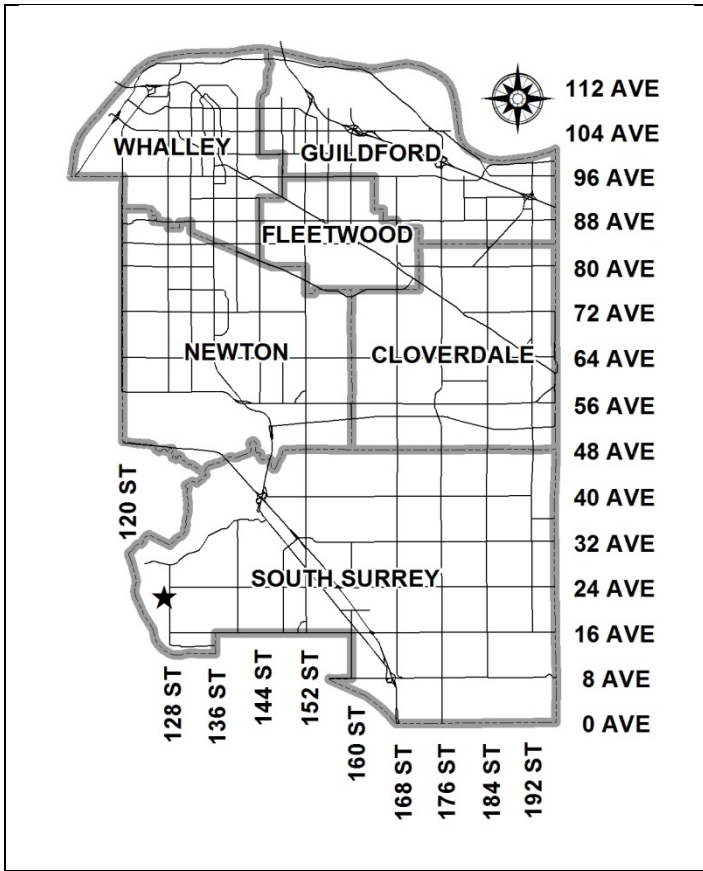


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0017-00

Planning Report Date: February 23, 2015



**PROPOSAL:**

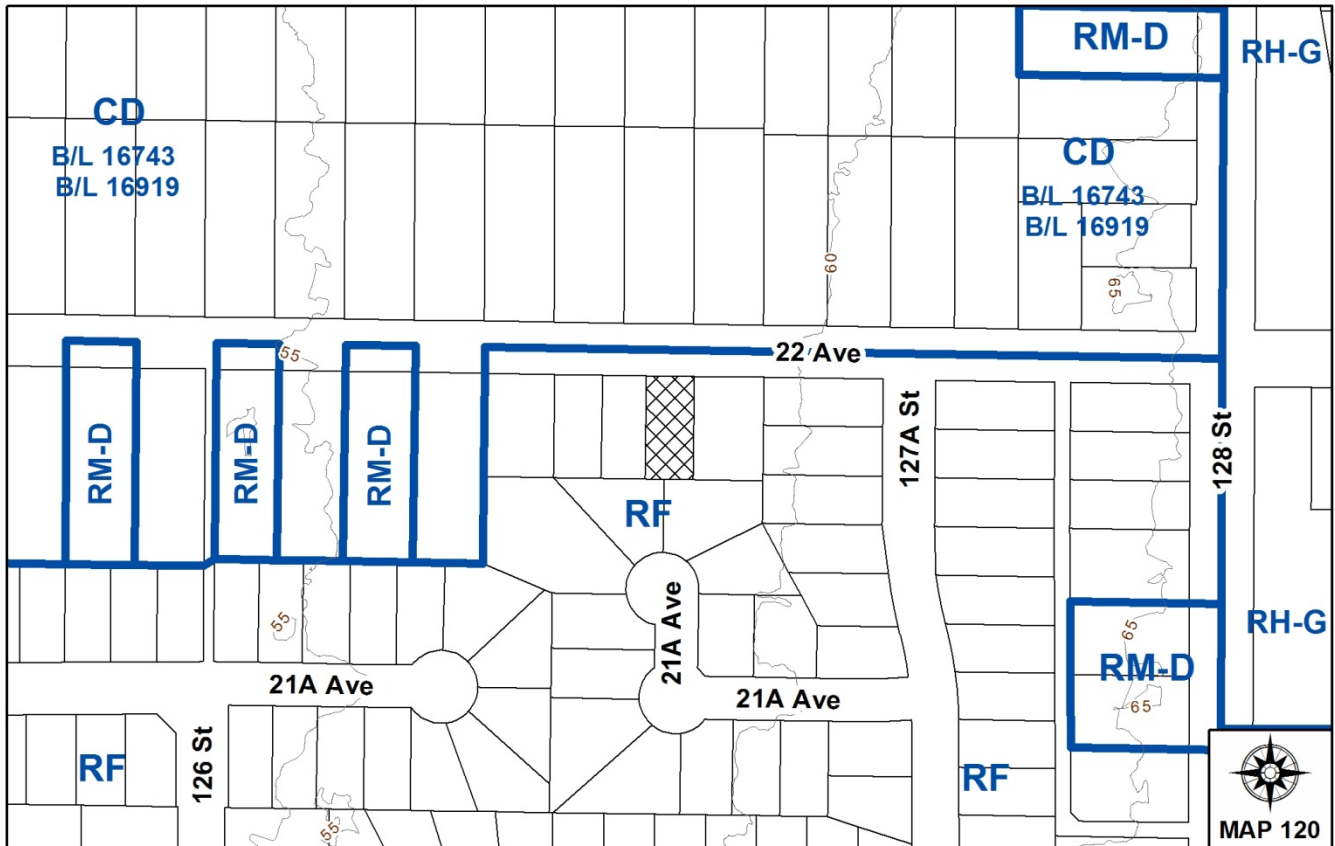
- **Development Variance Permit**  
 in order to relax the maximum permitted floor area of a second storey to allow for expansion and renovation to the existing dwelling and to relax the front yard setback.

**LOCATION:** 12696 - 22 Avenue

**OWNER:** Geoffrey B Watson  
 Nicole K Watson

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to increase the floor area on the upper floor, exceeding the "80/20" rule.
- Seeking a relaxation of 0.6 m (2ft.) to the minimum front yard setback requirement.

### RATIONALE OF RECOMMENDATION

- The existing dwelling currently does not conform to the "80/20" rule, having a second floor that is 147% the area of the lower floor. The proposed renovations will decrease the proportion of non-conformity from 147% to 106%.
- The proposed renovations are contemporary, aesthetically pleasing, and considered to be a significant improvement over the appearance of the existing dwelling.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No.7915-0017-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) To increase the maximum permitted floor area of the second story for the principal building from a maximum of 80% to 106% of the main floor area; and
- (b) To reduce the minimum front yard setback from 7.5 metres (25ft.) to 6.9 metres (23ft).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South, East & West:	Single Family Residential	Urban	RF
North (Across 22 Ave):	Single Family Residential	Urban	CD (By-law No. 16743 & 16919)

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the south side of 22 Avenue and west of 127 A Street. The property is designated as "Urban" in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- The subject property is 724.6 sq. m. (7,800 sq. ft.) in area. The existing dwelling is a two level "cathedral entry" style home, with a lower level partially in-ground. The dwelling has a total floor area of 238.8 sq. m. (2571 sq. ft.), with a carport.

Current Proposal

- The applicant is proposing significant renovations in the location of the existing carport. The renovations include an enclosed two car garage and enclosing the existing covered deck on the second storey to create two bedrooms above the garage.

- Under the RF Zone, the second floor area must not exceed 80% of the floor area of the main floor level including an attached garage and a porch at the front that is covered by a sloped roof.
- The existing dwelling was constructed prior to the "80/20" rule being in effect. Consequently, the existing dwelling does not conform with the "80/20" rule, given that the second floor area at 142.1 sq. m. (1530 sq. ft.) is 146% of the lower floor area of 96.7 sq. m. (1042 sq. ft.)
- The applicant is proposing to add 38.3 sq. m. (412 sq. ft.) on the lower floor and 1.6 sq. m. (18 sq. ft.) on the upper floor, with a combined proposed addition of 39.9 sq. m. (430 sq. ft.) on both the lower and upper floor. The total floor area of the second floor, including the proposed addition will exceed the maximum 80% permitted area of the lower floor at 106%.
- The total floor area of the dwelling, including the proposed additions will be 278.7 sq. m. (3002 sq. ft.) which is below the maximum floor area permitted under the RF Zone.
- The following table summarizes the floor areas of the existing dwelling and the proposed addition:

	Existing Floor Area	Proposed Additional Floor Area	Total Floor Area
<b>Lower Floor</b>	96.7 sq. m. (1042 sq. ft.)	38.3 sq. m. (412 sq. ft.)	135 sq. m. (1454 sq. ft.)
<b>Upper Floor</b>	142.1 sq. m. (1530 sq. ft.)	1.6 sq. m. (18 sq. ft.)	143.7 sq. m. (1548 sq. ft.)
<b>TOTAL</b>	238.8 sq. m. (2571 sq. ft.)	39.9 sq. m. (430 sq. ft.)	278.7 sq. m. (3002 sq. ft.)

- The applicant is seeking to reduce the minimum front yard setback from 7.5 metres (25ft.) to 6.9 metres (23ft) to allow for new construction of boxed window seats.
- The applicant also proposes to complete exterior renovations to modernize the front of the dwelling, including new garage doors, windows and new paint colors.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum floor area of the upper floor from a maximum of 80% to 106% of the lower floor area.

Applicant's Reasons:

- The variance will allow conversion of the existing carport to an enclosed two-car garage and enclosure of the existing covered deck into two bedrooms on the upper floor.

## Staff Comments:

- Boxed windows are permitted to encroach into a required setback to a maximum of 0.6m (2ft.), provided that the boxed window does not exceed a total horizontal length along the exterior wall. The proposed boxed window is 6.12m (20ft.) in horizontal length, and therefore does not comply with the setback provisions of the Zoning By-law.
- The proposed renovation/addition is contemporary, aesthetically pleasing, and an overall improvement over the appearance of the existing dwelling.
- The proposed addition will decrease the proportion of non-conformity from 147% to 106%.
- Staff supports this variance proceeding to Public Notification.

## (b) Requested Variance:

- To reduce the minimum front yard setback from 7.5 metres (25ft.) to 6.9 metres (23ft.).

## Applicant's Reasons:

- The variance will allow for the construction of two window boxes for the newly constructed bedrooms.

## Staff Comments:

- The proposed addition of the protruding window boxes will create elements of depth and add architectural detail to the front of the dwelling, creating a visually pleasing addition to the street scape.
- Staff supports this variance proceeding to Public Notification.

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.	Site Plan, and Proposed Building
Appendix III.	Development Variance Permit No. 7915-0017-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

AS/da

\\file-server1\net-data\csdc\generate\areaproduct\save\5648200085.doc  
DRV 2/19/15 11:59 AM



## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	724.6 sq. m	724.6 sq. m
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	724.6 sq. m	724.6 sq. m
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	36%	30.5%
SETBACKS ( in metres)		
Front	7.5 m	7.64 m/7.04 m
Rear	7.5 m	15.47 m
Side #1 (N,S,E, or W)	1.8 m	2.07 m/2.12 m
Side #2 (N,S,E, or W)	1.8 m	3.99 m/3.95 m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	7.32 m	6.52 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	393.0 sq. m	278.9 sq. m
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	393.0 sq. m	278.9 sq. m

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**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)	2.5 HA	1
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
<b>AMENITY SPACE (area in square metres)</b>		
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		<b>2</b>
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors	2	2
Institutional		
Total Number of Parking Spaces		4
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
---------------	--------	---------------------------------	--------



APPENDIX II 7915-0017-00 (A)



① Perspective 1- Existing



② Perspective 1- Proposed



Nicole & Geoff Watson  
12696 22 Ave. Surrey

No.	Description	Date

Perspectives		
Project number	Project Number	<b>A105</b>
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		



① Perspective 2 - Existing 1



② Perspective 2 - Proposed



Nicole & Geoff Watson  
12696 22 Ave. Surrey

No.	Description	Date

Perspectives 2		
Project number	Project Number	A106
Date	Issue Date	
Drawn by	Author	
Checked by	Checker	
Scale		







(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7915-0017-00

Issued To: GEOFFREY B WATSON  
NICOLE K WATSON  
  
("the Owner")

Address of Owner: 12696 - 22 Avenue  
Surrey, BC V4A 2B8

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: 002-519-291  
Lot 224 Section 18 Township 1 New Westminster District Plan 55817

12696 - 22 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section D 2.(a)(iii) of Part 16 "Single Family Residential Zone (RF)" the maximum permitted floor area of a second storey for a principal building is varied from 80% to 106% of the main floor area.
  - (b) In Section F of Part 16 "Single Family Residential Zone (RF)" the maximum permitted front yard setback is varied from 7.5m (25ft) from the property line to 6.9m (23ft).
4. The sitting of buildings and structures shall be in accordance with the drawings numbered 7915-0017-00 (A) through to and including 7915-0017-00 (E) (the "Drawings") which are attached herto and form 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 – Linda Hepner

---

City Clerk – Jane Sullivan