

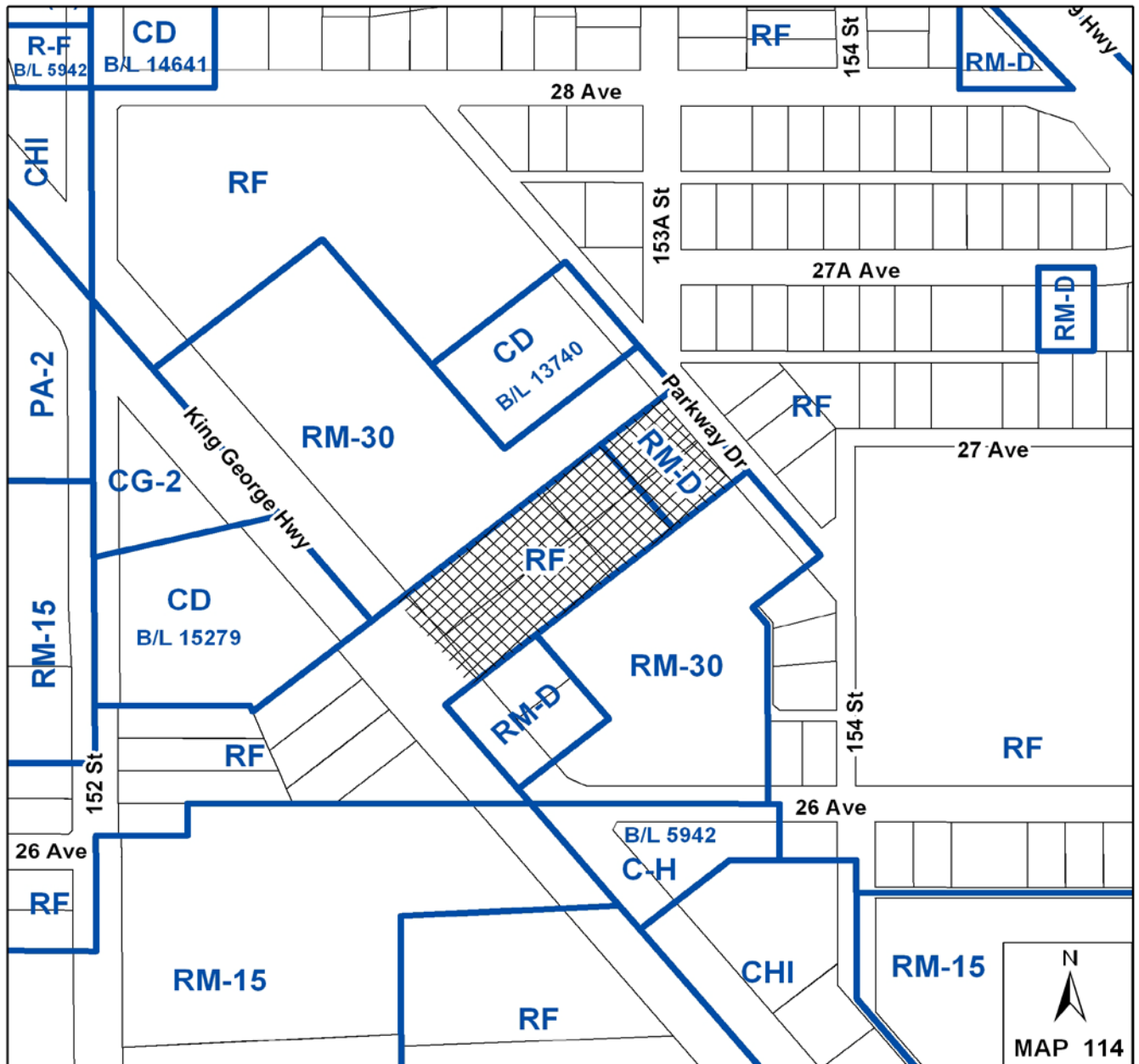
**Proposal:** DVP to vary the front yard setback for a townhouse project.

**Recommendation:** Approval to Proceed to Public Notification

**Location:** 2636/46 King George Hwy, 2707/09, 2681/83 Parkway Drive      **Zoning:** RF

**OCP Designation:** Multiple Residential

**LAP Designation:** Garden Apt.      **Owners:** Weststone Properties KG Ltd.



## PROJECT TIMELINE

Application Submission Date:	January 26, 2006
Rezoning Planning Report Date:	May 29, 2006
Revised Application Submission Date:	February 21, 2007
DVP Planning Report Date:	March 12, 2007

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - reduce the front yard (King George Highway) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.)

for a townhouse development.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0032-00, (Appendix V) varying Part 22, Section F. Yards and Setbacks of the RM-30 Zone as follows to proceed to Public Notification:
  - (a) to reduce the minimum front yard (King George Highway) setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

## REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject parcels at 2636/46 King George Highway and 2683/2707 Parkway Drive are currently under application (No. 7906-0032-00) for rezoning to RM-30 and a Development Permit to allow development of a 53-unit townhouse complex. The application was considered by Council at a Regular Land Council Use Meeting on May 29, 2006, and was granted Third Reading on June 12, 2006 (Appendix III).

- As part of the rezoning application, the applicant proposed to purchase a 7.8 metre (26 feet) wide portion of the King George Highway road allowance to be consolidated with the properties. The site plan presented to Council was developed with this in mind and resulted in a 12.5 metre (41 feet) setback along King George Highway from the proposed townhouse units. This portion of road allowance was deemed surplus by the Engineering Department and could be disposed of and sold. The completion of the required road closure for this portion of King George Highway road allowance was identified as a condition of final adoption for the rezoning by-law.
- The applicant has been actively working on completing the rezoning conditions, including the closure and purchase of the 7.8 metre (26 feet) wide portion of King George Highway, as identified in the Planning Report. However, the Engineering Department has recently advised that this portion of King George Highway road allowance is no longer considered surplus. Due to evolving transportation needs in South Surrey, and to protect this important corridor for anticipated future transportation improvements, the City is retaining the King George Highway corridor and is not prepared to sell portions of the corridor.
- Without the incorporation of this 7.8 metre (26 feet) wide portion of King George Highway into the site, the setback along King George Highway for this project decreases from 12.5 metres (41 feet) to 4.5 metres (15 feet), and no longer complies with the minimum front yard setback requirement of 7.5 metres (25 feet). The applicant is therefore requesting a setback variance from 7.5 metres (25 feet) to 4.5 metres (15 feet).

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Vary the front yard (King George Highway) setback from 7.5 metres (25 feet) to 4.5 metres (15 feet).

Justification for Variance:

- The City initially agreed to sell the 7.8 metre (26 feet) wide portion of King George Highway to the applicant and this provided a 12.5 metre (41 feet) setback from King George Highway. Based on this, the site plan was developed and the engineering servicing agreement work is almost complete. The change in the City's position in this regard will render the project non-compliant with respect to the setback along King George Highway. It is considered onerous to alter the site plan and design at this late stage, which would result in a unit yield loss.
- The King George Highway road allowance at this location is 48.7 metres wide (160 feet), which is very wide. Possible future transportation improvements in the ultimate condition (i.e. four traffic lanes, two rapid bus lanes and two interior boulevards) will take many years to be realized and even upon completion still leave a large side boulevard area of approximately 10 metres (33 feet), which is in excess of the typical boulevard width. This area will contain landscaping, heritage oak trees and pathways. This 10 metre (33 feet) boulevard will adequately compensate for the reduced setback from King George Highway.

- The applicant feels they can adequately address the King George Highway interface for the townhouse units along King George Highway (Appendix IV). The original site plan proposed a decorative brick veneer fence, articulated at the corners and in the center for an arbour entry feature, in the 7.8 metre (26 feet) portion of King George Highway to be purchased by the applicant. As this area is no longer being purchased, the applicant has placed the fence within the existing property line. There is no impact to retained trees as a result of this change. The new proposed fence will have a cultured stone veneer, will be articulated and will have a decorative arbour entry feature and a decorative gate. In addition, the applicant will also provide a path from the entrance to the sidewalk along King George Highway. The fencing and landscaping proposed for this interface is attractive and provides privacy for future residents of the proposed townhouse development.
- The original site plan was developed based on the applicant purchasing the 7.8 metre (26 feet) portion of King George Highway, which has an area of 488 sq.m. (5,250 sq.ft.). Because this land is no longer available to the applicant, the Floor Area Ratio (FAR) density on the site has increased. However, the FAR density still complies with the density requirement of the RM-30 Zone.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Previous Site Plan and Elevations (May 29, 2006 Planning Report)
Appendix IV.	Proposed Revised Site Plan
Appendix V.	Development Variance Permit No. 7906-0032-00

#### INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Ray Spence dated January 24, 2006.

How Yin Leung  
Acting General Manager  
Planning and Development

KB/kms

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Information for City Clerk

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

1. (a) Agent:      Name:                      Ray Spence, Weststone Properties KG Ltd.  
                         Address:                      P.O. Box 634  
                                                              Abbotsford, B.C.  
                                                              V2T 6Z8  
                         Tel:                                      1-604-855-8705

2. Properties involved in the Application

- (a) Civic Address:                      2636 and 2646 King George Highway; 2707, 2709, 2681  
                                                              and 2683 Parkway Drive
- (b) Civic Address:                      2636 King George Highway  
Owner:                                      Weststone Properties KG Ltd.  
PID:    000-829-528  
Lot A Section 23 Township 1 New Westminster District Plan 68605
- (c) Civic Address:                      2646 King George Highway  
Owner:                                      Weststone Properties KG Ltd.  
PID:    006-054-862  
Lot 69 Section 23 Township 1 New Westminster District Plan 46271
- (d) Civic Address:                      2707 Parkway Drive  
Owner:                                      Weststone Properties KG Ltd.  
PID:    001-345-184  
Strata Lot 1 LS 5 Section 23 Township 1 New Westminster District Plan NW453
- (e) Civic Address:                      2709 Parkway Drive  
Owner:                                      Weststone Properties KG Ltd.  
PID:    001-345-214  
Strata Lot 2 LS 5 Section 23 Township 1 New Westminster District Plan  
NW453
- (f) Civic Address:                      2681 Parkway Drive  
Owner:                                      Weststone Properties KG Ltd.  
PID:    004-997-859  
Lot 2 Half Section 23 Township 1 New Westminster District Plan NW2456
- (g) Civic Address:                      2683 Parkway Drive  
Owner:                                      Weststone Properties KG Ltd.  
PID:    004-997-859  
Lot 1 Half Section 23 Township 1 New Westminster District Plan NW2456

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7906-0032-00.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RM-30**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		10,522 sq.m.
Road Widening area		
Undevelopable area		
Net Total		10,522 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)	45%	
Buildings & Structures		35%
Paved & Hard Surfaced Areas		32%
Total Site Coverage		67%
<b>SETBACKS</b> ( in metres)		
Front (Parkway Drive)	7.5 m	7.5 m
Rear (King George Highway)	7.5 m	4.5 m
Side #1 (North)	7.5 m	7.5 m
Side #2 (South)	7.5 m	7.5 m
<b>BUILDING HEIGHT</b> (in metres/storeys)	15 m	12 m
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		8,797 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		8,797 sq.m.

*\* 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
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	75 uph/30 upa	
# of units/ha /# units/acre (net)		50.4 uph/20.4 upa
FAR (gross)		
FAR (net)		0.83
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	159 sq.m.	165 sq.m.
Outdoor	159 sq.m.	162 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	106	106
Residential Visitors	11	11
Institutional		
Total Number of Parking Spaces	117	117
Number of disabled stalls		
Number of small cars	28	11
Tandem Parking Spaces: Number / % of Total Number of Units		60/117 51%
Size of Tandem Parking Spaces width/length	W 3.2/L 12.2	W.3.3/L 12.2

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

