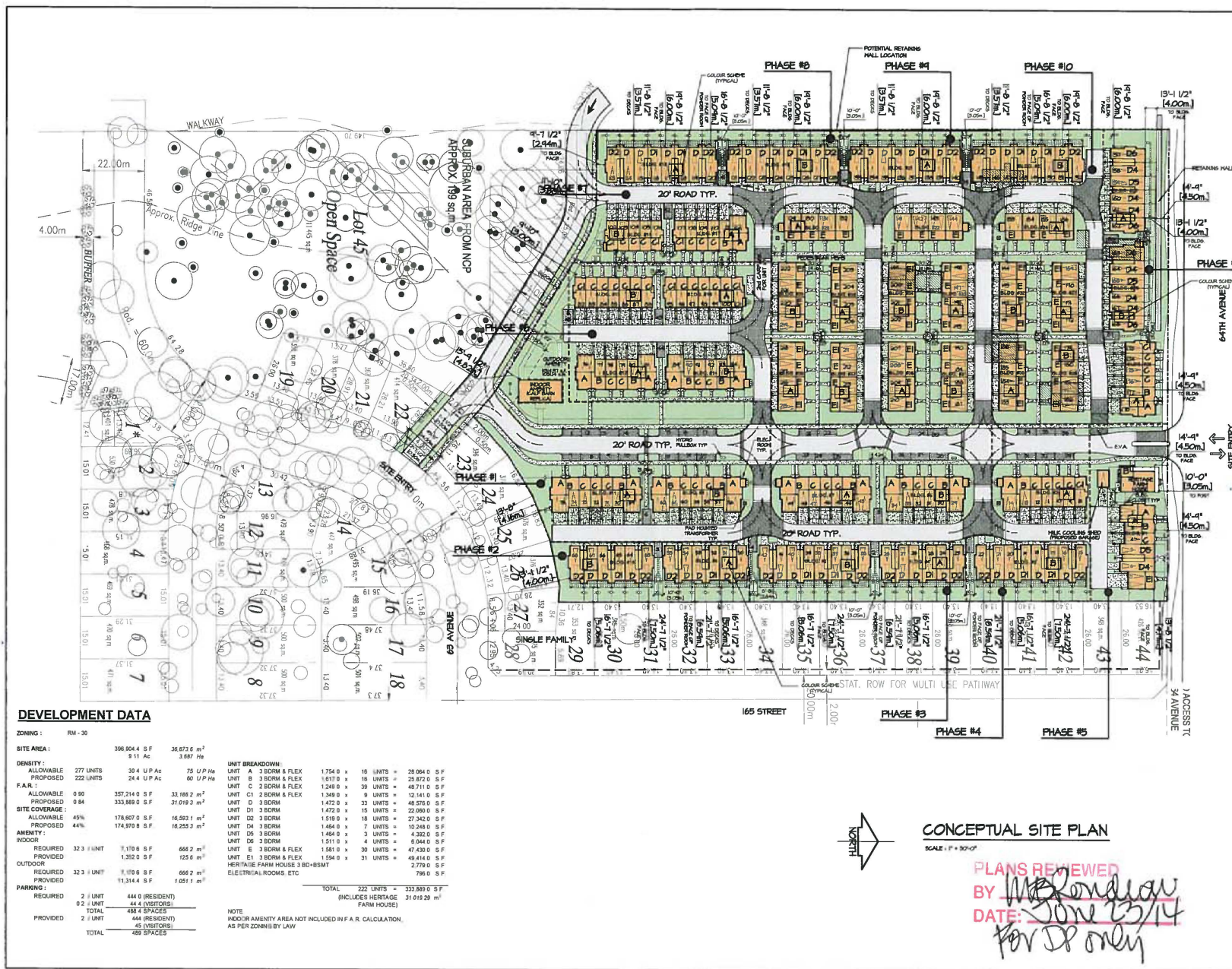
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



**DEVELOPMENT DATA**

ZONING:	RM - 30
SITE AREA:	396,804.4 S.F. / 9.11 Ac / 36,872.6 m <sup>2</sup> / 3,687 Ha
DENSITY:	ALLOWED: 277 UNITS / 30.4 U/P AC / 75 U/P HA / 1,754.0 x 16 UNITS = 28,064 S.F. PROPOSED: 222 UNITS / 24.4 U/P AC / 60 U/P HA / 1,617.0 x 16 UNITS = 25,872.0 S.F.
F.A.R.:	ALLOWED: 0.60 / 357,214.0 S.F. / 33,166.2 m <sup>2</sup> PROPOSED: 0.84 / 333,869.0 S.F. / 31,019.3 m <sup>2</sup>
SITE COVERAGE:	ALLOWED: 45% / 178,607.0 S.F. / 16,592.1 m <sup>2</sup> PROPOSED: 44% / 174,970.8 S.F. / 16,255.3 m <sup>2</sup>
AMENITY:	INDOOR: REQUIRED: 32.3 / 1,119.0 S.F. / 103.5 m <sup>2</sup> PROVIDED: 1,302.0 S.F. / 120.8 m <sup>2</sup>
OUTDOOR:	REQUIRED: 32.3 / 1,119.0 S.F. / 103.5 m <sup>2</sup> PROVIDED: 11,314.4 S.F. / 1,051.1 m <sup>2</sup>
PARKING:	REQUIRED: 2 / UNIT / 444 (RESIDENT) / 44 (VISITORS) / TOTAL 488 SPACES PROVIDED: 2 / UNIT / 444 (RESIDENT) / 45 (VISITORS) / TOTAL 489 SPACES

**UNIT BREAKDOWN:**

UNIT A	3 BDRM & FLEX	1,754.0 x	16 UNITS =	28,064.0 S.F.
UNIT B	3 BDRM & FLEX	1,617.0 x	16 UNITS =	25,872.0 S.F.
UNIT C	2 BDRM & FLEX	1,248.0 x	39 UNITS =	48,711.0 S.F.
UNIT C1	2 BDRM & FLEX	1,348.0 x	9 UNITS =	12,141.0 S.F.
UNIT D	3 BDRM	1,472.0 x	33 UNITS =	48,576.0 S.F.
UNIT D1	3 BDRM	1,472.0 x	15 UNITS =	22,080.0 S.F.
UNIT D2	3 BDRM	1,519.0 x	18 UNITS =	27,342.0 S.F.
UNIT D4	3 BDRM	1,484.0 x	7 UNITS =	10,248.0 S.F.
UNIT D5	3 BDRM	1,484.0 x	3 UNITS =	4,392.0 S.F.
UNIT D6	3 BDRM	1,511.0 x	4 UNITS =	6,044.0 S.F.
UNIT E	3 BDRM & FLEX	1,581.0 x	30 UNITS =	47,430.0 S.F.
UNIT E1	3 BDRM & FLEX	1,584.0 x	31 UNITS =	49,414.0 S.F.
HERITAGE FARMHOUSE 3 BD+BSMT				2,779.0 S.F.
ELECTRICAL ROOMS, ETC				796.0 S.F.
<b>TOTAL</b>	<b>222 UNITS</b>			<b>333,869.0 S.F.</b>

(INCLUDES HERITAGE FARMHOUSE)

NOTE: INDOOR AMENITY AREA NOT INCLUDED IN F.A.R. CALCULATION, AS PER ZONING BY LAW

**CONCEPTUAL SITE PLAN**

SCALE: 1" = 30'-0"

PLANS REVIEWED BY *M. R. [Signature]* DATE: *JUNE 25/14* FOR DP ONLY

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NO.	DATE	BY	DESCRIPTION



CLIENT: PLANNING GROUP  
PROJECT: HERITAGE FARMHOUSE, 64TH AVENUE, SURREY  
SHEET CONTAINS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

**barnett dembok**  
ARCHITECTS INC.

UNIT 130,  
7535 130 STREET,  
SURREY, B.C.  
V3W 1H8

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

CLIENT NO.	SHEET NO.
466	AC-1.0
PROJECT NO.	REV. NO.
11030	