

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7916-0212-01

Planning Report Date: April 9, 2018

**PROPOSAL:**

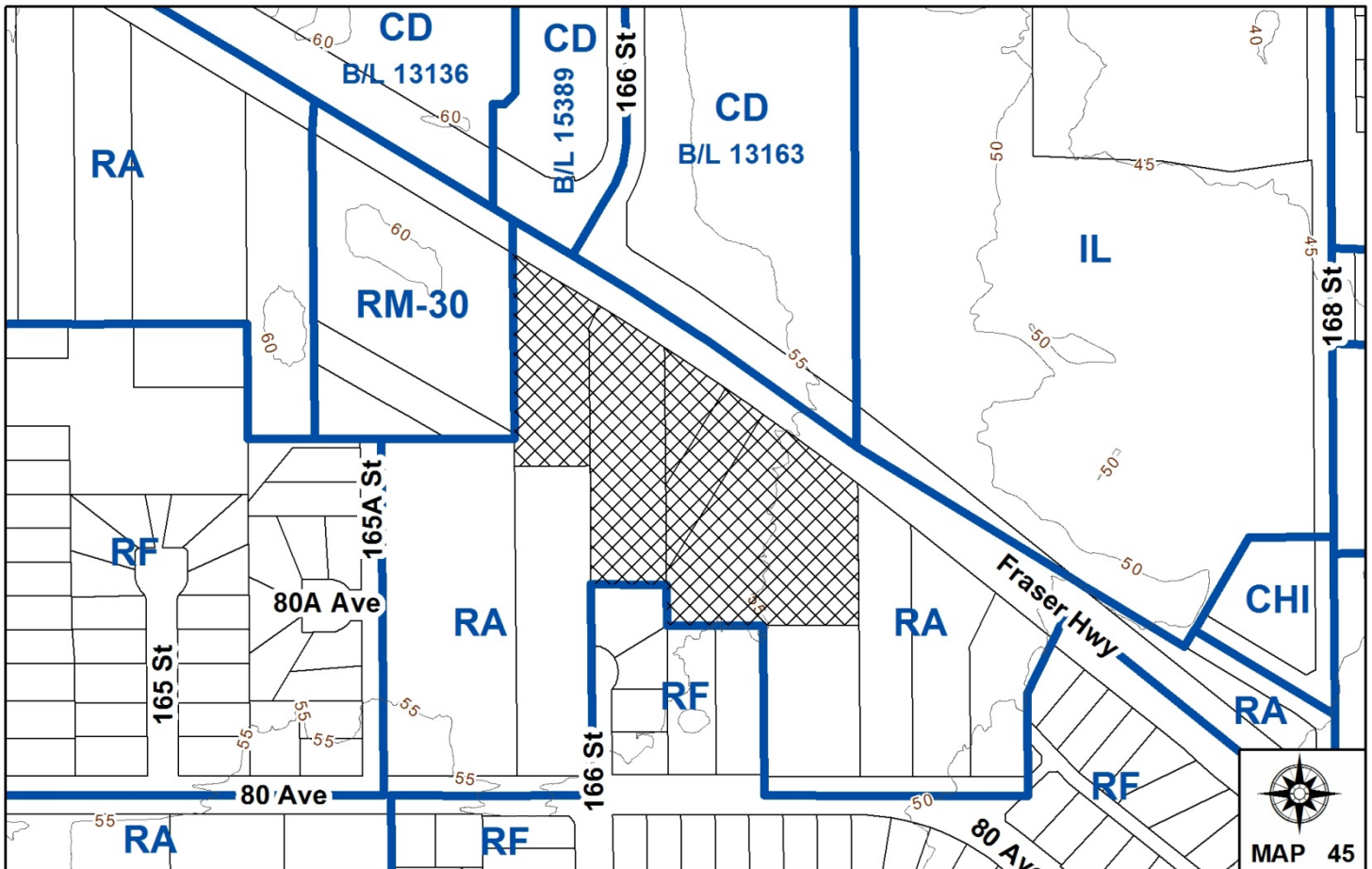
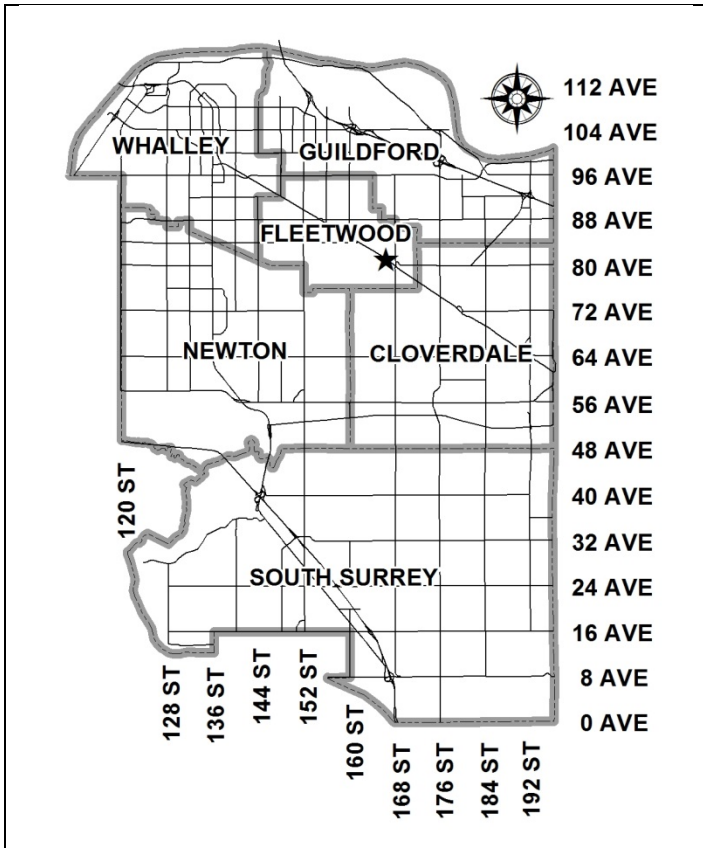
- **Development Variance Permit**  
 to reduce setbacks to permit five (5) additional units on Lot 2 of a proposed townhouse development on 2 lots.

**LOCATION:** 16650 - Fraser Highway  
 16664 - Fraser Highway  
 16626 - Fraser Highway  
 16604 - Fraser Highway  
 16638 - Fraser Highway

**ZONING:** RA

**OCP DESIGNATION:** Urban

**TCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum side yard (west) and rear yard (south) setback of the RM-30 Zone for proposed Lot 2.

### RATIONALE OF RECOMMENDATION

- A 95-unit townhouse project for the subject site, which is under Development Application No. 7916-0212-00, was granted Third Reading by Council on December 19, 2016. This included Development Variance Permit No. 7916-0212-00, which was also supported by Council on December 19, 2016, for a reduction to the minimum rear (south) and side yard (east and west) setbacks of the RM-30 Zone for proposed Lot 1, as well as a lot size reduction for proposed Lot 2. Final approval of the aforementioned application has not been granted at this time, but will be forwarded to the Council for final adoption of the rezoning in the near future.
- Under this Development Application No. 7916-0212-00, the applicant proposed to create a 997-square metre (0.25-acre) lot at the west end of the subject site (proposed Lot 2) and convey this land to the City in order to extend 166 Street. If an agreement is not reached between the City and the neighbouring strata (Castle Pines) to acquire land to construct the 166 Street extension in its intended location consistent with the Fleetwood Town Centre Plan amendment (a portion of the extension runs through the Castle Pines site), then 166 Street can be realigned, dedicated and constructed over proposed Lot 2.
- Should an agreement be reached and the 166 Street extension can be constructed in its intended location consistent with the Fleetwood Town Centre Plan amendment, proposed Lot 2 will not be required to accommodate the 166 Street extension and can be transferred back to the applicant. In anticipation of this outcome, the applicant has proposed setback variances along the west and south lot lines on proposed Lot 2 in order to allow five (5) additional townhouse units. It is noted that the possibility of additional townhouse units on proposed Lot 2 was documented in the initial Planning Report that was forwarded to Council on December 5, 2016.
- This would bring the total number of townhouse units within the proposed development to 100, which will comply with the allowable density under the proposed RM-30 Zoning for the site under Development Application No. 7916-0212-00, which is currently at Third Reading.
- The proposed setbacks achieve a more urban, pedestrian streetscape along 166 Street in compliance with the Fleetwood Town Centre Plan, and also provide appropriate rear yard spaces along the south property line. The proposed setbacks are consistent with other townhouse developments in the Fleetwood area.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0212-01 (Appendix III) varying the following, to proceed to Public Notification:

- (a) To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) on proposed Lot 2; and
- (b) To reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lot 2.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant acreage lots.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Fraser Highway):	Commercial development.	Institutional/Commercial and Highway Commercial	CD (By-law Nos. 15389 and 13163)
East:	Single family dwellings.	Medium Density Townhouses	RA
South:	Single family dwellings and Development Application No. 7917-0053-00 (pre-Council) to allow a townhouse development.	Single Family Urban and Medium Density Townhouses	RA and RF
West:	Townhouse development (Castle Pines).	Medium Density Townhouses	RM-30

DEVELOPMENT CONSIDERATIONSBackground

- The 1.65-hectare (4.0-acre) subject site includes five (5) vacant properties and is located in a residential neighbourhood southeast of the Surrey Sport and Leisure Complex in Fleetwood.

- The site is designated "Urban" in the Official Community Plan (OCP), "Medium Density Townhouses / Buffer Within Private Land" in the Fleetwood Town Centre Plan (TCP), and is zoned "One-Acre Residential Zone (RA)".
- Under Development Application No. 7916-0212-00, the applicant proposes to rezone the majority of the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" in order to allow the development of ninety-five (95) townhouse units. Development Application No. 7916-0212-00 was granted Third Reading by Council on December 19, 2016.
- The applicant also proposed a subdivision to create proposed Lots 2 and 3. Lot 2 is proposed due to the uncertainty of land acquisition from the abutting Castle Pines townhouse strata to the west (16588 - Fraser Highway) in order to accommodate the 166 Street extension (see 166 Street Alignment Section).
- A development application (File No. 7917-0053-00) has been submitted for a neighbouring property to the south (16655 - 80 Avenue), and will require lot consolidation with the remnant lot (proposed Lot 3) that will be created under Development Application No. 7916-0212-00 in order to proceed.

#### 166 Street Alignment (west of site)

- The Fleetwood Town Centre Plan (TCP) amendment that was approved by Council under Corporate Report No. L004 on July 27, 2015 shows a realignment of the road network in the area adjacent to the subject site (south of Fraser Highway and north of 80 Avenue between 164 Street and 168 Street). The east / west road (Watson Drive) now connects to Fraser Highway via a 166 Street extension. Under the original Fleetwood TCP, Watson Drive continued east and connected to 80 Avenue to the southeast.
- The completion of 166 Street will form an essential part of the road network and connectivity in the area by connecting Watson Drive to a signalized intersection at Fraser Highway. This local road will service the future townhouse residents along the south side of Fraser Highway, east of 164 Street.
- The applicant will provide the road dedication required for the construction of the north half of the 166 Street extension through the northwest corner of the subject site. The completion of 166 Street from Fraser Highway to Watson Drive, however, is contingent on an agreement with the abutting Castle Pines townhouse strata to the west to provide road dedication at the southeast corner of their site (16588 Fraser Highway).
- Negotiations with the neighbouring strata (Castle Pines) regarding the acquisition of the lands required for 166 Street are progressing slowly due to its complexity.
- Given the uncertainty of obtaining support from the strata owners of the abutting Castle Pines' site to the west, the applicant of the subject site agreed to create proposed Lot 2 as an alternative solution for the 166 Street extension, should the construction of the road in its intended location as per the Fleetwood TCP amendment, be unsuccessful.

- Proposed Lot 2 is to be rezoned to RM-30 as part of the original development application (File No. 7916-0212-00). Should an agreement not be reached between the City and the Castle Pines strata to construct the 166 Street extension in its intended location, consistent with the Fleetwood TCP amendment, 166 Street can be realigned, dedicated and constructed over proposed Lot 2 which will be conveyed to the City as part of Development Application No. 7916-0212-00 (see Appendix II).

### Current Proposal

- If an agreement with the abutting Castle Pines strata is successful, the 166 Street extension can be constructed in its intended location, consistent with the Fleetwood TCP Amendment. The City may transfer proposed Lot 2 back to the applicant, which can then be consolidated with proposed Lot 1 (main townhouse site). After land consolidation, the larger development site can accommodate five (5) additional townhouse units (for a total of 100 units) as shown on the site plan (Appendix II).
- In order to accommodate these five (5) additional townhouse units, the applicant has requested a Development Variance Permit (DVP) to reduce the minimum west side yard and south rear yard setbacks of the RM-30 Zone (see By-law Variance section) for proposed Lot 2. This would result in a total of 100 townhouses for the consolidated townhouse site.

### BY-LAW VARIANCES AND JUSTIFICATION

#### (a) Requested Variances:

- To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) on proposed Lot 2; and
- To reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lot 2.

#### Applicant's Reason:

- The proposed setback relaxations provide flexibility in the accommodating five (5) additional townhouse units in the future, should the land (proposed Lot 2) not be required to accommodate the extension of 166 Street.

#### Staff Comments:

- Should the agreement with the abutting Castle Pines strata be successful and the 166 Street extension is constructed in its intended location consistent with the Fleetwood TCP Amendment, proposed Lot 2 can be transferred back to the applicant. The applicant then has the opportunity to consolidate proposed Lots 1 and 2 to accommodate five (5) additional townhouse units on an expanded development site. However, a DVP is required to reduce the minimum west side yard and south rear yard setbacks of the RM-30 Zone, in order to accommodate the five (5) additional townhouse units.

- The proposed 4.5 metres (15 ft.) setback along the west property line adjacent to 166 Street will create an appropriate urban, pedestrian-friendly interface. These units will be designed with significant glazing to create a strong street interface.
- The proposed 6.0-metre (20-ft.) setback along the south property line is a rear yard condition, and is typical of most rear yard setbacks for townhouse developments in the City.
- The proposed side and rear yard setbacks on proposed Lot 2 are consistent with the setback variances that are proposed for the townhouse development on proposed Lot 1, and are consistent with other similar townhouse developments in the Fleetwood area.
- The proposed indoor and outdoor amenity spaces on the main townhouse site (proposed Lot 1) can accommodate the five (5) additional townhouse units, and still comply with the minimum indoor and outdoor amenity space requirements in the Zoning By-law.
- The proposed development, including the five (5) additional townhouse units, will also comply with the visitor parking requirement in the Zoning By-law.
- Staff support the requested variances.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Subdivision Plan, Aerial Map, Site Plan and 166 Street Re-alignment Plan
Appendix III.	Development Variance Permit No. 7916-0212-01

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DN/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



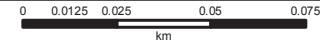




Enter Map Description

Scale: 1:2,000

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2018-04-03

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No.	Date:	Revision Details:
1	2017/09/25	DRAWINGS FOR DP ADOPTION
2	2018/03/06	REV. DRAWINGS FOR DP ADOPTION



**WG ARCHITECTURE INC**

904 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 email: wg@wgarchitectureinc.com

Project Title:  
**"NOVA"  
 8140-166 ST  
 SURREY, B.C.**

Drawing Title:  
**SITE PLAN - OPTION 2**

Date:	Project Number:
-	1703
Scale:	Sheet No.:
1:500	<b>DP107</b>
Drawn By:	
Approved By:	
WG	

Rev. 2018, March 22  
 Time: 11:38 AM

**PROJECT STATISTICS - OPTION 2**

**CIVIC ADDRESS:**  
 8140 - 166 ST  
 SURREY, B.C.

**PROPOSED ZONING:** RM30

**LOT AREA:**  
 GROSS  
 20,856.8 m<sup>2</sup> - 5.15 acre

**NET AREA**  
 16,912.20 m<sup>2</sup>- 4.18 acre

**SETBACKS :**  
 NORTH - 4.5 m  
 SOUTH - 6.0 m and 3.0m  
 WEST - 4.5 m  
 EAST - 4.9 m

**MAX BUILDING HEIGHT:** 12.5m

**NUMBER OF UNITS:**  
 TOTAL: 100 UNITS

**BUILDING AREA :** 6,912 m<sup>2</sup>  
**SITE COVERAGE (NET) :** 41%

**BUILDING FLOOR AREA :** 15,100m<sup>2</sup>

**DENSITY**  
 GROSS: 19.19 upa  
 NET : 23.42 upa

**FAR**  
 GROSS: 0.72  
 NET : 0.89

**AMENITY SPACE**  
**INDOOR**  
 - REQUIRED: 300 m<sup>2</sup>  
 - PROVIDED: 620.12 m<sup>2</sup>  
**OUTDOOR**  
 - REQUIRED: 300 m<sup>2</sup>  
 - PROVIDED: 427 m<sup>2</sup>

**OFF - STREET PARKING:**  
**RESIDENCE**  
 PROVIDED: 200 PARKING SPACES IN GARAGES  
**VISITORS**  
 REQUIRED: 100x 0.2 =20  
 PROVIDED: 21 (INCLUDING 1 H/A + 3 SMALL CARS)

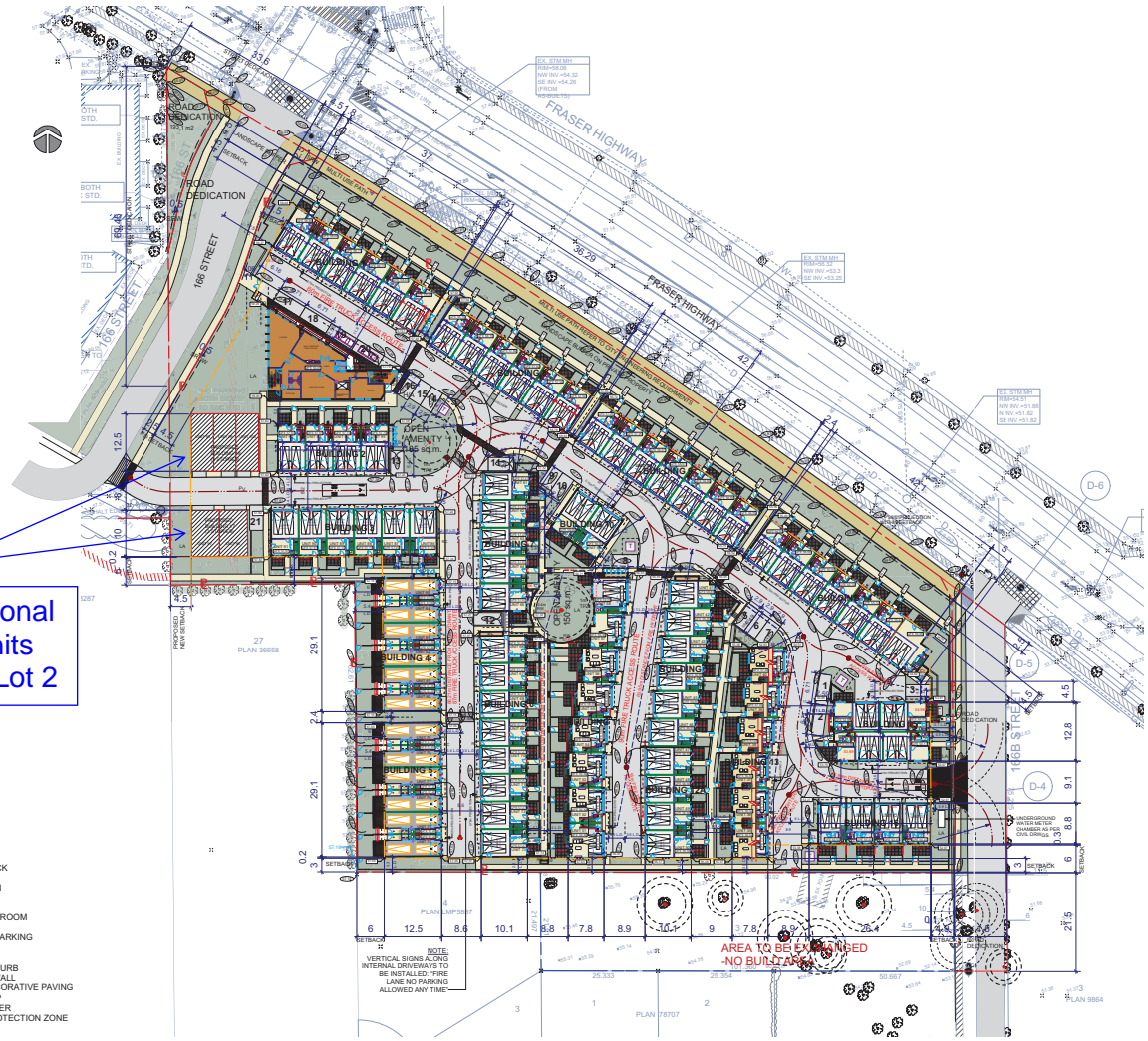
**GENERAL NOTES:**

1. ALL COMMON STAIRS TO BE MAX 7" RISE AND 11" RUN.
2. FOR PAVERS REFER TO LANDSCAPE DRAWINGS
3. INDICATE H/C SIGN AT 1.5 m ABOVE GRADE TO BOTTOM OF SIGN FOR H/C PARKING SPACES.
4. UNITS WITH STREET FRONTAGE ALONG FRASER HIGHWAY TO HAVE ADDRESSES ON BOTH FRONT AND BACK.

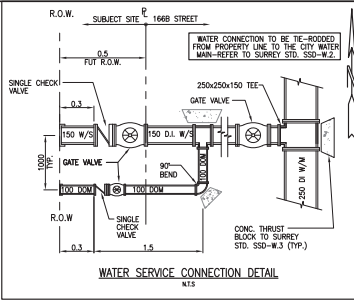
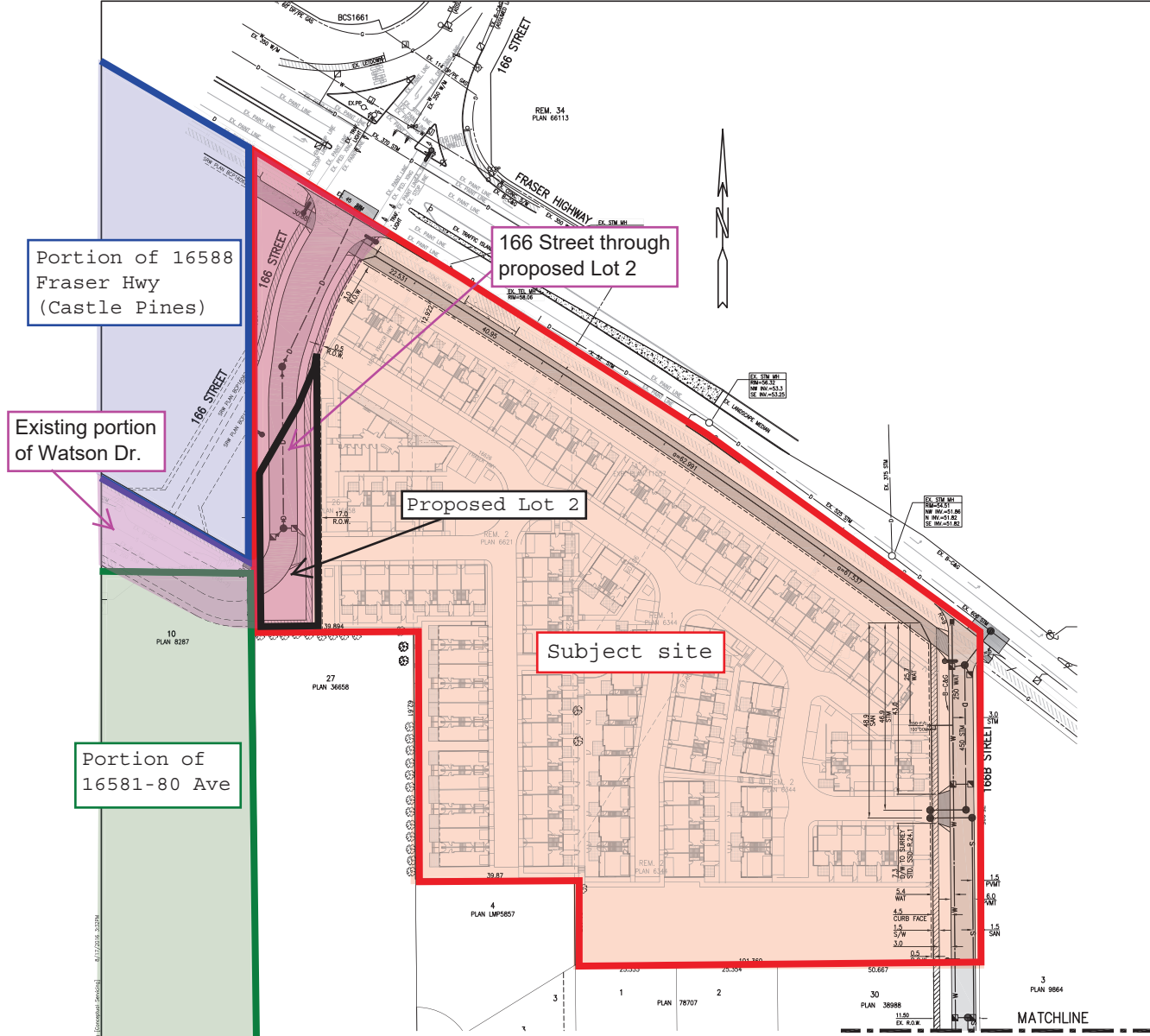
Five (5) additional townhouse units on proposed Lot 2

**LEGEND:**

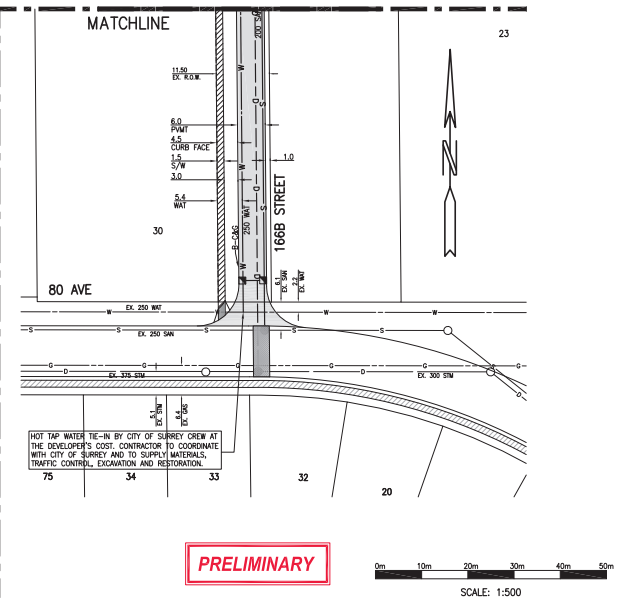
- AD AREA DRAIN
- BR BICYCLE RACK
- BS BUS STOP
- CB CATCH BASIN
- C CURB
- CC CURB CUT
- EL ELECTRICAL ROOM
- GM GAS METERS
- HA ACCESSIBLE PARKING
- CR CROSSING
- LA LANDSCAPE
- RC ROLLOVER CURB
- RW RETAINING WALL
- SDP SPECIAL DECORATIVE PAVING
- SH SPEED HUMP
- T TRANSFORMER
- TPZ 1m TREE PROTECTION ZONE
- PV PAVERS



1 SITE PLAN - OPTION 2  
 Scale: 1:500



- NOTES:**
1. ALL DIMENSIONS ARE METRIC UNLESS NOTED OTHERWISE.
  2. CONTRACTOR SHALL RESTORATE ALL DISTURBED WORKS TO PRE-CONSTRUCTION CONDITION OR BETTER AND TO CURRENT CITY OF SURREY STANDARDS.
  3. ALL NEW SERVICE CONNECTIONS SHALL CONFORM TO CURRENT CITY OF SURREY STANDARDS.
  4. ASPHALT PAVEMENT CUTS AND PATCHES SHALL CONFORM TO CURRENT CITY OF SURREY STANDARDS.
  5. ALL EXISTING UNDERGROUND WORKS AND SERVICES SHOWN HEREIN ARE APPROXIMATE ONLY AND BASED ON AS-CONSTRUCTED RECORDS. CONTRACTOR SHALL EXPOSE AND VERIFY ANCHORS, LOCATION, MATERIAL, TYPE AND SIZE OF ANY AND ALL EXISTING UNDERGROUND WORKS AND SERVICES AT TI-IN AND CROSSING POINTS PRIOR TO CONSTRUCTION AND ADVISE HUB ENGINEERING INC. IMMEDIATELY OF ANY DISCREPANCY.
  6. CONTRACTOR SHALL REPLACE ANY NATIVE BACKFILL OVER EXISTING MAINS WITH IMPORTED GRANULAR BACKFILL.
  7. ALL NEW ELECTRICAL AND TELECOMMUNICATIONS SERVICE CONNECTIONS TO BE LOCATED UNDERGROUND.
  8. ALL BOULEVARD AREAS SHALL BE GRADED BY CONTRACTOR TO CURRENT MAAS AND CITY OF SURREY STANDARDS.
  9. CONTRACTOR SHALL ADJUST ALL EXISTING FINES AND COVERS FLUSH WITH NEW SURFACE GRADES (UNLESS NOTED OTHERWISE).
  10. CONTRACTOR TO TI-IN ALL NEW SURFACE WORKS TO EXISTING SURFACE WORKS FORMING A SMOOTH TRANSITION.
  11. CONTRACTOR SHALL MAKE ARRANGEMENTS WITH CITY OF SURREY TO INSTALL ALL WATER SERVICES, TI-INS AND RELOCATES AS IDENTIFIED ON DRAWINGS.
  12. ALL EXISTING BUILDINGS, FENCES, DRIVEWAYS, STRUCTURES, POOLS, SEPTIC TANKS AND DISPOSAL FIELDS ON THE SITE SHALL BE DEMOLISHED AND DISPOSAL OFFSITE PRIOR TO CONSTRUCTION WITH A DEMOLITION PERMIT. NO DEMOLITION TO COMMENCE UNTIL ALL EXISTING SERVICES HAVE BEEN DISCONNECTED. CONTRACTOR SHALL PROVIDE COPY OF DEMOLITION SIGN OFF LETTER FROM CITY OF SURREY TO HUB ENGINEERING INC.



REV	DATE	REVISION
1		ISSUED FOR PERMIT
2		REVISION
3		REVISION
4		REVISION
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**Hub Engineering Inc.**  
Engineering and Development Consultants

Member of **PACIFIC LAND GROUP**  
Real Estate Development & Construction Group

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
Tel: 604-572-4328 Fax: 604-501-1628 E-mail: mail@hub-inc.com

**CLIENT**  
0993006 BC LTD.  
UNIT 207 - 12639 80 AVENUE  
SURREY, B.C.  
TEL: 778-552-1661

**PROJECT**  
MULTI-FAMILY DEVELOPMENT  
16664 FRASER HIGHWAY  
SURREY B.C.  
LEGAL LOT 2 (EXCEPT PART SUBDIVIDED BY PL 38988) SEC 25,  
TRSP. 2, NNWD GROUP 1, PL. 6344

**SHEET TITLE**  
PRELIMINARY SERVICING PLAN

**THE CITY OF SURREY**

**TITLE**  
PRELIMINARY SERVICING PLAN

**DATE**  
Aug 17, 2016

**SCALE**  
1:500

**SURREY PROJECT No.**  
7800-0000-00

**DRAWING No.**  
14055-

**REV**  
1

**CHECKED**  
[Signature]

**DATE**  
[Signature]

**DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0212-01

Issued To:

Address of Owner:

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

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: 011-199-997

Lot 1 Except: Parcel "A" (Explanatory Plan 11557), Section 25 Township 2 New Westminster District Plan 6344

16650 - Fraser Hwy

Parcel Identifier: 011-200-022

Lot 2 Except: Part Subdivided by Plan 38988, Section 25 Township 2 New Westminster District Plan 6344

16664 - Fraser Hwy

Parcel Identifier: 011-236-159  
Lot 2 Except: Part Subdivided by Plan 34899, Section 25 Township 2 New Westminster  
District Plan 6621

16626 - Fraser Hwy

Parcel Identifier: 007-349-688  
Lot 26 Section 25 Township 2 New Westminster District Plan 36658

16604 - Fraser Hwy

Parcel Identifier: 002-275-406  
Parcel "A" (Explanatory Plan 11557) of Lot 1 Section 25 Township 2 New Westminster  
District Plan 6344

16638 - Fraser Hwy

(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:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:

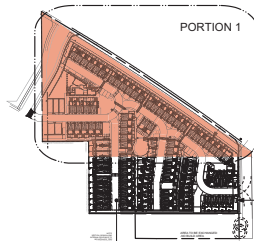
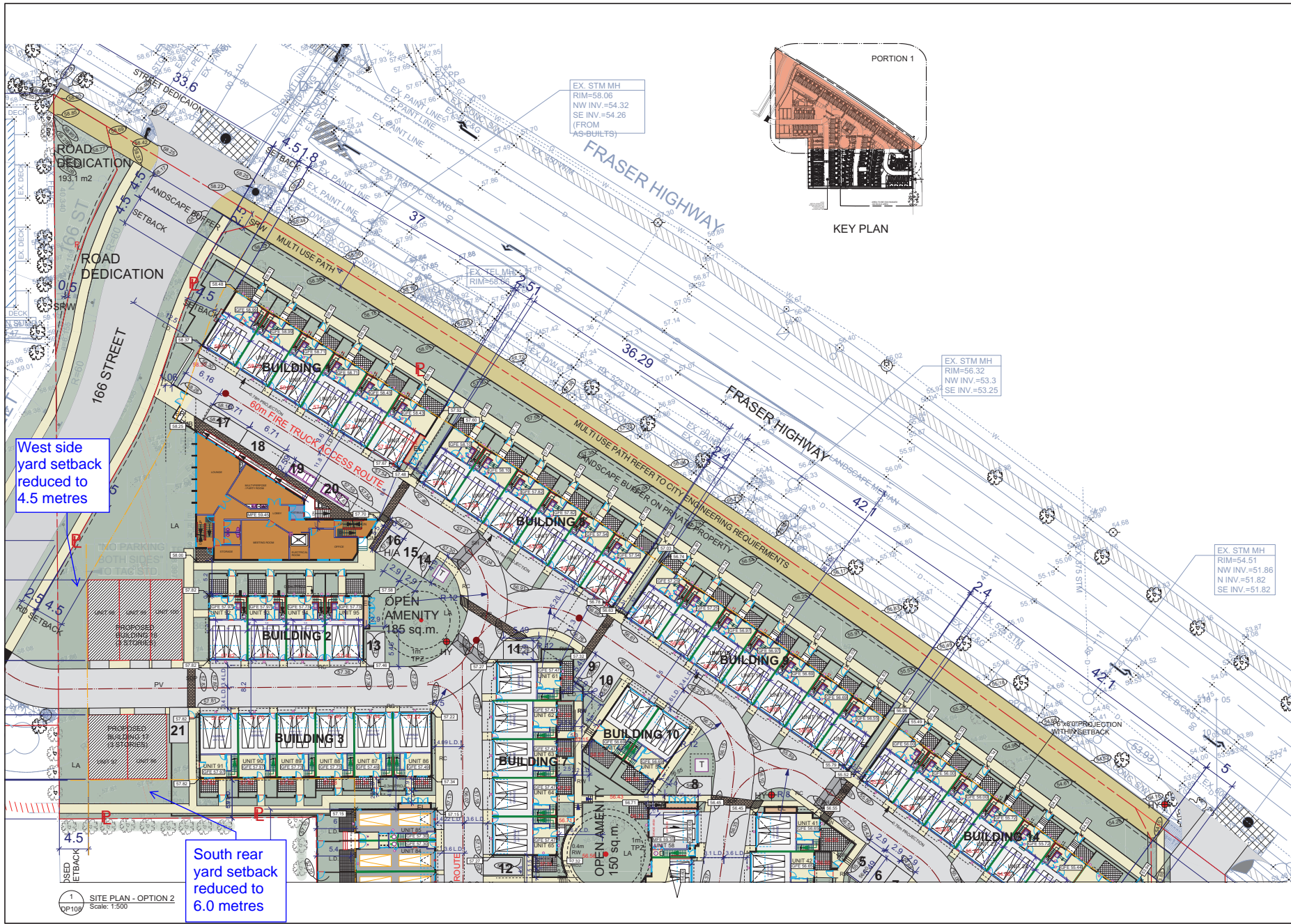
- (a) To reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) on proposed Lot 2; and
- (b) To reduce the minimum south rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) on proposed Lot 2.
5. This development variance permit applies to the buildings and structures on the Land 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 , 2018.  
ISSUED THIS DAY OF , 2018.

\_\_\_\_\_  
Mayor – Linda Hepner

\_\_\_\_\_  
City Clerk – Jane Sullivan



KEY PLAN

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No.	Date:	Revision Details:
1	2017/02/01	DRAWINGS FOR DP ADOPTION
2	2018/03/01	REV. DRAWINGS FOR DP ADOPTION



**WG ARCHITECTURE INC**  
 904 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 email: wg@wgarchitectureinc.com

Project Title:  
 "NOVA"  
 8140-166 ST  
 SURREY, B.C.

Drawing Title:  
 SITE PLAN 1:250  
 - PART 1 (OPTION 2)

Date:	Project Number:
Scale:	1703
Drawn By:	DP108
Approved By:	WG