

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0271-00

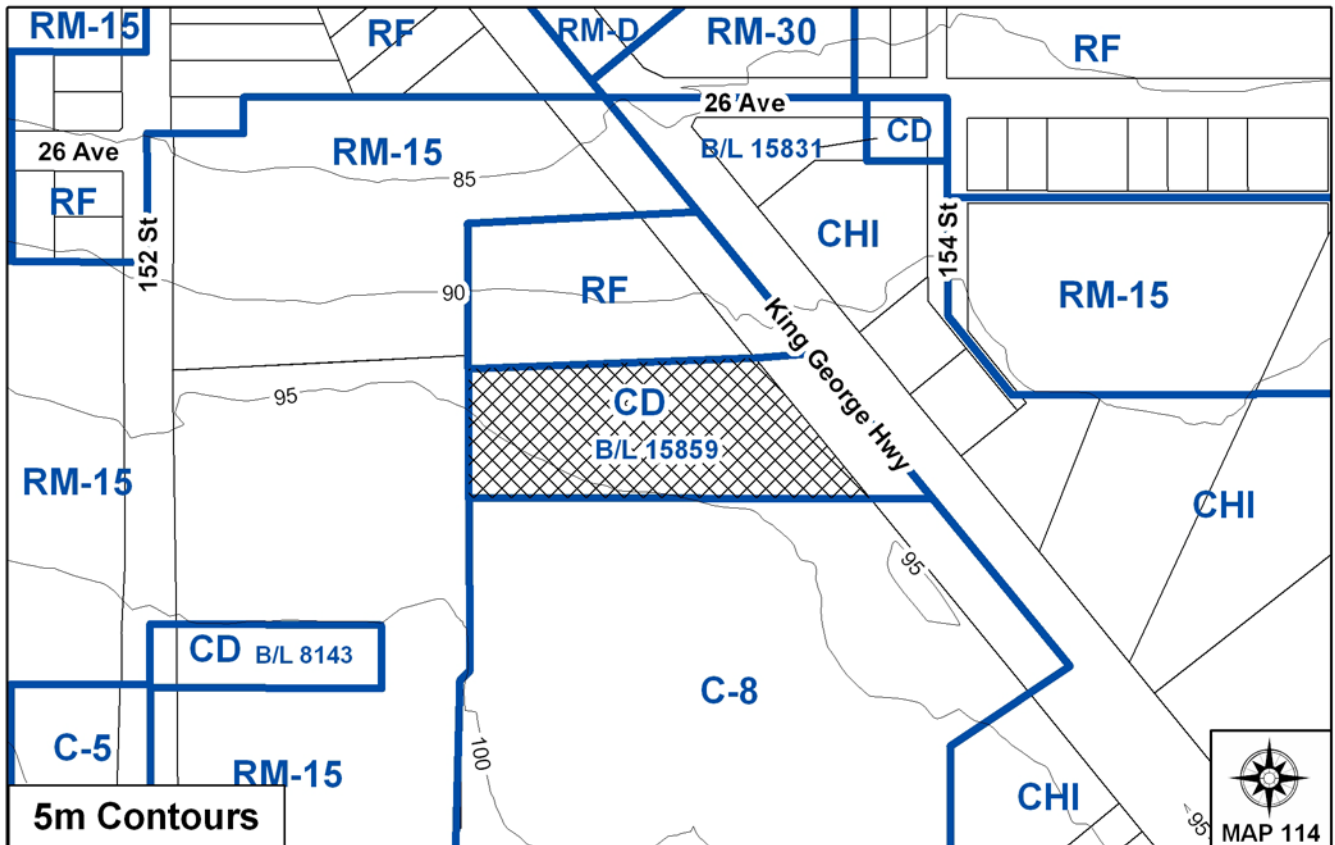
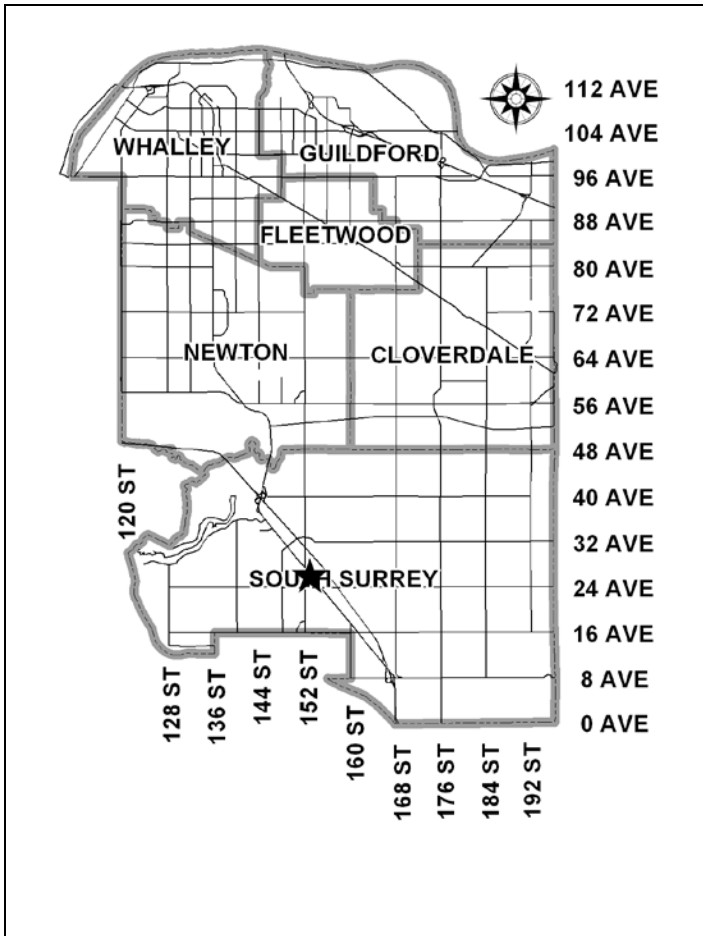
Planning Report Date: April 14, 2008

PROPOSAL:

- **Development Variance Permit**

to allow subdivision of the parent parcel and to reduce the minimum setback requirements as a result of the subdivision in order to facilitate one of the existing buildings to be subdivided into an air space parcel.

LOCATION: 2511 King George Highway
OWNER: Pacifica Retirement Inc., Inc. No. 716633
ZONING: CD (By-law No. 15859)
OCP DESIGNATION: Multiple Residential
LAP DESIGNATION: Senior's Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant wishes to establish separate ownership of each building on the site, and retain partial ownership of a portion of one of the subject buildings. A variance to the CD Zone to allow subdivision and air space subdivision is proposed to facilitate this proposal.
- The CD By-law did not anticipate subdivision of the site and therefore requires variance to the building setback provisions to facilitate the proposed subdivisions.

RATIONALE OF RECOMMENDATION

- The proposed variance to allow subdivision in the CD Zone is to address ownership needs.
- The proposed Development Variance Permit to reduce the setback requirements pertaining to a proposed subdivision of the parent parcel will have no effect on the siting of the two buildings approved by Council. The physical separations between the two buildings remain unchanged.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0271-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the CD Zone to allow subdivision; and
 - (b) to reduce the minimum setback of the CD Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.) pertaining to an interior lot line created to facilitate an air space subdivision.

REFERRALS

Engineering: No Engineering requirements relative to the issuance of a Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Two existing senior's oriented multiple residential buildings on one parcel.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Vacant.	Multiple Residential / Garden Apartments (30 upa)	RF
East (Across King George Highway):	Highway commercial businesses.	Commercial/Highway Commercial	CHI
South:	Peninsula Village Shopping Centre.	Commercial/Shopping Centre	C-8
West:	Existing townhousing.	Urban and Multiple Residential/ Townhouses (15 upa)	RM-15

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 2511 King George Highway, immediately north of the Peninsula Village Shopping Centre at the intersection of 24th Avenue and King George Highway.
- The construction of senior's multiple residential buildings approved for the site in 2006 (7904-0422-00) are nearing completion.

- The two multiple residential buildings have a common underground parking area, substantially located under Building 1, the building closest to King George Highway.
- The building closest to King George Highway is to be stratified and sold while the other building will be retained with rental arrangements.
- The existing buildings meet the 7.5m (25 ft.) setback requirements from all lot lines as required by the CD Zone approved for the site.

Proposed Development Variance Permit

- The developer/owner, has proposed an air space subdivision of the site into one air space parcel and one remainder parcel.
- The developer did not anticipate separate ownership for the development and does not have a subdivision provision in the by-law.
- In order to facilitate air space subdivision and meet the density provisions of the CD Zone, two fee simple parcels have to be created. As a result of these two fee simple parcels, setback variances are needed to reflect the setback distance between the two buildings and the new property line.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the CD Zone to allow subdivision.

Staff Comments:

- The existing CD Zone was created specifically for the senior's oriented multiple residential project on the subject site. The project is under construction and nearing completion in accordance with approvals.
- The CD By-law did not anticipate that further subdivision of an air space parcel could take place.
- The proposed variance will allow the property to be subdivided to address ownership needs.

(b) Requested Variance:

- To vary the internal setbacks of the two approved buildings in relation to the new property line.

Staff Comments:

- The variance for the existing buildings is to the proposed lot line (internal) that is created to facilitate the air space subdivision.
- The siting and separation distance of the two buildings remain unchanged.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Proposed Subdivision Layout and Site Plan
Appendix III. Development Variance Permit No. 7907-0271-00

Jean Lamontagne
General Manager
Planning and Development

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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: Jason Gurash, Avenir Construction Inc.
 Address: #209, 15350- 34 Avenue
 Surrey, BC
 V3S 0X7
 Tel: 604-535-9680

2. Properties involved in the Application
 - (a) Civic Address: 2511 King George Highway

 - (b) Civic Address: 2511 King George Highway
 Owner: Pacifica Retirement Inc., Inc. No. 716633
 PID: 026-503-999
 Lot 1 Section 23 Township 1 New Westminster District Plan BCP21053

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0271-00.