

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0251-00

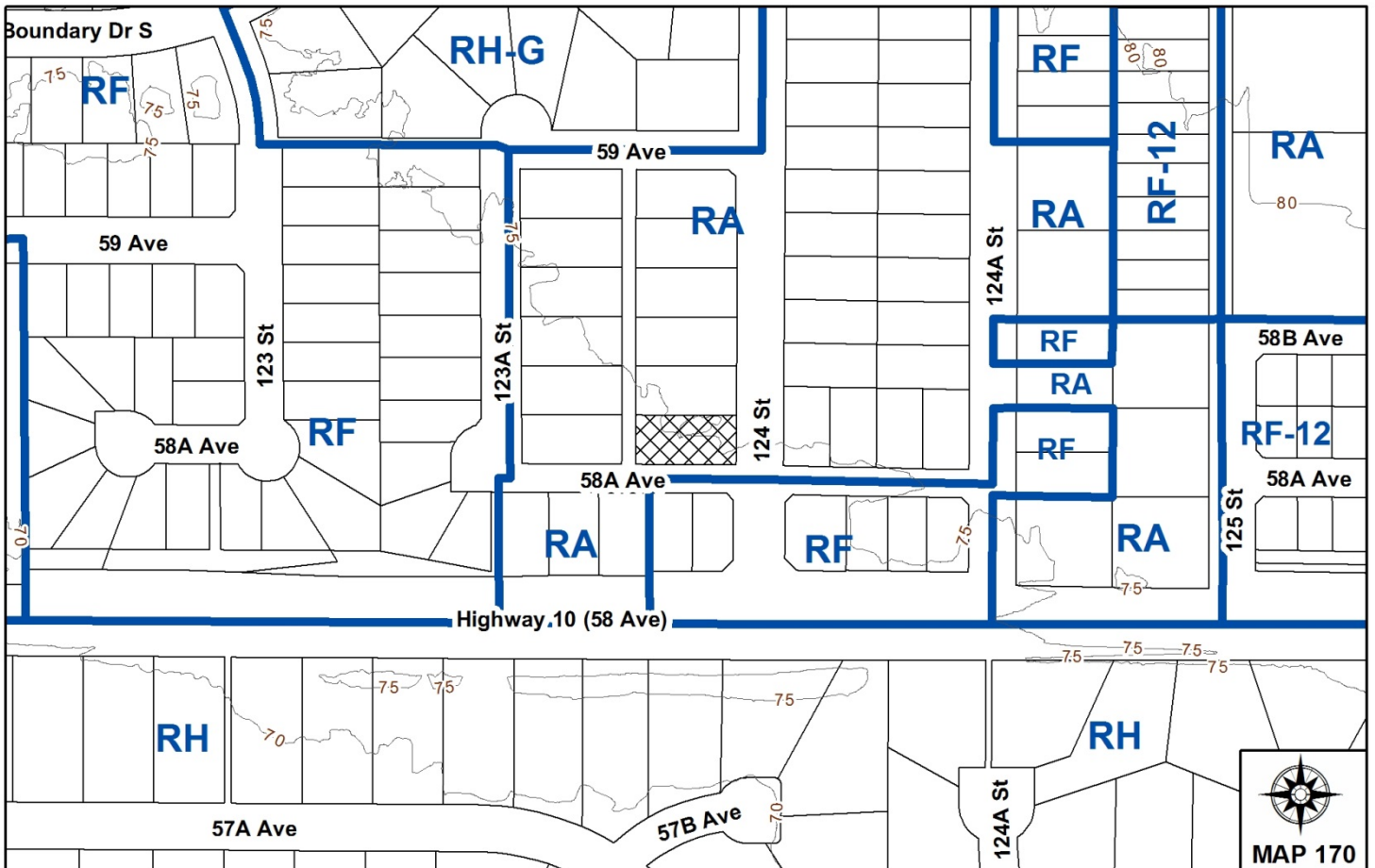
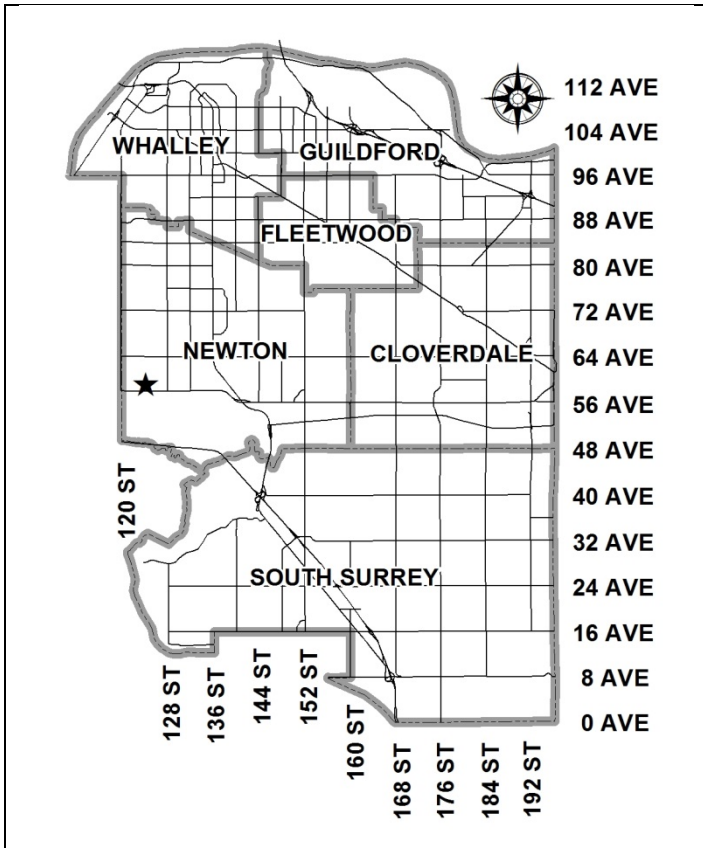
Planning Report Date: November 21, 2016

PROPOSAL:

- **Development Variance Permit**

to permit the second storey offset to be from the rear and side façades.

LOCATION: 5835 - 124 Street
OWNER: Ranvir K. Sanghera
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Existing Single Family



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the 80/20 rule to allow the 20% offset from the second storey level to be from the rear and side façades.

RATIONALE OF RECOMMENDATION

- The proposed house design is unique and offers architectural detail, however, the strict application of the 80/20 provisions of the "Single Family Residential Zone (RF)" limit the applicant's ability to construct this housing form. While the intent of the provisions are to promote design articulation, they are not intended to limit unique or quality design where appropriate.
- This housing form will locate the garage and on-site parking at the rear of the home and away from public view, which will enhance the streetscape along 124 Street.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0251-00 (Appendix II), to vary the "Single Family Residential Zone (RF)" to allow the reduced floor area of the second storey to be accomplished by an offset at the second storey level from the wall at the main floor level from either the front, side, or rear walls or a combination thereof to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Dwelling	Urban/Existing Single Family	RA
East (Across 124 Street):	Single Family Dwelling	Urban/Existing Single Family	RA
South (Across 58A Avenue):	Single Family Dwellings	Urban/Existing Single Family	RA and RF
West (Across lane):	Single Family Dwelling	Urban/Existing Single Family	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 5835 – 124 Street. The site is approximately 885 square metres (9,528 sq. ft.) in area, 21 metres (69 ft.) wide, and 42.5 metres (139 ft.) deep. The lot is zoned "One-Acre Residential Zone (RA)", designated Urban in the Official Community Plan (OCP), and "Existing Single Family" in the West Newton/Highway 10 Neighbourhood Concept Plan.

Current Proposal

- The applicant is proposing to construct a single family dwelling on the subject property.
- The requirements of Sub-section D.2 Density of Part 16 "Single Family Residential Zone (RF)" apply to the subject property as it is Zoned RA, is less than 1,858 square metres (0.5 acre), and is designated Urban in the Official Community Plan.

- Under D.2 (a) iii. of the RF zone, the maximum permitted floor area of a second storey for a principal building must not exceed 80% of the floor area of the main floor level, and the reduced floor area of the second storey must be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof.
- The applicant is proposing a Development Variance Permit to allow the 20% offset of the second storey level to be provided from the front, side, or rear walls or a combination thereof in order to construct an architecturally unique house.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To allow the 20% offset of the second storey level from the wall at the main floor level to be provided from the front, side, or rear walls or a combination thereof.

Applicant's Reasons:

- The applicant is proposing to construct an architecturally unique house with a symmetrical front façade. With this particular design, the required 20% offset of the second storey level is achieved mainly from the rear of the house over the garage, rather than from the front and side of the house.

Staff Comments:

- The front façade of the proposed house draws design features from the French Manor style of architecture. It is a symmetrical two-storey structure with balanced windows and a rectangular front door set in an arched opening. An offset of the second storey level would detract from the symmetry of this architectural style.
- The subject site is a corner lot and the proposed house incorporates appropriate design features that break up the massing of the south elevation flanking 58A Avenue. These include a second storey offset, skirt roof, bay windows, covered entrance, and variation in the roofline.
- While the offset is primarily from the rear façade above the garage, it will be visible from 58A Avenue, the flanking street.
- The surrounding neighbourhood has a mixture of older one- and two-storey houses built between the 1950s and 1970s and newer houses built post-2000. There is no clear architectural style within the neighbourhood and therefore the proposed house on the subject property is not incompatible with the surrounding neighbourhood context.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Variance Permit No. 7916-0251-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0251-00

Issued To: RANVIR K. SANGHERA

(the "Owner")

Address of Owner: 5846 – 124A Street
Surrey, BC V3X 1X3

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: 007-974-418

Lot 6 Section 7 Township 2 New Westminster District Plan 20566

5835 – 124 Street

(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 reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front, side, or rear walls or a combination thereof.
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.
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.

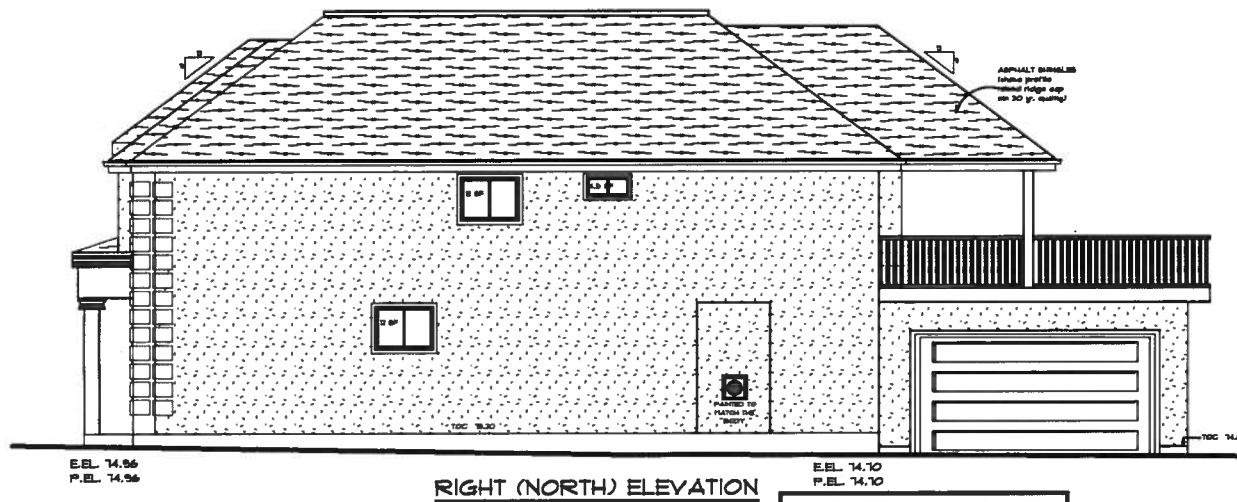
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



TOTAL WALL AREA:	888.80 SQ.FT.
PERCENTAGE AREA OF WINDOW OPENING:	5%
WINDOW OPENING ALLOWED:	78.95 SQ.FT.
WINDOW OPENING PROPOSED:	28.9 SQ.FT.

PROPOSED RESIDENCE for MR. AMITOJ
on 5835-124 STREET, SURREY - B.C.

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SCALE: AS SHOWN
DATE: APRIL 27, 2016
REV 1: AUG 9, 2016
REV 2: AUG 12, 2016

PLAN No 018-3-3-16
DRAWN: FH



REAR (WEST) ELEVATION



Second storey offset is primarily from rear of house above the garage

LEFT (SOUTH) ELEVATION

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SCALE: AS SHOWN
DATE: APRIL 29, 2015
REV 1: AUG 9, 2016
REV 2: AUG 17, 2016

PLAN No 9(B)-3-3-16
DWGUN: FH

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home design
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