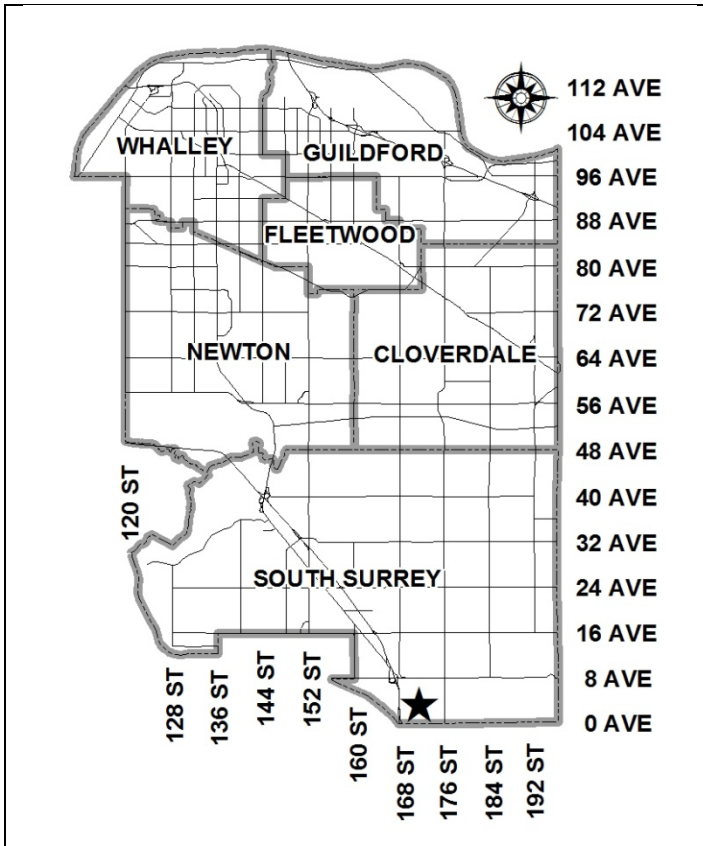


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0212-00

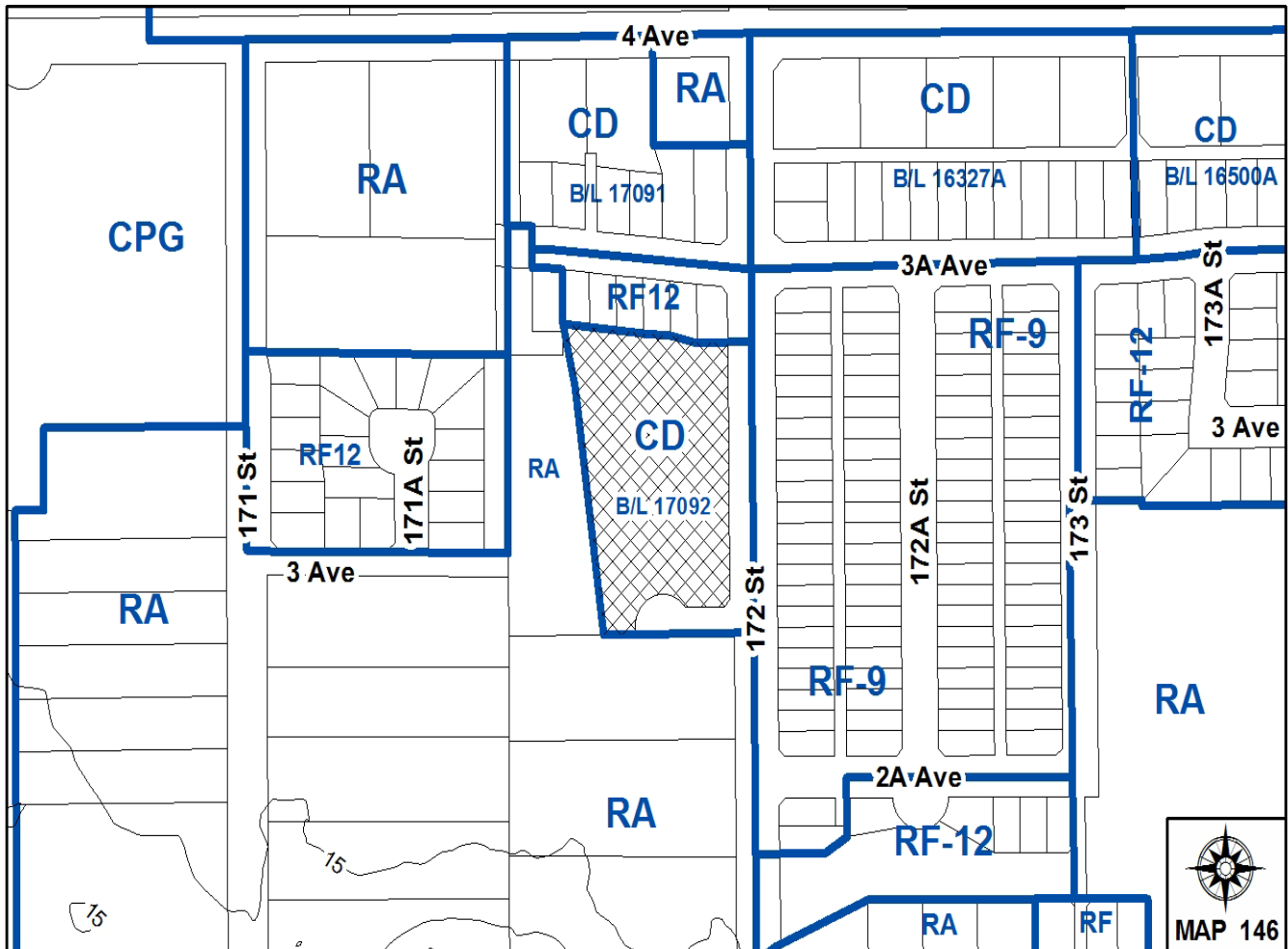
Planning Report Date: September 12, 2011



**PROPOSAL:**

- **Development Variance Permit**  
 in order to correct a text error in a Rezoning By-law for an approved townhouse project.

**LOCATION:** 17171 - 2B Avenue  
**OWNER:** Peace Initiatives Ltd., Inc. No. 0738733  
**ZONING:** CD (By-law 17092)  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Townhouses 30 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The current application will correct a text error that was made in the CD Zone (By-law No. 17092). The Development Variance Permit (DVP) will facilitate the development of a 49-unit townhouse project on the subject site, in accordance with Development Permit No. 7906-0001-01 that was presented to and approved by Council on February 7, 2011.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0212-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west yard setback of the CD Zone (By-law No. 17092) from 4.8 metres (16 ft.) to 1.5 metres (5 ft.).

REFERRALS

Engineering: The Engineering Department advises that there are no engineering requirements associated with this application, as all engineering issues were addressed as part of the original Development Application (No. 7906-0001-00).

SITE CHARACTERISTICS

Existing Land Use: Vacant land.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single Family Small Lots	Urban/Single Family Residential Flex 6-14.5 upa	RF-12
East (Across 172 Street):	Single Family Small Lots	Urban/Single Family Residential Flex 6-14.5 upa	RF-9
South:	Single Family Acreage	Urban/Townhouses 15 upa & Small Lot Single Family	RA
West:	Riparian Protection Area	Urban/Open Space	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of 172 Street in the Douglas area. The site is designated "Urban" in the Official Community Plan (OCP) and "Townhouses 30 upa" in the Douglas Neighbourhood Concept Plan (NCP).
- The subject site has recently been under Development Application No. 7906-0001-00, which included a Neighbourhood Concept Plan amendment from "Townhouses 15 upa" and "Small Lot Single Family (10 upa)" to "Townhouses 30 upa" and "Open Space", rezoning from RA to CD (based on RM-30), and Development Permit, to permit the development of a 49 unit townhouse project. The proposal received first and second readings by Council on November 30, 2009, a Public Hearing was held on December 14, 2009 and third reading was granted on the same day. The project was granted final approval on February 7, 2011.

- Subsequent to the rezoning being finalized, staff identified a text error in the CD Zone (By-law 17092) whereby the dimensions for the minimum east and west yard setbacks were transposed: the east yard setback requirement was written in as 1.5 metres (5 ft.) whereas it should have been 4.8 metres (16 ft.) and the west yard setback was written in as 4.8 metres (16 ft.) whereas it should have been 1.5 metres (5 ft.).
- A reduced setback of 1.5 metres (5 ft.) was permitted along the west property line to address the constraint of the large riparian area being dedicated to the City. Further, only one (1) of the buildings is setback 1.5 metres (5 ft.); the rest have larger setbacks from the west property line.
- The subject DVP application is required to address the error in CD By-law 17092.

#### BY-LAW VARIANCE AND JUSTIFICATION

##### (a) Requested Variance:

- To reduce the minimum west yard setback of the CD Zone (By-law 17092) from 4.8 metres (16 ft.) to 1.5 metres (5 ft.).

##### Staff Comments:

- The Development Variance Permit (DVP) will facilitate the development of a 49-unit townhouse project on the subject site, in accordance with the proposed setbacks shown in Development Permit No. 7906-0001-01, which was presented to and approved by Council on February 7, 2011.
- The DVP will stipulate that the variance to the west side yard setback is permitted subject to an increase to the required east yard setback from 1.5 metres (5 ft.) to 4.8 metres (16 ft.).

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7911-0212-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/kms

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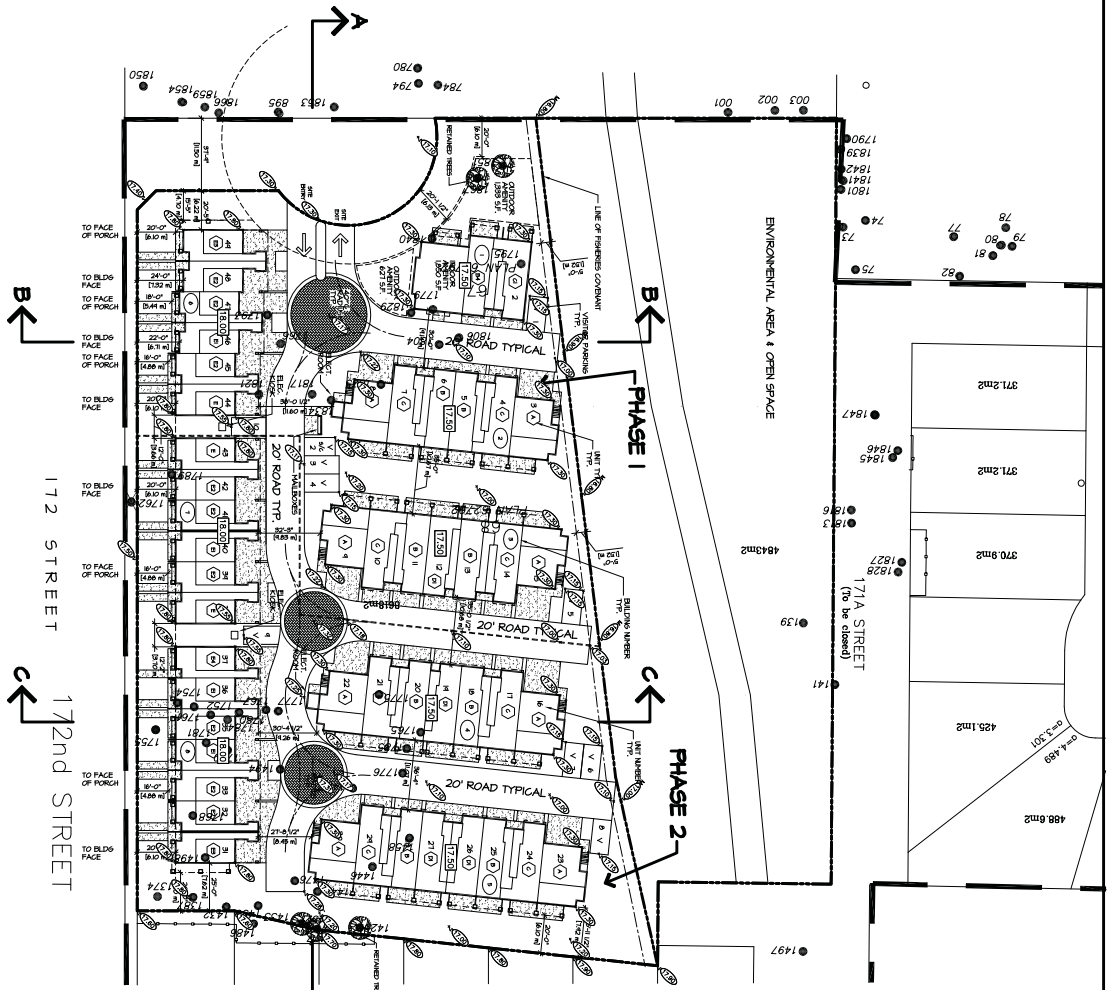
Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

- 1. (a) Agent:      Name:                      Rick Mann  
                    Address:                 212 – 8322 130 Street  
  Surrey, BC V3W 8E9  
  
                    Tel:                             604-597-4555
- 2.                Properties involved in the Application
  - (a)   Civic Address:             17171 - 2B Avenue
  - (b)   Civic Address:             17171 - 2B Avenue  
          Owner:                     Peace Initiatives Ltd., Inc. No. 0738733  
          PID:                        028-573-871  
          Lot 1 Section 6 Township 7 New Westminster District Plan BCP47876
- 3.                Summary of Actions for City Clerk's Office
  - (a)   Proceed with Public Notification for Development Variance Permit No. 7911-0212-00



**CONCEPTUAL SITE PLAN**  
SCALE: 1" = 30'-0"



**DEVELOPMENT DATA**

ZONING: CD

SITE AREA: 68025, 144,195 SF, 3324 AC, 1346 Hq

NET: 42810 SF, 2128 AC, 0380 Hq

DENSITY: 68025, 14.1 U/P.A., 36.4 U/P.Hq (49 UNITS)

NET: 23.0 U/P.A., 571.0 U/P.Hq (49 UNITS)

SITE COVERAGE: 68025, 21.8% (30463 SF)

NET: 33.8% (30463 SF)

F.A.R.: 0.6571 (45250 SF.)

NET: 1.028 (45250 SF.)

AMENITY SPACE:

INDOOR: 44 X 22 SPACES = 1288 SF.

OUTDOOR: 1980 SF.

REQUIRED: 44 X 22 SF = 1288 SF.

PROVIDED: 1980 SF.

REQUIRED: 44 X 22 SF = 1288 SF.

PROVIDED: 1980 SF.

PARKING:

REQUIRED: 44 X 22 SPACES PER UNIT = 1078 SPACES

PROVIDED: 1078 SPACES

TOTAL: 1078 SPACES

REQUIRED: 44 X 22 SPACES PER UNIT = 1078 SPACES

PROVIDED: 1078 SPACES

TOTAL: 1078 SPACES

UNIT BREAK DOWN:

UNIT TYPE: A	3 BEDROOM DOUBLE GARAGE	2228 SF. X 8 UNITS = 18224 SF.
UNIT TYPE: B	3 BEDROOM TANDEN GARAGE	1938 SF. X 8 UNITS = 15504 SF.
UNIT TYPE: C	3 BEDROOM TANDEN GARAGE	1478 SF. X 8 UNITS = 11824 SF.
UNIT TYPE: D	3 BEDROOM TANDEN GARAGE	1462 SF. X 8 UNITS = 11712 SF.
UNIT TYPE: E	3 BEDROOM TANDEN GARAGE	1440 SF. X 4 UNITS = 5760 SF.
UNIT TYPE: F	3 BEDROOM TANDEN GARAGE	1289 SF. X 4 UNITS = 5156 SF.
UNIT TYPE: G	3 BEDROOM SINGLE GARAGE	1249 SF. X 4 UNITS = 4996 SF.
UNIT TYPE: H	3 BEDROOM SINGLE GARAGE	1244 SF. X 4 UNITS = 4976 SF.
UNIT TYPE: I	3 BEDROOM SINGLE GARAGE	1215 SF. X 2 UNITS = 2430 SF.
UNIT TYPE: J	3 BEDROOM SINGLE GARAGE	1210 SF. X 1 UNIT = 1210 SF.
<b>TOTAL: (GARAGE INCLUDED) 49 UNITS 45250 SF.</b>		

UNIT 135  
7536 135 STREET  
VIEW T18  
PHONE: (604) 997-7100  
FAX: (604) 997-2099  
EMAIL: info@borrett.com

borrett dembek

CLIENT: AUGUSTA VENTURES LTD.

PROJECT: 3A AVENUE # 172 STREET, SURREY

SHEET CONTENTS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

DESIGN: L.F.B.  
DRAWN: [ ]  
DATE: Aug 11  
SCALE: 1" = 30'-0"

REV#	DATE	BY	CHK	ISSUE


CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0212-00

Issued To: PEACE INITIATIVES LTD., INC. NO. 0738733  
("the Owner")

Address of Owner: 212 - 8322 130 Street  
Surrey BC  
V3W 8E9

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 028-573-871  
Lot 1 Section 6 Township 7 New Westminster District Plan BCP47876

17171 - 2B Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 2 of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17092 the minimum West Yard setback is varied from 4.8 metres (16 ft.) to 1.5 metres (5 ft.), subject to a minimum setback of 4.8 metres (16 ft.) being provided for the entire East Yard setback.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

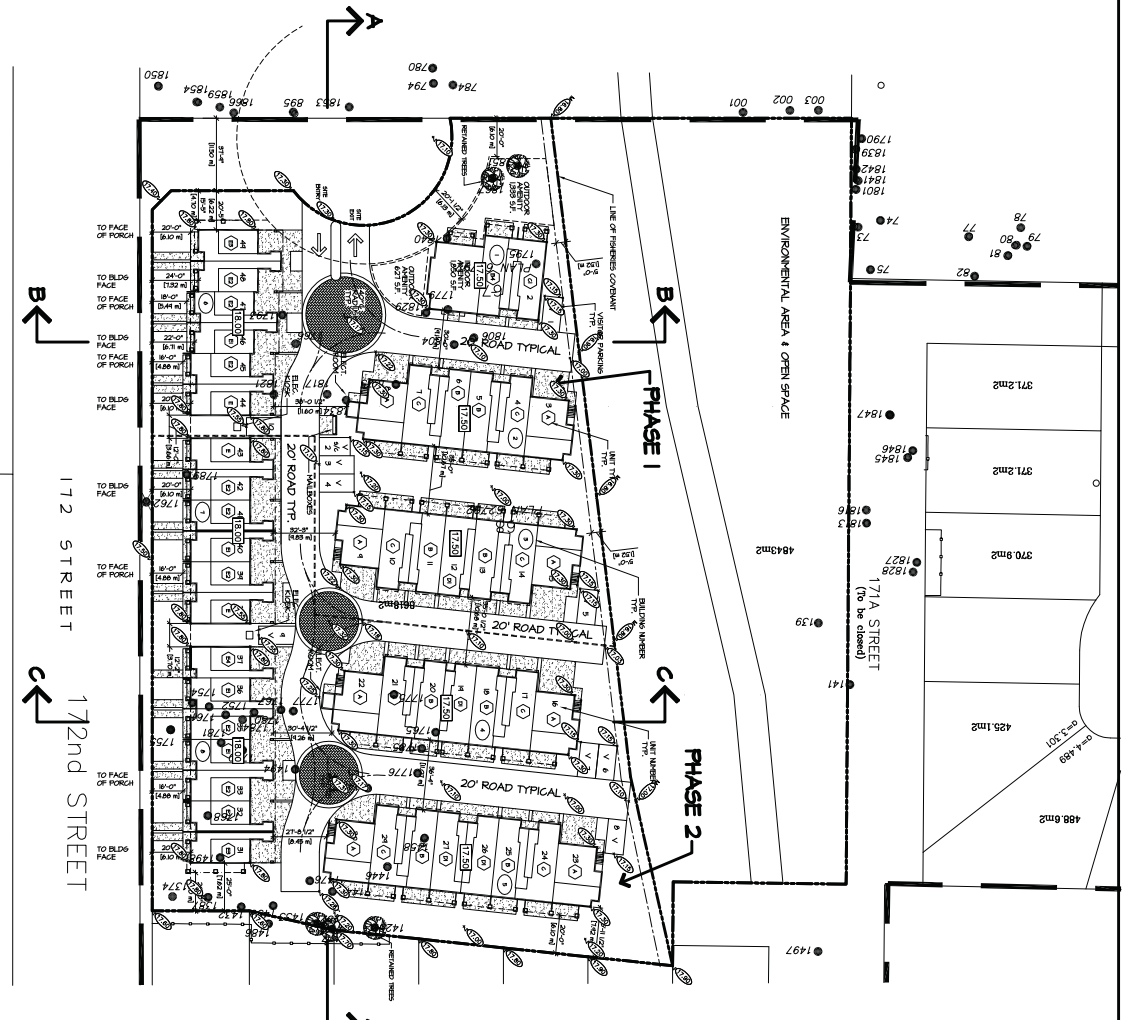


# Schedule A



## CONCEPTUAL SITE PLAN

SCALE: 1" = 30'-0"



### DEVELOPMENT DATA

ZONING: C/D  
 SITE AREA:  
 6R025: 14,195 SF, 3324 AC, 1346 Hq  
 NET: 42810 SF, 2128 AC, 0360 Hq  
 DENSITY:  
 6R025: 14.1 UP/A, 36.4 UP/Hq (49 UNITS)  
 NET: 23.0 UP/A, 57.0 UP/Hq (49 UNITS)

SITE COVERAGE:  
 6R025: 21% (30463 SF)  
 NET: 331% (30463 SF)

F.A.R.:  
 6R025: 0.6571 (45250 SF)  
 NET: 1.028 (45250 SF)

AMENITY SPACE:  
 INDOOR PROVIDED: 44 X 22.5 SF. = 1289 SF.  
 OUTDOOR PROVIDED: 1980 SF.  
 REQUIRED: 44 X 22.5 SF. = 1289 SF.  
 PROVIDED: 1980 SF.

PARKING:  
 REQUIRED: 44 X 2.2 SPACES PER UNIT = 107.8 SPACES  
 PROVIDED: 107 SPACES  
 VISITOR: 10 SPACES  
 TOTAL: 108 SPACES

UNIT BREAK DOWN:

UNIT TYPE	DESCRIPTION	AREA (SF)	UNITS	TOTAL SF.
UNIT TYPE A	3 BEDROOM DOUBLE GARAGE	2224 SF.	0 UNITS	14292 SF.
UNIT TYPE B	3 BEDROOM TANDEN GARAGE	1938 SF.	8 UNITS	15504 SF.
UNIT TYPE C	3 BEDROOM TANDEN GARAGE	1479 SF.	1 UNITS	1479 SF.
UNIT TYPE D	3 BEDROOM TANDEN GARAGE	1460 SF.	8 UNITS	11680 SF.
UNIT TYPE E	3 BEDROOM TANDEN GARAGE	1462 SF.	1 UNITS	1462 SF.
UNIT TYPE F	3 BEDROOM TANDEN GARAGE	1440 SF.	4 UNITS	5760 SF.
UNIT TYPE G	3 BEDROOM SINGLE GARAGE	1249 SF.	3 UNITS	3747 SF.
UNIT TYPE H	3 BEDROOM SINGLE GARAGE	1249 SF.	4 UNITS	4996 SF.
UNIT TYPE I	3 BEDROOM SINGLE GARAGE	1244 SF.	4 UNITS	4976 SF.
UNIT TYPE J	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE K	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE L	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE M	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE N	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE O	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE P	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE Q	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE R	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE S	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE T	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE U	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE V	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE W	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE X	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE Y	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
UNIT TYPE Z	3 BEDROOM SINGLE GARAGE	1244 SF.	2 UNITS	2488 SF.
TOTAL (GARAGE INCLUDED)			49 UNITS	45250 SF.

CLIENT: AUGUSTA VENTURES LTD. PROJECT: 3A AVENUE # 172 STREET, SURREY SHEET CONTENTS: CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA		DESIGN: L.F.B. DRAWN: [Blank] DATE: Aug 11 SCALE: 1" = 30'-0"	UNIT 135 7336 135 STREET VANCOUVER BC PHONE: (604) 997-7100 FAX: (604) 997-2099 EMAIL: info@borrett.com	borrett dembek 6/10 AC-11 020016
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REV#	DATE	BY	CHKD	ISSUE	ISSUED FOR

CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA  
 PREPARED BY L.F.B. FOR AUGUSTA VENTURES LTD.  
 THIS PLAN IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.  
 DRAWN BY L.F.B. ON 08/11/11