

City of Surrey  
**ADDITIONAL PLANNING COMMENTS**

File: 7917-0122-01

Planning Report Date: February 11, 2019

**PROPOSAL:**

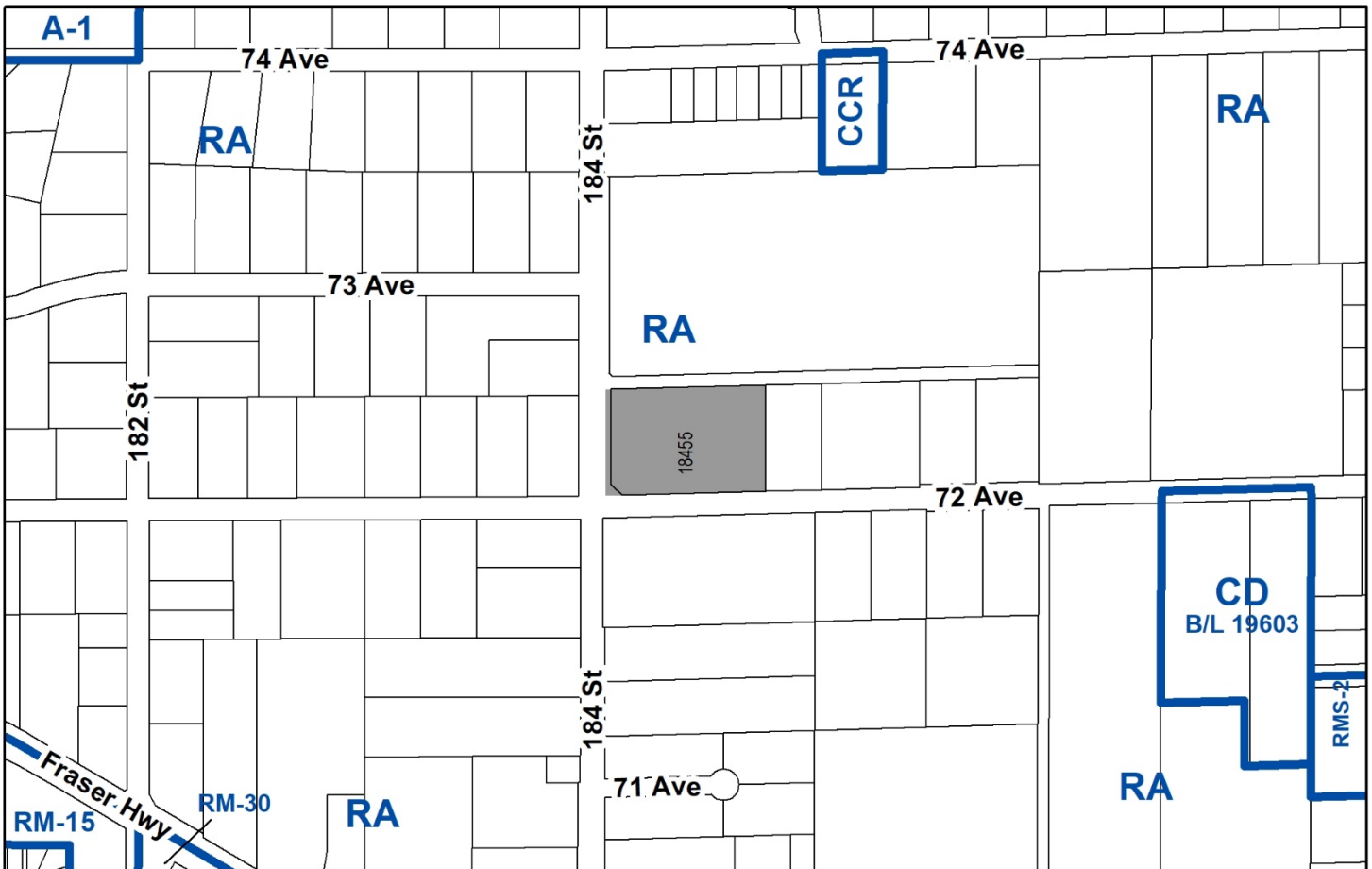
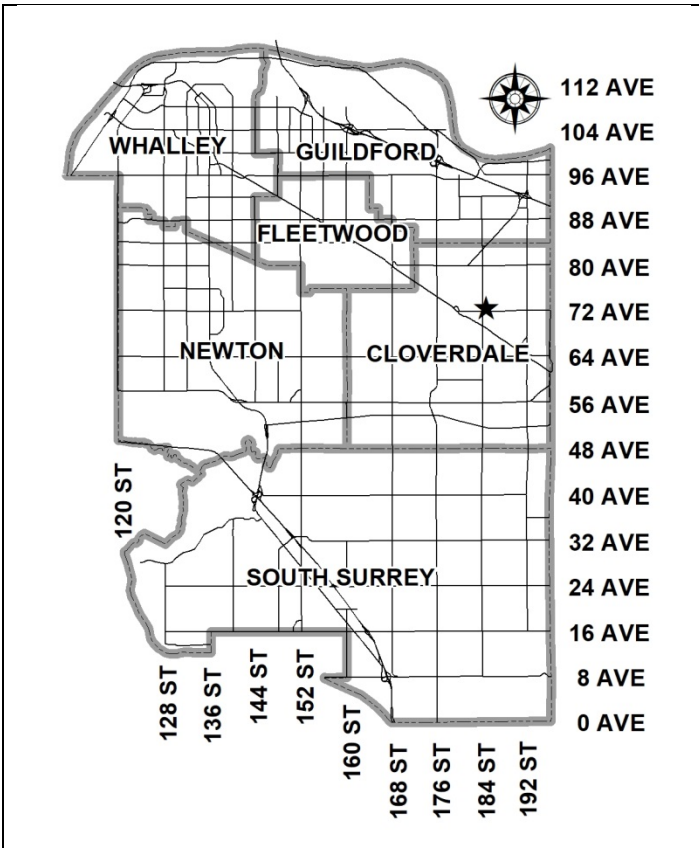
- **Development Variance Permit**  
 to permit the development of 71 townhouse units.

**LOCATION:** 18455 - 72 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse Residential (22 + 5 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the north yard building setback of the RM-30 Zone for one building within a proposed townhouse development.

### RATIONALE OF RECOMMENDATION

- Due to an oversight, a Development Variance Permit (DVP) to reduce the north yard setback for proposed Building 12 was not included in the original Planning Report for the subject townhouse development. The DVP has now been included in the application.
- The site plan is unchanged from that previously presented to Council at the October 1, 2018 Regular Council – Land Use Meeting and subsequently granted Third Reading for the necessary rezoning (By-law No. 19691) by Council after the Public Hearing on November 19, 2018.
- The proposed setback reduction achieves a more urban, pedestrian streetscape along 72 Avenue. The proposed setback is consistent with side yard conditions for similar townhouse projects and are also consistent with the West Clayton NCP design guidelines.
- Council is also requested to approve the applicant's request to reduce the amount of required indoor amenity space from 213 square metres (2,293 sq. ft.) to 183 square metres (1,970 sq. ft.), which is slightly more indoor amenity space than the 177 square metres (1,905 sq. ft.) of indoor amenity space included in the previous submission to Council. The applicant will be required to provide a monetary contribution in accordance with City Policy to offset the shortfall.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to reduce the amount of required indoor amenity space from 213 square metres (2,292 square feet) to 183 square metres (1,970 square feet).
2. Council approve Development Variance Permit No. 7917-0122-01 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) to the principal building face for Building 12.
3. Council instruct staff to resolve the following additional condition prior to final adoption of rezoning By-law No. 19691:
  - (a) the applicant adequately address the impact of reduced indoor amenity space.

REFERRALS

**Engineering:** The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

**Existing Land Use:** Single family home and swimming pool on large suburban property.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Salish Secondary School	School	RA
East:	Single family home	Townhouse Residential (22 + 5 upa)	RA
South (Across 72 Avenue):	Single family home	Townhouse/Apartment Flex	RA
West (Across 184 Street):	Single family home	Urban/Townhouse Flex	RA

DEVELOPMENT CONSIDERATIONS

- The subject site, at 18455 – 72 Avenue, is located in West Clayton and is approximately 1.38 hectares (3.41 ac.). There is an existing single family home, accessory structure and swimming pool on the site.

- The subject site is designated "Urban" in the Official Community Plan (OCP). Under the West Clayton Neighbourhood Concept Plan (NCP), the site is designated "Townhouse Residential (22 +5 upa)", permitting a base net density of 22 units per acre and an additional density bonus of up to 5 units per acre for applicants who commit to constructing energy efficient buildings. The site is currently zoned "One-Acre Residential Zone (RA)".
- At the October 1, 2018 Regular Council – Land Use meeting, Council granted First and Second Reading to Application No. 7917-0122-00 to allow for the development of seventy-one (71) townhouse units. A rezoning from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" is proposed (By-law No. 19691).
- Due to an oversight, a Development Variance Permit (DVP) to reduce the north yard setback for proposed Building 12 was not included in the original Planning Report for the subject townhouse development. The DVP has now been included in the application.
- The site plan is unchanged from that previously presented to Council at the October 1, 2018 Regular Council – Land Use Meeting and subsequently granted Third Reading for the necessary rezoning (By-law No. 19691) by Council after the Public Hearing on November 19, 2018.
- 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. 7917-0122-00).
- Due to an oversight in the original Planning Report, Council was not requested to approve the applicant's request to reduce the amount of required indoor amenity space. Therefore, Council is also requested to approve the applicant's request to reduce the amount of required indoor amenity space from 213 square metres (2,293 sq. ft.) to 183 square metres (1,970 sq. ft.), which is slightly more indoor amenity space than the 177 square metres (1,905 sq. ft.) of indoor amenity space included in the previous submission to Council. The applicant will be required to provide a monetary contribution in accordance with City Policy to offset the shortfall.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) to the principal building face for Building 12.

Applicant's Reasons:

- The proposed setback variances allow for efficient unit layout and more urban streetscapes.

Staff Comments:

- The RM-30 Zone requires that buildings and structures be sited a minimum of 7.5 metres (25 ft.) from all property lines.

- The reduced setbacks along the north property lines for the side yard of proposed Building 12 will create appropriate urban, pedestrian-friendly streetscape along 72 Avenue consistent with other similar developments in the City.
- 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 (Confidential) and Project Data Sheets                                    |
| Appendix II.  | Development Variance Permit No. 7917-0122-01  |
| Appendix III. | Original October 1, 2018 Planning Report for Development Application No. 7917-0122-00 (with appendices) |

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

LM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7917-0122-01

Issued To:

(the "Owner")

Address of 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: 008-637-776

Lot 52 Section 21 Township 8 New Westminster District Plan 39373 Except Plan EPP84049

18455 - 72 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:

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- (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:
  - (a) In Part 22 Multiple Residential 30 Zone (RM-30) Section F Yards and Setbacks, the minimum north yard setback is varied from 7.5 metres (25 ft.) to 3.8 metres (12 ft.) to the principal building face for Building 12.
  
5. 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.
  
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      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Doug McCallum

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City Clerk



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MARK	DATE	DESCRIPTION
1	29 APR 2016	ISSUED FOR DP
2	01 MAR 2017	ISSUED FOR DP
3	06 JUL 2017	ISSUED FOR DP
4	27 MAR 2018	ISSUED FOR DP
5	02 MAY 2018	ISSUED FOR DP
6	11 JULY 2018	ISSUED FOR DP
7	08 AUG 2018	ISSUED FOR DP

# SCHEDULE A

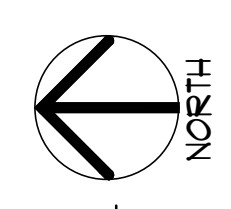
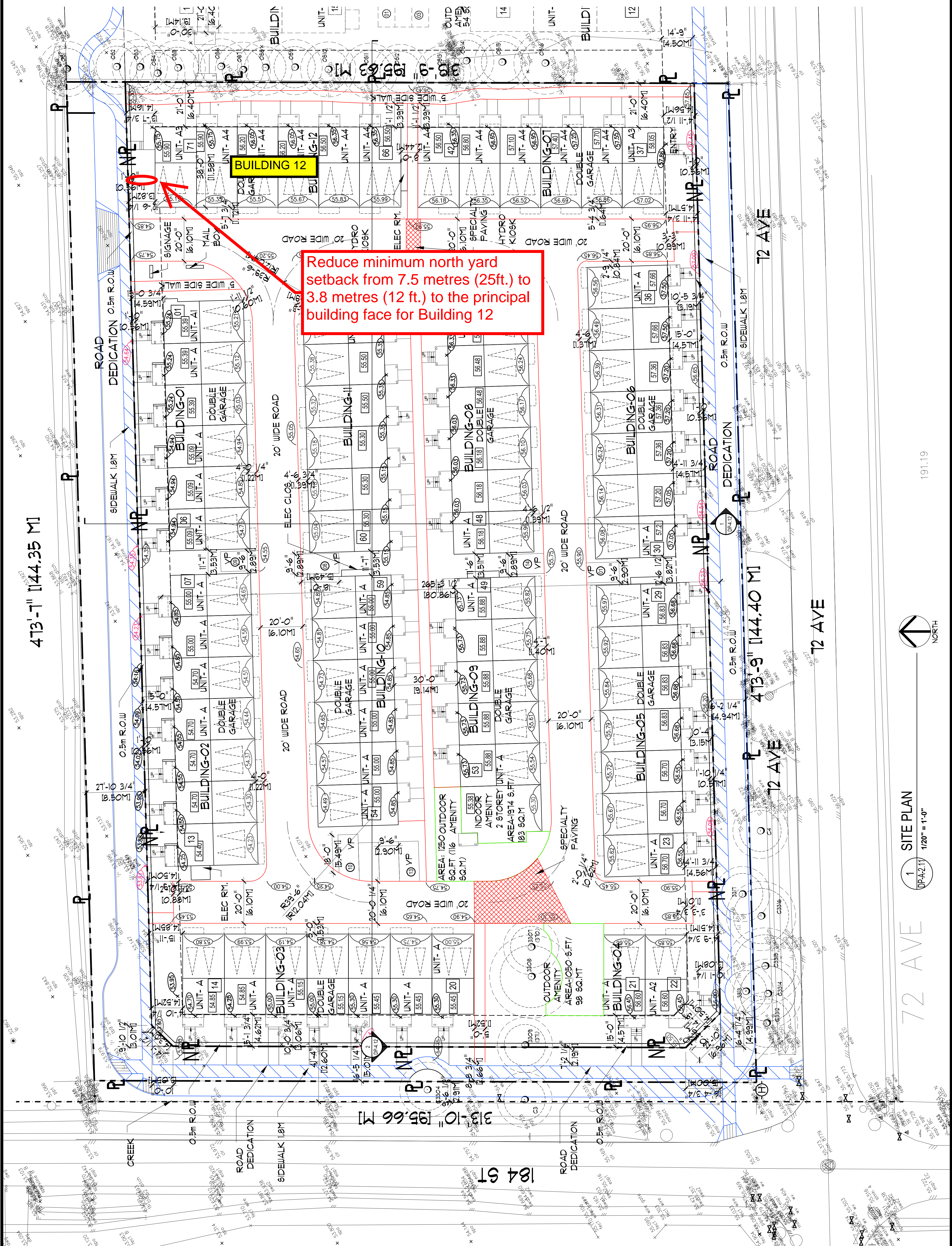
SITE PLAN

PROJECT: 18455-TOWNHOUSES  
 18455-72 AVE, SURREY, BRITISH COLUMBIA

OWNER: DOUGLAS R. JOHNSON ARCHITECT LTD.  
 #374-901 WEST 3RD AVE.  
 NORTH VANCOUVER, BC V7P 3P9  
 PH: (604) 998-3381  
 FAX: (604) 998-0217  
 drj@drjohnson.ca

SCALE: 1/20" = 1'-0"  
 DATE: 22 APR 2017  
 DRAWN: RS  
 SHEET: DP-A-2.11

REVISIONS:	REVISIONS:
7	DP-A-2.11



1 SITE PLAN  
 DP-A-2.11 1/20" = 1'-0"

191.19

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0122-00

Planning Report Date: October 1, 2018

**PROPOSAL:**

- **Rezoning** from RA to RM-30
- **Development Permit**
- **Development Variance Permit**

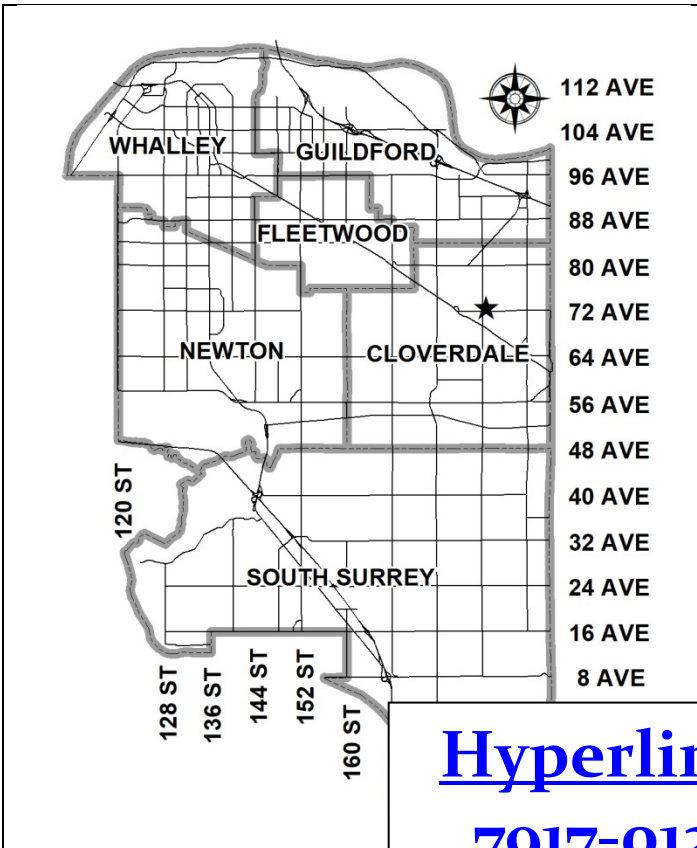
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**NCP DESIGNATION:** Townhouse Residential (22 + 5 upa)



[Hyperlink to Report  
 7917-0122-00 dated  
 October 1, 2018 \(click\)](#)

