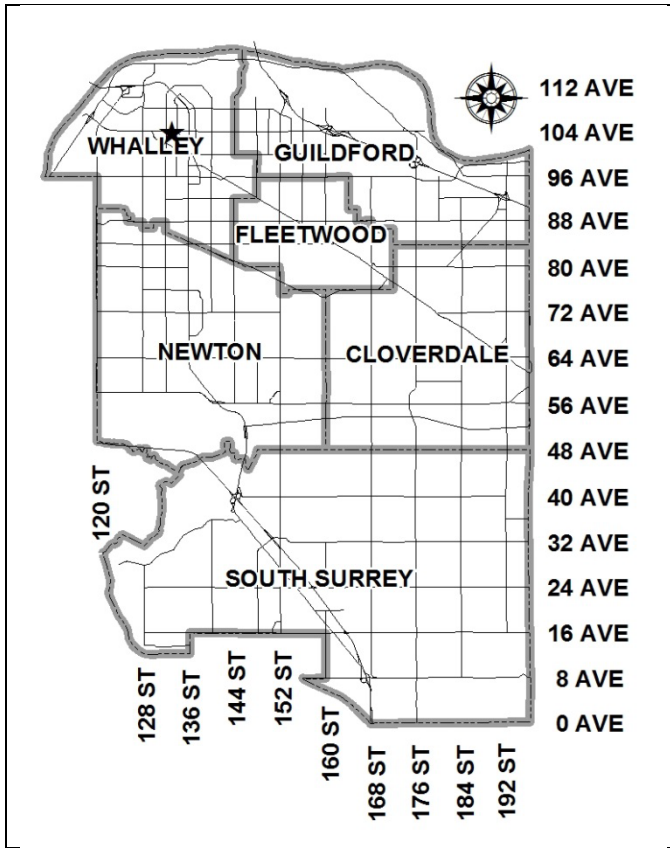


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0336-00

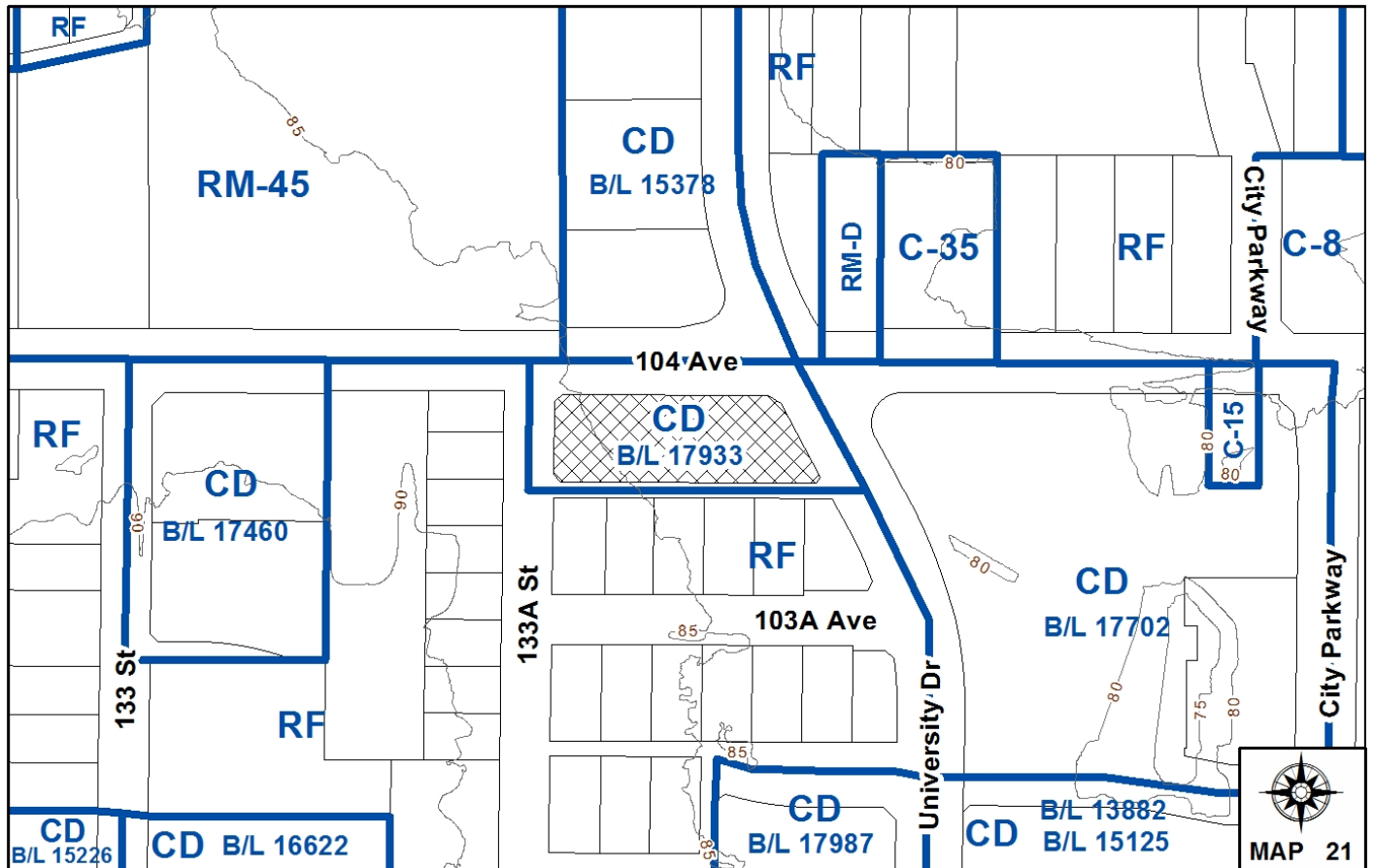
Planning Report Date: February 2, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 in order to increase the maximum allowable percentage of small car parking spaces in a high-rise development.

**LOCATION:** 13398 - 104 Avenue  
**OWNER:** Bosa Properties (104) Inc.  
**ZONING:** CD By-law No. 17933  
**OCP DESIGNATION:** Central Business District



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to increase the maximum allowable percentage of small car parking spaces.

### RATIONALE OF RECOMMENDATION

- The approved mixed-use development, which consists of a high-rise residential tower with a podium for a church and commercial units, is providing more total parking spaces than required under the CD Zone (By-law No. 17933).
- The dimensions of a small car parking space (4.9-metre/16 ft. depth and 2.75-metre/9.0 ft. width) are sufficient for most vehicles.
- The existing development is in close proximity to three SkyTrain Stations and a high-density, mixed-use core.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0336-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to vary Part 5 of the Zoning By-law, to increase the maximum allowable percentage of small car parking spaces within a high-rise development from 25% to 32% of the required parking spaces.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: High-rise residential tower and commercial podium comprised of a mix of uses including a church, currently under construction.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	High-rise residential building.	Central Business District	CD (By-law No. 15378)
East (Across University Drive):	City Hall.	Central Business District	CD (By-law No. 17702)
South (Across unopened lane):	Single family dwellings.	Central Business District	RF
West (Across 133A Street):	Single family dwellings and vacant lots.	Central Business District	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 3,580-square metre (0.88-acre) subject site is located at the southwest corner of the intersection of 104 Avenue and University Boulevard in City Centre, directly west of the new City Hall.
- The subject site is designated Central Business District in the Official Community Plan (OCP) and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17933).

- On September 23, 2013, Council approved Development Application No. 7912-0349-00 to allow for the development of a high-rise residential tower with a commercial podium comprised of a church, ground-oriented commercial units, and second floor office space.
- On December 1, 2014, Council approved Development Application No. 7914-0309-00 to vary the total sign area and sign setback requirements for temporary on-site real estate development marketing signage for the project.
- The site is currently under construction.

### Current Application

- CD By-law No. 17933, regulating the subject property, allows for a reduction in required parking spaces from those in Zoning By-law No. 12000 on a per dwelling unit basis for residential units, and on a gross floor area basis for commercial, office and institutional uses.
- CD By-law No. 17933 requires the applicant to provide 334 parking spaces, including residential parking spaces at a ratio of 0.84 parking space per dwelling unit, commercial and office parking spaces at a ratio of 1.9 spaces per 100 square metres (1,095 sq.ft.) of gross floor area, and institutional parking spaces at a ratio of 3.0 spaces per 100 square metres (1,095 sq.ft.) of gross floor area.
- As the marketing of the development has proceeded, it has been determined that additional residential parking spaces, beyond the requirements of CD By-law No. 17933, are required to increase the marketability of the project and to ensure a successful project. The developer, Bosa Properties Inc., has therefore decided to construct an additional level of parking for residential use. The majority of these new parking spaces are small car spaces.
- In addition, as the building and engineering design drawings have been further refined through the construction phase, some existing parking spaces have been converted to small car parking spaces, and as a result of relocating the "water entry room" a few additional small car parking stalls have been accommodated on the commercial parking level.
- The result is that the applicant is now exceeding the parking provisions of CD By-law No. 17933 by providing forty-two (42) additional parking spaces (for a total of 376 parking spaces) as follows:
  - twenty-nine (29) additional residential parking spaces, for a total of 289 parking spaces (at a ratio of 0.93 parking space per dwelling unit);
  - five (5) additional commercial/office parking spaces, for a total of 28 parking spaces (at a ratio of 2.3 spaces per 100 square metres (1,095 sq.ft.) of gross floor area); and
  - eight (8) additional institutional parking spaces, for a total of 28 parking spaces (at a ratio of 4.3 spaces per 100 square metres (1,095 sq.ft.) of gross floor area).
- The increased provision of parking spaces, the majority of which are small car spaces, has resulted in an increase to the overall ratio of small car spaces to standard sized spaces within the project (149 out of 376 total parking spaces are small car spaces).
- The Zoning By-law permits a maximum of 25% of the required parking spaces for the development to be small car spaces.

- As the development is now proposing 227 standard-sized parking spaces and CD By-law No. 17933 requires a total of 334 parking spaces, 107 of the 149 proposed small car parking spaces are required to fulfill the By-law requirement for the total number of parking spaces. The result is that 32% of the required parking spaces (107 of 334 spaces) are proposed to be small car parking spaces.
- The applicant is therefore seeking a variance to increase the maximum allowable percentage of small car parking spaces from 25% to 32% of the required parking spaces within the development.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5 of the Zoning By-law, to increase the maximum allowable percentage of small car parking spaces for this development, from 25% to 32%.

Applicant's Reasons:

- The applicant is exceeding the residential parking provisions of CD By-law No. 17933 by providing an additional forty-two (42) parking spaces, for a total of 376 parking spaces.
- The 4.9-metre (16 ft.) depth dimension of a small car parking space in the Zoning By-law is a sufficient depth for most vehicles. No changes are proposed to the minimum 2.75-metre (9.0 ft.) width of the parking spaces.

Staff Comments:

- As the existing development is in close proximity to three SkyTrain Stations and a high-density, mixed-use core, the increase in the maximum allowable small car parking spaces from the typical requirement of 25% is supportable.
- The development is providing more stalls than are required (376 parking spaces provided vs. 334 required) under the CD Zone (By-law No. 17933). No further parking variances are proposed.
- 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. Development Variance Permit No. 7914-0336-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/da

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# DEVELOPMENT DATA SHEET

Existing Zoning: CD By-law No. 17933

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		3,451 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	60%	58%
Paved & Hard Surfaced Areas		27%
Total Site Coverage		85%
<b>SETBACKS</b> ( in metres)		
North	2.4 m	2.4 m
South	3.0 m	3.0 m
West	12.0 m	12.0 m
East	3.0 m	4.3 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	N/A	93 m
Accessory	N/A	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>		
One Bed		200
Two Bedroom		110
Three Bedroom +		
Total		310
<b>FLOOR AREA: Residential</b>		20,989 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		445.5 m <sup>2</sup>
Office		770.5 m <sup>2</sup>
Total		1,216 m <sup>2</sup>
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		658.5 m <sup>2</sup>
<b>TOTAL BUILDING FLOOR AREA</b>	22,863 m <sup>2</sup>	22,863 m <sup>2</sup>



**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		898 uph / 363 upa
FAR (gross)		
FAR (net)	6.6	6.6
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	930 m <sup>2</sup>	379 m <sup>2</sup>
Outdoor	930 m <sup>2</sup>	587 m <sup>2</sup>
<b>PARKING (number of stalls)</b>		
Commercial	23	28
Industrial		
Total Residential	260	289
Residential Visitors	31	31
Institutional	20	28
Total Number of Parking Spaces	334	376
Number of disabled stalls	5	5
Number of standard cars	250	227
Number of small cars	84	149*
Tandem Parking Spaces: Number / % of Total Number of Units		0
Size of Tandem Parking Spaces width/length		0

*\* Seeking a variance to allow 32% of required parking to be small car spaces.*

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0336-00

Issued To: BOSA PROPERTIES (104) INC.  
("the Owner")

Address of Owner: 1201, 838 - Hastings St W  
Vancouver, BC V6C 0A6

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: 029-160-146  
Lot 1 Section 27 Block 5 North Range 2 West New Westminster District Plan EPP30184  
13398 - 104 Avenue  
(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section B of Part 5 Off-Street Parking and Loading/Unloading, the maximum allowable percentage of small car parking spaces in a development is increased from 25% to 32% of the required parking spaces.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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 – Linda Hepner

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City Clerk – Jane Sullivan