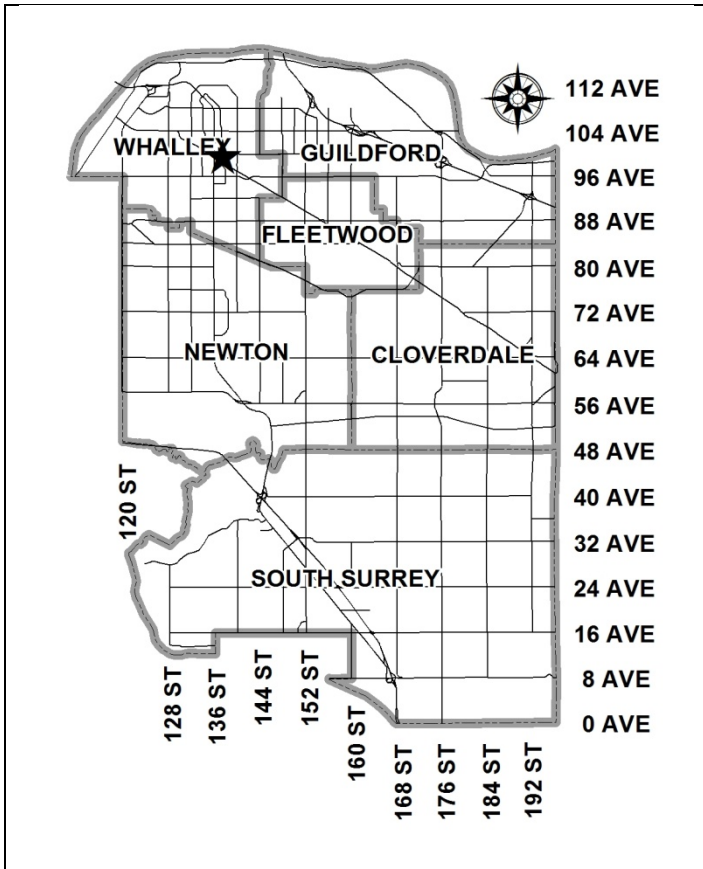


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0107-00

Planning Report Date: July 8, 2013

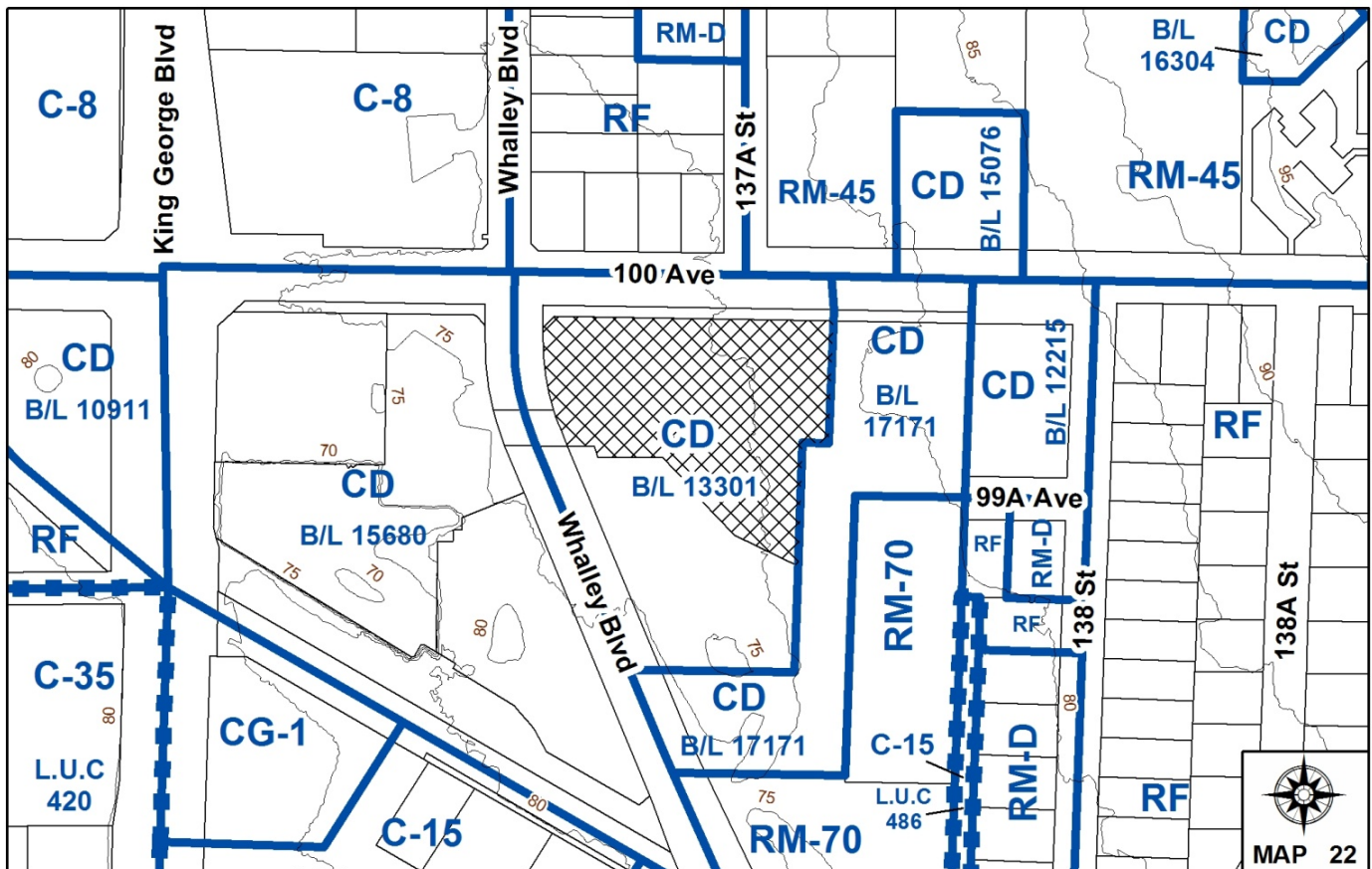


PROPOSAL:

- **Development Variance Permit**

in order to vary the front yard setback of the underground parkade of an approved high-rise residential development for proposed Lot 1.

LOCATION: 13696 - 100 Avenue
OWNER: Concord Park Avenue Group Ltd.
ZONING: CD By-law No. 13301
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the setback of the underground parkade from the proposed front lot line (100 Avenue) of proposed Lot 1.

RATIONALE OF RECOMMENDATION

- Due to a proposed subdivision, the north property line will change from a side lot line to a front lot line.
- The location of the proposed parkade is not being adjusted from that approved in Development Permit No. 7910-0258-00.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0107-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary Part 5 of Zoning By-law No. 12000 to reduce the minimum front yard (100 Avenue) setback for an underground parking facility, from 2.0 metres (6.6 ft.) to 0.5 metre (1.6 ft.) for proposed Lot 1.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Currently vacant site, but approved 886 dwelling units within two high-rise buildings, as part of the Park Avenue development by Concord Pacific.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 100 Avenue):	Older single family dwellings and 3-storey apartment building.	Multiple Residential	RF and RM-45
East:	Proposed two high-rise residential towers with a total of 555 units; approved under Application No. 7908-0312-00 on December 12, 2011 (not yet constructed).	City Centre	CD By-law No. 17171
South:	City-owned land with Quibble Creek and riparian protection area.	City Centre	CD By-law No. 13301
West (Across Whalley Boulevard):	3 residential towers, with ground floor commercial.	City Centre	CD By-law No. 15680

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13696 - 100 Avenue in Surrey City Centre, at the south-east corner of 100 Avenue and Whalley Boulevard. The subject site is designated City Centre under the Official Community Plan (OCP), is designated High Rise 5.5 FAR under the Surrey City Centre Land Use and Density Concept and is zoned Comprehensive Development (CD) Zone By-law No. 13301.
- Development Permit No. 7910-0258-00 was approved by Council on August 10, 2011.
- The subject property is the site of a high-rise residential development named Park Avenue by the developer of the project, Concord Pacific.
- The Park Avenue development consists of two high-rise buildings, 39 and 41 storeys in height, containing a total of 879 apartment units, and 7 townhouse units, located in the 3-storey podium along 100 Avenue that links the two towers.
- The Building Permit for the project was issued on June 20, 2013, and the project will be under construction shortly.
- An application was recently submitted by Concord Pacific to subdivide the site into two lots.
- The subject site is currently comprised of one lot. The front property line is located along the Whalley Boulevard frontage of the lot.
- However, as a result of the proposed subdivision, the 100 Avenue frontage of proposed Lot 1 will now be considered the front property line of the lot on which it is located.
- Under the provisions of the Zoning By-law, underground parking facilities must be located 2.0 metres (6.6 ft.) from the front property line of the lot on which it is located.
- However, the underground parking facility for the project, which was designed and approved when the 100 Avenue frontage of the site constituted a side yard and not a front yard, is located only 0.5 metre (1.6 ft.) from the 100 Avenue property line.
- As a result, a Development Variance Permit is required to reduce the front yard setback for underground parking facilities on proposed Lot 1, in order to permit the proposed subdivision of the site to proceed. (It should be noted that the Whalley Boulevard frontage of proposed Lot 2 will continue to be the front property line of proposed Lot 2 and, as a result, a Development Variance permit is not required for proposed Lot 2.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Sub-section A.2.(c) of Part 5 of Zoning By-law No. 12000 to permit an underground parking facility to be located 0.5 metre (1.6 ft.) from the front property line (100 Avenue) of proposed Lot 1.

Applicant's Reasons:

- An efficient parking layout has already been designed and approved by Council under Development Application No. 7910-0258-00. A Building Permit has already been issued.
- Redesign of the underground parking structure to ensure that it complies with the Zoning By-law requirement would be costly as additional excavation may be required and result in construction delays.

Staff Comments:

- The underground parking structure has already been designed and approved as part of Development Application No. 7910-0258-00.
- A variance is required simply due to the fact that the proposed subdivision results in the 100 Avenue frontage of proposed Lot 1 becoming the front lot line, rather than the side lot line as was the case when the development was approved.
- This technical variance will not result in any change to the approved design of the proposed development.
- Staff support the requested variance.

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. | Proposed Subdivision Layout, Rendering, Site Plan and Underground Parking Plans |
| Appendix III. | Development Variance Permit No. 7913-0107-00 |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

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SUBDIVISION DATA SHEET

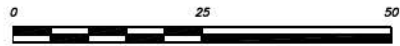
Existing Zoning: CD By-law No. 13301

Requires Project Data	Proposed
NET SITE AREA	
Acres	2.49 ac
Hectares	1.006 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	37 m & 92 m
Range of lot areas (square metres)	0.448 ha and 0.558 ha
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	2 lots/ha & 0.8 lot/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	35%
PARKLAND	
Area (square metres)	Not applicable
% 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 Setback	YES
Others	NO

**PROPOSED SUBDIVISION PLAN OF LOT 1
SECTION 35 BLOCK 5 NORTH RANGE 2 WEST
NEW WESTMINSTER DISTRICT PLAN BCP35159**

PLAN EPP30544

BCGS 92G.016



SCALE 1 : 500 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 560 mm
IN WIDTH BY 432 mm IN HEIGHT (C SIZE) WHEN
PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA No. 1, SURREY, NAD83 (CSRS)
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL
MONUMENTS 5212 AND 5213.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS
OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF
0.99959265 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENTS
5212 AND 5213.

LEGEND

FOUND PLACED

- ⊙ DENOTES CONTROL MONUMENT
- □ DENOTES LEAD PLUG
- ○ DENOTES IRON POST
- Fd. DENOTES FOUND
- Wt. DENOTES WITNESS
- ha DENOTES HECTARES

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNER(S).



EPS561

Rem. 3
PLAN BCP35134

100th AVENUE

WHALLEY BOULEVARD

Sec. 35

2
0.558 ha

1
0.448 ha

Bk. 5 N.

2
PLAN BCP35159

R. 2 W.

PLAN A
PLAN BCP49851

LMS1365

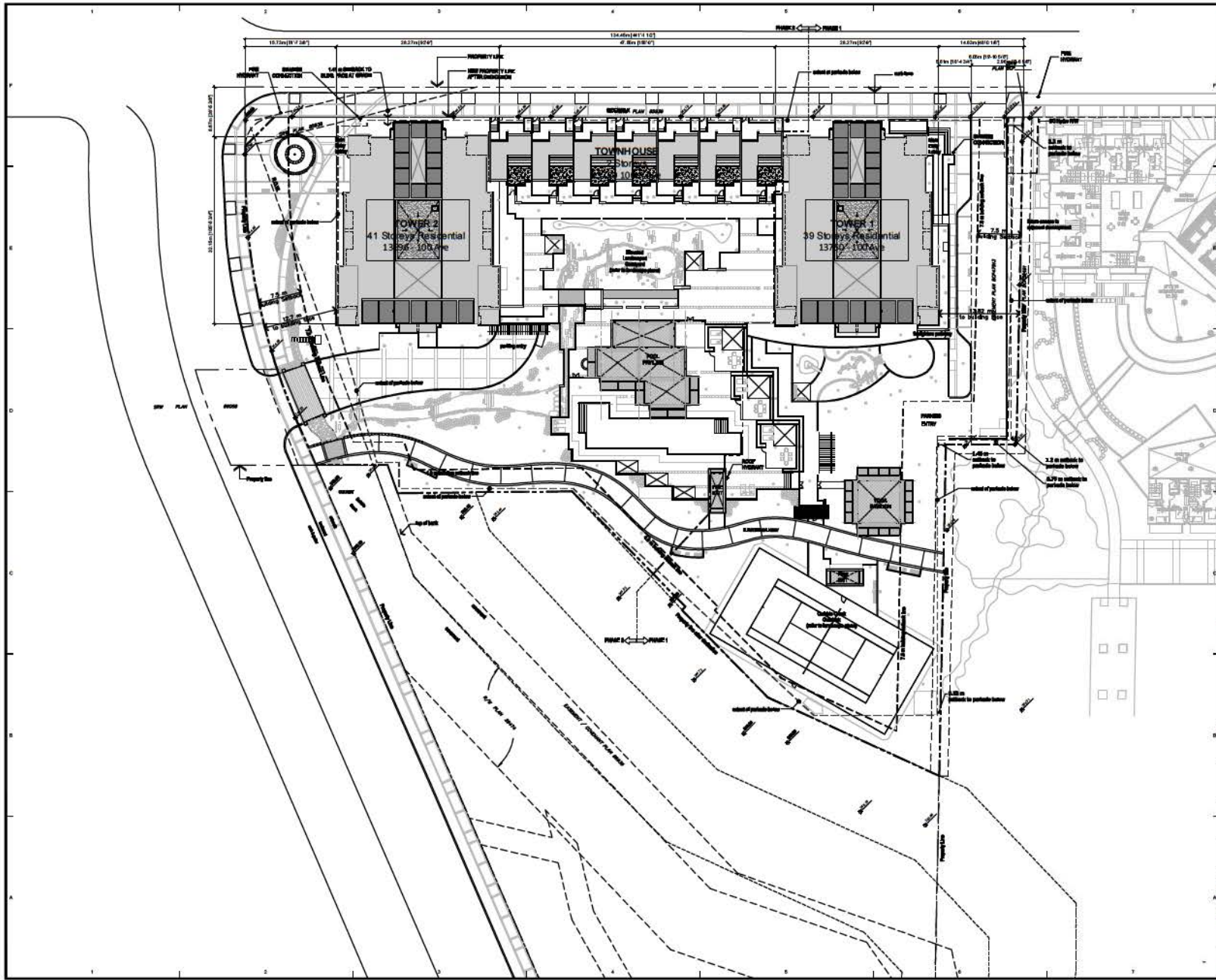
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE ____th DAY OF JANUARY, 2013
JESSE MORIN, BCLS (880)
EOR# _____

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

JANUARY 13, 2013
4 - 19089 94th Ave
Surrey, BC V4N 3S4
www.butlersundwick.ca
Tel. 604-513-9611



File: 4042
Dwg: 4042-S1



CONCORD
 10000 15th Street, Suite 101
 Concord, CA 94520
 Tel: 925.309.8800
 Fax: 925.309.8801

PROJECT INFORMATION

PROJECT NO.	15-001
DATE	10/15/15
CLIENT	CONCORD
DESIGNER	CONCORD
ARCHITECT	CONCORD
ENGINEER	CONCORD
LANDSCAPE ARCHITECT	CONCORD
PLANNING	CONCORD
ENVIRONMENTAL	CONCORD
TRAVEL	CONCORD
UTILITY	CONCORD
MARKETING	CONCORD
LEGAL	CONCORD
FINANCE	CONCORD
OPERATIONS	CONCORD
MAINTENANCE	CONCORD
REPAIRS	CONCORD
RENOVATIONS	CONCORD
DEMOLITION	CONCORD
CONSTRUCTION	CONCORD
POST-CONSTRUCTION	CONCORD

LOCATION PLAN

LEGEND

- FUTURE TREE
- EXISTING TREE
- PROPERTY LINE
- SITE PLAN

SCALE

DATE

PROJECT

CONCORD

PARK AVENUE
 10000 15th Street, Suite 101
 Concord, CA 94520

PROJECT NO. 15-001
DATE 10/15/15
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DESIGNER CONCORD
ARCHITECT CONCORD
ENGINEER CONCORD
LANDSCAPE ARCHITECT CONCORD
PLANNING CONCORD
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DEMOLITION CONCORD
CONSTRUCTION CONCORD
POST-CONSTRUCTION CONCORD

SITE PLAN

A-004



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0107-00

Issued To: CONCORD PARK AVENUE GP LTD.

("the Owner")

Address of Owner: 1095 - West Pender Street, 9th Floor
Vancouver, BC V6E 2M6

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: 027-442-365

Lot 1 Section 35 Block 5 North Range 2 West New Westminster District Plan BCP35159

13696 - 100 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) have been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Sub-section A.2.(c) of Part 5 Off-Street Parking and Loading/Unloading, the underground parking facility may be located 0.5 metre (1.6 ft.) from the front lot line for proposed Lot 1 shown on the preliminary conceptual subdivision layout shown on Schedule A, which is attached hereto and forms part of this 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 unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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 .

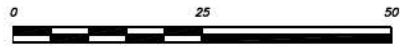
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

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