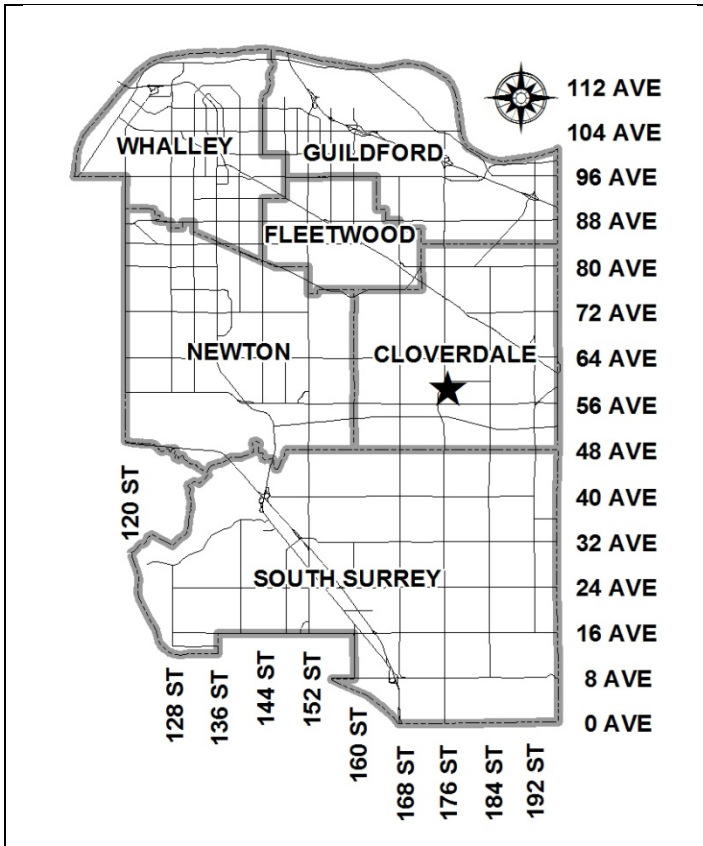


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0041-00

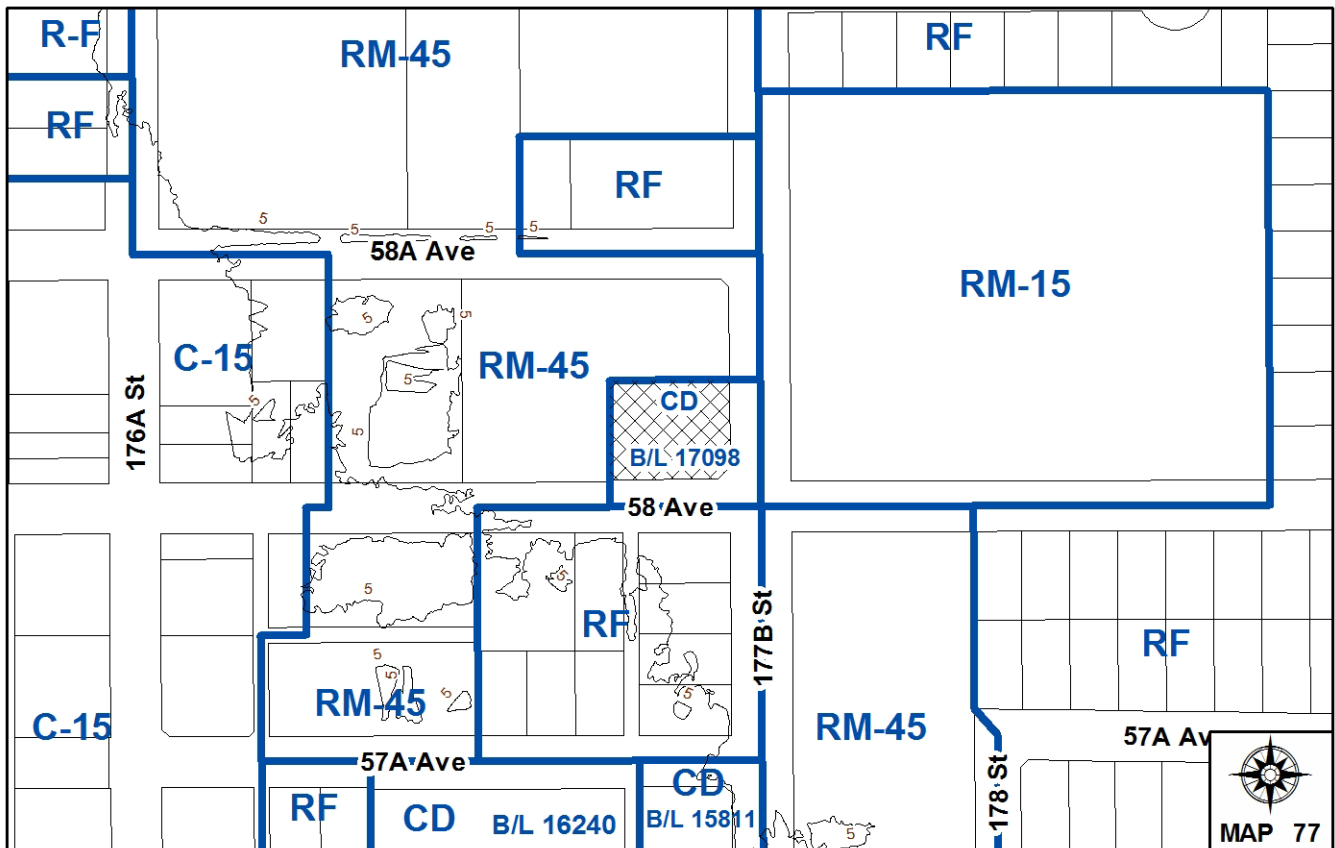
Planning Report Date: April 2, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to relax the parking requirements for a 34-unit, 4-storey apartment building in Cloverdale Town Centre.

LOCATION: 5811 - 177B Street
OWNER: Latis Development Ltd., Inc. No. 911288
ZONING: CD (By-law No. 17098)
OCP DESIGNATION: Multiple Residential
TCP DESIGNATION: Medium Density Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking minor relaxations to the parking requirements for a 4-storey apartment building.

RATIONALE OF RECOMMENDATION

- During recent on-site preparation, the applicant discovered challenging soil conditions at the southwest corner of the property. A deep layer of liquefied silt soil was discovered, creating construction difficulties. A Development Variance Permit is required as a result of some minor revisions proposed to the underground parking.
- The subject site is located within Cloverdale Town Centre and is close to businesses and services, as well as transit service.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0041-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site resident parking spaces for a 34-unit apartment building required in the Zoning By-law from 47 to 45; and
 - (b) to increase the percentage of 'small car' spaces from the maximum of 25% in the Zoning By-law to the proposed 27%.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Recently vacant lot

Adjacent Area:

Direction	Existing Use	Town Centre Plan Designation	Existing Zone
North:	Three-storey apartment building.	Medium Density Residential	RM-45
East (Across 177B Street):	Townhouses.	Townhouses	RM-15
South (Across 58 Avenue):	Single family homes.	Medium Density Residential	RF
West:	Three-storey apartment building.	Medium Density Residential	RM-45

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 5811 – 177B Street in Cloverdale Town Centre. The site is zoned CD (By-law No. 17098), designated Multiple Residential in the Official Community Plan (OCP) and Medium Density Residential in the Cloverdale Town Centre Plan.
- Development Permit No. 7909-0015-00 was approved by Council on November 28, 2011 to allow a 34-unit, 4-storey residential apartment building on the subject site.

- During recent on-site preparation, the applicant encountered challenging soil conditions at the southwest corner of the property. A deep layer of loose and liquefied silt was discovered, which has created a construction problem. As a result, the applicant is proposing some minor adjustments to their underground parking, which requires a Development Variance Permit.

Current Proposal

- The applicant proposes the following relaxations to the parking requirements in the Zoning By-law:
 - reduce the minimum required number of on-site resident parking spaces by two (2) from 47 to 45; and
 - increase the percentage of on-site 'small car' spaces from 25% to 27%.
- The proposed relaxation only affects the resident parking spaces. The seven (7) visitor parking spaces remain unchanged and comply with the Zoning By-law.
- Due to the challenging soil conditions, the applicant proposes a revised underground parking plan. In the approved Development Permit No. 7909-0015-00, vehicle parking and bicycle storage were located at the southwest corner of the site. The applicant now proposes to remove the vehicle parking and replace it with bicycle storage, while the original bicycle storage is to be replaced by the building exhaust plenum (see Appendix II – Drawings B & C). The underground parking and building footprint remains unchanged.
- All other aspects of the building, including elevators, stairs, and mechanical rooms, remain unchanged from the approved Development Permit No. 7909-0015-00.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To relax the requirements in the Zoning By-law No. 12000 as follows:
 - To reduce the minimum required number of on-site resident parking spaces for a 34-unit apartment building by two (2) from 47 to 45; and
 - To increase the percentage of on-site 'small car' spaces from 25% to 27%.

Applicant's Reasons:

- The proposed parking relaxations are as a result of the discovery of underground loose, liquefied silty soil at a depth of +/- 2.3 metres (7.5 ft.) located at the southwest corner of the subject property.
- The soft soil has caused the intended design of the underground parking to become an extremely difficult or even impossible construction challenge.

Staff Comments:

- The poor soil conditions at the southwest corner of the property were not discovered until recent site preparation. The architect modified the underground parking, but due to space constraints, structural elements and building design, is unable to comply with the parking requirements of the Zoning By-law.
- Zoning By-law No. 12000 requires a total of 47 resident parking spaces for the subject site based on the approved 34-unit, 4-storey apartment building. The revised underground parking plan proposes a total of 45 resident parking spaces – two (2) short. Seven (7) visitor spaces are also provided, which complies with the Zoning By-law.
- The subject site is located within Cloverdale Town Centre, which is pedestrian-friendly. The site is approximately 200 metres from businesses and services located along 176 Street and roughly 400 metres to the Cloverdale Fairgrounds, which encompasses a number of parks and recreational services as well as a seniors centre.
- Bus routes run along both 58 Avenue and 177B Street with transit stops near the subject property. The existing bus service provides Cloverdale area residents with links to Fleetwood, Guildford, City Centre, Newton, Surrey City Hall and Langley.
- Existing on-street parking is available along both 58 Avenue and 177B Street during peak activity periods.
- Staff support the proposed parking relaxations.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Site Plan and Drawings
Appendix III	Development Variance Permit No. 7912-0041-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/kms

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. 3/29/12 11:27 AM

APPENDIX I

Information for City Clerk

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

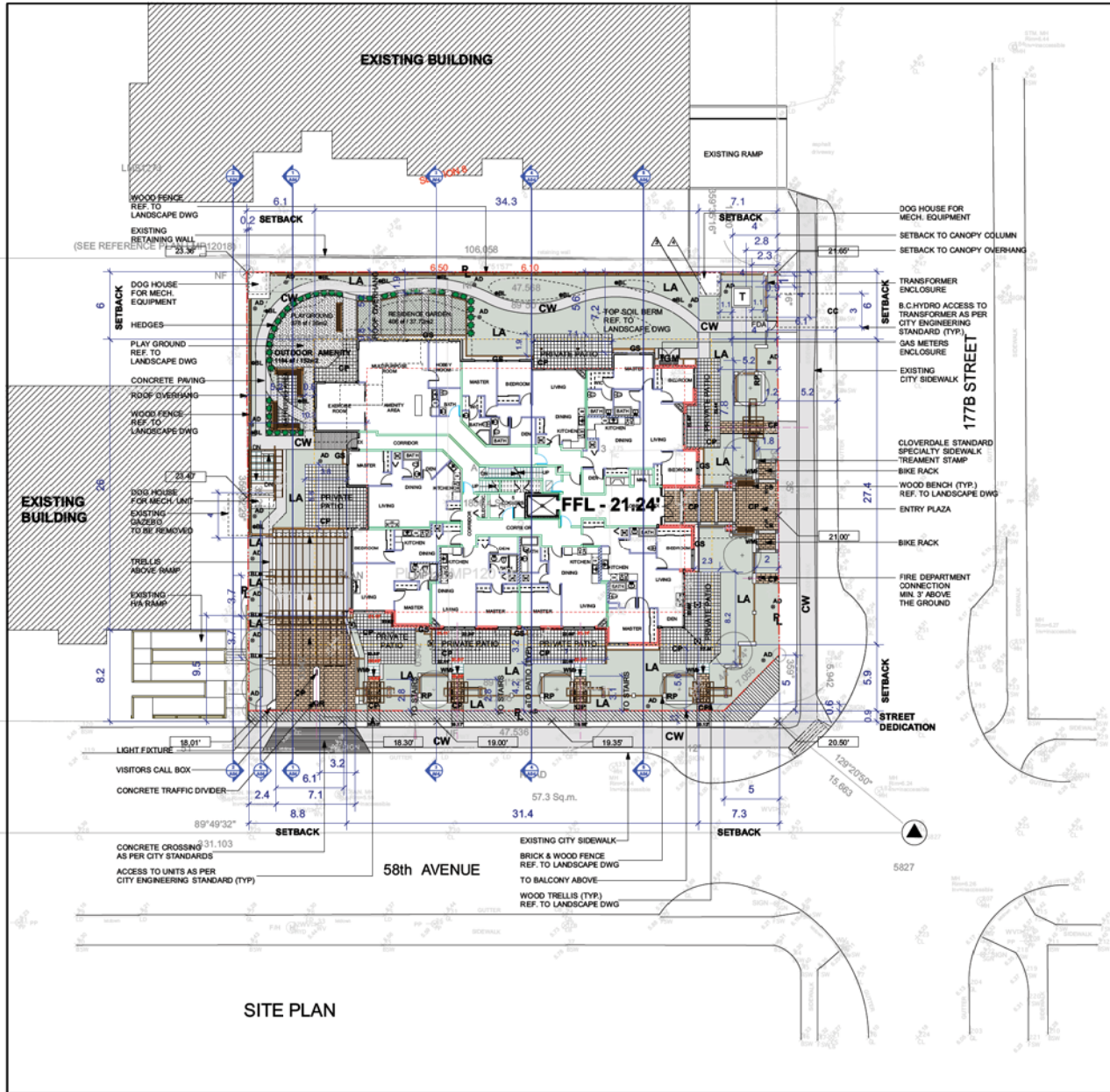
1. (a) Agent: Name: Michael Jaszczewski
 WG Architecture Inc.
 Address: 470 Granville Street, Suite #1030
 Vancouver, B.C. V6C 1V5

 Tel: (604) 331-2378

2. Properties involved in the Application
 - (a) Civic Address: 5811 - 177B Street

 - (b) Civic Address: 5811 - 177B Street
 Owner: Latis Development Ltd., Inc. No. 911288
 PID: 028-731-158
 Lot A Section 8 Township 8 New Westminster District Plan BCP 49712

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0041-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



PROJECT STATISTICS

PROPOSED ZONING: CD

LOT AREA
 GROSS = 20,606.32 SF (1,914.39 m² / 0.191 HA)
 622.04 SF STREET DEDICATION
 NET = 19,984.28 SF (1,856.60 m² / 0.186 HA)
 AREA OUTSIDE FUTURE PROPERTY LINE
 ENTRY PLAZA = 214.00 SF (65.27m²)
 SIDEWALKS + DRIVEWAY = 108 SF (32.92m²)

SITE COVERAGE 42.39%

DENSITY
 GROSS 71.87 UNITS/ACRE 177.60 UNITS/HECTARE
 NET 74.11 UNITS/ACRE 183.13 UNITS/HECTARE

FAR

- ALLOWED 1.50
 - PROPOSED 1.49

YARDS AND SETBACKS

SOUTH 19.35' / 5.9 m
 - TO OVERHANG 17.38' / 5.3 m
WEST 20.01' / 6.1 m
 - TO OVERHANG 17.06' / 5.2 m
NORTH 19.66' / 6.0 m
 - TO OVERHANG 17.06' / 5.2 m
EAST - TO BUILDING 23.29' / 7.1 m
 - TO CANOPY POST 13.45' / 4.1 m
 - TO CANOPY OVERHANG 9.51' / 2.9 m

OUTDOOR AMENITY SPACE

- REQUIRED 1,998.00 sf / 102 m²
 - PROVIDED 1,184.00 sf / 110 m² (1,031.0 sf WITHIN SETBACKS)
 INCLUDING PLAYGROUND, RESIDENCE GARDEN,
 GATHERING AREA

BUILDING FLOOR AREA

- LEVEL 1 FLOOR AREA = 6,806 sf / 632.30 m²
 (Excluding Indoor Amenity 1,205 sf / 111.95 m²)
 - LEVEL 2 FLOOR AREA = 7,808 sf / 708.81 m²
 - LEVEL 3 FLOOR AREA = 7,808 sf / 708.81 m²
 - LEVEL 4 FLOOR AREA = 7,673 sf / 712.85 m²
 - ROOF EXITS = 159 sf / 14.77 m²
TOTAL BUILDING FLOOR AREA = 29,854 sf / 2,772.53 m²

BUILDING HEIGHT = 45' - 6" / 13.26 m

OF UNITS

1 BRM 1 UNIT
 1 BRM + DEN 17 UNITS
 2 BEDROOMS 2 UNITS
 2 BRM + DEN 13 UNITS
 3 BRM + DEN 1 UNITS
TOTAL 34 UNITS

OFF - STREET PARKING REQUIRED

1 BRM 18 UNITS x 1.3 = 23.4 PS
 2 BRM 15 UNITS x 1.5 = 22.5 PS
 3 BRM 1 UNIT x 1.5 = 1.5 PS
TOTAL = 47.4 PS

VISITOR'S PARKING 34 UNITS x 0.2 = 7 PS

TOTAL REQUIRED 54 PS

TOTAL PARKING PROVIDED 52 PS

LEGEND:

- EXISTING GRADING
- FINISH GRADE
- SURFACE DRAINAGE
- CATCH BASIN
- AD AREAL DRAIN
- CR CONCRETE CURB 6"
- CC CURB CUT
- CW CONCRETE SIDEWALK
- LA LANDSCAPED AREA
- CP CONCRETE PAVERS
- T TRANSFORMER
- AS ASPHALT PAVING
- PS PROJECT SIGN
- WM WALL MOUNTED LIGHT
- BL BALLARD LIGHT
- H HYDRANT
- FDA FIRE DEPT. ACCESS
- RP RAISED PLANTER
- GS GRAVEL STRIP
- GM GAS METERS

NOTES:

- HARD SURFACES FINISH REF. TO LANDSCAPE DRAWINGS
- PAVING SHOULD MATCH THE CITY SIDEWALK COLOUR
- WHEN CONSTRUCTION IS UNDERWAY AND PAVING IS BEING POURED, CONTRACTOR MUST BORROW THE CLOVERDALE STANDARD SPECIALTY SIDEWALK STAMPS FROM THE CITY OF SURREY AND RETURN THEM (THERE MAY BE A SECURITY DEPOSIT REQUIRED)



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No.	Date	Revision Details
1	2011-07-12	REVISED OF SUBMISSION
2	2011-08-16	NUMBER OF UNITS OF DEVELOPMENT & PARKING NUMBER HAVE BEEN REVISED
3	2011-08-27	Fire Department Access gate & gate meter relocated as per City request
4	2011-10-26	The fence from the south and west side of the transformer has been removed as per BC Hydro request
5	2012-02-15	ward for DWP - reduced parking

WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

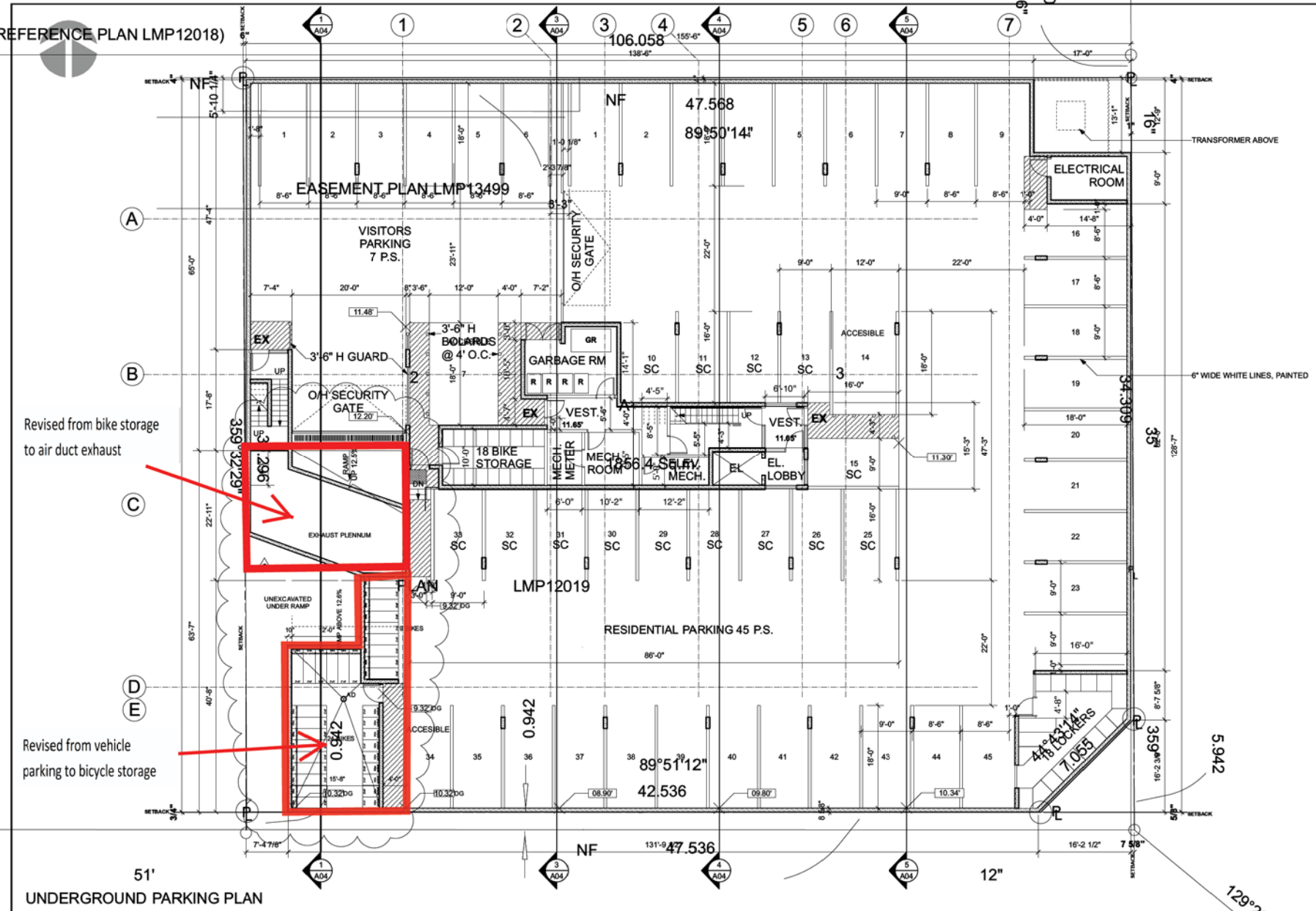
Project Title:
**APARTMENT BUILDING
 5811 - 177B STREET
 SURREY, B.C.**

Drawing Title:
SITE PLAN

Date: July 05, 2011	Project Number: 1114
Scale: 1/16"=1'-0"	A101
Drawn By: YA, NC	
Approved By: WG	

Issue: February 15, 2012
 Time: 1:30:42 PM

REFERENCE PLAN LMP12018)



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No.	Date:	Revision Details:
1	2011-07-12	parking & 23 take elev. 4m x 4m clearance for transformer added.
2	2011-08-16	parking eliminated, bike storage zone redesign.
3	2012-02-15	Issued for DWP - reduced parking

WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 WASHINGTON, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title:
**APARTMENT BUILDING
 5811 - 177B STREET
 SURREY, B.C.**

Drawing Title:
**UNDERGROUND
 PARKING PLAN**

Date: June 2011	Project Number: 1114
Scale: 1/8" = 1' - 0"	A201
Drawn By: YA, NC	
Approved By: WG	

Date: 15 JUN 2012 11:30:00 AM
 User: 11130300 AM

Drawing B

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No.	Date:	Revision Details:
1	2011-07-12	REVISED DP SUBMISSION
2	2012-02-15	Issued for DWP - reduced parking



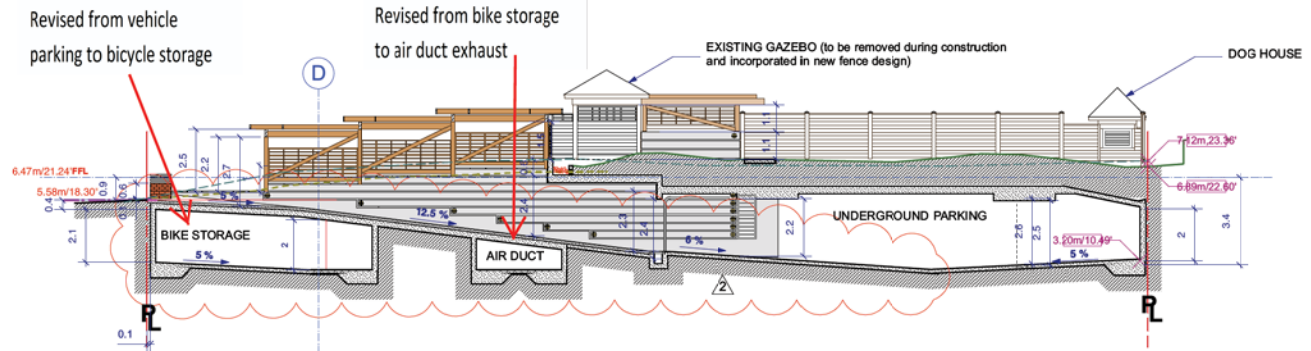
WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
 FAX: (604) 683 7494

Project Title
**APARTMENT BUILDING
 5811 - 177B STREET
 SURREY, B.C.**

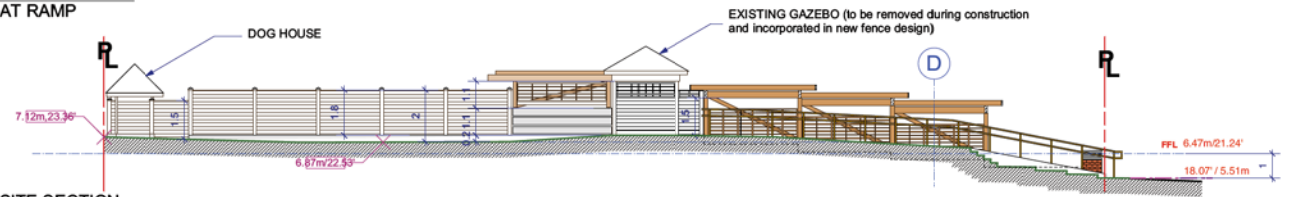
Drawing Title
**SITE SECTION +
 DETAILS**

Date: June 2011	Project Number: 1114
Scale: 1/8" = 1' - 0"	A102
Drawn By: YA, NC	
Approved By: WG	

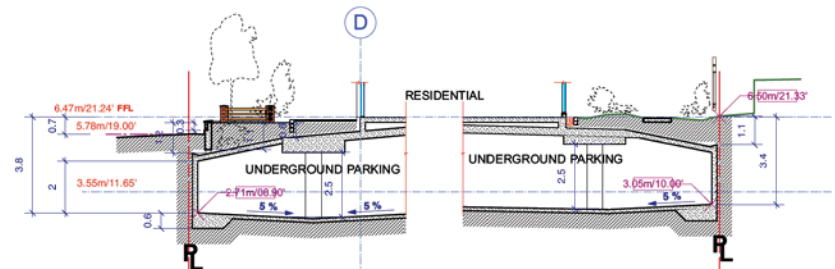
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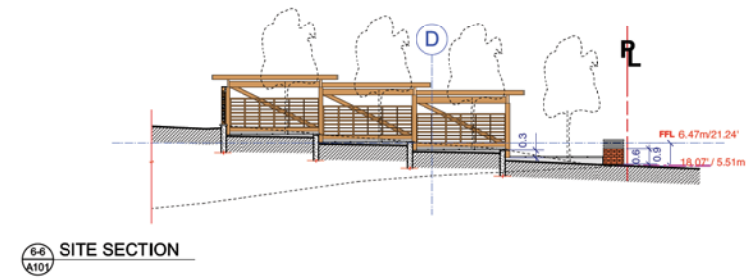
1-1 SITE SECTION AT RAMP



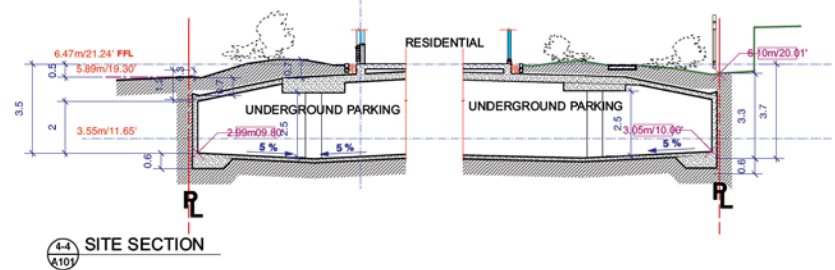
2-2 SITE SECTION AT ADJACENT PROPERTY



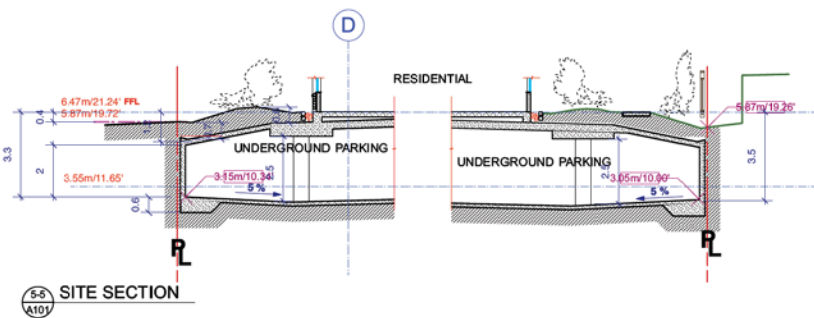
3-3 SITE SECTION



5-6 SITE SECTION



4-4 SITE SECTION



5-5 SITE SECTION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0041-00

Issued To: LATIS DEVELOPMENT LTD.

("the Owner")

Address of Owner: 202-45389 Luckakuck Way
Chilliwack, BC
V2R 3V1

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: 028-731-158
Lot A Section 8 Township 8 New Westminster District Plan BCP 49712

5811 - 177B Street

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Table C.6 of Part 5 Off-Street Parking and Loading/Unloading, the minimum number of parking spaces is reduced from 47 spaces to 45 spaces; and
 - (b) In Section B.1 of Part 5 Off-Street Parking and Loading/Unloading, the maximum percentage of total 'small car' spaces is increased from 25% to 27%.
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.

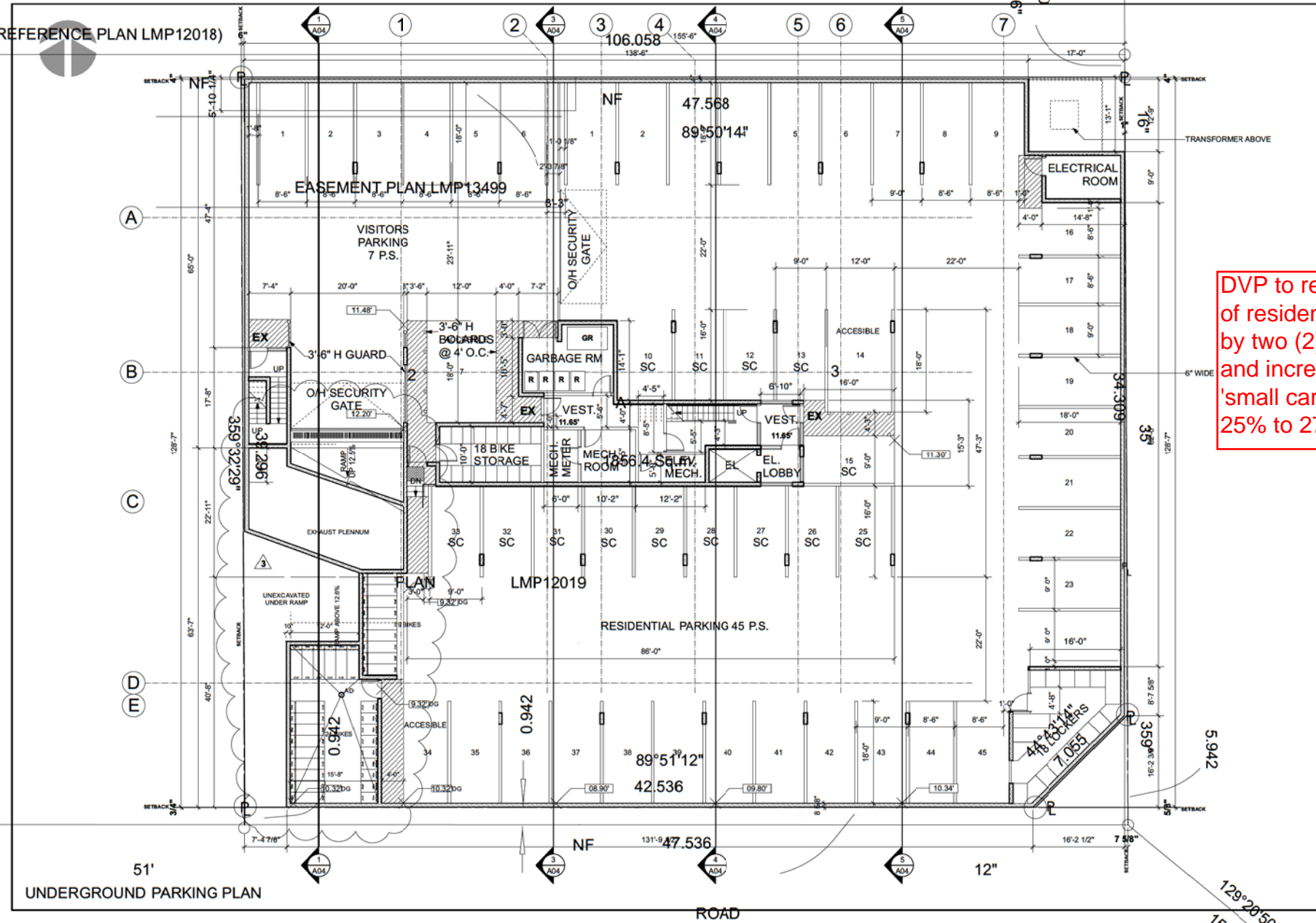
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is 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 , 2012.
ISSUED THIS DAY OF , 2012.

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

REFERENCE PLAN LMP12018)



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No.	Date:	Revision Details:
1	2011-07-12	parking & 23 take over, 4m x 4m clearance for transformer added
2	2011-08-18	parking eliminated, like storage zone redesign
3	2012-02-15	Issued for DVP - reduced parking

DVP to relax the number of resident parking stalls by two (2) from 47 to 45, and increase the % of 'small car' stalls from 25% to 27%.



WG ARCHITECTURE INC
 1030 - 470 GRANVILLE STREET
 VANCOUVER, B.C. V6C 1V5
 TEL: (604) 331 2378
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Project Title
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Drawing Title
**UNDERGROUND
 PARKING PLAN**

Date: June 2011	Project Number: 1114
Scale: 1/8" = 1' - 0"	A201
Drawn By: YA, NC	
Approved By: WG	

Date: 6/23/2011 10:18:20 AM
 User: 1133800 AM

Schedule A