

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0299-00

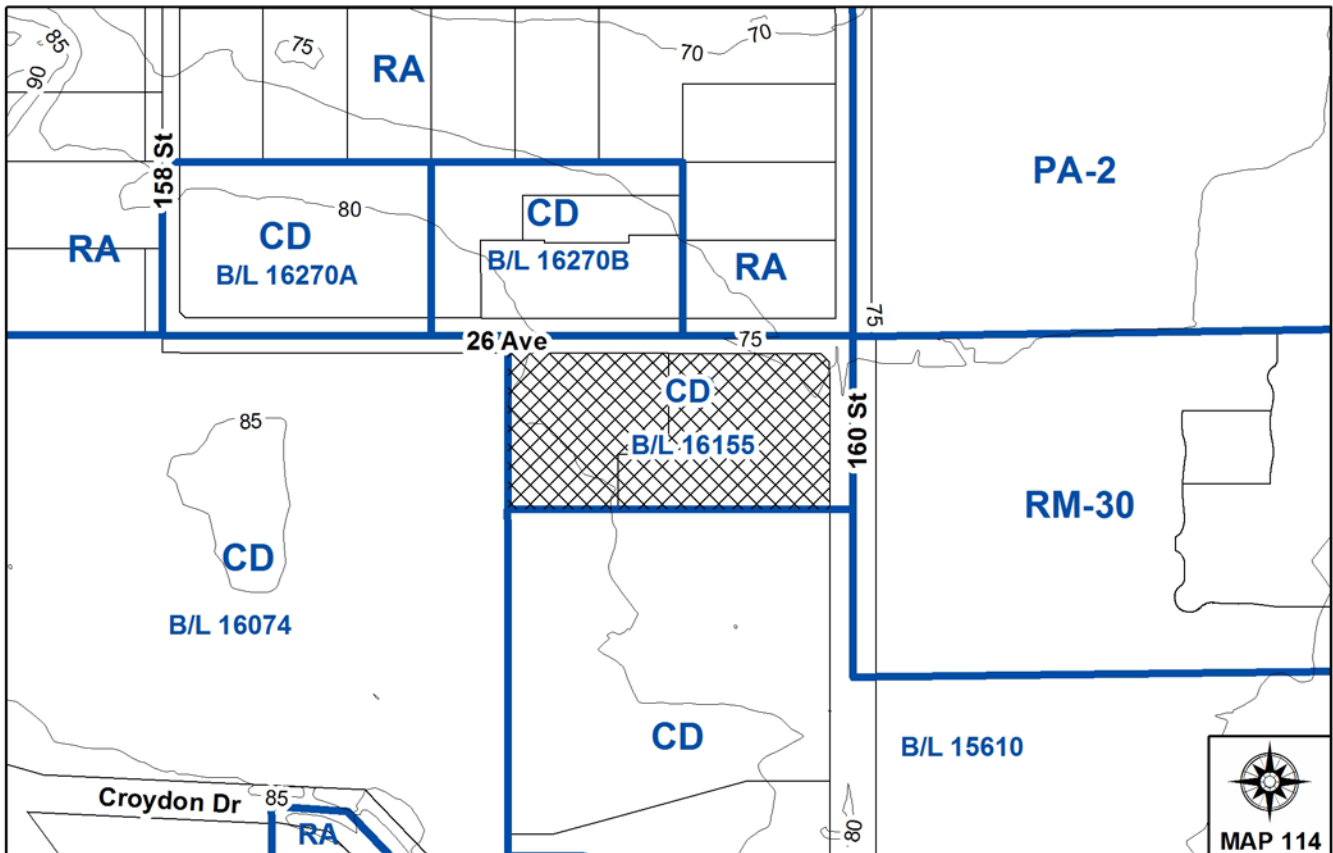
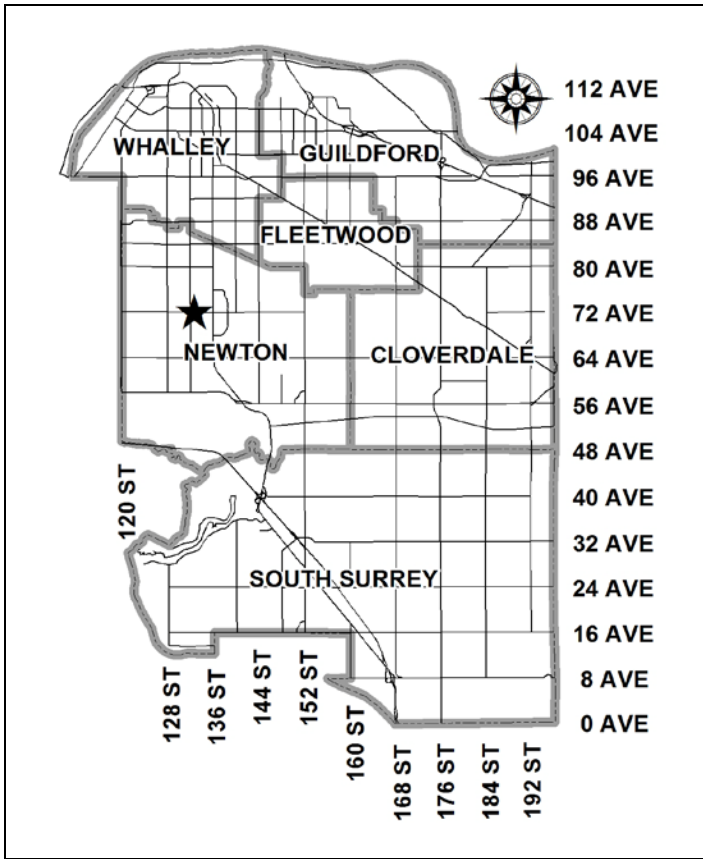
Planning Report Date: December 15, 2008

PROPOSAL:

- **Development Variance Permit**

in order to vary the parking requirement from 398 to 395 stalls for an approved apartment project.

LOCATION: 15918 - 26 Avenue
OWNER: Amacon Development (Morgan Heights) Corp.
ZONING: CD (By-law No. 16155)
OCP DESIGNATION: Multiple Residential
NCP/LAP DESIGNATION: High Density Residential (30-60 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to reduce the parking requirement for an approved 242-unit apartment project from 398 to 395.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with NCP Designation.
- The reduction is the result of the need to install a utility structure in the proposed underground parkade in order to serve the larger neighbourhood.
- The applicant proposes to explore car-sharing opportunities with the future strata and has agreed to contribute \$15,000 for future transit improvements to compensate the proposed parking reduction.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0299-00, (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 398 to 395.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Multiple family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 26 Avenue):	Single family residential. Multi-family residential.	Multiple Residential/ Medium High Density (20 - 30 upa)	RA and CD (By-law No. 15876)
East (Across 160 Street):	Multi-family residential.	Multiple Residential/ Medium High Density (20-30 upa)	RM-30
South:	Commercial (Home Depot).	Commercial	CD (By-law No. 15610)
West:	Commercial/multi-family residential.	Commercial/Mixed Commercial Residential	CD (By-law No. 16074)

DEVELOPMENT CONSIDERATIONSBackground and Proposal

- The site was rezoned to Comprehensive Development B/L 16155 to allow for the development of a 242 Unit apartment project comprising of two buildings in 2007.
- Phase one of the complex, developed under project No. 7906-0153-00, has already been constructed and Phase two is expected to be substantially completed by February 2009. All but ten (10) of the units have already been sold in the development.

- The applicant is seeking a Development Variance Permit (DVP) to relax the required parking from 398 stalls to 395 stalls. The proposal is the result of the need to convert three parking stalls in the underground parkade into a concrete block room, which will house network switching equipment for Telus Corp. This equipment is meant to serve as a regional hub for the distribution of entertainment services (TV and Internet) to the local area. The utility room has already been constructed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The applicant is requesting a relaxation in the parking requirements from 398 to 395 stalls.

Applicant's Reasons:

- The applicant has accommodated a utility structure in order to serve the larger area, thus impacting three parking stalls. A review of the parking layout was conducted and additional stalls on site could not be created to alleviate the parking shortfall. Telus had sought an alternative location without success.
- Through assignment of parking on site, this minor relaxation can be administered to ensure that the effects on residents are minimized. Additionally, the provision of a large secured bike storage facility, in conjunction with the proximity of the development to future and existing commercial uses in Grandview Corners, will provide opportunity for non-automotive transportation options.

Staff Comments:

- Staff recognizes the need to accommodate the regional utility structure, and the fact that there is insufficient space, on site, to accommodate the parking shortfall.
- The applicant has committed to work with the future strata corporation to explore the allocation of two parking stalls for future car share use.
- The applicant has contributed \$15,000 to the City, to be used towards future transit improvements in the area.
- It should be noted that Amacon Development (Morgan Heights) Corporation has been authorized by the Strata Corporation to apply for the DVP on the strata's behalf. At this time, Amacon Development Corporation is the sole member of the strata corporation. However, many of the strata unit titles will be transferred to individual strata owners. For DVP notification purposes, Amacon will provided the City with the required contact information of the strata owners.

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. Development Variance Permit No. 7908-0299-00

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: CD (By-law No. 16155)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	
Hectares	
NUMBER OF LOTS	
Existing	
Proposed	
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	NO
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Parking	YES