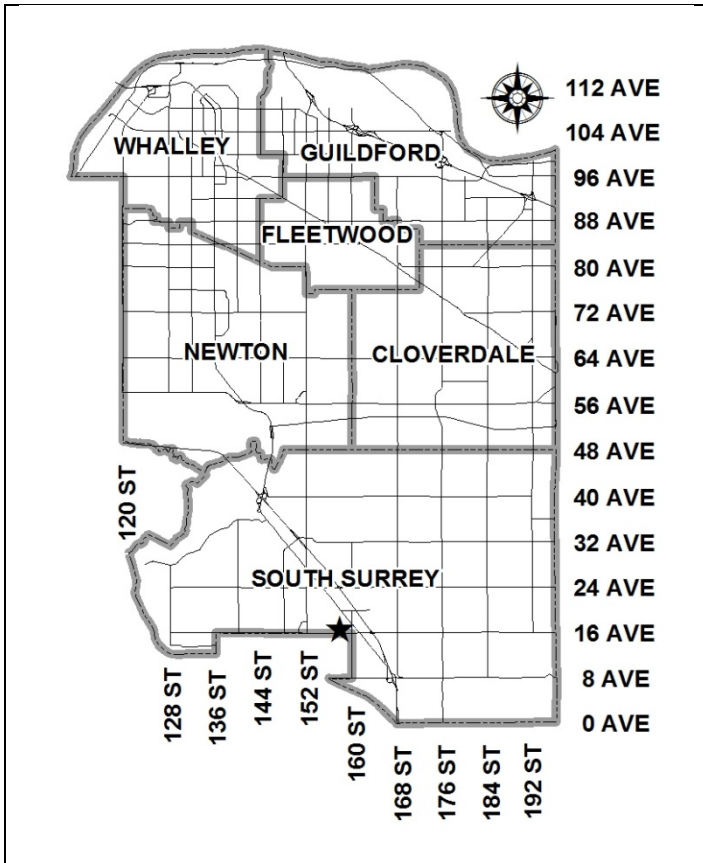


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0191-00

Planning Report Date: May 12, 2014



**PROPOSAL:**

- **Development Variance Permit**  
 in order to allow a portion of the outdoor amenity space to be located within the east side yard setback area.

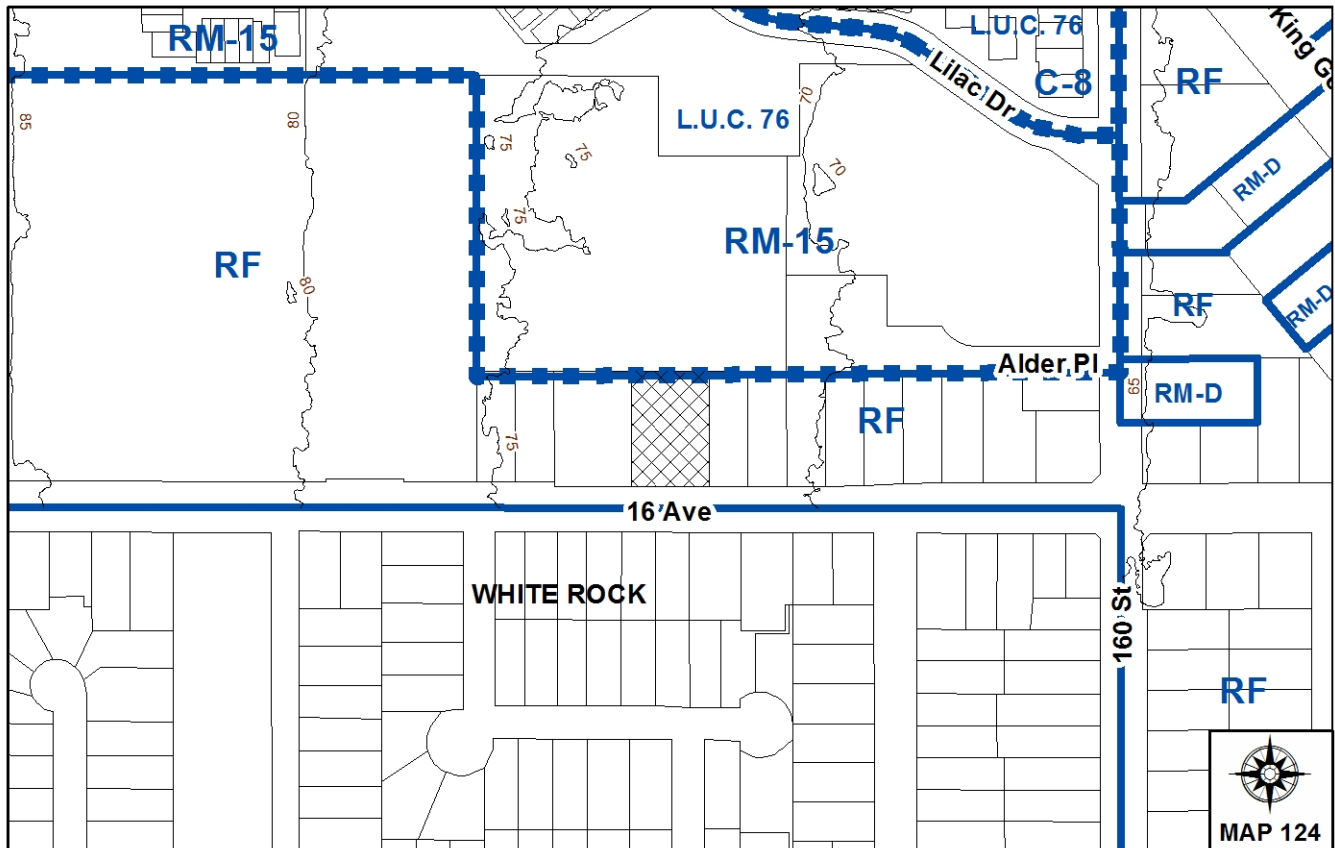
**LOCATION:** 15895 - 16 Avenue

**OWNER:** 0969541 B.C. Ltd.

**ZONING:** RF

**OCP DESIGNATION:** Urban

**NCP/LAP DESIGNATION:** Low Density Multiple Residential (10 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a Development Variance Permit to allow a portion of the required outdoor amenity space to be located within the east side yard setback.

### RATIONALE OF RECOMMENDATION

- The proposed location of the outdoor amenity space is acceptable, and has good presence in relation to the driveway entry to the project.
- It is anticipated that the proposed outdoor amenity space will be situated next to the outdoor amenity space on adjacent lands to the east with future development resulting in open areas that will complement each other.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0191-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to allow 27 sq.m. (70 %) of the required outdoor amenity space to encroach into the east side yard setback.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Townhouse development.	Urban/Multiple Residential (Townhouse)	LUC No. 76
East:	Single family dwelling.	Urban/Low Density Multiple Residential (10 u.p.a.)	RF
South (Across 16 <sup>th</sup> Avenue):	Single family dwellings. City of White Rock.	City of White Rock.	City of White Rock.
West:	Single family dwelling.	Urban/Low Density Multiple Residential (10 u.p.a.)	RF

DEVELOPMENT CONSIDERATIONSBackground and Site Context

- The subject site is currently zoned "Single Family Residential Zone (RF)" and designated Urban in the OCP. It is also designated "Low Density Multiple Residential (10 u.p.a.)" in the King George Highway Corridor Plan.
- The subject site is one of 14 properties designated "Low Density Multiple Residential (10 u.p.a.)" in the King George Highway Corridor Plan, within the block located on the north side of 16<sup>th</sup> Avenue, between Earl Marriott Secondary School and 160<sup>th</sup> Street.
- Application 7913-0191-00 is to allow rezoning to RM-30 to permit development of an 11-unit townhouse project. The application was first considered by Council on December 16, 2013, and was given first and second readings on the same day. The application received third reading on January 13, 2014.

### Proposed Project Revisions

- Since Third Reading was granted, the applicant is proposing to relocate one of the visitor parking stalls to a more functional location. The relocation of this parking stall opens up the site plan and allows the FAR to be increased within the maximum provision of the RM-30 Zone. Specifically, the FAR has increased from 0.80 to 0.85. This increase is minimal and falls below the maximum permitted FAR under the RM-30 Zone.

### Outdoor Amenity Space

- The Zoning By-law requires 33 sq. m (355 sq.ft) of outdoor amenity, based on 3 square metres (32 sq. ft.) per dwelling unit.
- The applicant is proposing to provide 37 sq. m (398 sq. ft) of outdoor amenity space.
- The applicant has relocated one of the visitor parking stalls to a more functional location. As a result, the portion of the outdoor amenity space that falls outside of the setback is reduced. Although the applicant is providing slightly more than the minimum required outdoor amenity space, the portion that falls within the setback is not counted. A Development Variance Permit is required to allow that portion of the required outdoor amenity space to encroach into the east side yard setback.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To allow 27 sq.m. (70 %) of the required outdoor amenity space to encroach into the east side yard setback.

#### Applicant's Reasons:

- Slightly more than the minimum required outdoor amenity space is being provided, even though part of the area falls within the side yard setback.

#### Staff Comments:

- The proposed location of the outdoor amenity space is acceptable, and has good presence in relation to the driveway entry to the project.
- It is anticipated that the proposed outdoor amenity space will be situated next to the outdoor amenity space on adjacent lands to the east with future development resulting in open areas that will complement each other.

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. 7913-0191-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

TH/da

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DRV 5/8/14 10:07 AM

Information for City Clerk

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

1. (a) Agent: Name: Wojciech Grzybowicz  
WG Architecture Inc  
Address: 470 - Granville Street, Suite 1030  
Vancouver, BC V6C 1V5  
Tel: 604-331-2378 - Primary  
604-331-2378 - Fax
  
2. Properties involved in the Application
  - (a) Civic Address: 15895 - 16 Avenue
  
  - (b) Civic Address: 15895 - 16 Avenue  
Owner: 0969541 B C Ltd  
Director Information:  
Huguette Dore  
  
No Officer Information Filed  
PID: 009-747-541  
Lot 3 Section 14 Township 1 New Westminster District Plan 12851
  
3. Summary of Actions for City Clerk's Office
  - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0191-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0191-00

Issued To: 0969541 B.C. LTD.

("the Owner")

Address of Owner: 889 - Hargood Street  
White Rock, BC V4B 4W4

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: 009-747-541  
LT 3 1 SE SEC 14 T1 PL 12851  
15895 16 Ave

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section J of Part 22 of Surrey Zoning By-law, 1993, No. 12000, as amended, 27 sq.m. (70 %) of the required outdoor amenity space is permitted to encroach into the east side yard setback.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered 7913-0191-00 (A) (the "Drawing") which is attached hereto and forms part of this development variance permit.
5. This development variance permit applies to only the portion of 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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



**WGA**  
WG ARCHITECTURE  
INC  
1005-470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331-2378  
FAX: (604) 683-7494

*arcue*  
Design Build  
**M**

Office Location  
Unit 207 - 12638 80th Ave  
Surrey, BC V3V 3A6  
http://Marquee-db.com

**N**  
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WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT

No.	Description	Date
01	ISSUED FOR CLIENT REVIEW	03-19-14

PROJECT TITLE  
**15695 16th Ave, SURREY, BC**

SHEET TITLE  
**SITE PLAN**

PROJECT NO.  
MA

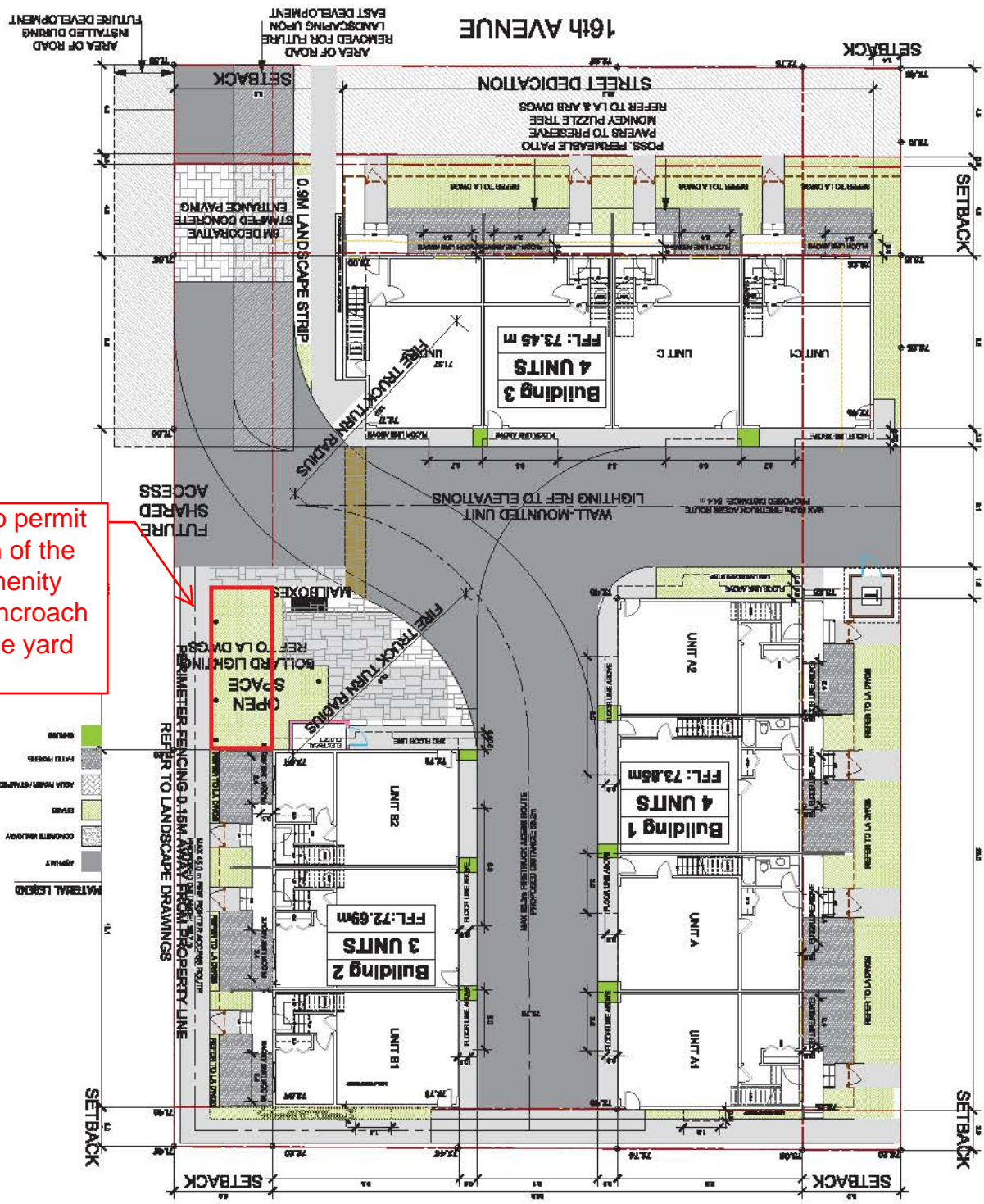
DATE

DESIGNED BY

CHECKED BY

SHEET NO.  
**BA10**

SCALE



Variance to permit this portion of the outdoor amenity space to encroach into the side yard setback

**PROJECT STATISTICS**

CHIC ADDRESS  
15695 16th Avenue  
SURREY, B.C.

PROPOSED ZONING: RM-30

LOT AREA: 2,028.28 m<sup>2</sup>  
GROSS: 188.00 m<sup>2</sup>  
ROAD WIDENING: 188.00 m<sup>2</sup>  
NET TOTAL: 1,652.28 m<sup>2</sup>

LOT COVERAGE: 81%  
BUILDINGS AND STRUCTURES: 54%  
PAVED AND HARD SURFACES: 46%  
TOTAL SITE COVERAGE: 81%

BUILDING SITE COVERAGE  
TOTAL: 680.07 m<sup>2</sup>

SETBACKS  
NORTH - 1.5 m  
SOUTH - 1.5 m  
EAST - 4.0 m  
WEST - 1.4 / 6.0 m

BUILDING HEIGHT  
12.25m / 5 STOREYS

NUMBER OF UNITS  
BUILDING 1: 4  
BUILDING 2: 3  
BUILDING 3: 4  
TOTAL: 11

BUILDING FLOOR AREA  
BUILDING 1: 586.10 m<sup>2</sup>  
BUILDING 2: 407.91 m<sup>2</sup>  
BUILDING 3: 595.09 m<sup>2</sup>  
TOTAL: 1,589.10 m<sup>2</sup>

SECURITY  
GROSS: 0.177  
NET: 0.065

11 UNITS = 0.60 ACRES = 24.00 UNITS/ACRE  
NET: 0.065  
11 UNITS = 0.47 ACRES = 23.60 UNITS/ACRE

PARK  
GROSS: 0.177  
NET: 0.065

OUTDOOR AMENITY SPACE  
REQUIRED: 48 m<sup>2</sup>  
PROVIDED: 0 m<sup>2</sup>

OUTDOOR  
REQUIRED: 27.61 m<sup>2</sup>  
PROVIDED: 11.2 m<sup>2</sup>

STREET PARKING  
PROVIDED: 22 PARKING SPACES IN GARAGES  
REQUIRED: 11 x 0.3 = 3.3  
PROVIDED: 2