

City of Surrey
ADDITIONAL PLANNING COMMENTS

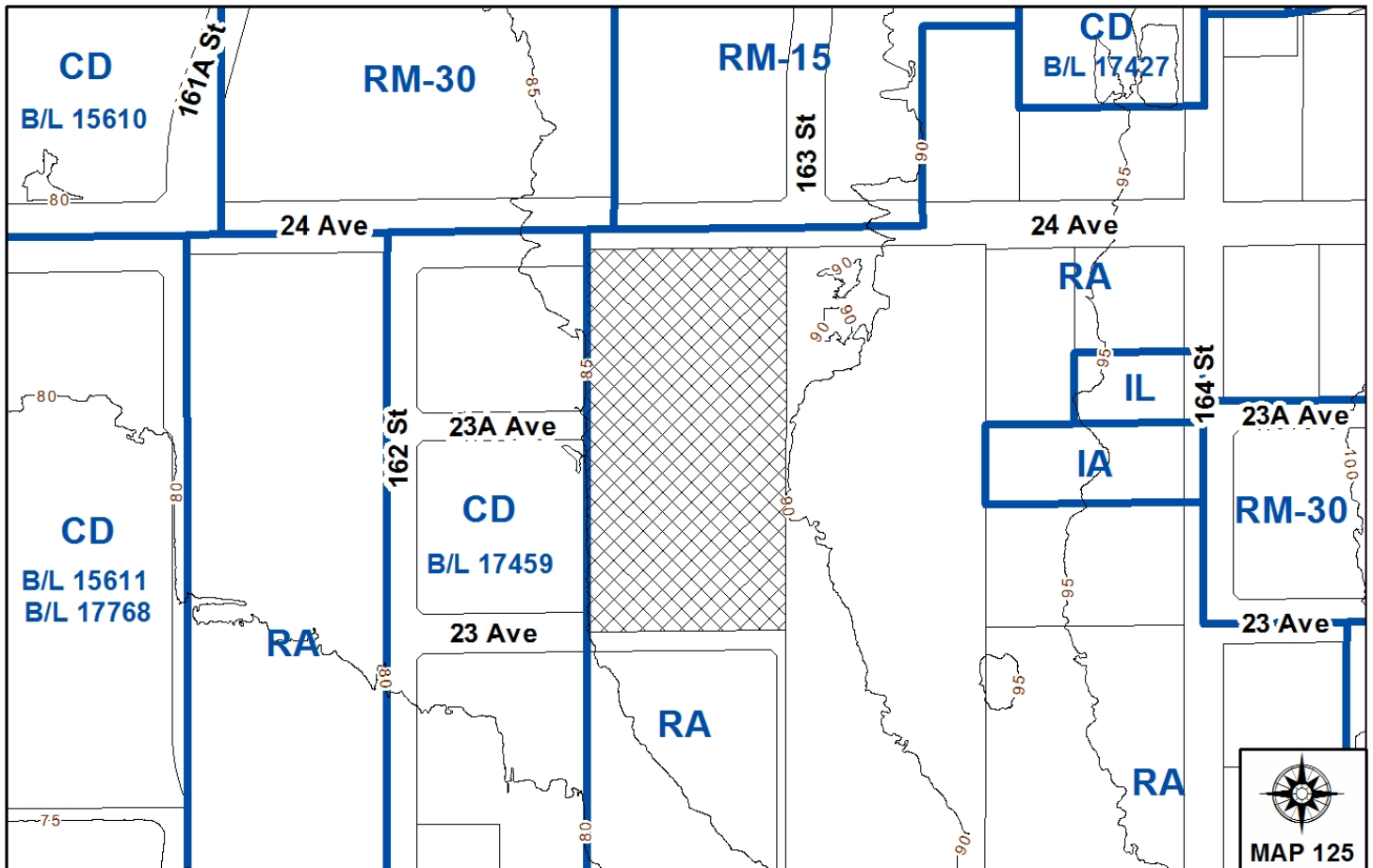
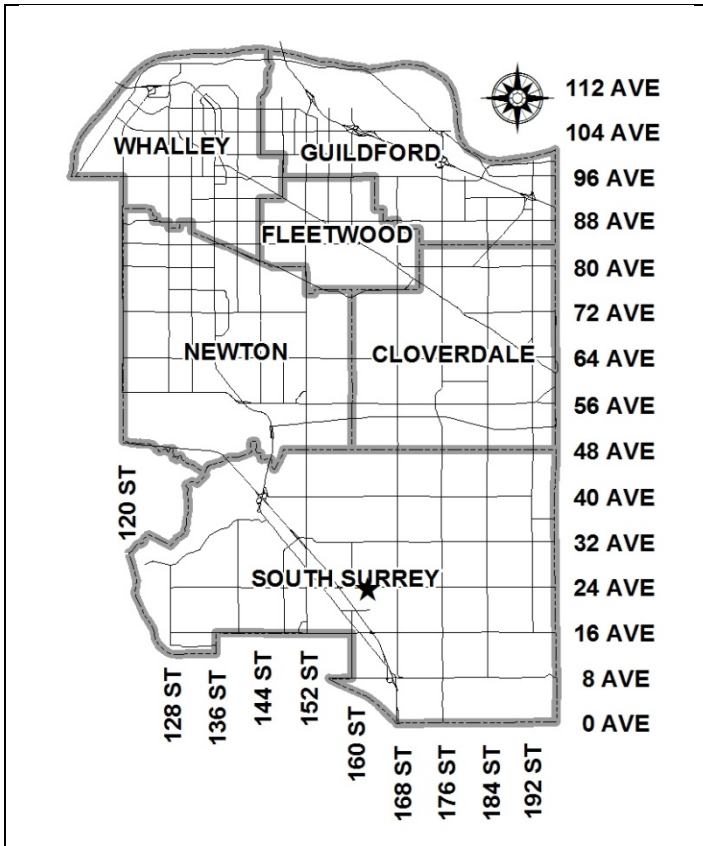
File: 7914-0159-01

Planning Report Date: May 11, 2015

PROPOSAL:

- **Development Variance Permit**
 in order to vary the amount of tandem parking permitted for a proposed 94-unit townhouse development.

LOCATION: 16272 - 24 Avenue
OWNER: Mosaic 24th Ave Holdings Ltd.
ZONING: RA (RM-30 at Third Reading)
OCP DESIGNATION: Urban and Multiple Residential
NCP DESIGNATION: Multiple Residential 30-45 upa and Multiple Residential 15-25 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. 7914-0159-00) for rezoning, Development Permit and Development Variance Permit on the subject site to permit 94 townhouse units. The proposed rezoning received Third Reading on November 3, 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) 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 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 it had received Third Reading prior to the change in tandem parking regulations.
- Given the applicant is finalizing all the 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. 7914-0159-01 (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 72%.

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 Third Reading prior to the change in the regulations.

DEVELOPMENT CONSIDERATIONS

- The subject 2-hectare (5-acre) site is located at 16272 – 24 Avenue in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area.
- The applicant has an in-stream application (File No. 7914-0159-00) for rezoning, Development Permit and Development Variance Permit on the subject site. The applicant is proposing:
 - rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)";
 - Development Permit to allow for 94 townhouse units; and
 - Development Variance Permit to allow for various setback relaxations.
- The proposed rezoning for the subject site received Third Reading on November 3, 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) limiting the maximum amount of tandem parking to 50% for various multiple residential zones. As the subject application is proposing more than 50% tandem parking, the proposal now needs a variance due to this recently adopted amendment to the Zoning By-law (see By-law Variance section).
- The applicant is proposing to provide 188 resident parking spaces and 19 visitor parking spaces for the proposed 94 townhouse units, which meets the minimum parking requirements of the

Zoning By-law. Twenty-six (26) units (28%) are proposed to have a double-car garage while the remaining 68 units (72%) 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 72%.

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 it had received Third Reading prior to the change in tandem parking 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. 7914-0159-01

original signed by Judith Robertson

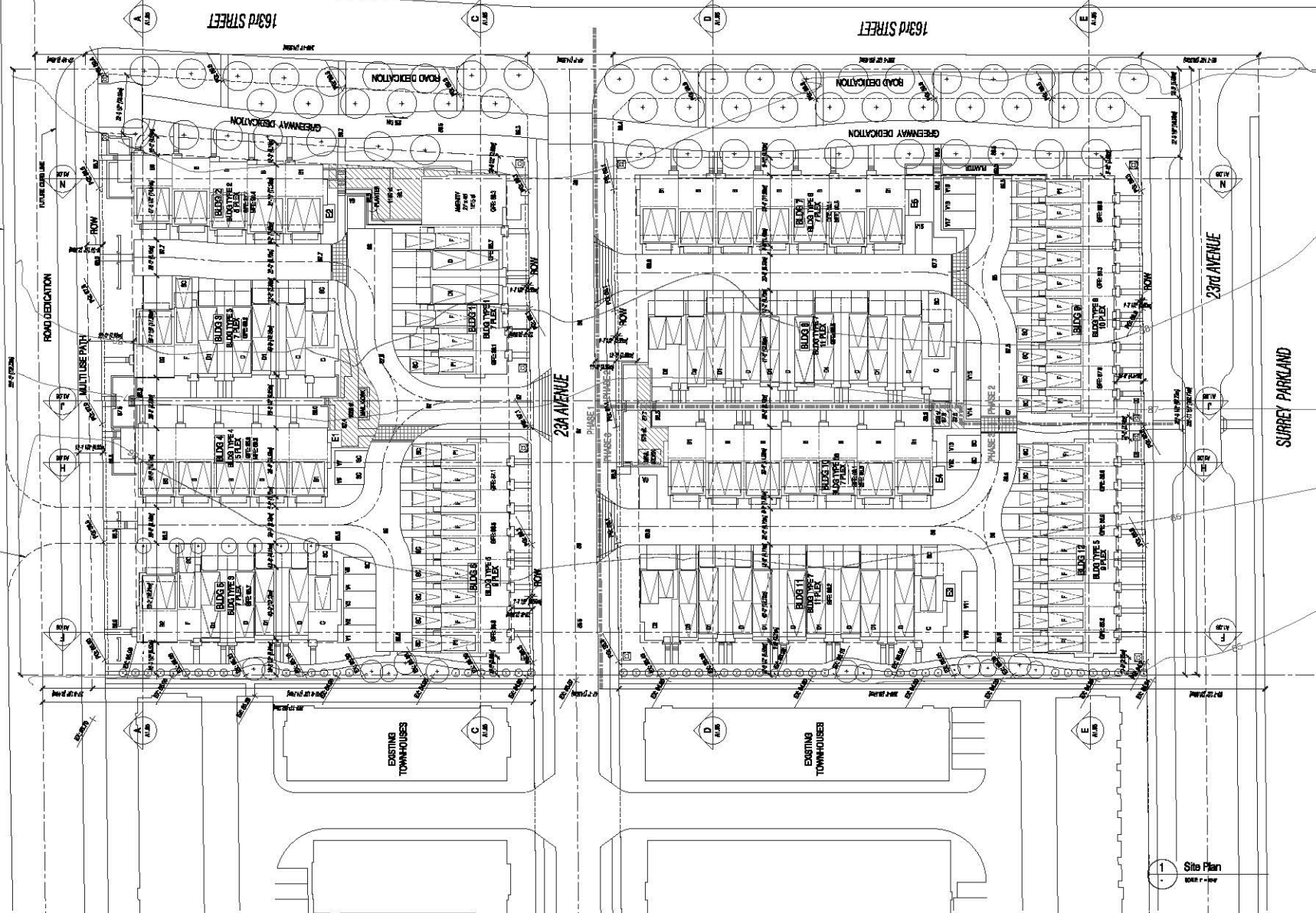
Jean Lamontagne
General Manager
Planning and Development

KB/da

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Appendix II

Copyright Reserved: This drawing and the design, title, and all of its content are the property of the architect. The content of this drawing shall not be used without the consent of the architect. These drawings are not valid for construction unless stated otherwise. Issued for Construction.



RAMSAY WORDEN ARCHITECTS
 355 Kingsway, # 118 Avenue
 Vancouver, BC
 Canada V6T-3J7
 T: 604.736.6659
 F: 604.736.6659
 E: info@rw.ca
 W: www.rw.ca

CONSULTANT

CLIENT:
Mosaic Homes
 500-2609 Granville Street
 Vancouver, B.C.
 V6H-3J3



PROJECT TITLE:
24th Avenue Townhomes
 Surrey, BC

ISSUE TITLE:
Site Plan

REVISED FOR:	DATE ISSUED:	BY:
REVISION 1 OF APPLICATION	AUG 28, 2014	JW
REVISION 2 OF APPLICATION	AUG 18, 2014	JW
REVISION 3 OF APPLICATION	DEC 09, 2014	JW

DATE:

KEY PLAN

DATE: 11/11/14
 DRAWN BY: [Signature]
 JOB NUMBER: 1377
 REVISION NO.:
 SCALE:
 FILE NAME:
 SHEET NO.:



1 Site Plan
 SCALE: 1"=40'

A1.02

RE-ISSUED FOR REZONING & DP APPLICATION - AUGUST 28, 2014

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0159-01

Issued To: Mosaic 24th Ave Holdings Ltd.
("the Owner")

Address of Owner: 500-2609 Granville Street
Vancouver, BC
V6H 3H3

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: 029-273-935
Lot 1 Section 13 Township 1 New Westminster District Plan EPP36912
16272 - 24 Avenue

(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 from 50% to 72%.

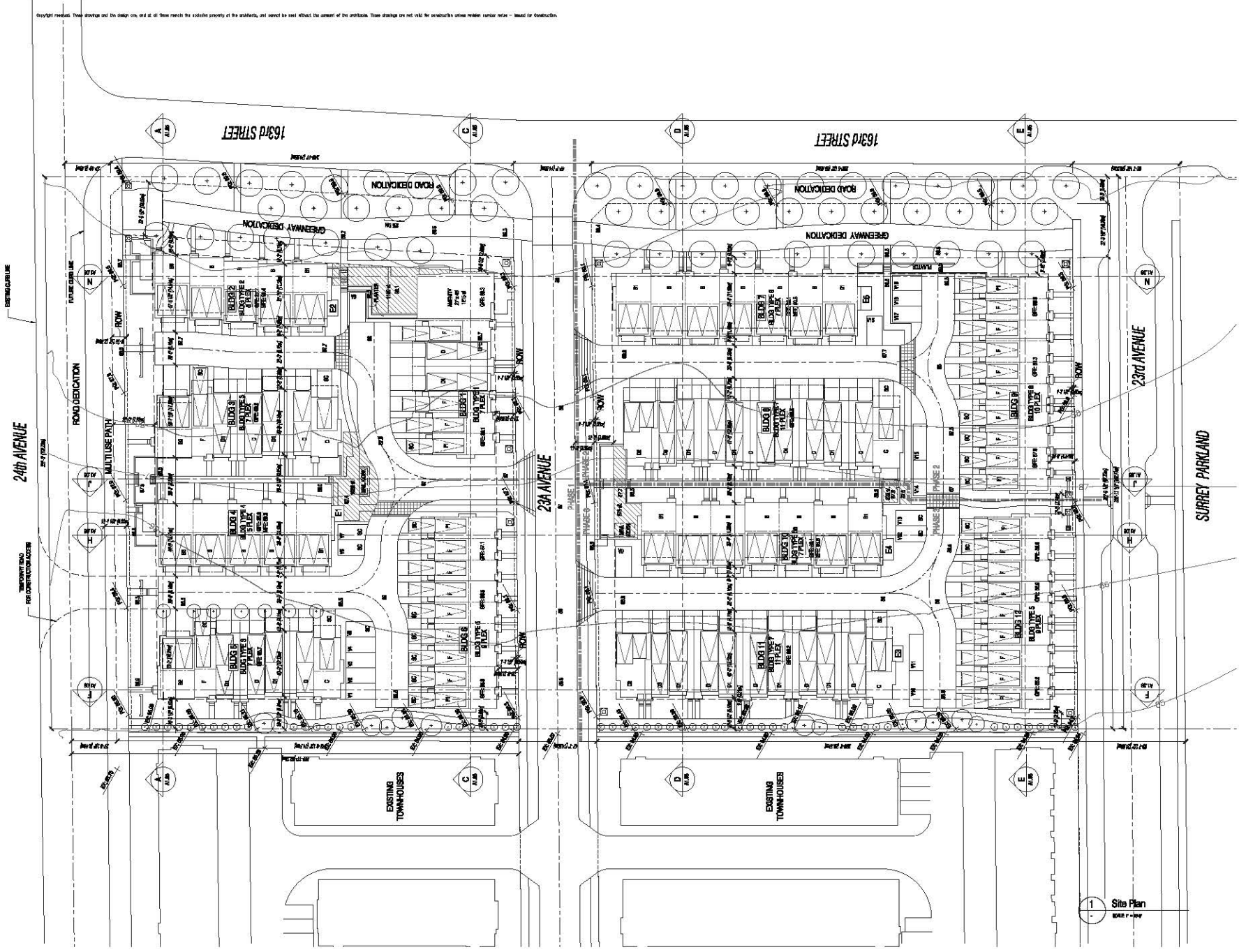
5. This development variance permit applies to the portion of the buildings and structures on the Land as shown in Development Permit No. 7914-0159-00, and as shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance 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

Schedule A



**RAMSAY
WORDEN
ARCHITECTS**
355 Klagway, # 118 Avenue
Vancouver, BC
Canada V6T-3J7
T: 604.736.6659
F: 604.736.6659
E: info@rw.ca
W: www.rw.ca

DATE: 11/15/2014

CLIENT:
Mosaic Homes
500-2509 Brimley Street
Vancouver, B.C.
V6H-3J3



PROJECT TITLE:
24th Avenue Townhomes
Surrey, BC

DRAWING TITLE:
Site Plan

ISSUE	DATE	BY
REVISIONS & OF APPLICATION	AUG 28, 2014	JW
REVISIONS & OF APPLICATION	AUG 18, 2014	JW
REVISIONS & OF APPLICATION	DEC 06, 2014	JW

SCALE:

DATE:

KEY PLAN

NO.	DATE	BY
1	11/15/2014	JW
2	11/15/2014	JW
3	11/15/2014	JW
4	11/15/2014	JW
5	11/15/2014	JW



1 Site Plan
DATE: 11/15/2014

A1.02

RE-ISSUED FOR REZONING & DP APPLICATION - AUGUST 28, 2014