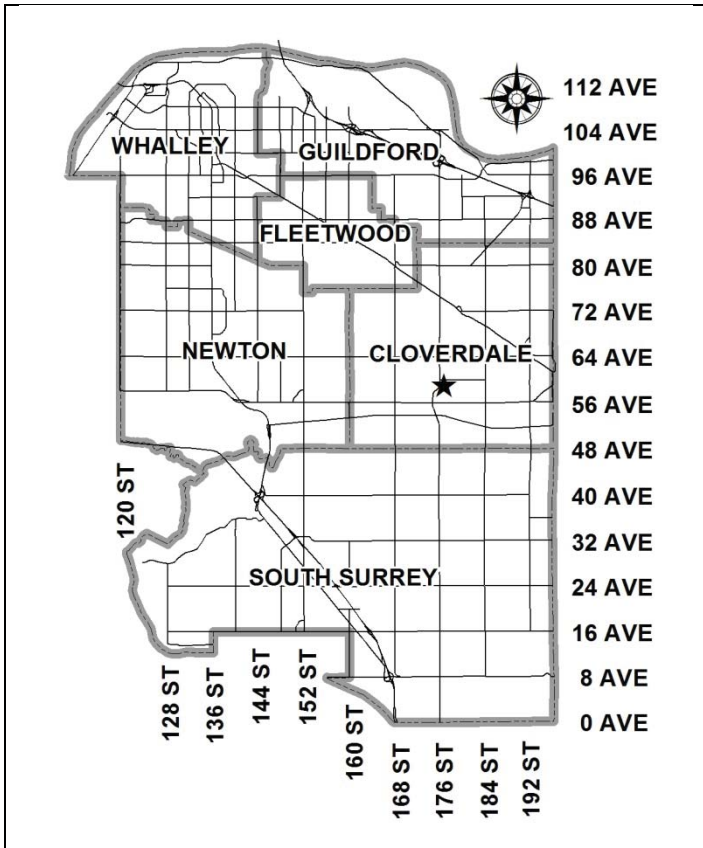


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0375-01

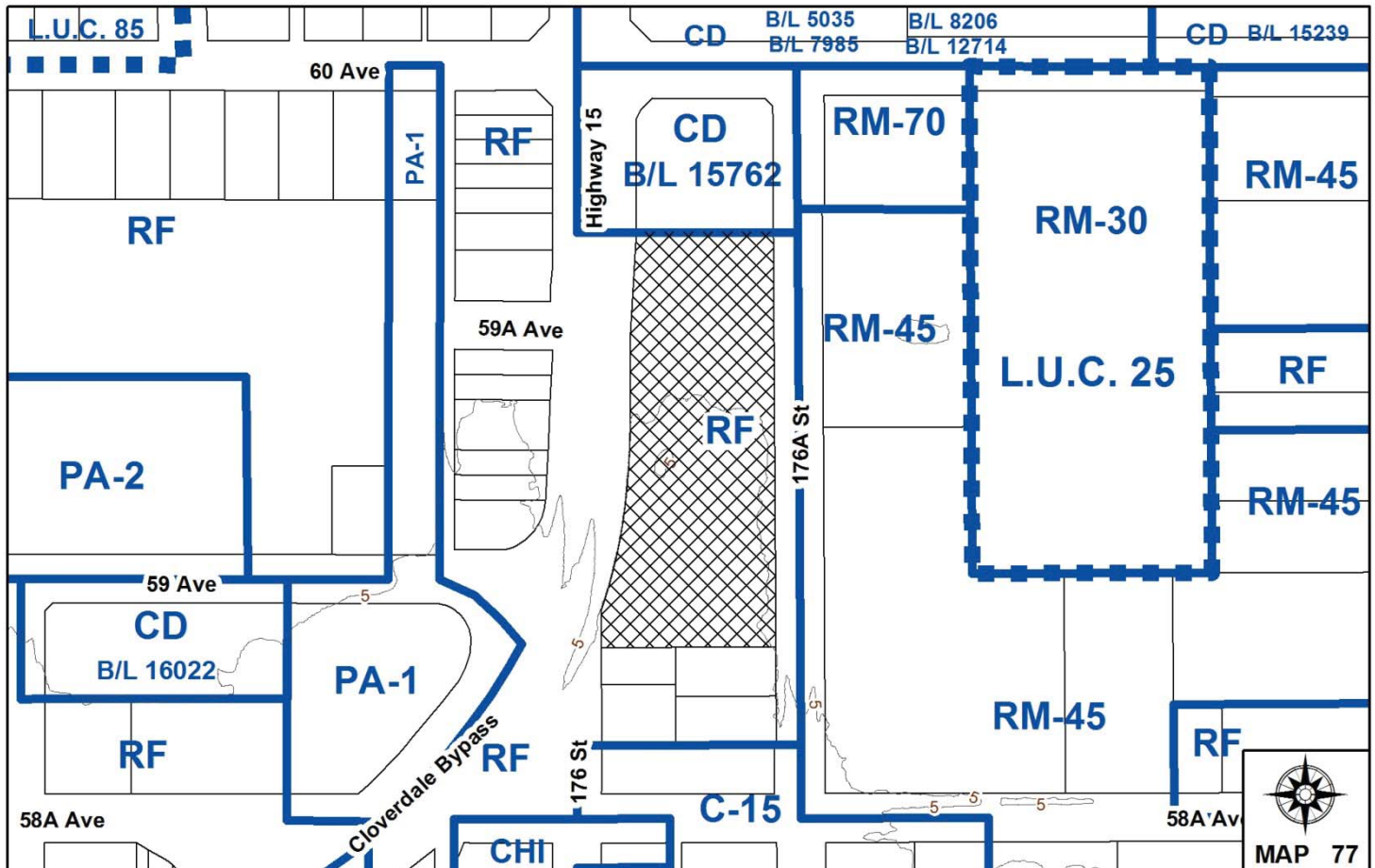
Planning Report Date: September 11, 2017



PROPOSAL:

- **Development Variance Permit**
 to reduce the minimum north side yard setback for a proposed townhouse project in Cloverdale.

LOCATION: 5940 - 176 Street
OWNER: 1074285 B.C. Ltd.
ZONING: RF
OCP DESIGNATION: Town Centre
TCP DESIGNATION: Town Centre Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting to reduce the minimum north side yard setback of the RM-30 Zone for a townhouse project currently at Third Reading.

RATIONALE OF RECOMMENDATION

- The applicant is proposing a Cloverdale Town Centre Plan amendment from Town Centre Commercial to Townhouses and a rezoning from RF to RM-30 on the subject site to permit the development of 59 townhouse units. The associated rezoning by-law received Third Reading from Council on May 29, 2017.
- On May 29, 2017, Council also supported relaxations of the front, rear and south side yard setback for the principal buildings in the RM-30 Zone to accommodate the proposed townhouse project.
- The proposed reduced minimum north yard setback was inadvertently excluded from the original Development Variance Permit No. 7916-0375-00 supported by Council. The proposed site plan is the same version previously presented to Council, the applicant is not requesting any modifications.
- The reduced setback is a side of unit condition and still accommodates appropriate landscape treatments.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0375-01 (Appendix III), to reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Building 1 of the proposed townhouse project on the site, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed setback relaxation.

SITE CHARACTERISTICS

Existing Land Use: Proposed townhouse development under Development Application No. 7916-0375-00 currently at Third Reading.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North:	Gas station (Petro Canada) and convenience store (7-Eleven).	Highway Commercial and Town Centre Commercial	CD By-law No. 15762
East (Across 176A Street):	Two- and three-storey, lowrise apartment buildings.	Medium-Density Residential	RM-45
South:	Single family dwellings.	Town Centre Commercial	RF
West (Across):	Single family dwellings.	Urban Single Family Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject lot, located at 5940 – 176 Street, is located mid-block on the east side of Highway No. 15 (Cloverdale By-pass), south of 60 Avenue in the Cloverdale Town Centre.
- The 2.6-acre (1.06-hectare) site is designated "Town Centre" in the Official Community Plan (OCP) and "Town Centre Commercial" in the Cloverdale Town Centre Plan (TCP) and is currently zoned "Single Family Residential Zone (RF)".

- On May 8, 2017 Council considered Planning Report No. 7916-0375-00 for the subject application which includes a Town Centre Plan (TCP) Amendment, Rezoning, Development Permit and Development Variance Permit for setback relaxations to permit development of a 59-unit townhouse project on the site. Council granted Third Reading to the associated Rezoning By-law No. 19259 on May 29, 2017.
- On May 29, 2017, Council supported relaxations of the front, rear and south side yard setback for the principal buildings in the RM-30 Zone to accommodate the proposed townhouse project.
- The proposed reduced minimum north yard setback was inadvertently excluded from the original Development Variance Permit No. 7916-0375-00 supported by Council. The proposed site plan is the same version presented to Council (Land Use) on May 8, 2017, the applicant is not requesting any modifications.
- As a result, Development Variance Permit No. 7916-0375-01 is requested to permit a reduced minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the side of proposed Building 1 in order to accommodate the existing site plan.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Building 1.

Applicant's Reasons:

- The proposed setback relaxation improves the proposed townhouse development layout.
- The reduced north side yard setback is for Building 1 only, with units in a side yard configuration and still allows for a 3.0-metre (10-ft.) wide landscape buffer to be provided.

Staff Comments:

- The reduced setback along the north property line only applies to Building 1 with units in a side yard configuration. The reduced setback still accommodates appropriate landscape treatments.
- All aspects of the townhouse project remain unchanged from the version presented to Council at the May 8, 2017 Regular Council - Land Use Council meeting.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan
- Appendix III. Development Variance Permit No. 7916-0375-01

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JLM/da

Information for City Clerk

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

1. (a) Agent: Name: John Rempel
 Address: RDG Management Ltd.
 Unit 107, 19789 - 92A Avenue
 Langley, BC V1M 3B3

2. Properties involved in the Application

- (a) Civic Address: 5940 - 176 Street

- (b) Civic Address: 5940 - 176 Street
 Owner: 1074285 B.C. Ltd.
 Director Information:
 Ross Elliott
 Martina Rempel

Officer Information as at May 3, 2017:

Christopher John Kay (President)
 Harvey Leong Art Quan (Secretary)

PID: 006-336-353

Lot 230 Section 8 Township 8 New Westminster District Plan 48970 Except: Plan BCP51919

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7916-0375-01 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.



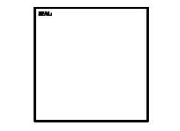
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REVISION:

REV.	DATE	DESCRIPTION

ISSUE:

REV.	DATE	DESCRIPTION
02/07/2018		PRELIM FOR CP
06/02/2017		PRELIM FOR CP
24/08/2017		PRELIM FOR CP



CICOZZI
ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5V 3Y3
TEL: (604) 687-4741



1 SITE PLAN
SCALE: 1:500

SITE DATA

SITE ADDRESS:	5690 - 5640 176 STREET & 5689 - 5690 176A STREET SURREY, B.C.	10.571 M. 13,769 S.F.	10.571 M. 13,769 S.F.	= 2.61 ACRE
SITE AREA (GROSS):		7,264 S.F.	675 M.	
DEDICATIONS:		106,519 S.F.	9,836 M.	= 2.44 ACRE
SITE AREA (NET):				
CURRENT ZONING:	RF SINGLE FAMILY RESIDENTIAL ZONE RM-30			
PROPOSED ZONING:				
LOT COVERAGE:	ALLOWED/REQUIRED: 45%	PROPOSED: 36%		
DENSITY:	FAR: 0.9	59 UNITS 0.76		
BUILDING HEIGHT:	13 M	1,16 M / 3 STOREY		
SETBACKS:				
FRONT (176A STREET):	7.5 M	4.0 M		
REAR (176TH STREET):	7.5 M	9.0 M		
SIDE (NORTH):	7.5 M	3.0 M		
SIDE (SOUTH):	7.5 M	3.0 M		
USEABLE OPEN SPACE:	32 S.F. PER UNIT = 1866 S.F. 3 M ² PER UNIT = 177 M ² 32 S.F. PER UNIT = 1866 S.F. 3 M ² PER UNIT = 177 M ²	2136.1 S.F.		
INDOOR AMENITY:		923.1 S.F.		

PARKING REQUIREMENTS:

	ALLOWED/REQUIRED:	PROPOSED:
RESIDENT PARKING:	2.0 STALLS PER UNIT ± 10	95 DOUBLE GARAGE 20 TANDY GARAGE 10
VISITOR PARKING:	1 PER 5 (0.2 STALLS/UNIT)	12 150
SMALL CAR:	TOTAL PARKING: 25% OF TOTAL PARKING 130 x 25% = 33	0 0
	TOTAL SMALL CAR:	0 0
PARKING/ACCESS AISLE WIDTH:	6.1 M	6.1 M ACCESS ROAD

UNIT MIXITY:

TYPE	DESCRIPTION	PER UNIT AREA (NET):	QTY:	TOTAL AREA PER UNIT TYPE:
UNIT Ae	2 BEDROOM 13'-6" x 43'-0"	1344.4 S.F.	3	4033.2 S.F.
UNIT A:	2 BEDROOM 13'-4" x 41'-0"	1296.3 S.F.	7	9088.1 S.F.
UNIT Be:	3 BEDROOM 20'-2" x 32'-6"	1422.1 S.F.	13	18457.3 S.F.
UNIT Ba:	3 BEDROOM 20'-2" x 32'-6"	1361.9 S.F.	5	6809.5 S.F.
UNIT B:	3 BEDROOM 20'-0" x 32'-6"	1571.5 S.F.	31	42516.5 S.F.
	TOTAL # UNITS:		59	
	TOTAL NET BUILDING AREA:			61034.6 S.F.

PROJECT:
176TH STREET TOWNHOMES
5690 - 5640 176TH STREET
5689 - 5690 176A STREET
SURREY, BC

NAME	RD	PROJECT NO.	RC

DATE: 15/01/2018

SITE PLAN

REVISION NO.:
-
SHEET NO.:
A1.01

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0375-01

Issued To: 1074285 BC LTD.

("the Owner")

Address of Owner: Unit 107 - 19789 92A Avenue
Langley, BC V1M 3B3

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: 006-336-353

Lot 230 Section 8 Township 8 New Westminster District Plan 48970 Except: Plan BCP51919

5940 - 176 Street

(the "Land")

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

(a) In Section F Yards and Setbacks of Part 22 Multiple Residential 30 Zone (RM-30) the minimum north side yard setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

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. 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



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REVISION:

NO.	DATE	DESCRIPTION

ISSUE:

NO.	DATE	REVISION FOR DP
01	08/22/20	REBID FOR DP
02	10/21/20	REBID FOR DP
03	24/03/20	REBID FOR DP



CICCOTZI
ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6J 3K3
TEL: (604) 687-4741



Reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)

1 SITE PLAN
SCALE: 1:500

SITE DATA

SITE ADDRESS:	5890 - 5940 176 STREET & 5850 - 5901 176A STREET SURREY, B.C.		
SITE AREA (GROSS):	13,763 S.F.	10,571 M.	= 2.61 ACRE
DEDICATIONS:	1,264 S.F.	675 M.	
SITE AREA (NET):	126,319 S.F.	8,836 M.	= 2.44 ACRE
CURRENT ZONING:	R1 SINGLE FAMILY RESIDENTIAL ZONE		
PROPOSED ZONING:	RM-30		
LOT COVERAGE:	ALLOWED/REQUIRED: 45%	PROPOSED: 36%	
DENSITY:	F.A.R.: 0.9	59 UNITS 0.76	
BUILDING HEIGHT:	13 M	11.8 M / 3 STOREY	
SETBACKS:			
FRONT (176A STREET):	7.5 M	4.0 M	
REAR (176TH STREET):	7.5 M	3.0 M	
SIDE (NORTH):	7.5 M	3.0 M	
SIDE (SOUTH):	7.5 M	3.0 M	
USEABLE OPEN SPACE:	32 S.F. PER UNIT = 1888 S.F.	236.1 S.F.	
	3 M ² PER UNIT = 177 M ²		
	32 S.F. PER UNIT = 1888 S.F.		
	3 M ² PER UNIT = 177 M ²	923.1 S.F.	
INDOOR AMENITY:			

PARKING REQUIREMENTS:

	ALLOWED/REQUIRED:	PROPOSED:
RESIDENT PARKING:	2.0 STALLS PER UNIT = 118	98 DOUBLE GARAGE 20 TANDEM GARAGE 118
VISITOR PARKING:	1 PER 5 (0.2 STALLS/UNIT)	12 130
SMALL CAR:	25% OF TOTAL PARKING 130 x 25% = 33	0 0
PARKING/ACCESSIBLE WIDTH:	6.1 M	6.1 M ACCESS ROAD

UNIT KEY:

TYPE	DESCRIPTION:	PER UNIT AREA (NET):	QTY:	TOTAL AREA PER UNIT TYPE:
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UNIT B	3 BEDROOM 20'-0" x 32'-6"	1371.5 S.F.	31	42516.5 S.F.
TOTAL # UNITS:			59	
TOTAL NET BUILDING AREA:				81034.6 S.F.

PROJECT:
176TH STREET TOWNHOMES
5890 - 5940 176TH STREET
5850 - 5901 176A STREET
SURREY, BC

FRM:	RS	CHKD BY:	RC
SCALE:	1:500	PROJECT NO.:	542

SITE PLAN

REVISION NO.:	01
REVISION BY:	A1.01