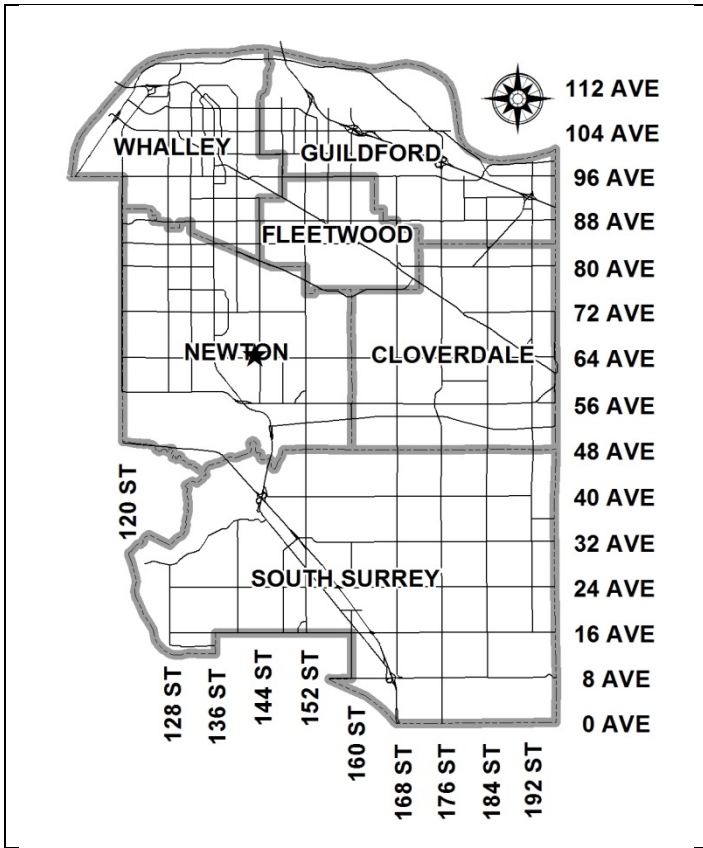


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0132-00

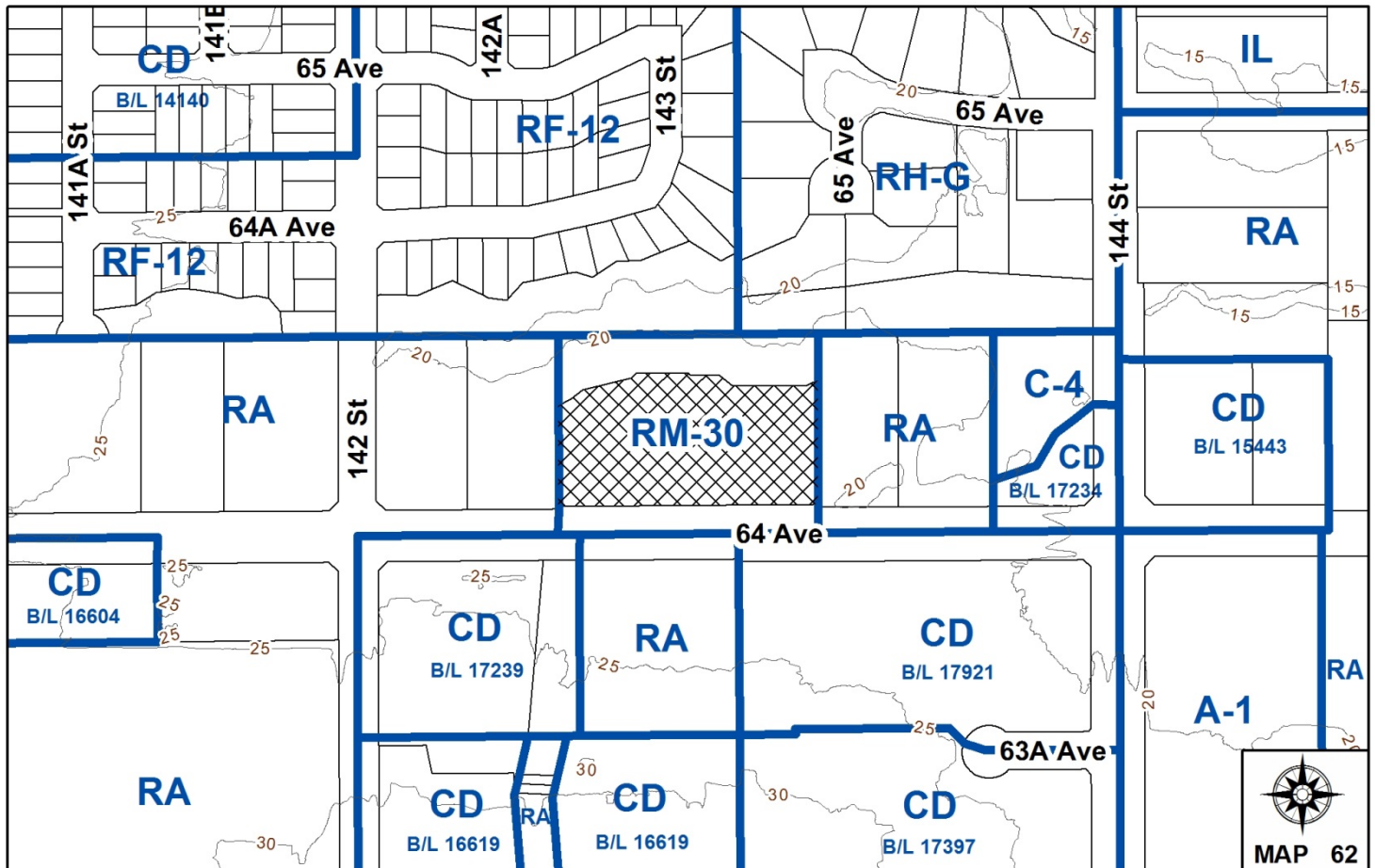
Planning Report Date: May 25, 2015



PROPOSAL:

- **Development Variance Permit**
 to permit the development of Phase 2 and 3 of a 50-unit townhouse development.

LOCATION: 14285 - 64 Avenue
OWNER: 0915251 B.C. Ltd.
ZONING: RM-30
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses (25 u.p.a. max)



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed Development Variance Permit (DVP) to allow reduced front yard setback and vary the Setback Definition.

RATIONALE OF RECOMMENDATION

- The proposed DVP for reduced front yard setback is needed to address the shortfall in garage depths in Phase 2 and 3, while maintaining a reasonable distance between the front two rows of townhouses and maintaining units at a livable size.
- The proposed eaves which encroach on the front and rear yard setbacks in all phases of the development will not create a negative impact on neighbouring properties.
- All of the townhouse units fronting 64 Avenue will maintain a consistent front yard space and the functional outdoor amenity space will not be impacted.
- The applicant has submitted an acoustical report and has agreed to implement the consultant's recommendations to help with noise attenuation for the impacted units along 64 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0132-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Phase 2 and 3; and
- (b) to vary the Setback Definition, to allow eaves to encroach onto the required setbacks from 0.6m (2 ft.) to a maximum of 0.9m (3 ft.) in horizontal length along any exterior wall.

REFERRALS

Engineering: The Engineering Department has no objection to the project

SITE CHARACTERISTICS

Existing Land Use: Vacant. Approved 50-unit townhouse development to be constructed (Application No. 7912-0155-00).

Adjacent Area:

Direction	Existing Use	OCP/South Newton Designation	Existing Zone
North:	Archibald Creek and Single Family Residential	Urban/ Creeks and Riparian Setbacks, Single Family Lots and Suburban Residential ½ Acre	RF-12 and RH-G
East:	Single Family Residential	Urban/ Townhouse 15 u.p.a. max and Creeks and Riparian Setbacks	RA
South (Across 64 Street):	Detention pond, recently completed 40-unit townhouse development (Application No. 7910-0017-00), and a commercial development under construction (Application 7911-0285-00).	Urban/ Detention Pond, Townhouse 25 u.p.a. max, and Commercial	RA
West:	Single Family Residential and Archibald Creek	Urban/ Townhouse 15 u.p.a. max and Creeks and Riparian Setbacks	RA

DEVELOPMENT CONSIDERATIONS

Context/Background

- The subject property is located on the north side of 64 Avenue, mid-block between 142 Street and 144 Street. The property is designated "Urban" in the Official Community Plan (OCP) and "Townhouse 25 u.p.a. max" in the South Newton Neighbourhood Concept Plan (NCP).
- Under Application No. 7912-0155-00, the property was rezoned to "Multiple Residential 30 Zone (RM-30)" to allow a 50-unit townhouse development that was approved in September 2014. Variances were granted to reduce the minimum west, east, and rear yard setback of the RM-30 Zone.
- The northern portion of the property containing Archibald Creek was conveyed to the City as riparian area, without compensation, for the protection of the watercourse.
- After the Development Permit for this project was approved by Council, it was discovered that the proposed garages, which were not dimensioned, were only 5.5 metres (18 ft.) long rather than 6.0 metres (20 ft.) as required in the parking provisions of the Zoning By-law. In Phase 1 of the project, the applicant was able to make up the shortfall in garage depth by reducing the separation between the rows of townhouses within the interior of the site. In proposed Phases 2 and 3, the rows of townhouses are already at the minimum desired distance, matching the building separations in Phase 1.

Proposal

- The applicant requests to reduce the front yard setback in Phase 2 and 3 in order to maintain a reasonable distance between the front two rows of townhouses and livable size of units.
- The front yard setback in Phase 1 complies with the RM-30 Zone requirement of 7.5 metres (25 ft.).
- The applicant has submitted an Acoustical Report for the units in Phase 2 and 3 to the satisfaction of the Planning and Development Department. The recommended noise mitigation measures will be required to be implemented through the building permit process.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face in Phase 2 and 3; and

Applicant's Reasons:

- Due to road dedication and riparian setback, the proposal to reduce the front yard setback are to allow the front rows of townhouses in Phase 2 and 3 to maintain a reasonable distance and to maintain livable size of units.

- A multi-use pathway and a statutory right-of-way varying between 2 metres (6.6 ft.) and 3.5 metres (11.5 ft.) will be constructed along 64 Avenue to meet the requirements of the City's Bose Greenway . Despite the varying width of the multi-use pathway, the units fronting 64 Avenue in Phase 2 and 3 will maintain a 4.0 metre (13 ft.) front yard space consistent with the units in Phase 1.

Staff Comments:

- The proposed reduced front yard setback will not impact the functional outdoor amenity space (in Phase 2) or the livability of the units.
- The proposed reduced front yard setback will require noise mitigation measures to be implemented as recommended in the submitted acoustical report.

(b) Requested Variance:

- to vary the Setback Definition, to allow eaves to encroach onto the required setbacks from 0.6m (2 ft.) to a maximum of 0.9m (3 ft.) in horizontal length along any exterior wall.

Applicant's Reasons:

- The eaves are characteristic of the overall design and articulation of the proposed building design.

Staff Comments:

- The proposed eaves encroach on the front (64 Avenue) and rear yard (Archibald Creek) setbacks in all phases of the development, and will not create a negative impact on neighbouring properties.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7915-0132-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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DRV 5/21/15 11:11 AM

Information for City Clerk

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

1. (a) Agent: Name: Matthew Cheng
 Matthew Cheng Architect Inc.
 Address: 670 - Evans Avenue, Unit 202
 Vancouver, BC V6A 2K9

 Tel: 604-731-3012

2. Properties involved in the Application

- (a) Civic Address: 14285 - 64 Avenue

- (b) Civic Address: 14285 - 64 Avenue
 Owner: 0915251 B.C. Ltd.
 Director Information:
 Harjit S. Atwal
 Parmjit Singh Randhawa

Officer Information as at July 12, 2014:

Harjit S. Atwal (President)
Parmjit Singh Randhawa (Secretary)

PID: 029-398-011

Lot 2 Section 16 Township 2 Group 1 New Westminster District Plan EPP42755

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7915-0132-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

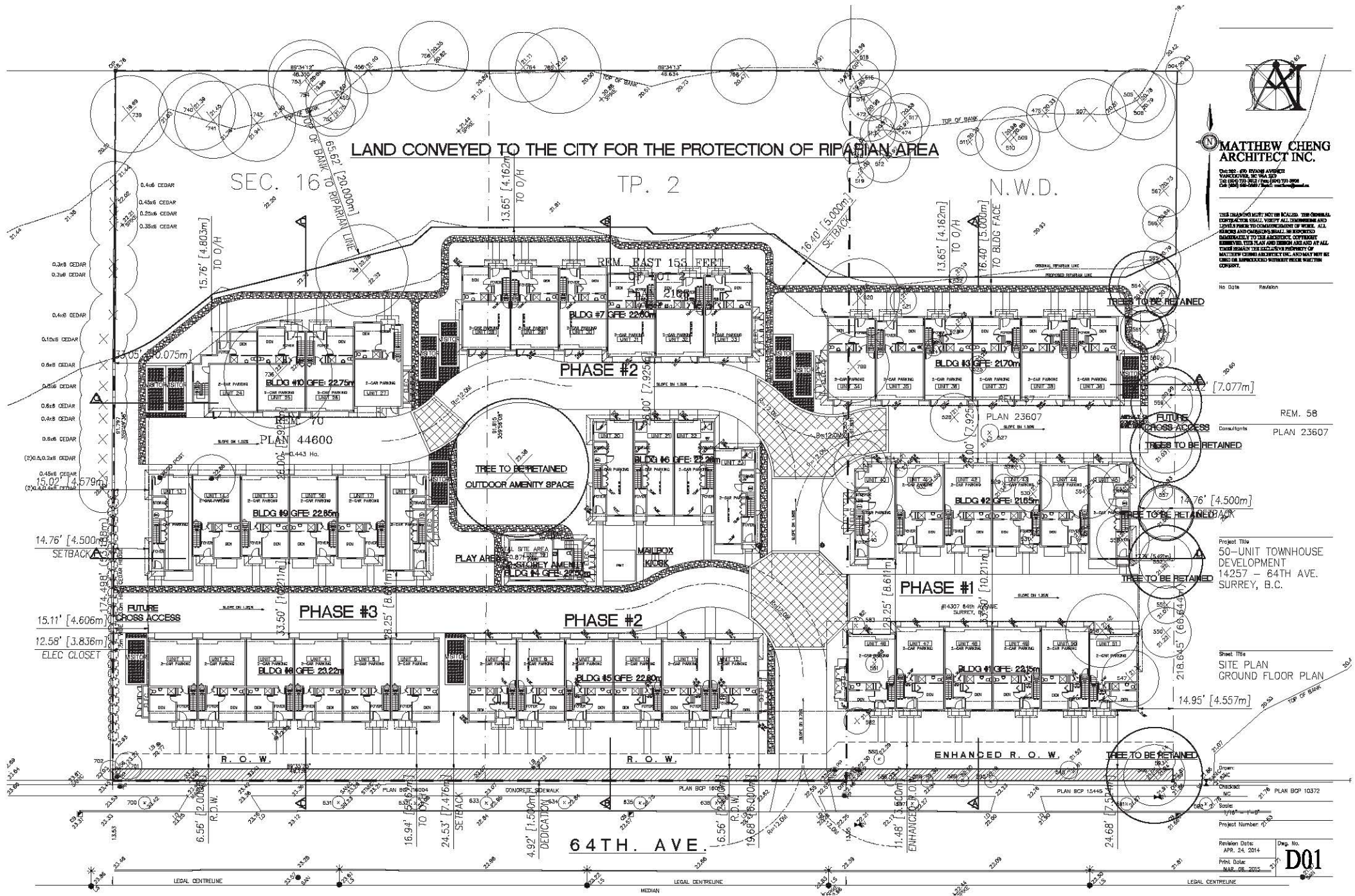
DEVELOPMENT DATA SHEET

Existing Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		12,584.0
Road Widening area		205.50
Undevelopable area		3,409.78
Net Total		8,968.72
LOT COVERAGE (in % of net lot area)		38.5%
SETBACKS (in metres)		
Front	7.5	7.5 (Ph. 1); 6.0 (Ph. 2 & 3)
Rear	7.5	5.0
Side #1 (E)	7.5	4.61
Side #2 (W)	7.5	4.5 (to building); 3.8 (to electrical closet)
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0	11.48
Accessory – Amenity Building	11.0	9.0
NUMBER OF RESIDENTIAL UNITS		
Three Bedroom +	50	50
Total	50	50
FLOOR AREA: Residential		7,785.31 sq.m
DENSITY		
# of units/ha /# units/acre (gross)		16 upa
# of units/ha /# units/acre (net)		23 upa
FAR (gross)		0.62
FAR (net)		0.87
AMENITY SPACE (area in square metres)		
Indoor	150	105.9
Outdoor	150	354.91
PARKING (number of stalls)		
3-Bed	100	100
Residential Visitors	10	10
Total Number of Parking Spaces	110	110

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*



MATTHEW CHENG ARCHITECT INC.
 200-608-8888
 100-1000-1000
 100-1000-1000

THIS DOCUMENT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. ANY PART OF THIS DOCUMENT THAT IS NOT THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. SHALL BE RETURNED TO THE ARCHITECT UPON REQUEST.

No Date Revision

REM. 58
 PLAN 23607

Project Title
 50-UNIT TOWNHOUSE DEVELOPMENT
 14257 64TH AVE.
 SURREY, B.C.

Sheet Title
 SITE PLAN
 GROUND FLOOR PLAN

Revision Date: 03/24/2014
 Drawn By: JAC
 Checked By: MC
 Scale: 1/8"=1'-0"
 Project Number: 0102

D01

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0132-00

Issued To: 0915251 B.C. LTD.

("the Owner")

Address of Owner: 5861 - Kettle Crescent West
Surrey, BC V3S 8N9

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: 029-398-011

Lot 2 Section 16 Township 2 Group 1 New Westminster District Plan EPP42755

14285 - 64 Avenue

(the "Land")

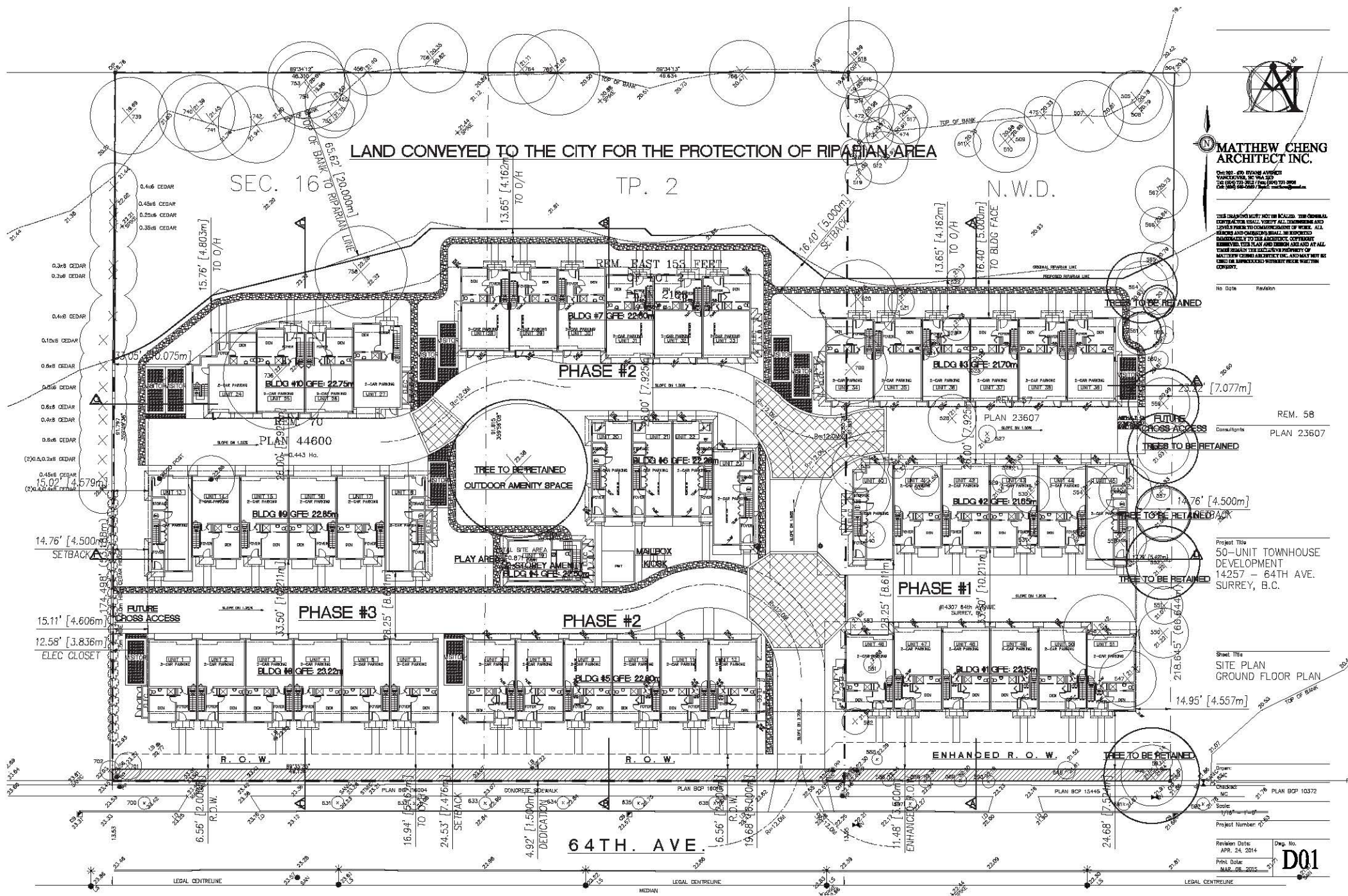
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F, Part 22 "Multiple Residential 30 Zone (RM-30)" the minimum front yard setback is varied from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - (b) In Part 1, Definitions, the definition of Setback is varied to permit eaves to encroach into the required setback to a maximum of 0.9 metres (3 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings labelled Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.

5. This development variance permit applies to only the portion of 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.
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



MATTHEW CHENG ARCHITECT INC.

200-201-60 RYAN AVENUE
VANCOUVER, BC V6A 2E7
TEL: (604) 271-1788 FAX: (604) 271-3988
CELL: (604) 588-6888 WWW.MCHA.COM

THIS DOCUMENT IS NOT TO BE SCALE. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CHECK FOR CONFORMANCE OF WORK. ALL MEASUREMENTS AND DIMENSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT UPON OBSERVATION OF THE PLAY AND TERRACE AREAS AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF MATTHEW CHENG ARCHITECT INC. ARCHITECT MAY BE CONTACTED IMMEDIATELY FROM MATTHEW CHENG ARCHITECT.

No Date Revision

REM. 58
PLAN 23607

Project Title
50-UNIT TOWNHOUSE DEVELOPMENT
14257 64TH AVE.
SURREY, B.C.

Sheet Title
SITE PLAN
GROUND FLOOR PLAN

Revision Date: 03/24/2014
Print Date: MAR. 05. 2015
Project Number: 0132

D01