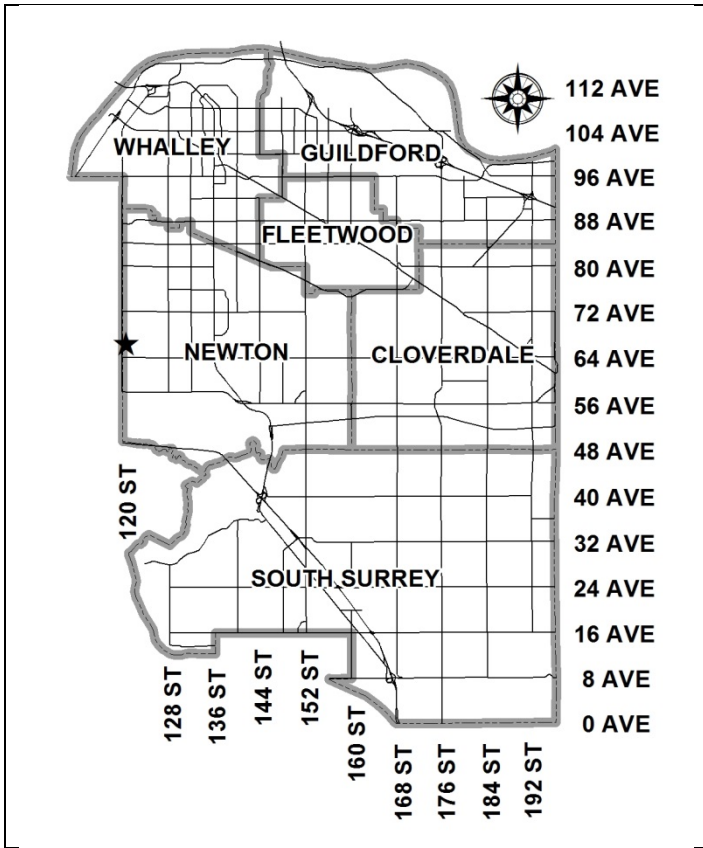


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0171-00

Planning Report Date: September 14, 2015



PROPOSAL:

- **Development Variance Permit**

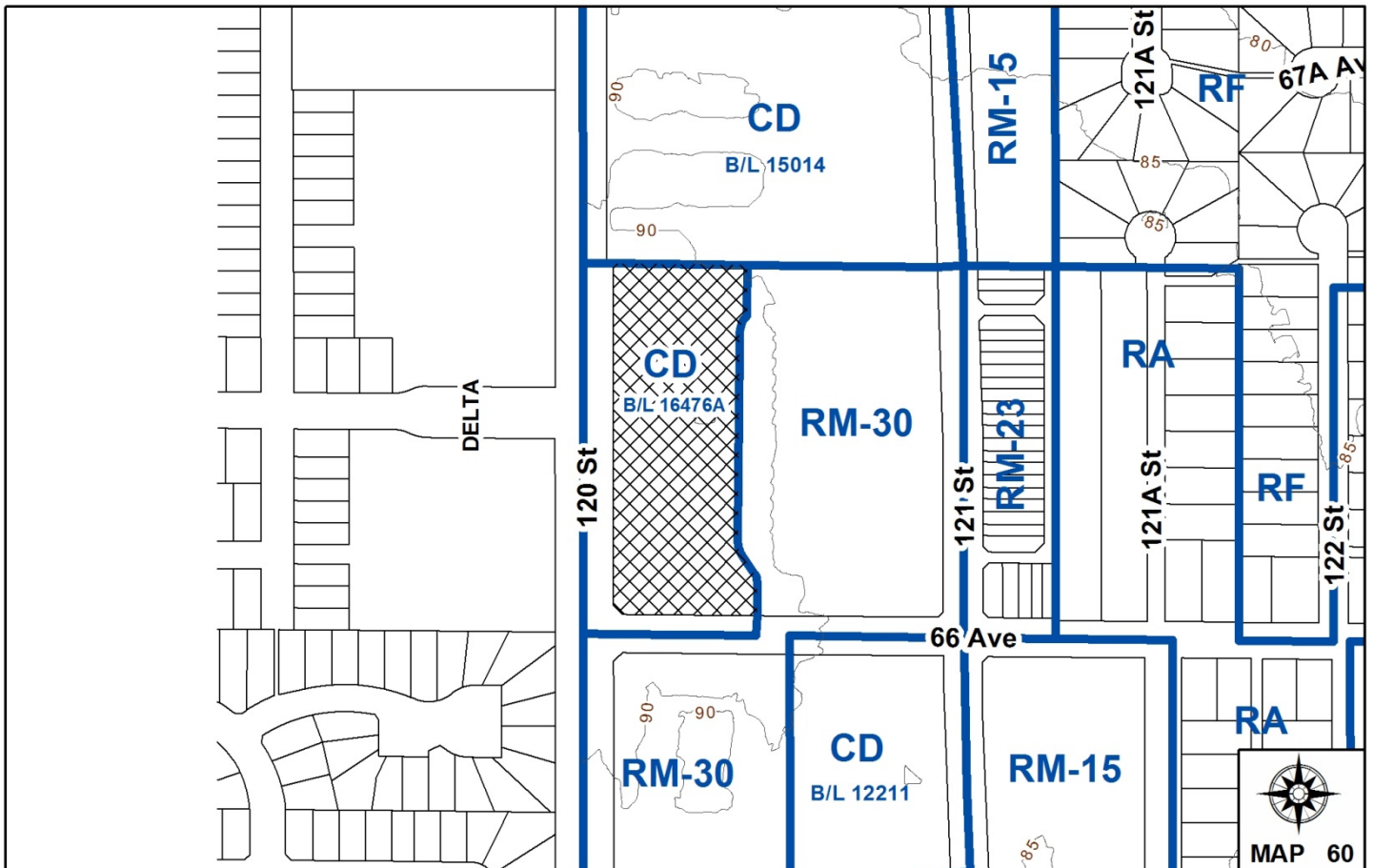
In order to reduce the minimum on-site visitor parking requirement from 48 to 46 spaces.

LOCATION: 6628 and 6688 - 120 Street

OWNER: BCS3422 Salus Corporation
 c/o Baywest Management Corp.

ZONING: CD (By-law No. 16476A)

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum number of off-street visitor parking spaces required for a *Non-Ground-Oriented Multiple Unit Residential Building*.

RATIONALE OF RECOMMENDATION

- The two (2) parking spaces requested to be removed are visitor parking spaces from the underground parkade for the placement of a garbage compactor, and will have minimal impact on residents of the building.
- The proposed variance resolves a garbage collection issue on private property without obstruction to the free and safe movement of traffic on public roads and provides unobstructed access to the fire lane. The proposed variance places minimal increased demand on public street parking.
- All owners have been notified by the Strata Council of the decision to apply for this Development Variance Permit.
- No objections to the proposal have been received.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0171-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum number of off-street visitor parking spaces from 48 to 46.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Multiple Residential

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North	Apartment and Townhouse development	Multiple Residential	CD By-law No. 15014 (based on RM-30)
East	Townhouse development	Multiple Residential	RM-30
South (Across 66 Avenue):	Townhouse development	Multiple Residential	RM-30
West (Across 120 Street within Corporation of Delta):	Multi-family apartment and townhouse development	n/a	n/a

DEVELOPMENT CONSIDERATIONSBackground:

- The subject property is designated Multiple Residential in the Official Community Plan (OCP) and is currently zoned "Comprehensive Development Zone (CD)" (By-law No. 16476A) based on the RM-45 Zone.
- Under Development Application No. 7907-0070-00, the subject site was developed into two (2) four-storey apartment buildings containing 238 apartment units and 7 townhouse units.

- Parking provided for the apartment units included 338 resident spaces and 48 visitor spaces located in the underground parkade. Parking was calculated at a rate of 1.3 spaces for every 1 or less bedroom dwelling unit, 1.5 spaces for every 2 or more bedroom dwelling unit, and 0.2 spaces for every dwelling unit for visitors, which meets the minimum requirement of the Zoning By-law.
- In August 2013 Surrey Fire Services advised the Strata Council that they could not place garbage bins in the fire lane for pick-up, as it creates serious access problem in the event of an emergency. Consequently, the Strata Council was given permission from the strata council for the neighbouring property at 6671 – 121 Street to temporarily use one of their outdoor visitor parking stalls to place the garbage bins for twice weekly pick-up.
- 6671 – 121 Street and the subject property were both developed under Application No. 7907-0070-00; however, upon completion of the development, two separate strata councils were formed. The owners at 6671 – 121 Street only intended to allow temporary use of their visitor parking stall to place the garbage bins and no longer support garbage collection for both stratas on their property.
- The garbage bins currently in use must be picked up at street level, as the garbage truck is too large to enter the underground parking where the existing garbage room is located.
- After receiving notice from Fire Services that the garbage bins could not be placed in the fire lane, the Strata Council inquired with the City of Surrey Engineering Department about the possibility of placing the garbage bins on 66 Avenue near the entrance of the Salus Apartments. In a letter dated August 1, 2014, Engineering advised the Strata that the City could not support placing garbage bins on 66 Avenue because placing and operating garbage bins on the road will cause negative effects to on-street parking and will cause sightline obstructions to road users, creating safety concerns on the road. Furthermore, Engineering advised that streets are to be maintained for the free and safe movement of traffic and should not be considered as an option of any type of regular operations or storage for individuals or private organizations.
- Various alternate at-grade pick-up locations on the subject property were investigated but none were found to be suitable.
- The Strata Council has determined that the installation of a garbage compactor in the underground parkade is the best solution to resolve the garbage collection issues on site.

Current Proposal:

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum number of off-street visitor parking spaces required for *Non-Ground-Oriented Multiple Unit Residential Buildings* under Zoning By-law No. 12000 from 48 to 46 parking spaces in order to remove two (2) visitor parking spaces from the underground parkade for the placement of a garbage compactor.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum number of off-street visitor parking spaces required for a *Non-Ground-Oriented Multiple Unit Residential Building* under Zoning By-law No. 12000 from 48 to 46 parking spaces

Applicant's Reasons:

- The Strata Owners at 6671 – 121 Street no longer support the use of their visitor parking stall for garbage collection for the subject property and other arrangements must be made.
- Various alternate on-site pick-up locations were investigated but none were found to be suitable.
- The Strata Council determined that installation of a garbage compactor in the underground parkade is the best solution to the garbage collection issues on site.
- The location of the parking spaces to be removed is directly outside of the existing recycling and garbage room and is ideal for the purpose of garbage collection and convenience of residents.

Staff Comments:

- The two (2) parking spaces requested to be removed are from the visitor parking only. The proposal does not remove any parking spaces from the resident parking.
- The proposed variance resolves the garbage collection issue on private property without obstruction to the free and safe movement of traffic on public roads and provides unobstructed access to the fire lane. The proposed variance places minimal increased demand on public street parking.
- The parking spaces could be converted back to parking in the future, as needed, if other garbage collection arrangements were made.
- All owners have been notified by the Strata Council of the decision to apply for this Development Variance Permit.
- No objections to the proposal have been received.

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. 7915-0171-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

EM/da

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KD 9/10/15 5:50 PM

Information for City Clerk

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

1. (a) Agent: Name: Elizabeth Westerveld
 Baywest Management Corporation
 Address: 13468 - 77 Avenue
 Surrey, BC V3W 6Y3

 Tel: 604-595-8384 - Work

2. Properties involved in the Application
 - (a) Civic Address: 6628 and 6688 - 120 Street
 Owner: BCS3422 Salus Corporation
 PID: no PID
 Lot: Lot A, Section 18, Township 2, Plan BCP35509,
 Strata Plan BCS3422 - Phase 4

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7915-0171-00 and
 bring the Development Variance Permit forward for issuance and execution by the Mayor
 and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0171-00

Issued To: SALUS CORPORATE BCS₃₄₂₂S IN TRUST
C/O BAYWEST MANAGEMENT CORPORATION

("the Owner")

Address of Owner: 13468 - 77 Avenue
Surrey, BC V3W 6Y3

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:

Legal Description:
Lot A, Section 18, Township 2, Plan BCP₃₅₅₀₉,
Strata Plan BCS₃₄₂₂ – Phase 4

6628 and 6688 - 120 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table C.6 of Part 5, Off-Street Parking and Loading/Unloading, the minimum number of required off-street visitor parking spaces based on *Non-Ground-Oriented Multiple Unit Residential Buildings* is varied from 48 to 46 to permit installation of a garbage compactor in the underground parkade on the subject property.
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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.

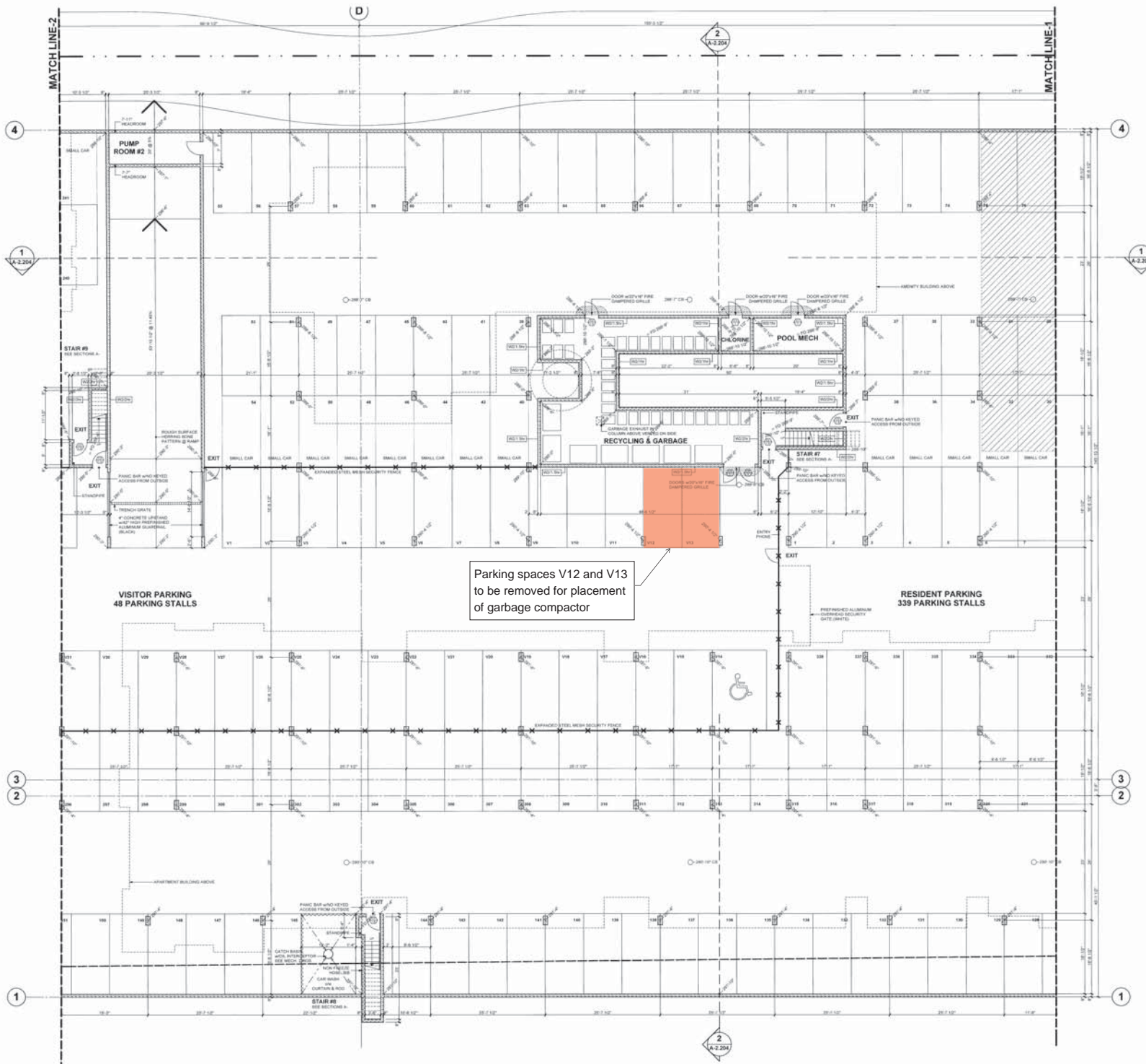
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. 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



Parking spaces V12 and V13 to be removed for placement of garbage compactor

- SYMBOLS & LEGENDS:**
- WALL TYPE
 - WALL RATING (RIB)
 - WINDOW TYPE
 - WINDOW TYPE (ARMED) (RIB)
 - DOOR TYPE
 - DOOR RATING (RIB)
 - INDICATES CONCRETE BLOCK
 - INDICATES CONCRETE
 - INDICATES EXTERIOR WALL - 1 HR RATING
 - WATER CURTAIN - SEE CODE EQUIVALENCY REPORT

- NOTES:**
1. PAINT ALL PARKING STALL NUMBERS, LINES AND DESIGNATIONS
 2. PAINT ALL STOP PAINT DESIGNATIONS
 3. PAINT ALL STOP PAINT DESIGNATIONS
 4. AT ALL ROOM OPENING DIRECTLY OFF THE PARKING GARAGE, BLINDS TO BE 4" MINIMUM FROM THE ADJACENT PARKING GARAGE FLOOR. TANKER BLINDS ALL ENTRANCES TO PROVIDE HANDICAPPED ACCESSIBILITY - MAX 113 SLOPE
 5. ALL GARAGE EXITS MUST BE PROPERLY MARKED AND APPROVED. SEE CIVIL ENGINEERING DRAWING FOR EXACT ELEVATIONS
 6. SEE LANDSCAPE ARCHITECT'S DRAWING FOR PARKING GARAGE ELEVATIONS
 7. PAINT ALL NON-INSULATED CEILING FINISHES
 8. PAINT ALL CONCRETE - 1/2" MINIMUM WHITE
 9. PREPARE FOR GOLF
 10. CEILING INDICATES TO EXTEND TO FINISH LINE OF HEATED SPACE ABOVE
 11. PROVIDE CCTV CAMERA AT PARKING ENTRY GATES
 12. PROVIDE KIOSK FOR SECURITY CAMERA IN PARKING AS PER SECURITY CONTRACT NOT PROVIDED BY ADERA
 13. PROVIDE STEEL FRAME LOCKERS WITH INSULATED WAREHOUSE STEEL FRAMING FOR PROTECTIVE - "HARD TO REACH WALLS OR APPROVED ALTERNATIVE"
 14. PROVIDE CODE COMPLIANT GLAZED OPENINGS AT ALL PARKING DOORS

- ELECTRICAL KIOSK NOTES:**
1. ALL INSTALLATIONS AND FEATURES CONTAINING SUBSTANTIAL CONDUCTIVE MATERIALS SUCH AS METAL PANELS, EXPOSED METAL, REINFORCED CONCRETE WALLS AND SPRINKLER PIPES MUST BE KEPT A MINIMUM OF 3.0 m FROM THE NEAREST POWER OF THE EQUIPMENT
 2. ONLY INSTALLATIONS AND FEATURES WHICH CAN BE INSULATED AGAINST FIRE RISK IN ACCORDANCE WITH REQUIREMENTS IN PART 2 MUST BE LOCATED WITHIN THE 3.0 m ZONE
 3. METAL EQUIPMENT LOCATED WITHIN 3.0 m OF THE INDICATED METAL ENCLOSURE MUST BE INSULATED SUCH THAT A PERSON CANNOT CONTACT IT AND THE INDICATED ENCLOSURE SHALL REMAIN UNBROKEN



INTEGRA ARCHITECTURE INC.

N

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6028-120th St. 6028-120th St &
6017-121st St. Surrey British Columbia

Salus (A/Adm) Projects Ltd.

ADERA
ARCHITECTURE

PARKADE PLAN (B)

18" x 12" Scale - Section & Plan
February 18, 2008
67024
A-2.202 18

Schedule A