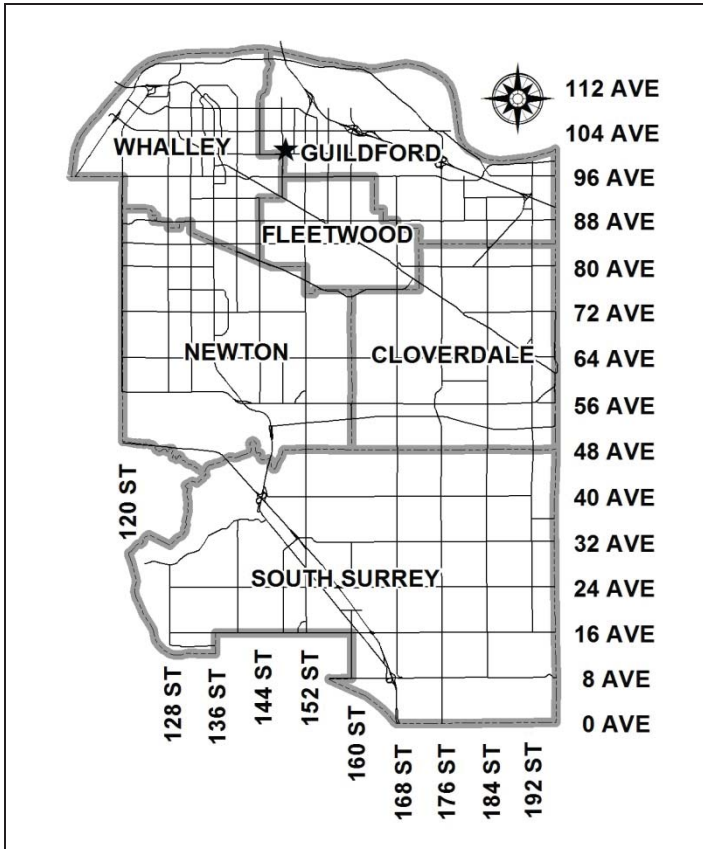


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0416-00

Planning Report Date: September 12, 2016



**PROPOSAL:**

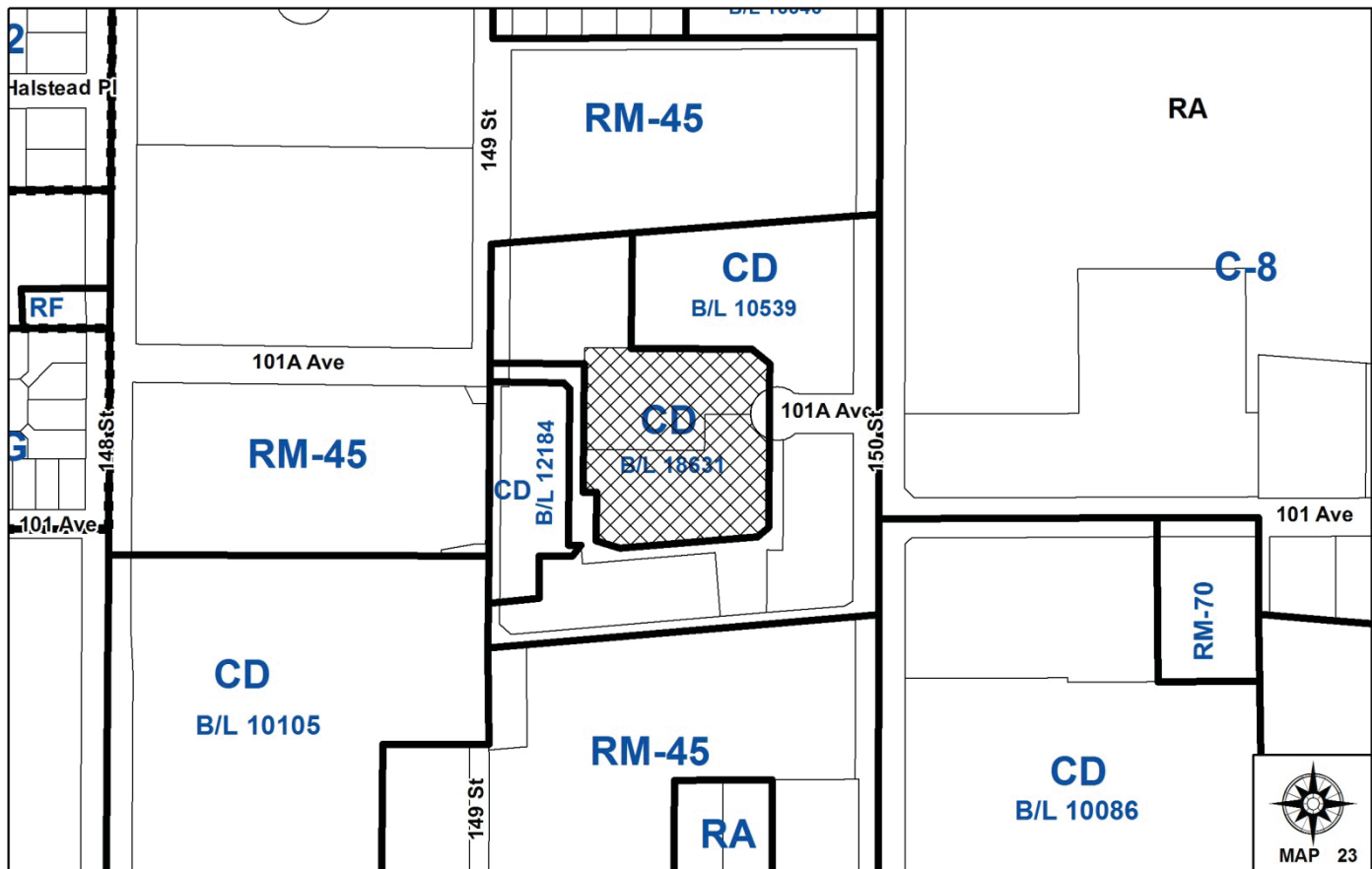
- **Development Variance Permit**  
 to reduce the minimum required length of tandem parking spaces for an approved multiple residential development.

**LOCATION:** 14970 - 101A Avenue  
 14975 - 101A Avenue

**OWNER:** Mosaic Guildford Holdings Ltd

**ZONING:** CD (By-law No. 18631)

**OCP DESIGNATION:** Multiple Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the minimum length of twenty (20) underground tandem parking spaces proposed in ten pairs, from 6.7 metres (22 ft.) to 5.5 metres (18 ft.).

### RATIONALE OF RECOMMENDATION

- The 5.5-metre (18 ft.) length of the each proposed tandem parking space meets the minimum length of a single parking space.
- Ten percent (20 parking spaces) of the total underground parking spaces are tandem. The “Multiple Residential (70) Zone” (RM-70) allows a maximum of 10% of the underground parking spaces to be tandem parking spaces.
- Due to site constraints, and in effort to reduce construction costs (thus keeping the price point of the dwelling units as low as possible) the applicant requires 20 of the underground parking spaces to be provided as tandem parking for the subject lot and cannot expand the parkade to accommodate the additional depth for the ten pairs of parking spaces, to meet the Zoning By-law requirement.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0416-00 (Appendix II), to vary the Zoning By-law to reduce the minimum length of each tandem parking space from 6.7 metres (22 ft.) to 5.5 metres (18 ft.) for 20 underground tandem parking spaces proposed in 10 pairs, to proceed to Public Notification:

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Temporary real estate sales centre for an approved two-phased apartment and townhouse development by MOSAIC Homes.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant lot (approved for low rise apartment building) and existing 3-storey apartment building within Cartier Place development.	Multiple Residential	CD (By-law No. 18631) and CD (By-law No. 10539)
East:	Existing 3-storey apartment buildings within Cartier Place development.	Multiple Residential	CD (By-law No. 10539)
Further East (Across 150 Street):	Wal-Mart within Guildford Town Centre.	Commercial	C-8
South:	Existing 3-storey apartment building within Cartier Place development.	Multiple Residential	CD (By-law No. 10539)
West:	Existing 3-storey apartment building within Cartier Place development.	Multiple Residential	CD (By-law No. 12184)

### DEVELOPMENT CONSIDERATIONS

- The subject site consists of two lots located at 14970 and 14975 - 101A Avenue in Guildford Town Centre.
- In January 2015, the site was acquired by the current applicant, Mosaic Guildford Holdings Ltd. (MOSAIC Homes).
- On June 13, 2016, Council granted final adoption to rezoning By-law No. 18631, and issued Development Permit No. 7915-0223-00 to permit the development of 203 apartment units (in two, 4-storey apartment buildings) and 24 townhouse units for the subject site and the adjacent lot to the north located at 10160 – 149 Street (File No. 7915-0223-00).
- The majority of the parking for the development on the subject site will be provided in an underground parking facility.
- Due to site constraints, and in effort to reduce construction costs (thus keeping the price point of the dwelling units as low as possible) the applicant requires 20 of the underground parking spaces to be provided as tandem parking for the subject lot.
- Each proposed tandem parking space meets the minimum length of a single parking space of 5.5 metres (18 ft.). However, this length does not meet the minimum required length of a tandem parking space of 6.7 metres (22 ft.) in the Zoning By-law. As such, the applicant is seeking a Development Variance Permit to reduce the length of twenty (20) tandem parking spaces for 10 pairs of tandem parking (see By-law Variance section).

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Zoning By-law to reduce the minimum length of each of the 20 underground tandem parking spaces proposed in 10 pairs, from 6.7 metres (22 ft.) to 5.5 metres (18 ft.).

Applicant's Reasons:

- The applicant's development strategy is to provide low price-point homes for first-time home buyers. Therefore, to keep costs down and minimize construction schedule impacts on the residents in adjacent existing apartments, there is only one level of underground parking. Further, the north wall of the parkade stops south of the townhomes to accommodate slab on grade construction, which is more cost effective and helps to keep the price point of those homes down.
- The parkade footprint has been designed to maximize efficiency while maintaining full functionality. All walls are the minimal distance from the property line in order to accommodate standard shoring techniques on the east, west and south sides without adversely impacting the adjacent existing apartment buildings.

**Staff Comments:**

- Twenty (20) tandem parking spaces are proposed, which amounts to 10% of the total 221 underground parking spaces. The “Multiple Residential (70) Zone” (RM-70), of which a portion of the current CD Zone (By-law No. 185631) has been based, allows a maximum of 10% of the underground parking spaces to be tandem parking spaces.
- The 5.5-metre (18 ft.) length of each proposed tandem parking space meets the minimum length of a single parking space, and therefore, can accommodate a standard sized vehicle.
- The intent behind the Zoning By-law regulation requiring each parking stall in a tandem arrangement to be longer (6.7 metres / 22 ft.) is to provide maneuvering space for persons between and around the parked vehicles, recognizing that most tandem parking occurs in townhouse developments within a single wide garage. The proposed tandem parking spaces are within an underground parkade where maneuvering space is less of an issue.
- A total of 218 parking spaces are required for the subject site and 221 parking spaces are provided, exceeding the minimum parking requirement by three spaces.
- The remaining parking spaces to be provided for the development, comply with CD By-law No. 18631.
- Staff support the requested variance.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Underground Parking Plan
Appendix III.	Development Variance Permit No. 7916-0416-00

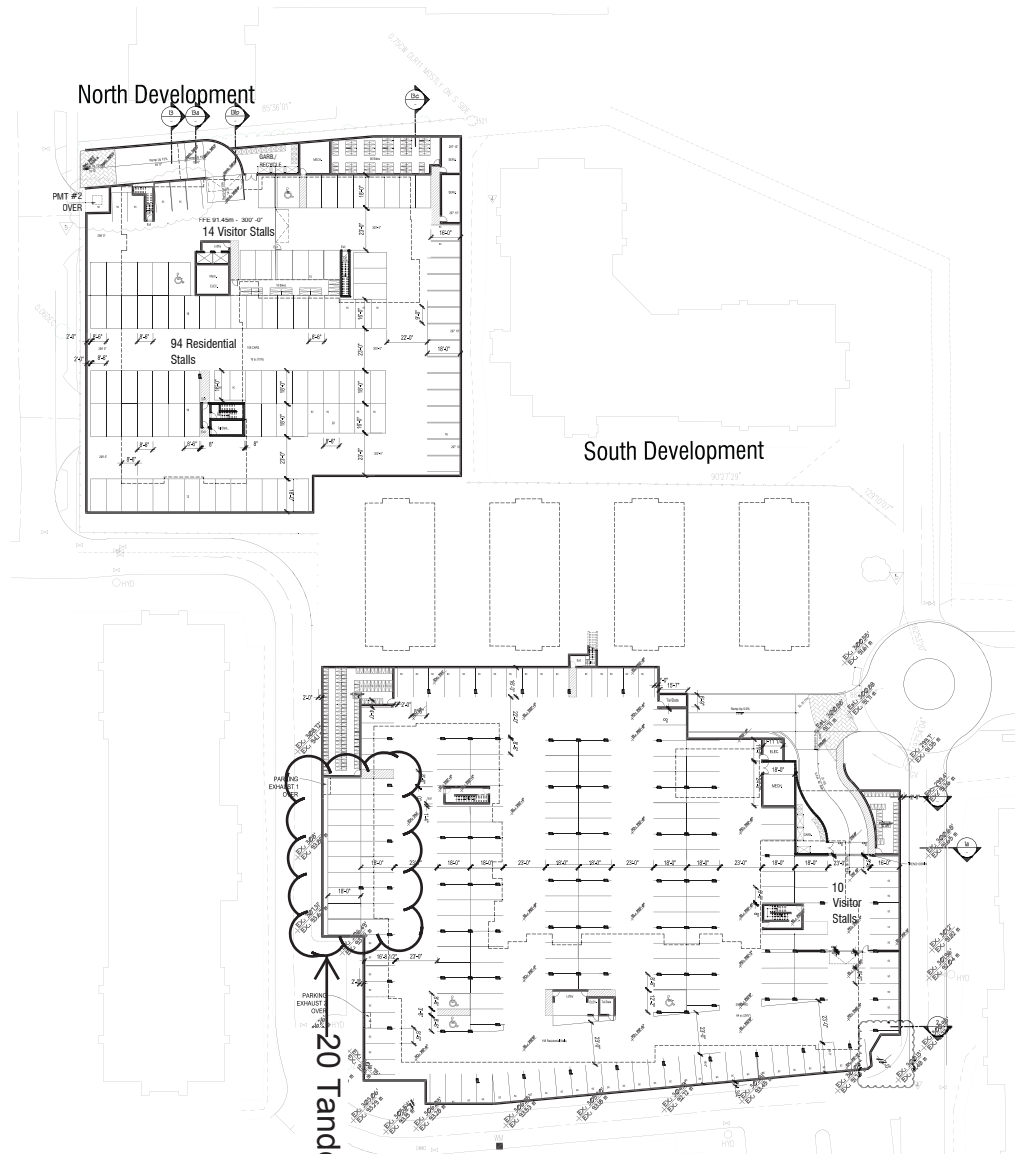
*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/dk



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**1** Parking Level Plan  
SCALE: 1/32" = 1'-0"

Stamp

ISSUING	DATE	ISSUED FOR
1.	2016.02.22	ISSUED TO CONSULTANTS
2.	2016.05.04	ISSUED FOR REVIEW
3.	2016.03.17	ISSUED FOR REVIEW
4.	2016.04.04	RE-ISSUED FOR OP
5.	2016.05.15	RE-ISSUED FOR OP

Underground Parking Plan

CLIENT  
**MOSAIC HOMES**  
2628 Granville Street  
Vancouver, BC

PROJECT TITLE  
**GUILDHOUSE**

101A Avenue & 149 Street,  
Surrey, BC, V7S 3K9

DRAWING TITLE  
**PARKING LEVEL PL**

DATE	SCALE
2016.05.15	AS NOTED

FILE NAME: OP300E



SHEET NO.  
**DP 2**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0416-00

Issued To: MOSAIC GUILDFORD HOLDINGS LTD  
(the Owner)

Address of Owner: C/O Mosaic Homes  
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: 017-768-667  
 Lot 3 Section 29 Block 5 North Range 1 West New Westminster District Plan Lmp4420  
 14970 - 101A Avenue

Parcel Identifier: 017-768-675  
 Lot 4 Section 29 Block 5 North Range 1 West New Westminster District Plan Lmp4420  
 14975 - 101A 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:

In Sub-Section B.1(a) Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000, as amended", the minimum length of a tandem parking space is reduced from 6.7 metres (22 ft.) to 5.5 metres (18 ft.) for a maximum of twenty (20) underground tandem parking spaces provided in 10 pairs.

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 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan