

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0141-00

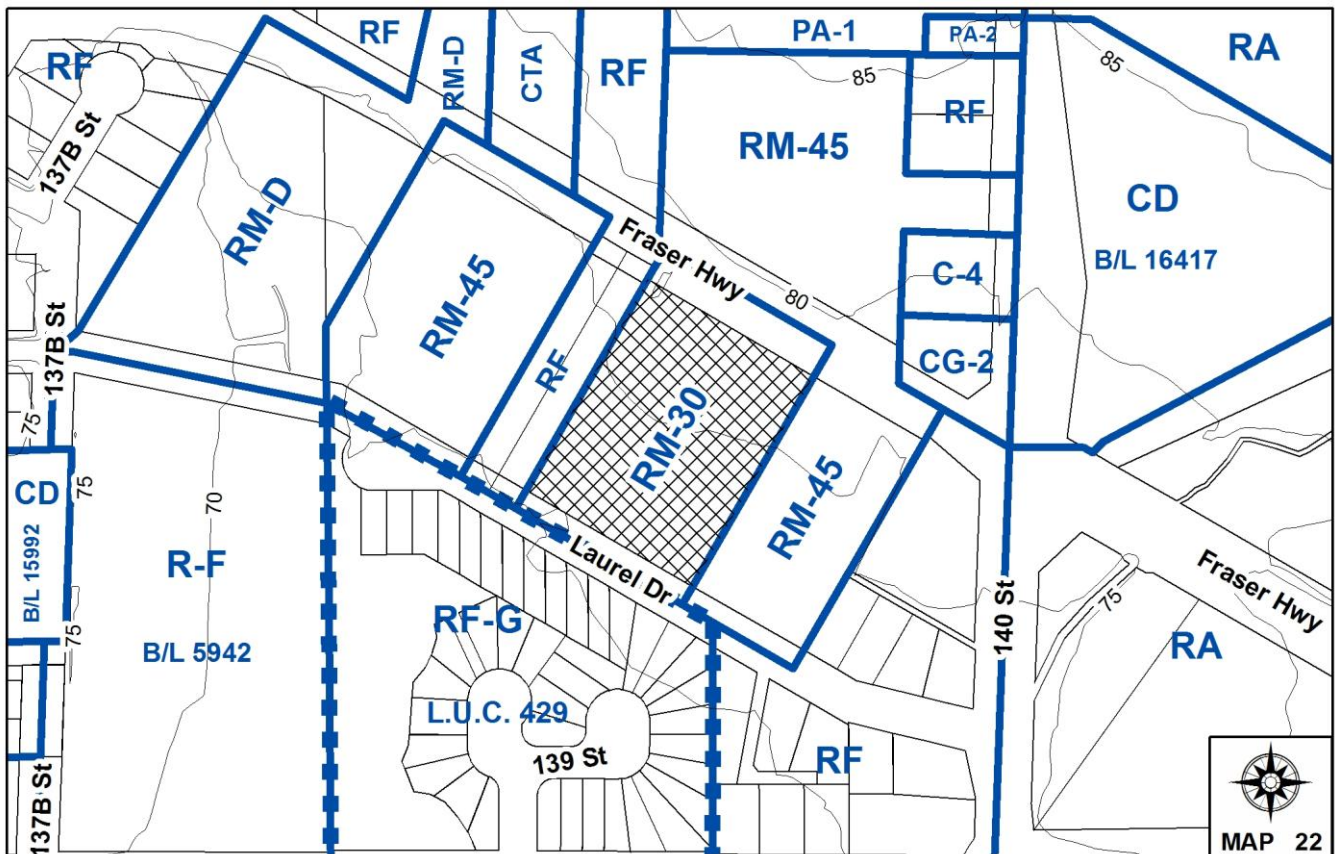
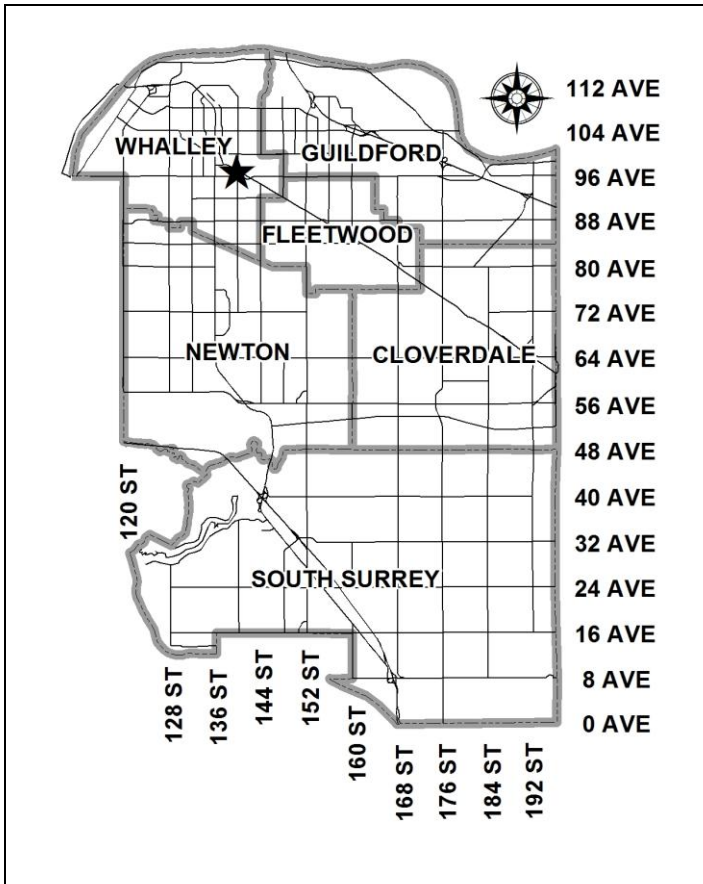
Planning Report Date: October 5, 2009

PROPOSAL:

- Restrictive Covenant Amendment
- Development Variance Permit

in order to modify the parking for a 61-unit townhouse project currently under construction.

LOCATION: 13899 Laurel Drive
OWNER: 13938 Holdings Corporation
ZONING: RM-30
OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variance to parking requirements.

RATIONALE OF RECOMMENDATION

- The proposed parking modifications maintain the integrity and form and character of the original Development Permit.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0141-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the tandem parking requirements in the RM-30 Zone to allow one (1) tandem parking space to be unenclosed for 18 proposed units.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) amendment of the existing Section 219 Restrictive Covenant BB424673, which specifically identifies the allowable tandem parking arrangements.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Townhouses under construction, approved under Development Permit No. 7902-0256-00.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Fraser Highway):	Three-storey apartment building.	Multiple Residential	RM-45
East:	Four-storey apartment building.	Multiple Residential	RM-45
South (Across Laurel Drive):	Compact single family lots.	Urban	LUC No. 429 (underlying RF-G Zone)
West:	Two vacant single family lots currently under application No. 7906-0336-00 to allow a four-storey apartment building (Third Reading).	Multiple Residential	RF

DEVELOPMENT CONSIDERATIONS

Background

- On June 11, 2007, Council approved, on the subject site, the rezoning to RM-30, a Development Permit for a 61-unit townhouse project and a Heritage Revitalization Agreement for the preservation of the Roll's Carpentry Shop as an amenity building.
- The approved 61 units are all 3-bedroom units.

Current Proposal

- The applicant is requesting a Development Variance Permit and a Restrictive Covenant amendment to modify the enclosed parking configuration approved under Development Permit No. 7902-0256-00.
- The RM-30 Zone requires all tandem parking spaces to be enclosed and attached to ground-oriented units.
- A Development Variance Permit is being requested to provide the second tandem parking space for 18 of the units to be located on the driveway apron. This modification will allow the conversion of the second tandem parking stall into a recreation room.
- The applicant is also proposing to provide only a single car garage for the 15, 3-bedroom units fronting Laurel Drive. The space allocated to the second tandem parking stall is proposed to be converted to a recreation room. No variance is required for this aspect of the proposal as the total parking provided on site (119) exceeds the minimum required in the Zoning By-law (108).
- The proposal to convert the second tandem parking space in 18 of the units into habitable space and to only provide a single car garage for 15 units requires an amendment to the Section 219 Restrictive Covenant registered on title, which identifies the units with tandem parking.
- The overall revised parking configuration is as follows:

Proposed Parking Arrangement	Number of Units	Total Parking Spaces
2 enclosed parking spaces	28 units	56 spaces
One enclosed parking space and one unenclosed parking space	18 units	36 spaces
One enclosed parking space	15 units	15 spaces
	61 units total	107 spaces (+12 visitor spaces)= 119 total

- Converting the second tandem stall in 18 of the units to a recreation room and providing a single car garage in 15 units results in an increase of the floor area ratio (FAR) from 0.67 to 0.84. This is below the maximum FAR of 0.90 allowed in the RM-30 Zone.
- With the proposed modifications to the enclosed parking arrangement approved under Development Permit No. 7902-0256-00, the project will provide a total of 119 parking spaces which exceeds the 108 parking spaces required under the Zoning By-law.

PRE-NOTIFICATION

Pre-notification letters were sent on September 15, 2009 and staff received 1 phone call. The concerns are as follows:

- One caller had concerns that one parking space is not enough for a town house unit. 2 spaces minimum should be provided.

(The Zoning By-law has provisions for a 20 percent reduction in parking spaces for properties within the area designated City Centre in the Official Community Plan. In this case the developer is still above minimum parking requirements for the site.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the parking requirement in the RM-30 Zone to allow only one tandem parking space to be unenclosed, for 18 proposed townhouse units.

Applicant's Reasons:

- The proposed change to the parking configuration provides for a more marketable units.
- Other projects in Surrey have been able to use this layout.

Staff Comments:

- The conversion of some tandem parking spaces into liveable space provides "eyes on the street" especially along Laurel Drive.
- The provision of 119 parking spaces exceeds the Zoning By-law requirements of 108.
- Staff concur with the applicant and support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Parking Configuration Plan
Appendix III.	Development Variance Permit No. 7909-0141-00

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: Maciej Dembek
 Address: #135 - 7536 - 130 Street
 Surrey, BC V3W 1H8
 Tel: 604-597-7100

2. Properties involved in the Application

- (a) Civic Address: 13899 Laurel Drive
- (b) Civic Address: 13899 Laurel Drive
 Owner: 13938 Holdings Corporation, Inc. No. 0748261
 Director Information:
 Eddie Chiu

Officer Information: (as at February 8, 2009)
Eddie Chiu (President)

PID: 027-121-151
Lot A Section 35 Block 5 North Range 2 West New Westminster District Plan
BCP31160

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7909-0141-00.