

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0025-00

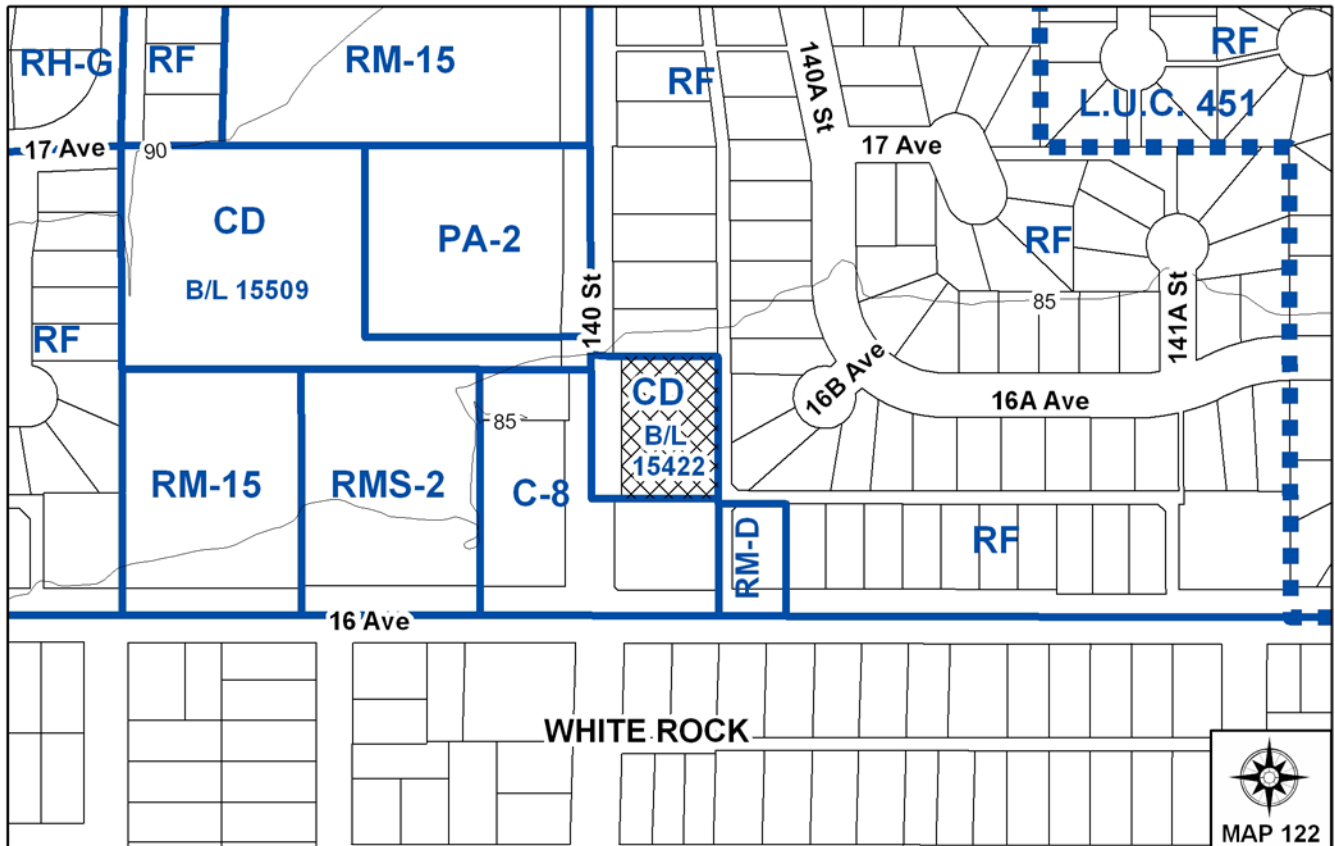
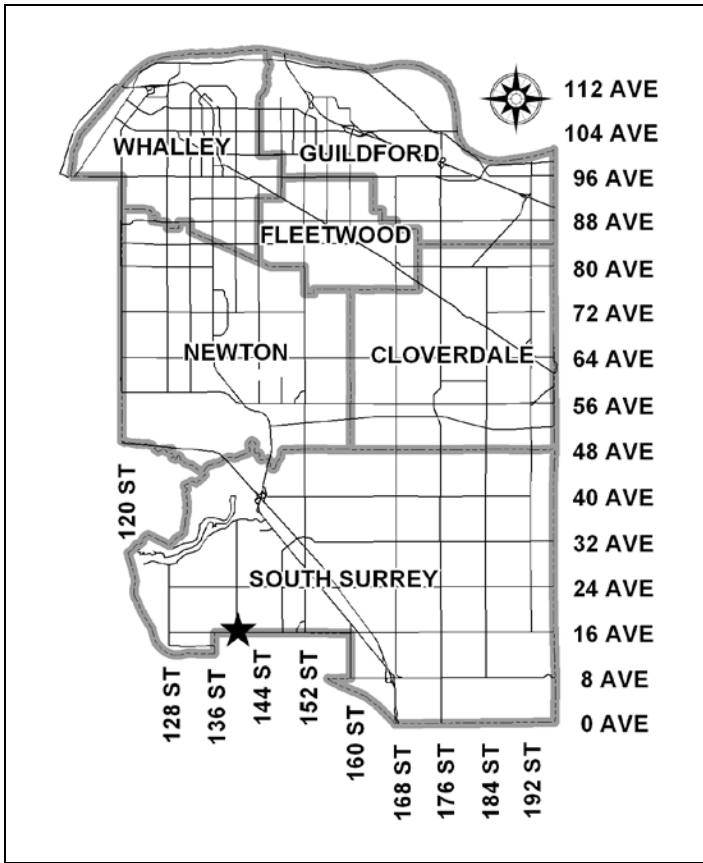
Planning Report Date: March 31, 2008

**PROPOSAL:**

- Development Variance Permit
- Housing By-law Amendment

in order to permit modifications to an approved Seniors' Housing project.

**LOCATION:** 1640 - 140 Street  
**OWNER:** 659559 B.C. Ltd.  
**ZONING:** CD (By-law No. 15422)  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Urban Residential



### RECOMMENDATION SUMMARY

- By-law Introduction to amend Housing Agreement By-law No. 15681.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the Semiahmoo Peninsula Plan (Local Area Plans).
- Area residents have raised objections to the proposal.
- Area residents have raised objections to the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Housing Agreement By-law No. 15681.
2. Council approve Development Variance Permit No. 7908-0025-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary CD By-law No. 15422 in order to permit parking in the required setback.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
  - (b) submission of a modified landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect.

## REFERRALS

Engineering: The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix III.

Surrey Fire Department:

## SITE CHARACTERISTICS

Existing Land Use: 10-unit seniors' housing project under construction.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Single family homes.	Urban	RF
East:	Single family homes.	Urban	RF
South:	Commercial/office building.	Commercial	C-8
West (Across 140 Street):	Multiple unit one-storey commercial plaza.	Commercial and Urban	C-8

### JUSTIFICATION FOR PLAN AMENDMENT

### DEVELOPMENT CONSIDERATIONS

### PRE-NOTIFICATION

### DESIGN PROPOSAL AND REVIEW

ADVISORY DESIGN PANEL

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

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Applicant's Reasons:

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Staff Comments:

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INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout, Site Plan, Building Elevations Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7908-0025-00
- Appendix V. Housing Agreement By-law
- Appendix VI. CD (By-law No. 15422)

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:                      Laura Jones, Pacific Land Group  
                         Address:                      #101 - 7485 - 130 Street  
                                                              Surrey, BC  
                                                              V3W 1H8  
                         Tel:                                      604-501-1624
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      1640 - 140 Street
  
  - (b)      Civic Address:                      1640 - 140 Street  
                         Owner:                                      659559 B.C. Ltd., Inc. No. 659559  
                         Strata Lots 1 to 10 Section 16 Township 1 New Westminster District Strata  
                         Plan BCS2726 Together with an Interest in the Common Property in Proportion  
                         to the Unit Entitlement of the Strata Lot as Shown on Form V
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a Housing Agreement By-law.
  
  - (b)      Proceed with Public Notification for Development Variance Permit No. 7908-0025-00.

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: \_\_\_\_\_

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,998 m <sup>2</sup> (0.741 ac)
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front		7.5 m
Rear		2.4 m
Side #1 (North)		2.4 m
Side #2 (South)		1.8 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		10
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		

*\* 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)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		20 existing
2-Bed		
3-Bed		
Residential Visitors		3 proposed
Institutional		
Total Number of Parking Spaces		23
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		100%
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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