

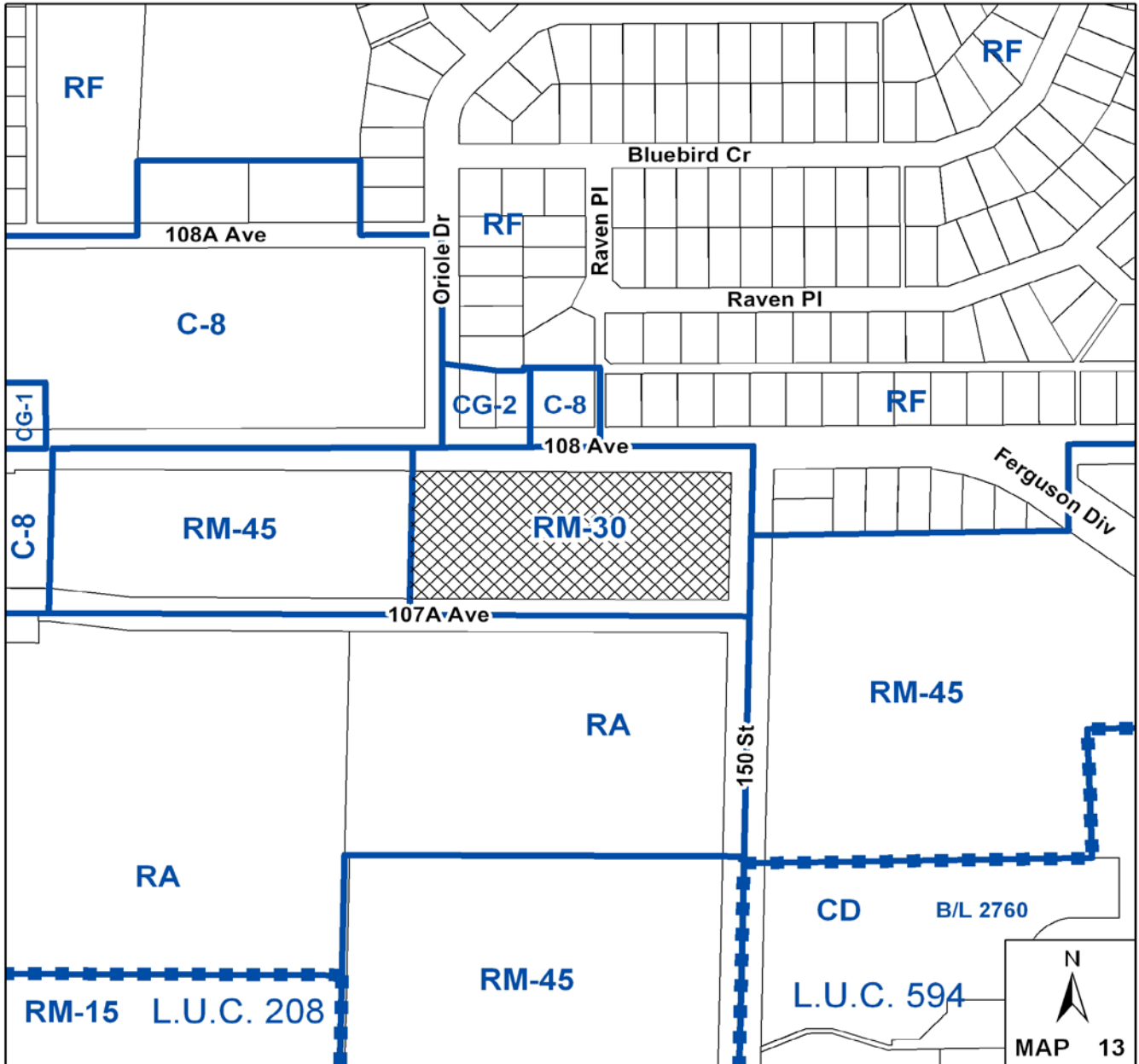
Proposal: Development Variance Permit to reduce parking requirements of the Zoning By-law to allow renovations to an existing apartment building.

Recommendation: Approval to Proceed

Location: 14918 - 108 Avenue **Zoning:** RM-30

OCP Designation: Multiple Residential

Owner: 715607 B.C. Ltd., Inc.
 No. BC0715607



PROJECT TIMELINE

Completed Application Submission Date: November 30, 2005
Submission of Revised Site Plan Date: February 21, 2006
Resolution of Engineering Issues Date: April 20, 2007
Planning Report Date: May 14, 2007

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to reduce the minimum number of required off-street parking spaces from 178 stalls to 94 stalls

in order to permit three (3) additional dwelling units within an existing rental apartment building.

RECOMMENDATION

1. Council approve Development Variance Permit No. 7905-0377-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of required off-street parking spaces of Surrey Zoning By-law No. 12000 from 178 stalls to 94 stalls to accommodate three additional dwelling units.

REFERRALS

Engineering: The Engineering Department has no objection to the application subject to the completion of Engineering requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Rental apartment complex containing six (6) apartment buildings with a total of 102 dwelling units and one small accessory office building.
- **East:** Across 150 Street, single family dwellings and apartment buildings, zoned RF and RM-45, designated Multiple Residential.
- **South:** Across 107A Avenue, Holly Elementary School, zoned RA, designated Multiple Residential.

- **West:** Apartment building, zoned RM-45, designated Multiple Residential.
- **North:** Across 108 Avenue, single family dwellings, zoned RF, designated Urban and gas station and commercial building, zoned CG-2 and C-8, designated Commercial.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located west of 150 Street, between 107A Avenue and 108 Avenue in the Guildford area. The site is zoned RM-30 and designated Multiple Residential in the Official Community Plan (OCP).
- There is an existing rental apartment building complex on the subject site which includes six (6) apartment buildings and one accessory office building for the building management. The buildings were constructed in the 1960s under the RM-1 Zone (By-law No. 2265).
- Apartment Building A on the west portion of the subject site, contains a day care centre on the main floor that permits a maximum capacity of 25 children, and apartment units on the upper floors. Council approved this day care centre in July of 1973.
- With the adoption of Surrey Zoning By-law No. 12000 in 1993, the zoning of the subject site was converted to Multiple Residential 30 Zone (RM-30).
- The applicant is proposing a Development Variance Permit to relax the parking requirements of the RM-30 Zone to allow the addition of three (3) new dwelling units in Building F of the subject apartment building complex. Building F is located on the south-east portion of the site (Appendix III).
- There are no changes proposed to the building exterior. The space in which the additional units are proposed has been used as storage since the building was constructed in the 1960s; the applicant is now proposing to convert them into apartment units.
- The additional dwelling units will consist of two 2-bedroom apartments and one 3-bedroom apartment.
- There are currently 102 units in the existing apartment complex, with a proposed increase to 105 units. Based on the maximum 75 units per hectare (30 units per acre) density requirements of the RM-30 Zone and the lot size of 1.43 hectares (3.5 acres), 107 units are permitted on the subject site.
- There are 109 existing parking spaces on the site at a ratio of 1.07 stalls per unit, based on the existing 102 units.

- Zoning By-law No. 12000 requires 1.5 parking spaces for every dwelling unit with 2 or more bedrooms and 0.2 parking space for every dwelling unit for visitors. Based on this parking standard, a total of 5 spaces are required for the additional units (4 resident and 1 visitor space) and a total of 178 stalls (157 resident and 21 visitor) for the entire building with the additional 3 units. The applicant is proposing no additional parking stalls and is proposing to vary the parking requirements of the Zoning By-law from 178 stalls to 94 stalls (see By-law Variance Section).
- The Engineering Department initially expressed concerns regarding the existing 15 right-angled on-street parking spaces along 107A Avenue, due to safety concerns when vehicles back out of these spaces, particularly since Holly Elementary School is located directly south of the subject site.
- In order to address these concerns, the applicant has agreed to trim the landscaping along 107A Avenue on an ongoing basis in order to improve visibility for the right-angled on-street parking spaces, and to install "Back in Only Parking" signs as a condition to issuance of the building permit associated with the additional apartment units. Furthermore, the existing right angled spaces will be eliminated in the future upon upgrading of 107A Avenue, or if deemed a safety concern to the General Manager, Engineering Department.
- The proposed variance to allow 94 parking spaces does not include the existing 15 right-angled stalls along 107A Avenue since they will be removed in the future upon road upgrading or if deemed a safety concern.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum number of off-street parking spaces of Zoning By-law No. 12000 from 178 parking spaces to 94 parking spaces.

Applicant's Reasons:

- The property management company for the apartment complex has indicated that at any given time, approximately 15 to 20 percent of the existing 109 parking spaces (i.e. 16 to 22 stalls) are vacant and unassigned (Appendix VI).
- The site is located on 108 Avenue, in close proximity to bus routes that connect to the Gateway SkyTrain station. Therefore, many residents rely on public transit rather than private vehicle use.
- The subject property is a rental apartment complex, and the additional units will provide more, needed affordable rental housing.

Staff Comments:

- The three additional dwelling units will not likely create a parking shortage, given that the current parking facility is underutilized.
- Although the requested variance is from 178 parking spaces to 94 parking spaces, there are 109 existing off-street parking spaces currently available for residents and visitors including the existing 15 right-angled stalls along 107A Avenue which will be removed in the future upon road upgrading or if deemed a safety concern.
- Expanding the parking area would adversely impact mature vegetation and trees, and outdoor amenity space on the subject site.
- On-street parking is permitted along 107A Avenue to provide additional parking for visitors.
- The applicant has agreed to take measures to address safety concerns associated with the existing right-angled on-street parking spaces along 107A Avenue, including trimming the landscaping to improve visibility and installing "Back in Parking Only" signs.
- For these reasons, the requested variance can be supported.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Contour Map
Appendix III.	Site Plan
Appendix IV.	Engineering Summary
Appendix V	Development Variance Permit No. 7905-0377-00
Appendix VI	Letter from Property Management Regarding Parking Capacity

How Yin Leung
Acting General Manager
Planning and Development

SR/kms

v:\planning\plncom07\05030908.sr.doc
SEH 7/12/10 11:38 AM

Information for City Clerk

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

1. (a) Agent: Name: Alan Brown, Alan Brown Architect
 Address: 110 - 3 Avenue
 New Westminster, B.C.
 V3L 1L8
 Tel: 604-525-5259

2. Properties involved in the Application

(a) Civic Address: 14918 - 108 Avenue

(b) Civic Address: 14918 - 108 Avenue
 Owner: 715607 B.C. Ltd., Inc. No. BC0715607
 Director Information:
 Navjeet Dhillon

Officer Information: (as at February 3, 2007)
Navjeet Dhillon (President, Secretary)

PID: 008-988-676
Lot 46 Except Firstly: Part Subdivided by Plan 30076 Secondly: Parcel "S"
(By-law Plan 36449); Section 20 Block 5 North Range 1 West New
Westminster District Plan 28418

3. Summary

(a) Proceed with Public Notification for Development Variance Permit No. 7905-0377-00.

CONTOUR MAP FOR SUBJECT SITE

