

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0225-00

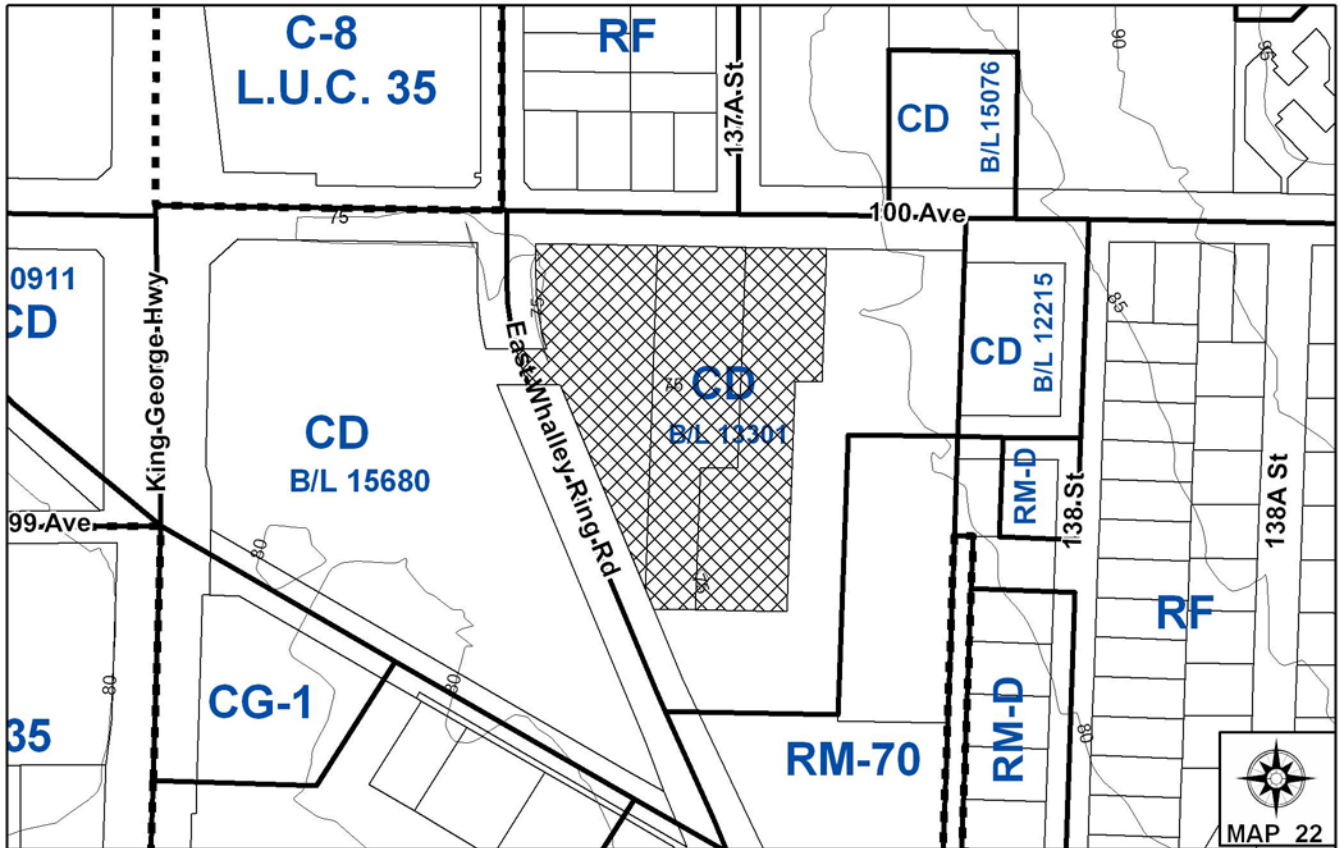
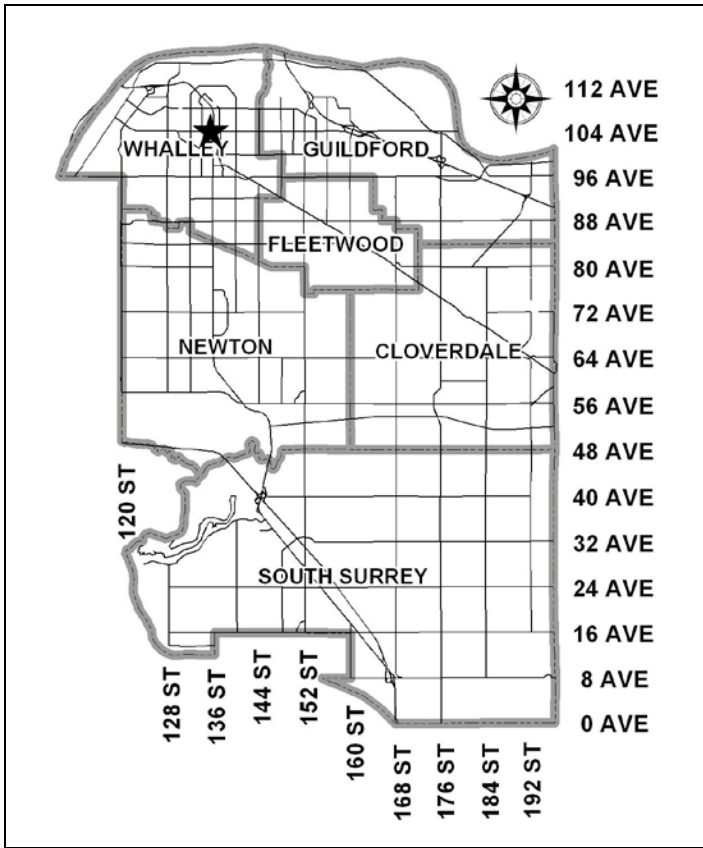
Planning Report Date: January 28, 2008

**PROPOSAL:**

- **Development Variance Permit**

in order to revise the northern setback requirements for a twin-tower apartment proposal.

**LOCATION:** 13698/13748/13770 - 100 Avenue  
**OWNER:** Young In Developments (Sky Towers) Inc.  
**ZONING:** CD (By-law No. 13301)  
**OCP DESIGNATION:** City Centre



### RECOMMENDATION SUMMARY

- Approval for Development Variance Permit No. 7906-0225-01 to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Does not comply with setback requirements of existing CD By-law No. 13301.

### RATIONALE OF RECOMMENDATION

- Additional road widening required along 100 Avenue has resulted in greater setback reductions along the northern property line than were already approved under Development Variance Permit No. 7906-0225-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Council Resolution No. R07-2792 approving Development Variance Permit No. 7906-0225-00.
2. Council approve Development Variance Permit No. 7906-0225-01, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northern (100 Avenue) yard setback in CD By-law No. 13301 from 7.5 metres (25 ft.) to zero for the building, for balcony projections, canopy projections, roof projections and patios more than 600 mm (2 ft.) above grade;
  - (b) to reduce the minimum southern yard setback in CD By-law No. 13301 from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for the face of the building and to 3.0 metres (10 ft.) for balcony projections; and
  - (c) to vary Zoning By-law No. 12000 to allow stairs of more than 3 risers, to encroach into the northern yard setback.

REFERRALS

Engineering: The Engineering Department has no objection to the increased setback relaxations as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Vacant with Quibble Creek located along the south-west portion.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 100 Avenue):	Older single family dwellings.	Multiple Residential	RF
	Three-storey apartment building.	Multiple Residential	RM-45
East:	Vacant lot.	City Centre	CD (By-law No. 13301)
South:	Vacant lot impacted by Quibble Cree.	City Centre	CD (By-law No. 13301)
West (Across East Whalley Ring Road):	Phases 1 and 2 of Infinity project (two, 36-storey residential towers with ground floor commercial) under construction.	City Centre	CD (By-law No. 15680)

## DEVELOPMENT CONSIDERATIONS

- On May 24, 2006, the developer submitted a Development Permit application and a Development Variance Permit application on the three lots on the southeast corner of 100 Avenue and East Whalley Ring Road in order to permit the development of a high-rise residential development.
- The proposal, referred to as SkyTowers, consists of twin towers, one 40 and one 36 storeys in height, joined by an above-ground parkade, clad in a "skin" of townhouse and apartment units. The proposed development contains 900 residential units.
- The Planning Report outlining the project, as well as the Planning & Development Department's recommendation and proposed conditions of approval, was presented to Council on October 1, 2007.
- One of the conditions of approval contained in the Planning Report was that Development Variance Permit No. 7906-0225-00, relaxing setbacks along the north and south property lines, proceed to Public Notification.
- Following the October 1, 2007 Council Meeting, Public Notification was sent to adjoining property owners and, at the Regular Council – Land Use Meeting, on October 15, 2007, Council passed Resolution No. R07-2792 approving Development Variance Permit No. 7906-0225-00.
- Following the approval of Development Variance Permit No. 7906-0225-00, the Engineering Department, in response to changing conditions in City Centre, undertook a further review of the road dedication requirements along 100 Avenue needed to achieve the City's long-term road network.
- As a result of this review, it was been determined that the 3.6-metre (12 ft.) right-of-way along 100 Avenue, that was to remain as part of the subject site, is now required as dedicated road allowance.
- Due to the increase in road dedication required, the proposed buildings and structures on the site are now 3.6 metres (12 ft.) closer to the northern property line than originally anticipated, rendering Development Variance Permit No. 7906-0225-00 obsolete.
- A new Development Variance Permit is required that accurately reflects the location of the proposed buildings and structures in relation to the new northern property line.
- As a result, it is recommended that Council rescind the October 15, 2007 resolution approving Development Variance Permit No. 7906-0225-00 and consider a new Development Variance Permit that reflects the correct setback relaxations along the northern property line.
- As the buildings and structures are still located as originally proposed, and as only the northern property line is shifting, the increased setback variances required will not impact the adjoining properties to any greater extent than the variances permitted under Development Variance Permit No. 7906-0225-00 already approved by Council.

- As the Comprehensive Development Zone (By-law No. 13301) for the site sets a maximum gross building area that can be built (61,500 square metres/662,000 sq.ft.) rather than specifying a maximum Floor Area Ratio density, the additional road widening requirement will not affect the permitted density, or the size of building that can be constructed on the site.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum northern (100 Avenue) setback from 7.5 metres (25 ft.) to zero for the building, balcony projections, canopy projections, roof projections, and patios more than 600 mm (2 ft.) above grade.

Applicant's Reasons:

- Reduced setbacks satisfy the City's objective of creating a more pedestrian streetscape and enable dedication of requested road widening.

Staff Comments:

- Staff concur with the applicant and support the requested variance.

(b) Requested Variance:

- To reduce the minimum southern setback in CD By-law No. 13301 from 7.5 metres (25 ft.) to 4.0 metres (12 ft.) for the face of the building and to 3.0 metres (10 ft.) for balcony projections.

Applicant's Reasons:

- Transferring the southern portion of the site, encumbered by Quibble Creek, to the City, has resulted in the reduced southern yard setback.

Staff Comments:

- The applicant has agreed to staff's request to transfer the southern portion of the site to the City for stream protection purposes.
- The reduced setback will not impact adjoining properties.
- Staff support the requested variance.

## (c) Requested Variance:

- To vary Surrey Zoning By-law No. 12000, to permit stairs of more than three risers to encroach into the northern yard setback.

## Applicant's Reasons:

- Due to the grade differences of 100 Avenue along the northern property line of the site, stairs are required to provide a pedestrian connection from ground floor units to the public sidewalk.

## Staff Comments:

- The proposed stairs are needed to achieve the required ground-floor pedestrian access to the street.
- Staff support the requested variance.

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.	Proposed Site Plan and Perspectives
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7906-0225-01

Jean Lamontagne  
General Manager  
Planning and Development

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## DEVELOPMENT DATA SHEET

**Existing Zoning: CD (By-law No. 13301)**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		17,574 m <sup>2</sup>
Road Widening area		956 m <sup>2</sup>
Undevelopable area		6,470 m <sup>2</sup>
Net Total		10,121 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	90%	50%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		80%
<b>SETBACKS</b> ( in metres)		
North	7.5 m	4.50 m**
West	7.5 m	7.5 m**
South	7.5 m	4.0 m**
East	7.5 m	14.0 m**
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		128
One Bed		453
Two Bedroom		319
Three Bedroom +		
Total		900
<b>FLOOR AREA: Residential</b>	61,500 m <sup>2</sup>	61,500 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	61,500 m <sup>2</sup>	61,500 m <sup>2</sup>

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

\*\* *Measured to the building face.*



## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	n/a	511 uph/207 upa
# of units/ha /# units/acre (net)	n/a	891 uph/360 upa
FAR (gross)	n/a	3.5
FAR (net)	n/a	6.08
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	1,260 m <sup>2</sup>	733 m <sup>2</sup>
Outdoor	2,700 m <sup>2</sup>	2,904 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential + 1 Bedroom	581	581
2-Bed	383	395
3-Bed		
Residential Visitors	144	148
Institutional		
Total Number of Parking Spaces	1,018	1,124
Number of disabled 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	YES
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