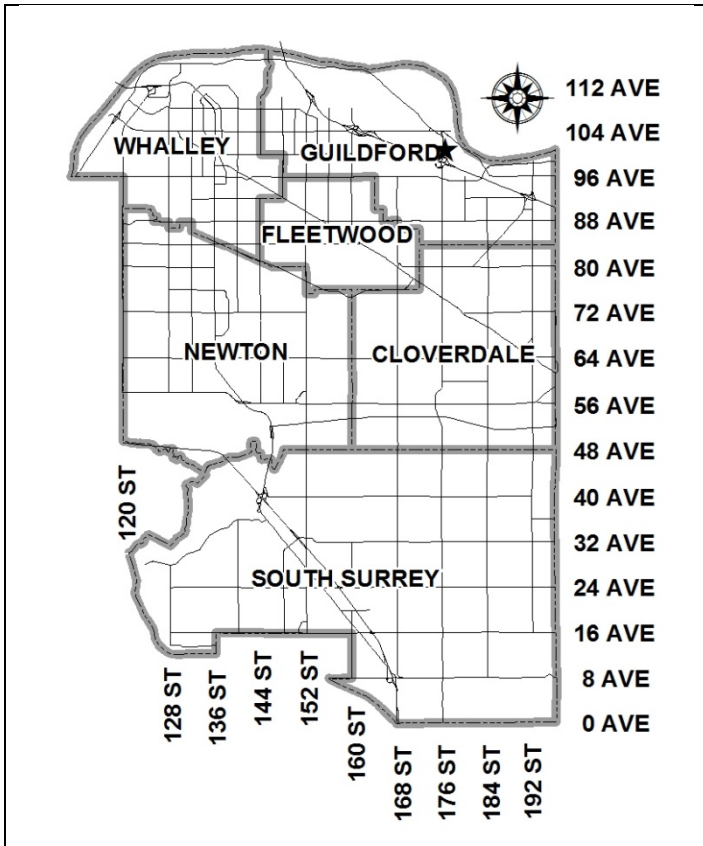


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0165-00

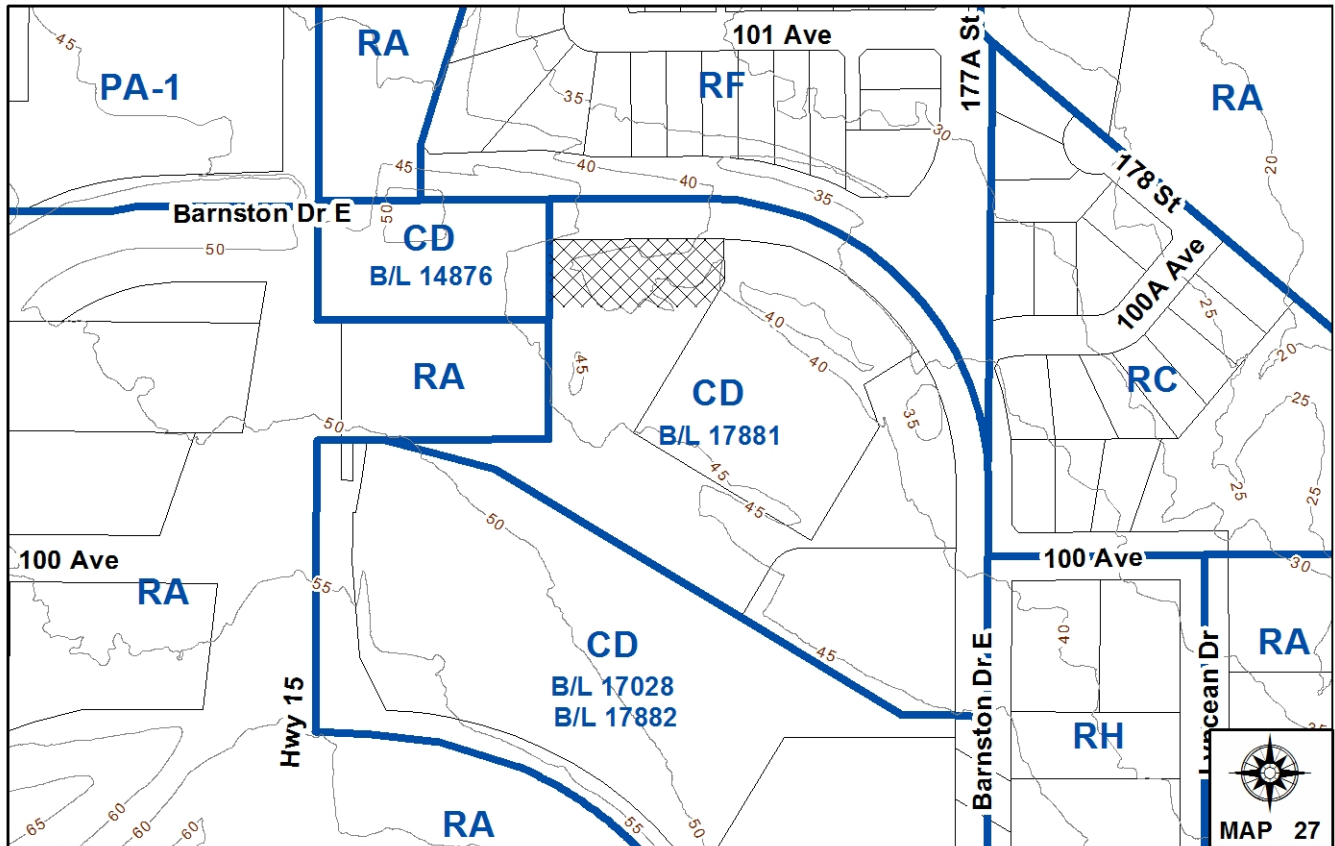
Planning Report Date: June 23, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to permit one parking space in a tandem parking arrangement to be unenclosed for six townhouse units.

LOCATION: Portion of 9989 - Barnston Dr E
OWNER: 0794043 BC Ltd
ZONING: CD (By-law No. 17881)
OCP DESIGNATION: Multiple Residential



MAP 27

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- CD By-law No. 17881 requires all residential parking to be within the building envelope and the applicant proposes six (6) units each with one interior and one exterior tandem parking space.

RATIONALE OF RECOMMENDATION

- The variance allows for a street-facing front room in each of these units, which achieves a more urban, pedestrian streetscape and allows for "eyes on the street". The variance also improves the grading condition along the street.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0165-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary CD By-law No. 17881 to permit one parking space in a tandem parking arrangement to be unenclosed for six townhouse units.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Townhouses under construction.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North (Across Barnston Drive East):	Single family homes	Urban	RF
East:	Townhouses constructed under application no. 7913-0018-00	Multiple Residential	CD (By-law No. 17881)
South:	Townhouses constructed under application no. 7913-0018-00	Multiple Residential	CD (By-law No. 17881)
West:	City-owned Lot	Commercial	CD (By-law No. 14876)

DEVELOPMENT CONSIDERATIONSBackground

- On June 27, 2011, Council approved an Official Community Plan (OCP) amendment from Suburban and Commercial to Multiple Residential and a rezoning from the "Combined Service Gasoline Station Zone (CG-2)" and "Comprehensive Development Zone (CD)" (By-law No. 14876) to "Comprehensive Development Zone (CD)" By-law No. 17028 (based on CG-2, C-8 and RM-70) for a 6.04-hectare (14.9-acre) multi-family development at 176 Street and Barnston Drive East (File No. 7908-0052-00). In addition, Council approved a General Development Permit No. 7908-0052-00 for a Master Plan that would guide the future development of the site.

- On October 3, 2011, a detailed Development Permit No. 7910-0316-00 was issued for the first phase of development, which includes all but the western portion of the subject property, at 9983 and 9989 - Barnston Drive East. Development Permit No. 7910-0316-00 allowed for the development of a 4-storey, 71-unit apartment building and 80 townhouse units.
- Subsequently on March 13, 2013 Council approved Application No. 7913-0018-00 to permit rezoning of the north portion of the original subject site to a new "Comprehensive Development Zone (CD)" (By-law No. 17881) which allowed for an increase in the number of townhouse units, and created separate amenity spaces for the townhouse component and for the apartment component. At the same meeting, Council approved Development Permit No. 7913-0018-00.

Current Application

- The approximately 1,800-square-metre (19,500-sq.ft.) portion of the 0.84-hectare (2.07-ac.) parent lot affected by the proposed variance is located at 9989 Barnston Drive East in Fraser Heights, south of the intersection of 177A Street and Barnston Drive East. The subject lot is designated Multiple Residential in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD)" (By-law No. 17881). The portion of the subject lot under this application consists of 6 townhouse units of a 116-unit townhouse development (see Appendix II).
- The existing CD By-law No. 17881 requires that all resident parking be provided either as underground parking, or as parking within the building envelope.
- However, under approved Development Permit No. 7913-0018-00, the applicant proposed the six (6) townhouse units on the north side of the parent lot that are the subject of this application, each consisting of one interior and one exterior tandem parking space.
- By allowing for one interior and one exterior parking space, the applicant is able to provide for a small flex room/den on the ground floor fronting Barnston Drive East. The Planning Department typically supports these ground floor rooms as they encourage an active and engaging street front with "eyes-on-the-street".
- In addition, this site has steep slopes resulting in significant grade changes across the site. By providing a street-facing room along Barnston Drive East in place of an enclosed double tandem garage, the applicant was able to configure the units in such a way that the ground floor elevation was able to be lowered, creating a better relationship with the street.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary CD By-law No. 17881 to permit one of the parking stalls in a tandem parking arrangement to be unenclosed for six townhouse units.

Applicant's Reasons:

- At the direction of staff, the applicant provided a street-facing room in place of a fully-enclosed double tandem garage in order to lower the ground floor elevation of these units and provide for a better relationship with Barnston Drive East.

Staff Comments:

- The applicant is able to provide for a small, street-facing flex room/den on the ground floor fronting Barnston Drive East.
- The Planning Department typically supports these ground floor rooms as they encourage an active and engaging street front with “eyes-on-the-street.”
- Staff support the proposed variance.

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. 7914-0165-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/da

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0165-00

Issued To: 0794043 BC Ltd
("the Owner")

Address of Owner: 305-9288 - 120 Street
Surrey BC V3V 4B8

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: 029-036-364
Lot 3 District Lots 389A and 390A Group 2 New Westminster District Plan EPP27957
Except Phases One and Two Strata Plan EPS1264
9989 Barnston Drive East

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2013, No. 17881, as amended is varied as follows:
 - (a) Section H.2. Off-Street Parking, the requirement that all parking spaces be provided as underground parking or parking within the building envelope is varied to allow for one exterior parking space in a tandem parking arrangement to be unenclosed for six (6) townhouse units.
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 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

