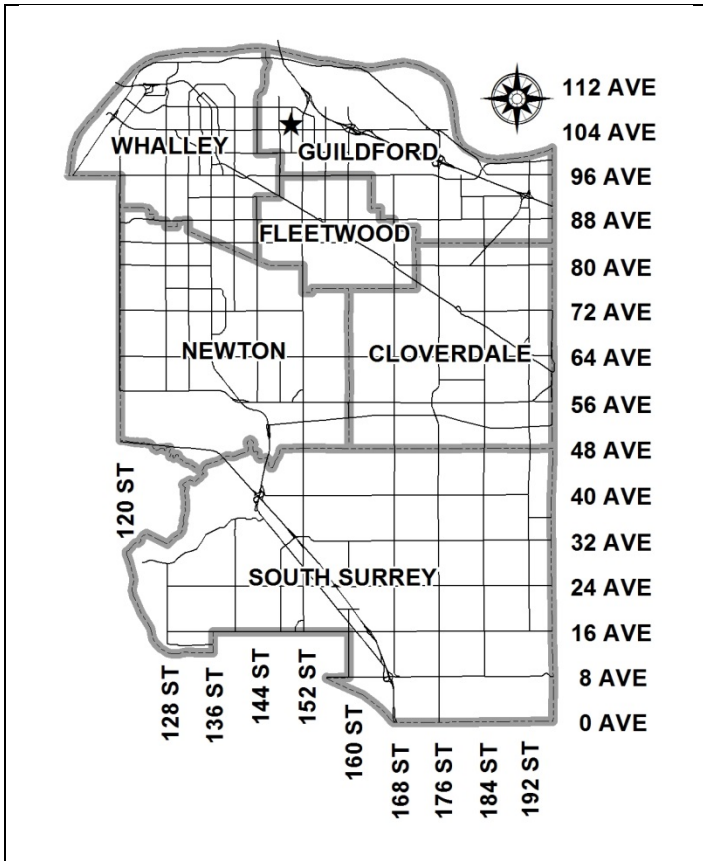


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0017-00

Planning Report Date: May 28, 2018



PROPOSAL:

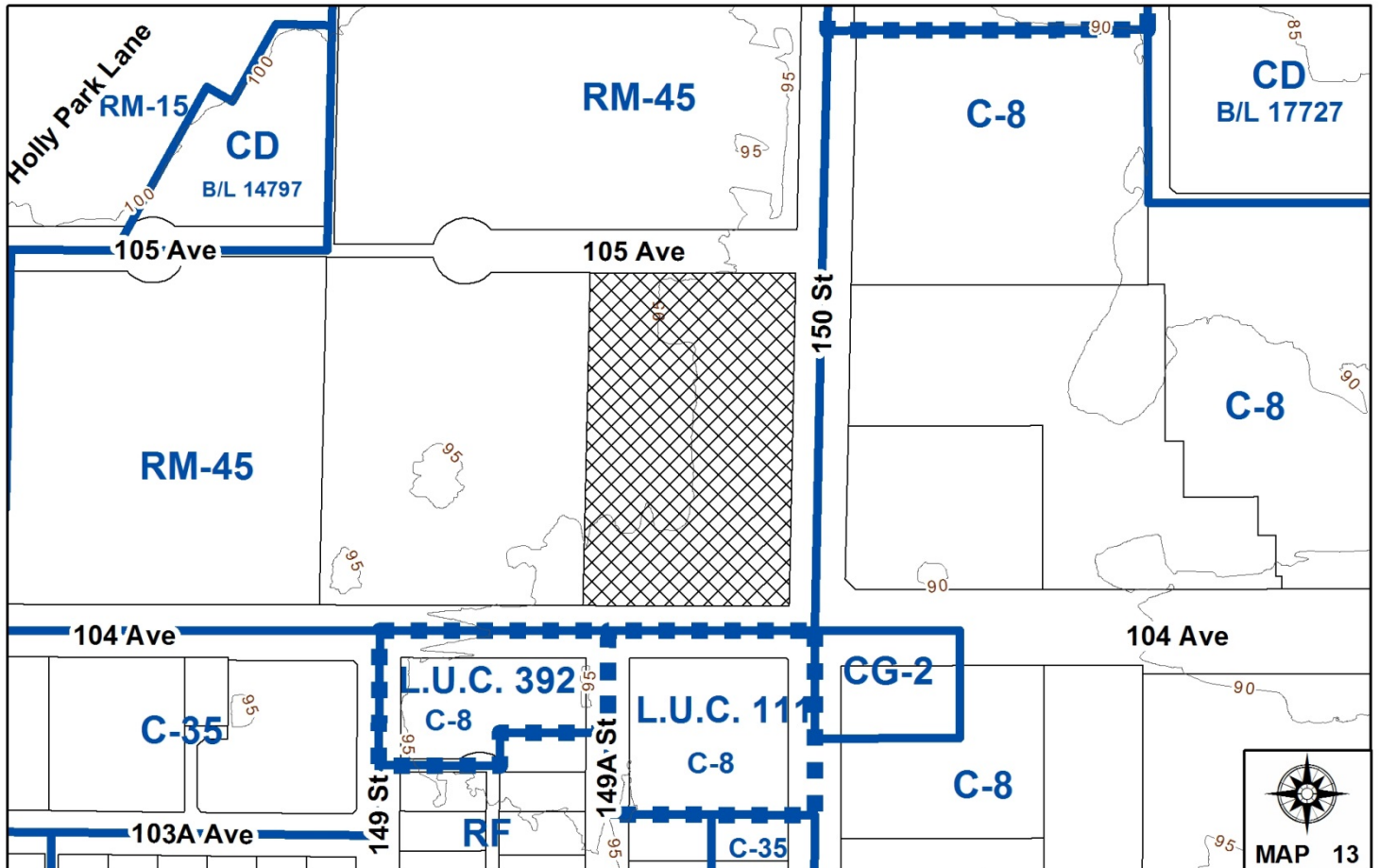
- **Development Variance Permit**

to vary parking and eliminate indoor amenity space and balcony requirements, to permit 8 additional dwelling units to be constructed within the existing apartment buildings on the site.

LOCATION: 10425 - 150 Street
 10463 - 150 Street

ZONING: RM-45

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.
- Request to eliminate the required indoor amenity space for the proposed 8 additional dwelling units.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to:
 - reduce the residential parking requirements on the site from 1.3 parking spaces per dwelling unit with 1 or no bedrooms and 1.5 parking spaces per dwelling unit with 2 or more bedrooms, to 0.95 spaces per dwelling unit (a reduction of 13 stalls); and,
 - waive the balcony requirement for the 8 proposed additional non-ground oriented dwelling units.
- The applicant is requesting to eliminate the required indoor amenity space for the proposed 8 additional dwelling units.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed eight (8) bachelor units increase density along 104 Avenue, an existing Bus Rapid Transit (BRT) route and future Light Rail Transit (LRT) route. The proposed units provide more affordable housing options along a rapid transit corridor, in close proximity to Guilford Town Centre and City Centre.
- The proposed bachelor units range in size from 32.2 square metres (347 sq.ft.) to 33.2 square metres (358 sq.ft.). The applicant has demonstrated the livability of the proposed units by providing unit floorplans and additional windows.
- The additional units are being created through the conversion of storage space and laundry facilities not used by existing residents.
- The proposed reduced parking is supportable along a rapid transit corridor and the applicant will provide cash-in-lieu of indoor amenity space in accordance with Council policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0017-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the off-street resident parking space requirements from 1.3 parking spaces per dwelling unit with 1 or no bedrooms and 1.5 parking spaces per dwelling unit with 2 or more bedrooms, to 0.95 spaces per dwelling unit (a reduction of 13 stalls on the site); and,
 - (b) to waive the requirement of the RM-45 Zone to provide balconies for the 8 proposed additional non-ground oriented dwelling units.
2. Council approve the applicant's request to eliminate the required indoor amenity space for the proposed 8 additional dwelling units.
3. Council instruct staff to resolve the following issue prior to final issuance:
 - (a) the applicant adequately address the impact of no 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 IV.

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

SITE CHARACTERISTICS (Appendix II)

Existing Land Use: Three-storey multi-family dwellings

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 105 Avenue):	Three-storey multi-family dwellings	Multiple Residential	RM-45
East (Across 150 Street):	Guildford Town Centre Mall parking lot	Town Centre	C-8
South (Across 104 Avenue):	Two-storey retail and office building	Commercial	C-8
West:	Three storey multi-family dwellings	Multiple Residential	RM-45

DEVELOPMENT CONSIDERATIONS

- The subject site is 1.5 hectares (3.6 ac.) located at 10425 and 10463 150 Street in Guildford. The site is designated Multiple Residential in the Official Community Plan (OCP) and zoned Multiple Residential 45 Zone (RM-45)" in the Surrey Zoning By-law.
- The site contains two existing multi-family buildings. Combined, the two buildings contain 110 dwelling units (2 bachelor units, 54 one bedroom units, 36 two bedroom units, and 19 three bedroom units).
- Eight (8) additional units are proposed to be created through the conversion of storage space and laundry facilities not used by existing residents. The proposed bachelor units range in size from 32.2 square metres (347 sq.ft.) to 33.2 square metres (358 sq.ft.).
- The site has three pedestrian connections from 150 Street. Vehicular access is limited to 105 Avenue as there is no connection directly to 104 Avenue.
- The Surrey Zoning By-law No. 12000 requires the site to have 188 parking spaces to accommodate the existing 110 units and proposed 8 additional units. There are 137 spaces on the site. The City's Transportation Engineering staff have reviewed the parking and can support varying the rate at which parking is required to 0.95 spaces/unit. The site's access to an existing Bus Rapid Transit (future Light Rail Transit) route, proximity to Guildford Town Centre and City Centre, and affordable housing demographic warrants this per unit parking reduction. The variance will reduce the residential parking requirement to 112 spaces. The required visitor parking rate is not proposed to be reduced and requires an additional 24 spaces. As such, the total combined parking requirement, including the variance, will be 136 spaces.
- The existing buildings do not have indoor amenity space, as this was not a requirement when the buildings were originally constructed in 1968. The 8 additional dwelling units do require indoor amenity space and the applicant is proposing to provide cash-in-lieu of indoor amenity space in accordance with Council policy.
- The RM-45 Zone requires balconies on all units above ground level. Balconies are not proposed for the 8 proposed units, and as such a variance is requested.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce off-street resident parking spaces requirements from 1.3 parking spaces per dwelling unit with 1 or no bedrooms and 1.5 parking spaces per dwelling unit with 2 or more bedrooms, to 0.95 spaces per dwelling unit (a reduction of 13 stalls); and,
- to waive the requirement of the RM-45 Zone to provide balconies for the 8 proposed additional non-ground oriented dwelling units.

Applicant's Reasons:

- The proposal will allow under-utilized storage and laundry spaces to be converted into affordable dwelling units which are in high demand.

Staff Comments:

- The proposed eight (8) bachelor units increase density along 104 Avenue, an existing Bus Rapid Transit (BRT) route and future Light Rail Transit (LRT) route. The proposed units provide affordable housing options along a rapid transit corridor and in close proximity to Guilford Town Centre and City Centre.
- The proposed bachelor units range in size from 32.2 square metres (347 sq.ft.) to 33.2 square metres (358 sq.ft.). The applicant has demonstrated the livability of the proposed units by providing unit floorplans and proposing additional windows.
- The proposed reduced parking is supportable along a rapid transit corridor and the elimination of the balcony requirement is considered supportable given the relatively few units (8) proposed. It is not possible to add balconies at these locations without substantial building modifications.

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.	Site Characteristics
Appendix III.	Site Plan with Parking, Unit Floorplans
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7918-0017-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

KL/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RM-45

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	14,650	
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	28.3	
Paved & Hard Surfaced Areas	30.0	
Total Site Coverage	58.3	
SETBACKS (in metres)		
Front	7.5	
Rear	7.5	
Side #1 (E)	7.5	
Side #2 (W)	7.5	
BUILDING HEIGHT (in metres/storeys)		
Principal	15	
Accessory	4.5	
NUMBER OF RESIDENTIAL UNITS		
Bachelor	2	8
One Bed	54	
Two Bedroom	36	
Three Bedroom +	18	
Total	110	8
FLOOR AREA: Residential	10,625	
FLOOR AREA: Commercial		
Retail	0	
Office	0	
Total	0	
FLOOR AREA: Industrial	0	
FLOOR AREA: Institutional	0	
TOTAL BUILDING FLOOR AREA	10,625	

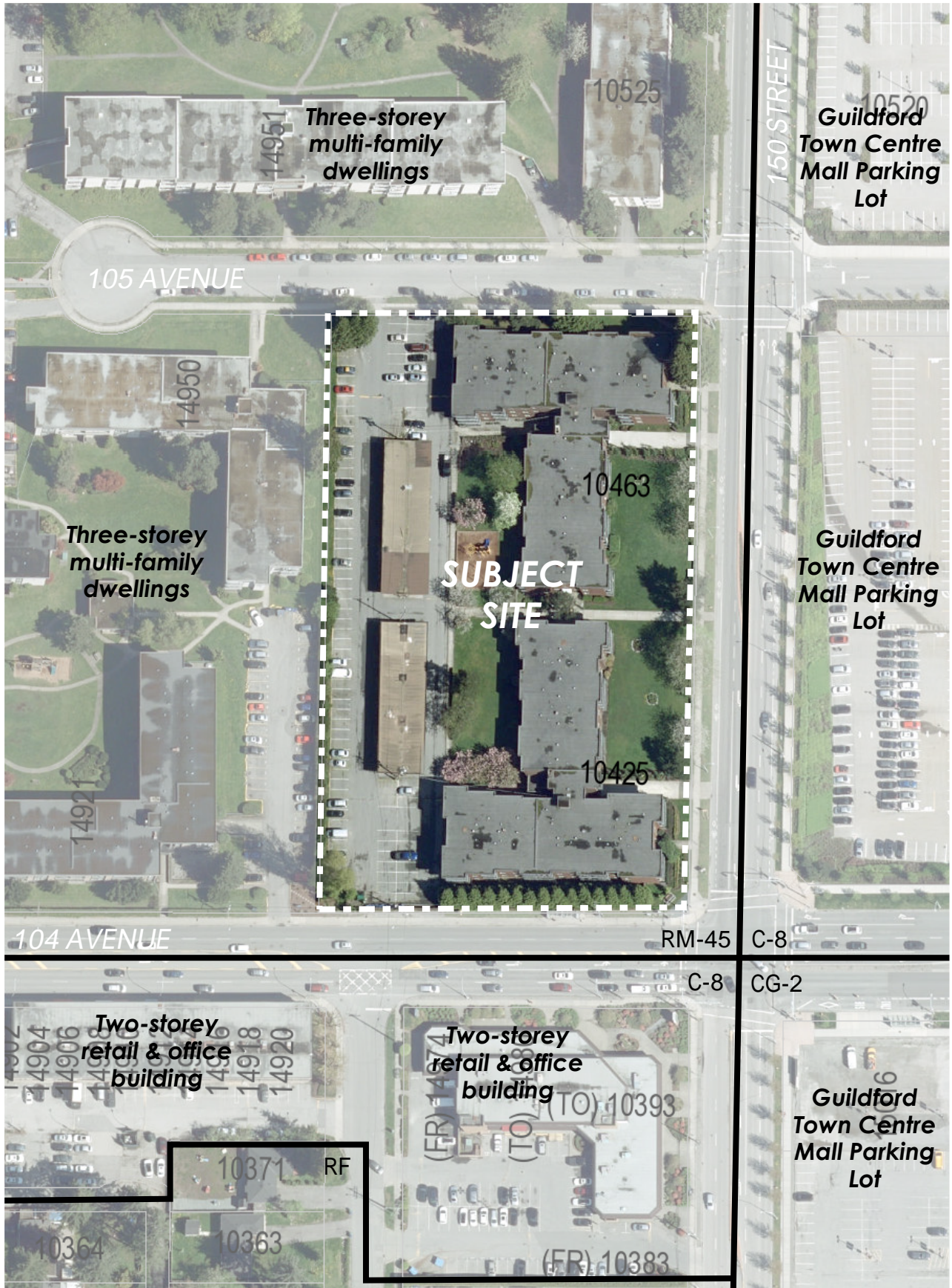
* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

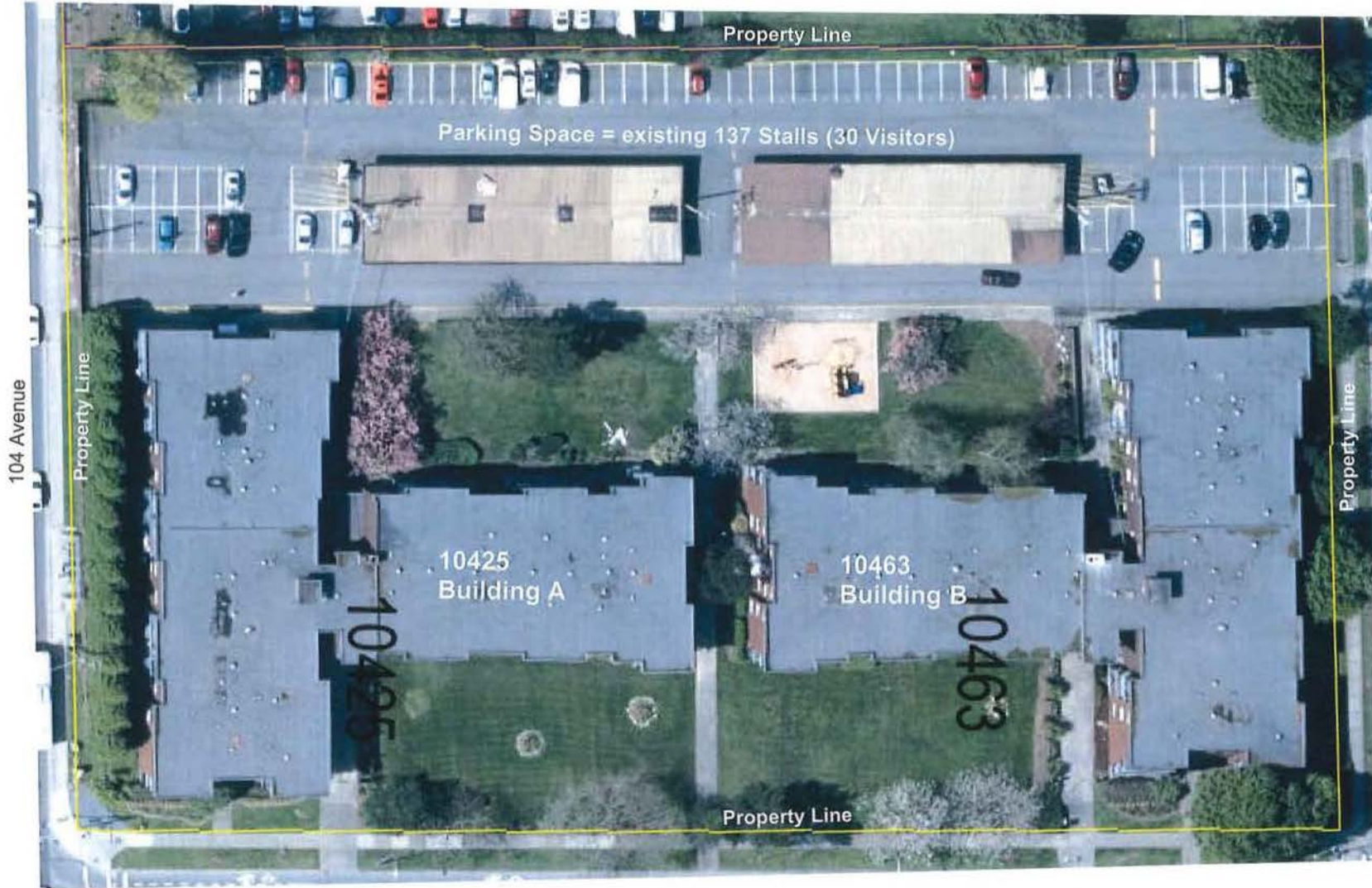
Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)	0.725	
FAR (net)	0.725	
AMENITY SPACE (area in square metres)		
Indoor	0	0
Outdoor		
PARKING (number of stalls)		
Commercial	0	
Industrial	0	
Residential Bachelor + 1 Bedroom	83	61
2-Bed	54	35
3-Bed	27	17
Residential Visitors	24	24
Institutional	0	
Total Number of Parking Spaces	188	137
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----

Site Characteristics





Date Issue/Revisions:
 Aug. 31, 2016 Issued for BP Application
 + Client Review
 Sept. 16, 2016 Issued to Client for Pricing
 Jan. 12, 2018 Issued for Dev. Variance Permit

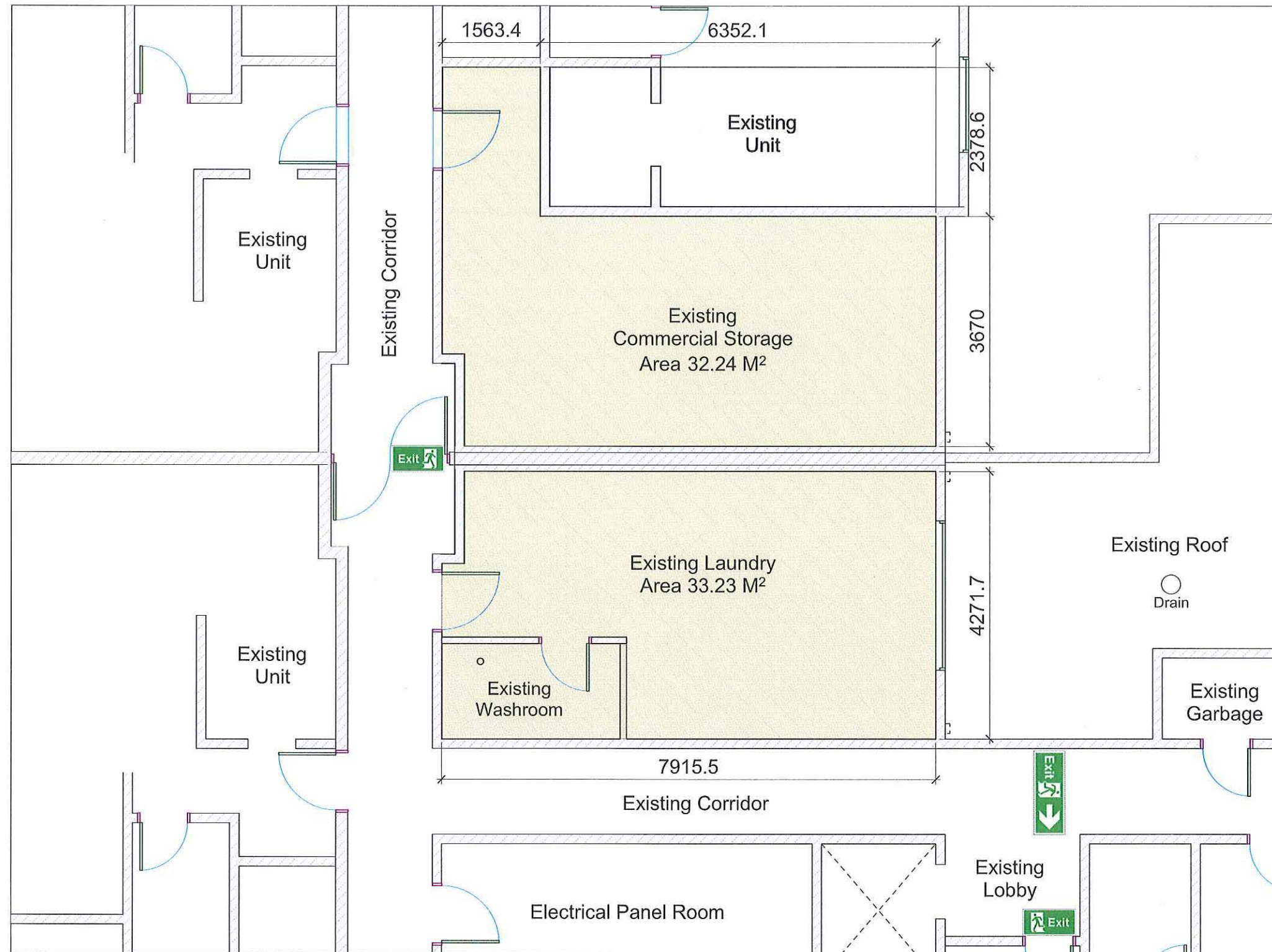


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 info@nsda.bc.ca
 www.nsda.bc.ca






Project
 10425 & 10463 150th Street
 Surrey, B.C.
 Grosvenor Square

Sheet Title
 Site Plan

Reference
 Project Number
 16021
 Scale
 1:500
 Sheet Number
 A-102



Legend:

-  Existing wall
-  Proposed wall
-  Existing wall removed
-  Existing flooring
-  Proposed new flooring

Date	Issue/Revisions
June 22, 2016	Issued for City Planning review
July 11, 2016	Issued for Pre-BP Application / Clients review
July 25, 2016	Issued for Pre-BP Application - Revised
Aug. 31, 2016	Issued for BP Application + Client Review
Sept. 16, 2016	Issued to Client for Pricing
Jan. 12, 2018	Issued for Dev. Variance Permit



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Project
 10425 & 10463 150th Street
 Surrey, B.C.
 Grosvenor Square

Sheet Title
 2nd & 3rd Floor Plan -
 Existing Building A

Reference
 Project Number
 16021
 Scale
 1:75
 Sheet Number
A-104

1 Existing Laundry & Comm. Storage - Floor Plans Building A
 1:75

1. *Exist. Corridor Wall Assembly*
Construction assembly to be confirmed. Upgrade if required to current B.C. Building Code.

2. New Kitchen counter c/w sink and overhead cabinet (Shop drawings required).

3. New Bathroom c/w plumbing fixtures as shown and vanity with mirror.

4. New Interior Wall Assembly (Typ.)
1/2" Gypsum wallboard both sides.
2x4 wood studs @ 16" O.C.

5. Exist. flooring to be removed & replace with new. Exist ceiling to remain or removed as required (Floor to ceiling height ± 96" to be confirmed).

6. *Exist. Fire Wall Assembly*
Construction assembly to be confirmed. Upgrade if required to current B.C. Building Code.

7. *Exist. Partywall Assembly*
Construction assembly to be confirmed. Upgrade if required to current B.C. Building Code.

8. *Exist. Exterior Wall Assembly*
Construction assembly to be confirmed. Upgrade if required to current B.C. Building Code.

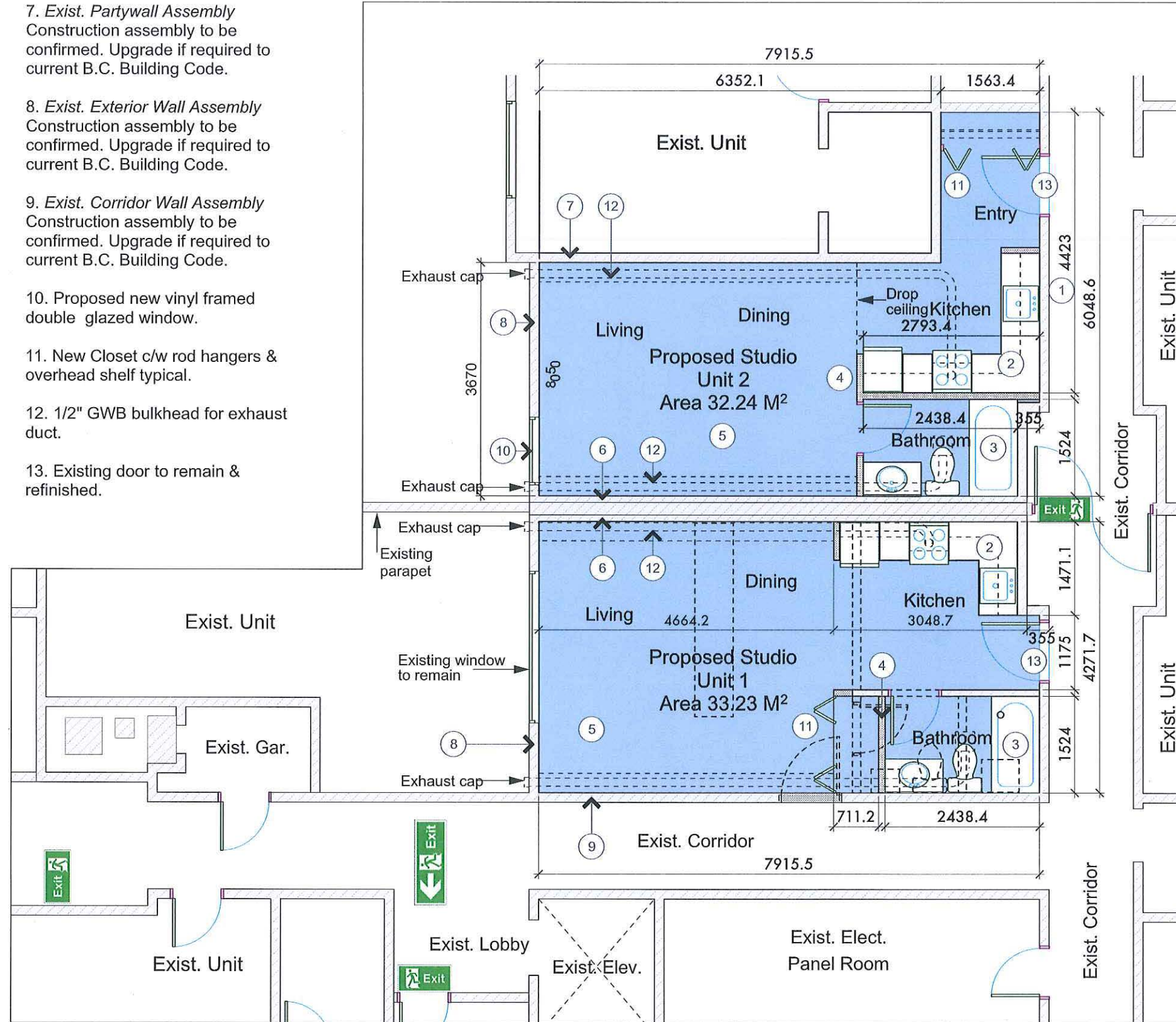
9. *Exist. Corridor Wall Assembly*
Construction assembly to be confirmed. Upgrade if required to current B.C. Building Code.

10. Proposed new vinyl framed double glazed window.



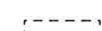

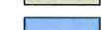
11. New Closet c/w rod hangers & overhead shelf typical.

12. 1/2" GWB bulkhead for exhaust duct.

13. Existing door to remain & refinished.



Legend:

-  Existing wall
-  Proposed wall
-  Existing wall removed
-  Existing flooring
-  Proposed new flooring

Date	Issue/Revisions
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Project
10425 & 10463 150th Street
Surrey, B.C.
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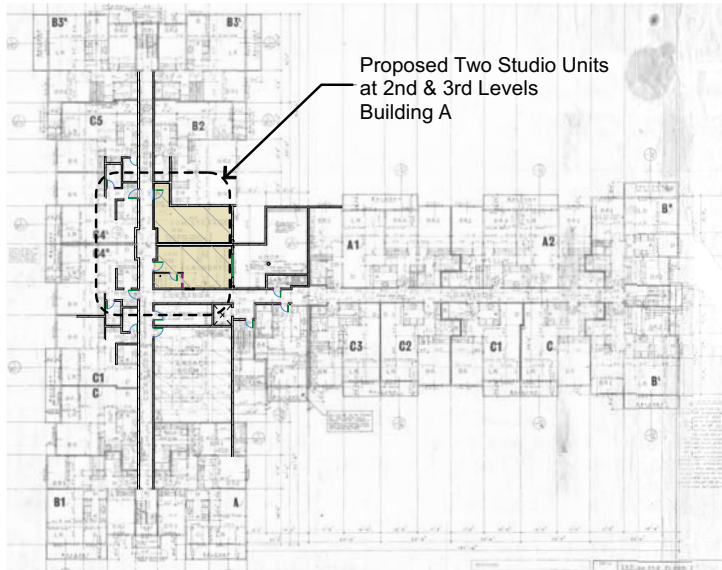
Sheet Title
2nd & 3rd Floor Plan -
Proposed Building B

Reference

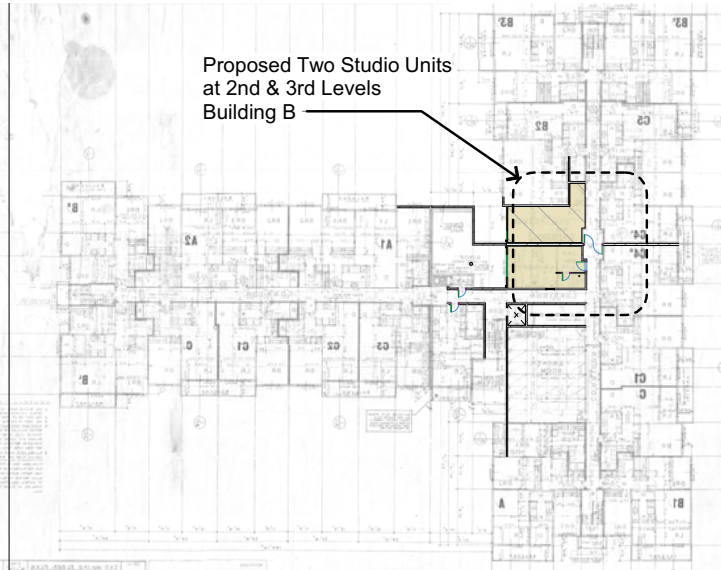
Project Number
16021
Scale
1:75

Sheet Number
A-107

2 Proposed Studio Units - Building B - Floor Plans
1:75



Proposed Two Studio Units
at 2nd & 3rd Levels
Building A



Proposed Two Studio Units
at 2nd & 3rd Levels
Building B

- Legend:**
- Existing wall
 - Proposed wall
 - Existing wall removed
 - Existing flooring
 - Proposed new flooring

Date	Issue/Revisions
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1 Existing 2nd & 3rd Floor Plans - Building A
1:500

2 Existing 2nd & 3rd Floor Plans - Building B
1:500

(Refer to A-105 for photo views)



1 Corridor looking North



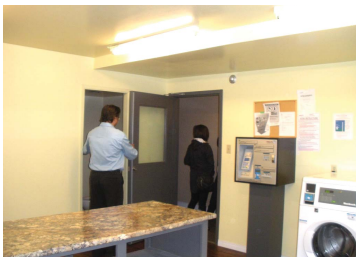
2 Exist. Laundry looking North



3 Exist. Laundry looking North



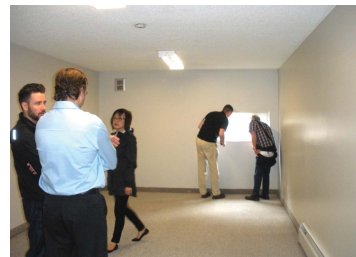
4 Exist. Laundry looking South



5 Exist. Laundry looking South



6 Exist. Washroom



7 Exist. Commercial Storage looking North



8 Exist. Commercial Storage looking West

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Project
10425 & 10463 150th Street
Surrey, B.C.
Grosvenor Square

Sheet Title
Existing 2nd & 3rd Floor Plans
& Interior Photos

Reference

Project Number
16021
Scale
As Shown
Sheet Number

A-103



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development**
 - North Surrey Division
 Planning and Development Department

FROM: **Development Engineer, Engineering Department**

DATE: **Apr 19, 2018** **PROJECT FILE:** **7818-0017-00**

RE: **Engineering Requirements**
 Location: 10425 150 St

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit (DVP) to reduce parking from 188 to 137 stalls, as parking should be sufficient given the size of the units and proposed housing type, which typically generate a lower parking rate.

The following requirements are to be addresses as a condition of the subsequent Building Permit:

- Construct new adequately sized sanitary and storm service connections, complete with inspection chambers; and
- Install new water meters for each of the existing water service connections;

Tommy Buchmann, P.Eng.
Development Engineer

R29

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0017-00

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: 006-847-251

Lot 55 Section 20 Block 5 North Range 1 West New Westminster District Plan 33355

10425 - 150 Street & 10463 - 150 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table C.1 of Part 5 Off-Street Parking and Loading/Unloading, the residential parking requirement for Multiple Unit Residential – Non-Ground Oriented Dwellings is reduced from 1.3 parking spaces per dwelling unit with 1 or no bedrooms, and 1.5 parking spaces per dwelling unit with 2 or more bedrooms to 0.95 parking spaces per dwelling unit for the site; and,
 - (b) In Part 23, Multiple Residential 45 (RM-45) Zone, Section J (Special Regulations), the balcony requirement for non-ground oriented dwelling units is waived for the 8 proposed additional dwelling units.
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.
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.

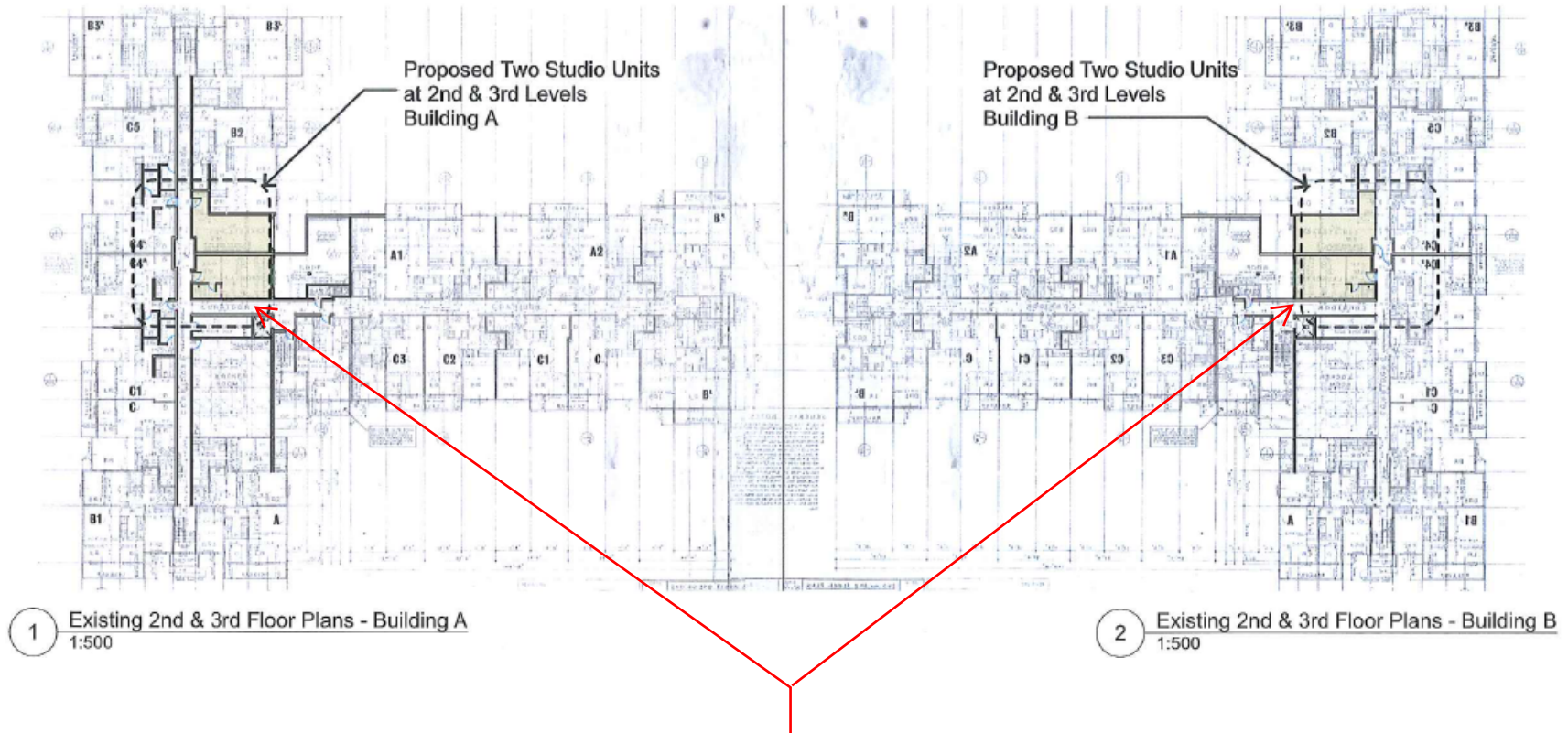
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

PROPOSED VARIANCE FOR THE SITE:

reduce resident parking from 1.3 parking spaces per dwelling unit with 1 or no bedrooms, and 1.5 parking spaces per dwelling unit with 2 or more bedrooms to 0.95 parking spaces per dwelling unit



1 Existing 2nd & 3rd Floor Plans - Building A
1:500

2 Existing 2nd & 3rd Floor Plans - Building B
1:500

PROPOSED VARIANCE:
waive balcony requirements for 8 proposed dwelling units in Buildings A & B
(two dwelling units on floors 2 and 3 of each building, for a total of 8 proposed units)