

Planning Report Date: October 1, 2018

PROPOSAL:

- **Development Variance Permit**

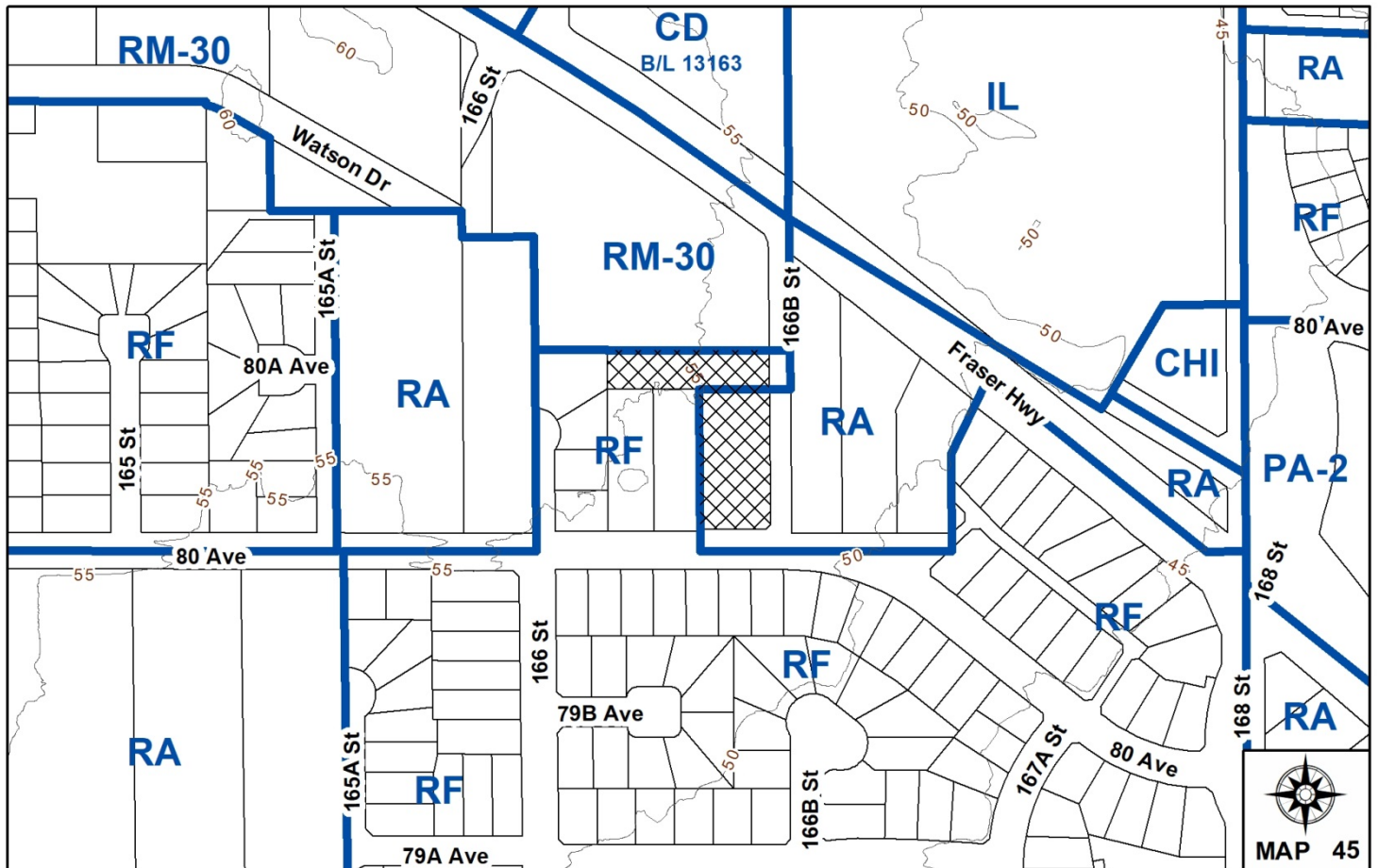
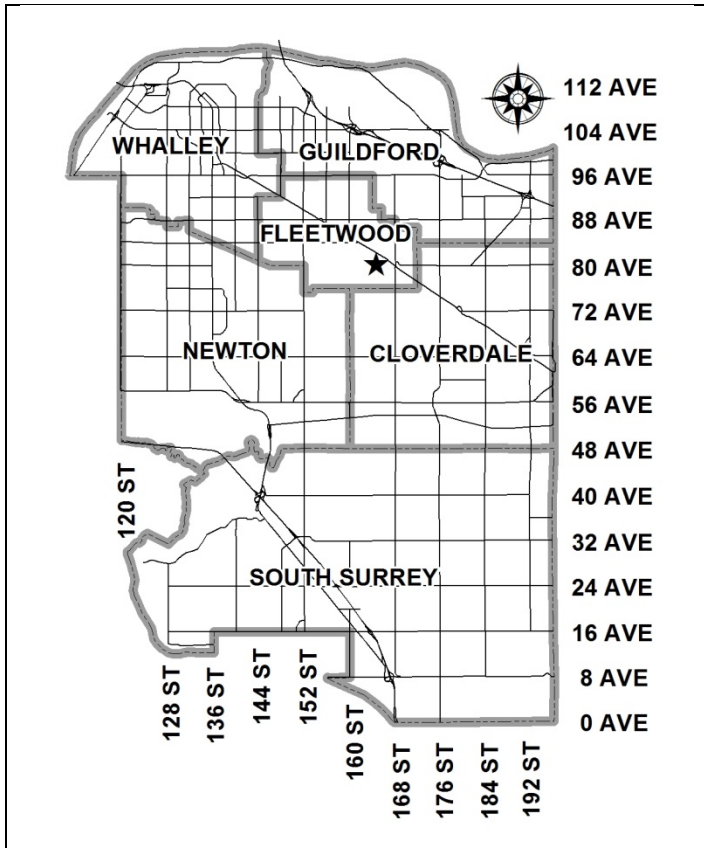
to allow two (2) visitor parking spaces and a portion of the required outdoor amenity space within the required west yard setback of a proposed townhouse development.

LOCATION: 8051 - 166B Street
 16655 - 80 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Townhouses or Single Family and lane dedication and Medium Density Townhouses



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to allow two (2) visitor parking spaces and a portion (49 square metres / 530 sq.ft.) of the required outdoor amenity space within the required west yard setback of a proposed townhouse development.

RATIONALE OF RECOMMENDATION

- Due to an oversight, a Development Variance Permit (DVP) to allow two (2) visitor parking spaces and a portion of the required outdoor amenity space within the required west yard setback was not included in the original Planning Report for the subject townhouse development. The DVP has now been included in the application.
- The two (2) visitor spaces and a portion of the outdoor amenity space are located directly west of the amenity building, near the driveway access to the site.
- The subject site is L-shaped and narrow. The proposed visitor spaces and outdoor amenity space are in an appropriate location, and will result in the least impact to the adjacent property to the west (16643 – 80 Avenue).
- The applicant has agreed to provide a monetary contribution in accordance with City policy to address the portion of the outdoor amenity space that is located within the required west yard setback.
- An existing mature hedge between the subject site and the property to the west will remain, and provide buffering and separation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7917-0053-01 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to allow two (2) visitor parking spaces to be located within the required west yard setback of the RM-30 Zone; and
 - (b) to allow a portion (49 square metres / 530 sq.ft.) of the required outdoor amenity space to be located within the required west yard setback of the RM-30 Zone.

2. Council instruct staff to resolve the following issue prior to final adoption of the associated Rezoning under Development Application No. 7917-0053-00:
 - (a) the applicant adequately address the impact of a portion of the outdoor amenity space being located within the required west yard setback.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family lot (16665 – 80 Avenue) and a vacant remainder lot (8051 – 166B Street), which was created under Development Application No. 7916-0212-00 and approved by Council on July 26, 2018.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant lot created under Development Application No. 7916-0212-00, which was recently approved by Council on July 26, 2018 to allow 95 townhouse units.	Medium Density Townhouses	RM-30

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 166B Street):	Single family lot.	Low Density Townhouses or Single Family and lane, and Medium Density Townhouses	RA
South (Across 8o Avenue):	Single family lots.	Designated Urban in the OCP.	RF
West:	Single family lot.	Low Density Townhouses or Single Family and lane dedication, and Medium Density Townhouses	RF

DEVELOPMENT CONSIDERATIONS

- The subject site includes the properties at 16655 – 8o Avenue and 8o51– 166B Street, and is approximately 0.5 hectare (1.2 acres) in total size. There is an existing single family dwelling at 16655 – 8o Avenue, while 8o51 – 166B Street, which was recently created as a remainder lot (Lot 3) under Development Application No. 7916-0212-00, is vacant.
- Both properties are designated "Urban" in the Official Community Plan (OCP) and are located in the Fleetwood Town Centre Plan (TCP). The southern portion of the south lot (16655 – 8o Avenue) is designated "Low Density Townhouses / Single Family" and lane dedication, while the remainder of the subject site is designated "Medium Density Townhouses" in the Fleetwood TCP.
- The south property (16655 – 8o Avenue) is zoned "One-Acre Residential Zone (RA)", and the north lot (8o51– 166B Street) is split-zoned RM-3o and RF.
- At the September 17, 2o18 Regular Council – Land Use meeting, Council granted First and Second Reading to Application No. 7917-0o53-0o to allow for the development of twenty-nine (29) townhouse units. A partial Neighbourhood Concept Plan (NCP) Amendment of the subject site from Low Density Townhouses / Single Family and lane dedication to Medium Density Townhouses, and a rezoning from "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" to "Multiple Residential 3o Zone (RM-3o)" are proposed.
- Due to an oversight, a Development Variance Permit (DVP) to allow two (2) visitor parking spaces and a portion of the outdoor amenity space within the required west yard setback was not included in the original Planning Report for the subject townhouse development. The DVP has now been included in the application.
- If the subject DVP is supported, it will be forwarded to Council for consideration of issuance and execution in conjunction with the final adoption of the associated Re-zoning By-law (Application No. 7917-0o53-0o).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- To vary Section H.3 of the RM-30 Zone to allow two (2) visitor parking spaces to be located within the required west yard setback.
- To vary Section J.1(a) of the RM-30 Zone to allow a portion (49 square metres / 530 sq.ft.) of the required outdoor amenity space to be located within the required west yard setback.

Applicant's Reasons:

- The proposed visitor spaces and outdoor amenity space will not negatively impact the adjacent property and are located behind (west of) the amenity building, which is in a prominent location near the entrance of the site.

Staff Comments:

- The subject site is L-shaped and narrow, which presents some challenges for the site plan. The visitor parking spaces and outdoor amenity space are located in a functional location in relation to the siting of the buildings and drive aisles.
- The two (2) visitor spaces and the outdoor amenity space are not visible from 166B Street, and are located adjacent to the proposed amenity building. This location will result in minimal impact to the adjacent property to the west (16643 – 80 Avenue) since the existing house is located at the south end of that property.
- An existing mature hedge between the subject site and the property to the west will remain, and provide buffering and separation. Two (2) additional trees are proposed directly west and southwest of the parking spaces and the outdoor amenity space, as part of the landscape plan for the subject site.
- The applicant is providing 87 square metres (936 sq.ft.) of outdoor amenity space, which meets the minimum requirement of 87 square metres (936 sq.ft.) of the RM-30 Zone. However, a portion or approximately 49 square metres (530 sq.ft.) of the required 87 square metres of outdoor amenity space is located within the west yard setback, which is not permitted under the RM-30 Zone. The applicant has agreed to address the impact of this by providing a monetary contribution in accordance with City policy as if the outdoor amenity space within the setback area was discounted, resulting in a shortfall. The applicant will provide a monetary contribution of \$9,600 (based on \$600 per unit of the outdoor amenity space required) to address the portion of the outdoor amenity space that is proposed within the required west yard setback.
- 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) and Project Data Sheets
- Appendix II. Development Variance Permit No. 7917-0053-01
- Appendix III. Original September 17, 2018 Planning Report for Development Application No. 7917-0053-00 (without appendices)

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DN/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0053-01

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: 030-538-041

Lot 1 Section 25 Township 2 New Westminster District Plan EPP74223

1665 – 80 Avenue

Parcel Identifier: 030-538-076

Lot 3 Section 25 Township 2 New Westminster District Plan EPP72006

8051 – 166B Street

(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:

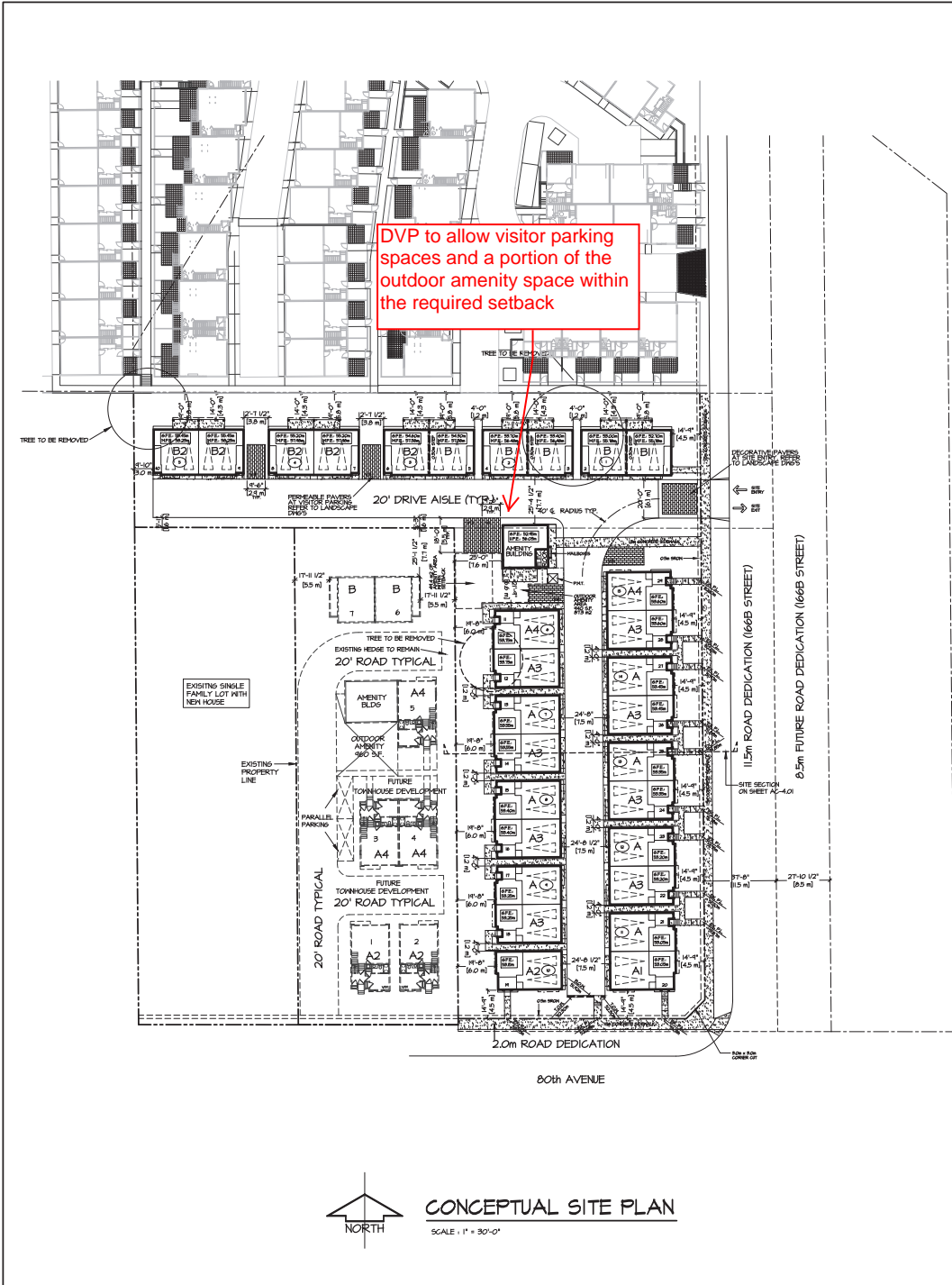
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to vary Section H.3 of the RM-30 Zone to allow two (2) visitor parking spaces to be located within the required west yard setback; and
 - (b) to vary Section J.1(a) of the RM-30 Zone to allow a portion of the outdoor amenity space to be located within the required west yard setback.
- 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.
- 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 unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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



**16655 80th Ave.
DEVELOPMENT DATA**

ZONING : RM-30
 SITE AREA : 53,427 S.F. 1.221 AC 0.496 HA
 DENSITY : 23.6 U.P.A. 50.5 U.P.H.A. (24 UNITS)
 F.A.R. : 0.83
 SITE COVERAGE : 40%

AMENITY :
 REQUIRED :
 INDOOR : 24 UNITS x 3.0m² PER = 81m² 936 S.F.
 OUTDOOR : 24 UNITS x 3.0m² PER = 81m² 936 S.F.
 PROVIDED :
 INDOOR : 101 m² 1,088 S.F.
 OUTDOOR : 81.3 m² 940 S.F.

PARKING :
 REQUIRED :
 RESIDENTIAL : 2 SPACES PER UNIT = 50 SPACES
 VISITOR : 0.2 SPACES PER UNIT = 5.0 SPACES
 PROVIDED :
 RESIDENTIAL : 50 SPACES
 VISITOR : 6 SPACES

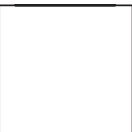
SETBACKS :

NORTH :	REQUIRED :	PROVIDED :		
	1.5 m	5.8 m (TO BLDG FACE)	4.3 m (TO COLUMN)	4.0 m (TO BALCONY)
SOUTH :	1.5 m	4.5 m (TO BLDG FACE)	4.2 m (TO BAY)	
EAST :	1.5 m	4.5 m (TO BLDG FACE)	4.2 m (TO BAY)	
WEST : BLDG 5	1.5 m	3.0 m (TO BLDG FACE)		
WEST : BLDG 4	1.5 m	6.0 m (TO BLDG FACE)	5.5 m (TO BAY)	

NOTE: ALL ROOF OVERHANGS 0.6m (2'-0")

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 DEAN, JAMES AND CONVERSION
 UNDER INTO ANY MATERIAL FROM
 CANADA COPYRIGHT ACT R.S.C. 1970.

ISSUE NO.	ISSUED FOR	BY	DATE



DESIGN :	PHOENIX CONSTRUCTION SYSTEMS INC.
M.D. :	
DRAWN :	
DATE :	Sept. 24, 19
SCALE :	1" = 30'-0"
PROJECT :	16655 80 AVENUE & REAR PORTION OF 16664 FRASER HIGHWAY, SURREY
SHEET CONTAINS :	CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembok
 2011-11-11
 UNIT 135,
 7536 130 STREET,
 SURREY, B.C.
 V3W 1H8

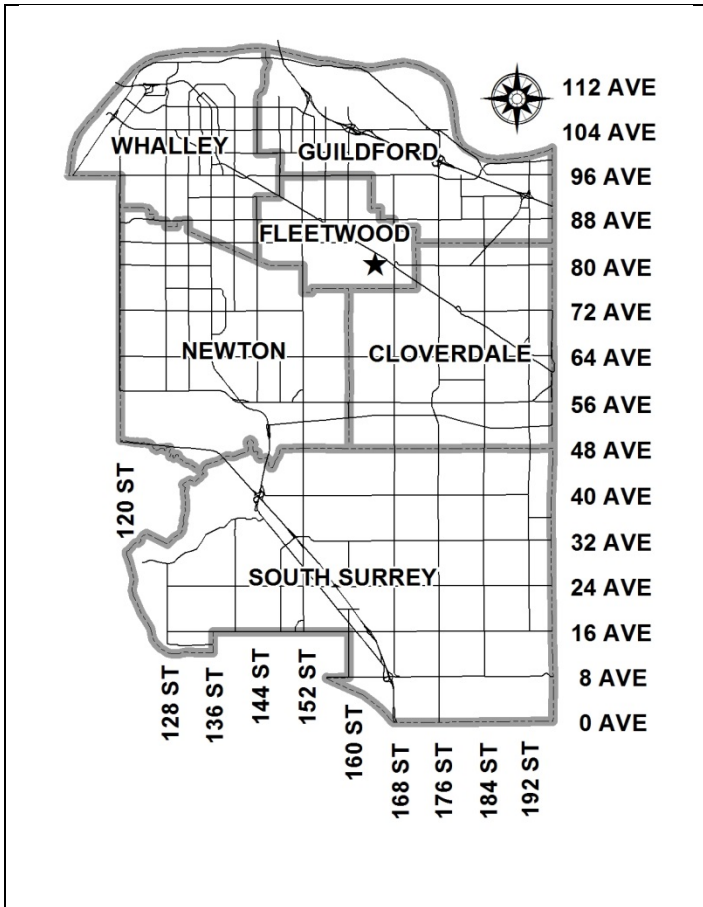
PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: mail@darkkitex.com

CLIENT NO.	SHEET NO.
15038	AC-1.01
PROJECT NO.	REV. NO.
15038	

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0053-00

Planning Report Date: September 17, 2018



PROPOSAL:

- **NCP Amendment** for a portion from Low Density Townhouses or Single Family and lane dedication to Medium Density Townhouses
- **Rezoning** from RA and RF to RM-30
- **Development Permit**
- **Development Variance Permit**

to permit the development of approximately 29 townhouse units in Fleetwood.

LOCATION: 8051 – 166B Street
 16655 – 80 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Townhouses or Single Family and lane dedication and Medium Density Townhouses

[Hyperlink to Report
 7917-0053-00 dated
 September 17, 2018 \(click\)](#)

