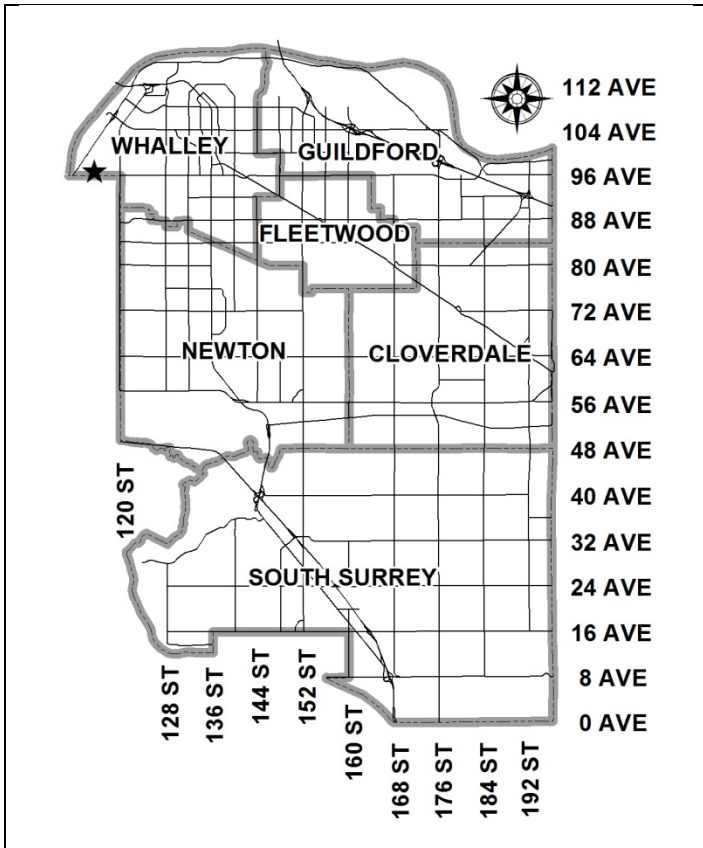


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0128-00

Planning Report Date: May 7, 2018



**PROPOSAL:**

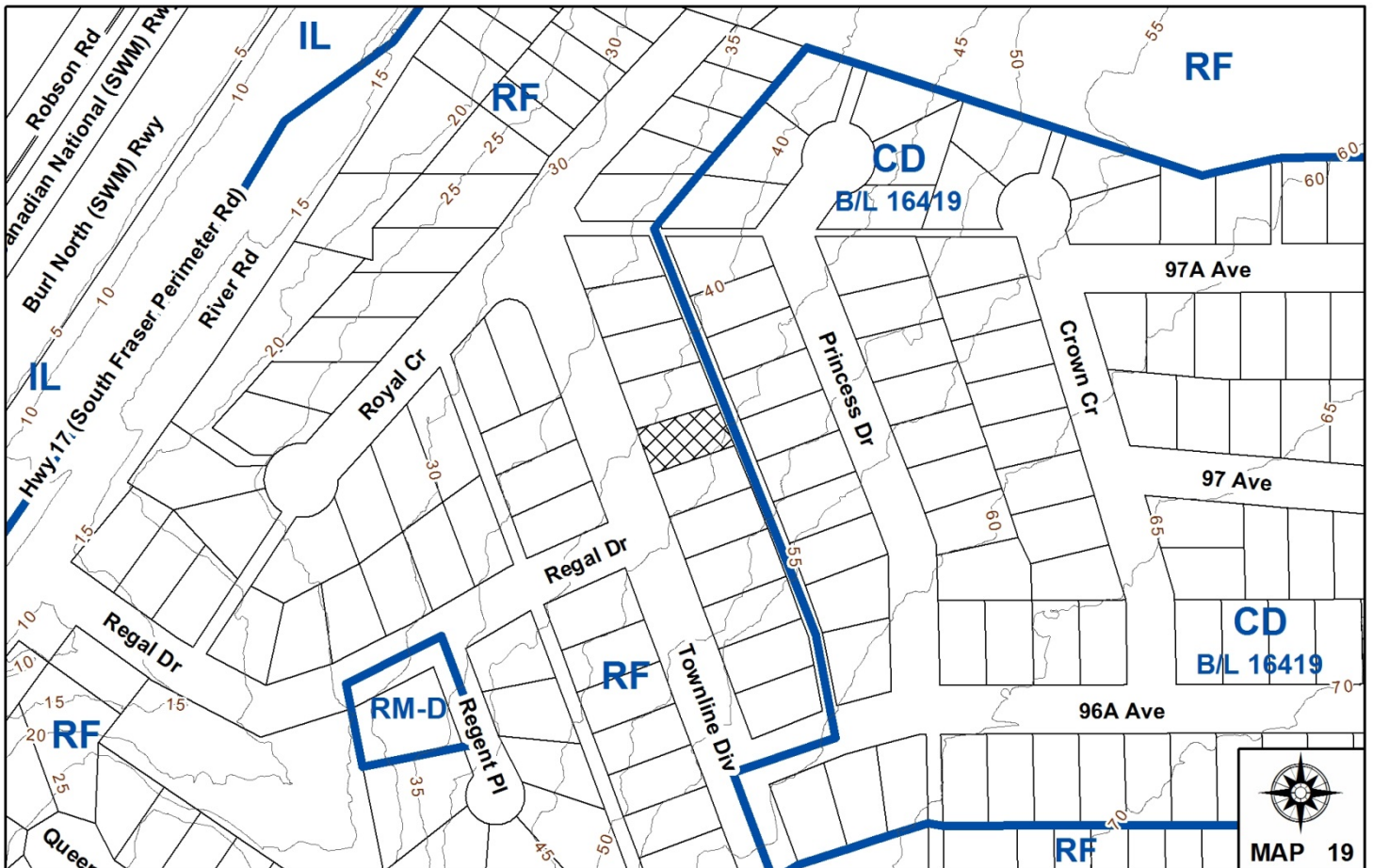
- **Development Variance Permit**

to vary the maximum permitted floor area of a second storey to permit the construction of a new single family dwelling.

**LOCATION:** 9710 - Towlne Diversion

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is requested to vary the zoning requirements for a second storey floor area reduction (the 80/20 rule).

### RATIONALE OF RECOMMENDATION

- The applicant was previously issued a Building Permit for a single family dwelling that featured a sloped roof above the front porch. Upon constructing the dwelling, the applicant noticed that the parapet fronting the sloped roof appeared bulky and detracted from the overall aesthetic of the proposed dwelling.
- The applicant has since chosen to modify their original building design by removing the portion of sloped roof above the front porch and replacing it with a portion of flat open deck.
- As a result of these modifications, the second storey is now 82% of the floor area of the main floor. The applicant has therefore applied for Development Variance Permit to allow the second storey of the dwelling to be 82% of the floor area of the main floor, which is higher than the 80% required in the RF Zone.
- The proposed modifications do not detract from the originally designed architectural character and quality of the dwelling.
- Staff support the requested variance.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0128-00 (Appendix IV), to increase the maximum permitted floor area of the second storey of the principal building from 80% to 82% of the main floor area, to proceed to Public Notification.

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 Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East (Across lane):	Single family dwellings	Urban	CD (By-law No. 16419)
South:	Single family dwellings	Urban	RF
West (Across Townline Diversion):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 9710 - Townline Diversion in Whalley and is approximately 671 square metres (7,225 sq. ft.) in area. The lot is zoned "Single Family Residential Zone (RF)" and is designated "Urban" in the Official Community Plan (OCP).
- The applicant was previously issued a Building Permit in November of 2017. The original design for the house featured a front porch that was covered by a sloped roof and was fronted by a parapet wall.
- Upon substantial completion of the single family dwelling, the applicant observed that the sloped roof and parapet over the front porch appeared bulky and out of place.

### Current Proposal

- The applicant is proposing to revise their existing design in order to replace the portion of sloped roof above the front porch with a portion of open deck. As a result of the revision, the second storey of the dwelling is now 82% of the floor area of the main floor.
- 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, which includes that portion of any porch or veranda at the front that is covered by a sloped roof.
- By converting the space above the front porch from a sloped roof to an open deck, the design can no longer count the area of the front porch for the density calculation of the main floor. As a result, the area of the main floor has been reduced and the second storey of the house is approximately 82% of the main floor.
- The applicant is therefore proposing a Development Variance Permit to increase the maximum floor area of the second storey from 80% to 82% of the main floor area.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To increase the maximum floor area for the second storey of the principal dwelling from 80% to 82% of the main floor area under the RF Zone.

#### Applicant's Reasons:

- Upon substantial completion of the single family dwelling, it was observed that the sloped roof and parapet above the front porch appeared bulky and out of place.
- A revision of the original house design is being sought in order to achieve a more balanced massing at the front of the house.

#### Staff Comments:

- The proposed modifications do not detract from the originally designed architectural character and quality of the dwelling.
- The design revision helps to break up the massing on the front (west) elevation of the proposed single family dwelling.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Aerial Photo (Neighbourhood Context)
- Appendix III. Proposed Site Plan and Building Plans (Before and After)
- Appendix IV. Development Variance Permit No. 7918-0128-00.

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

RT/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



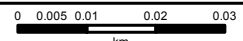
**Legend**

- Road Names1000\_4000
- Buildings (labels)
- Address Search
- Address Points
- Zoning Boundaries
- Zoning Boundaries (labels)
- Rights of Way**
- Municipal
- Utility
- Rights of Way (labels)
- Easements**
- 3rd Party Agreement
- Restrictive Covenant
- Easements (labels)
- Lots (Outline)

Enter Map Description

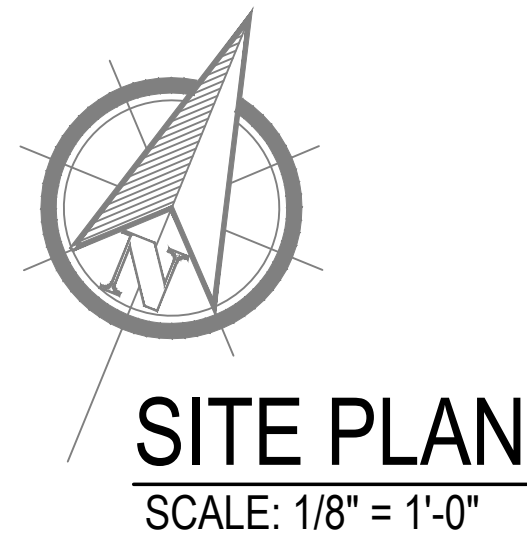
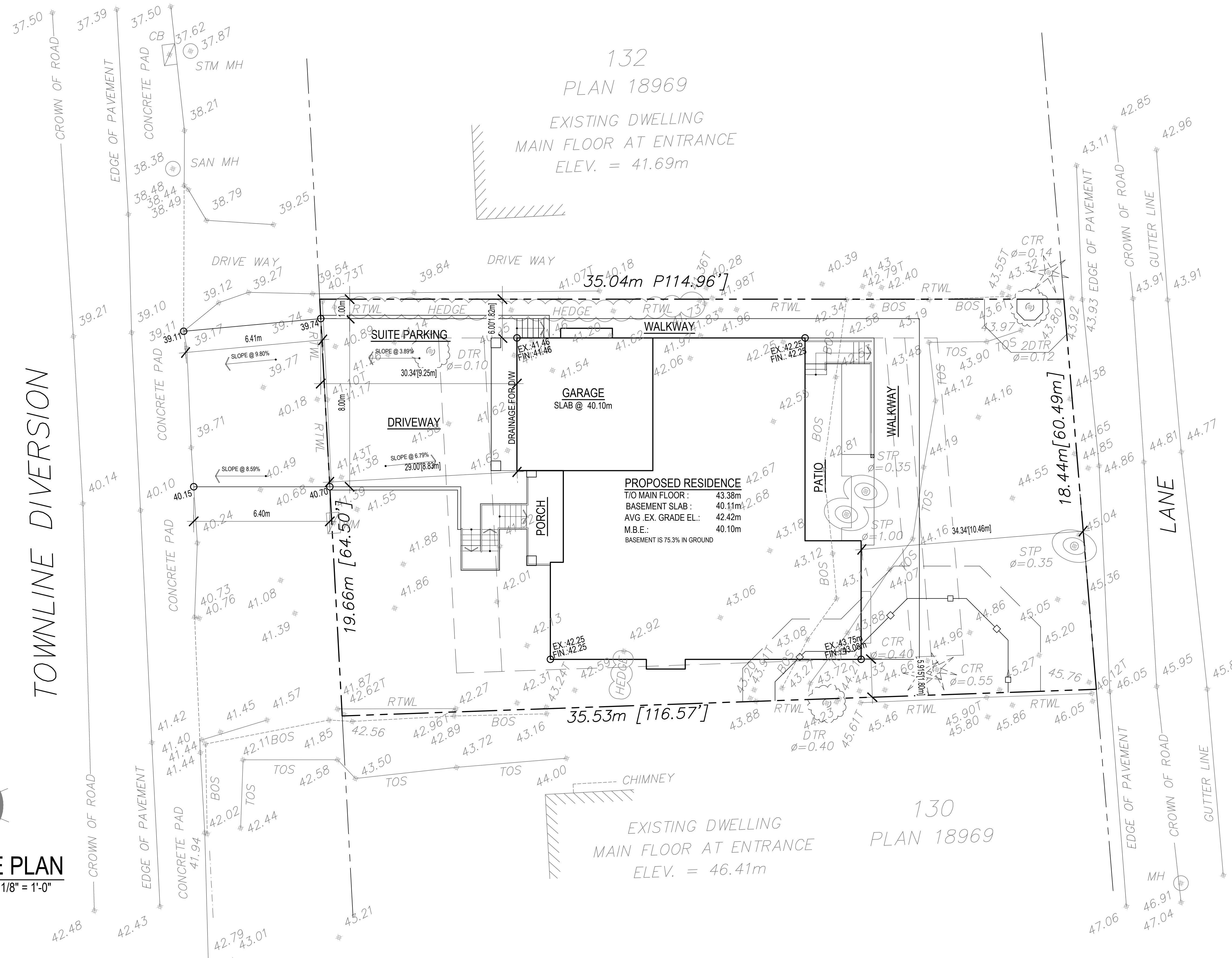
Scale: 1:1,093

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



**ZONING ANALYSIS:**

LOT SIZE:	7,223 sq.ft.
FLOOR AREA:	
PERMITTED: 6,028 sq.ft. X .60	3,617 sq.ft.
1,195 sq.ft. X .35	418 sq.ft.
SUBTRACT: 420 sq.ft. (GARAGE)	4,035 sq.ft.
ALLOWABLE FLOOR AREA:	3,615 sq.ft.
PROPOSED:	
PRINCIPAL BUILDING:	
MAIN FLOOR :	2,211 sq.ft.
UPPER FLOOR:	1,791 sq.ft.
GARAGE AREA:	420 sq.ft. (EXEMPT)
TOTAL PROPOSED FLOOR AREA RATIO:	4,002 sq.ft.
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PERMITTED (10% OF MAXIMUM FAR):	404 sq.ft.
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PROPOSED:	
PORCH/VERANDA RESERVED:	164 sq.ft.
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THESE PLANS CONFORM TO BCBC 2012  
CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.  
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DO NOT SCALE DRAWINGS  
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-

ADDRESS:  
9710 - TOWNLINE DIVERSION  
SURREY, B.C.  
LEGAL DESCRIPTION:  
LT 131 SEC 35 BLK 5  
NORTH RANGE 3WEST  
NWD PLAN 18969

PID : 010-437-398

CLIENT:  
-

DATE: FEB 2017  
SCALE: 1/4" = 1'-0" (UNO)  
DRAWN: HARP | CHECKED: D.M.



# GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY D.MAND DESIGN AND DRAFTING SERVICES LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2012). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

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CRAWLSPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

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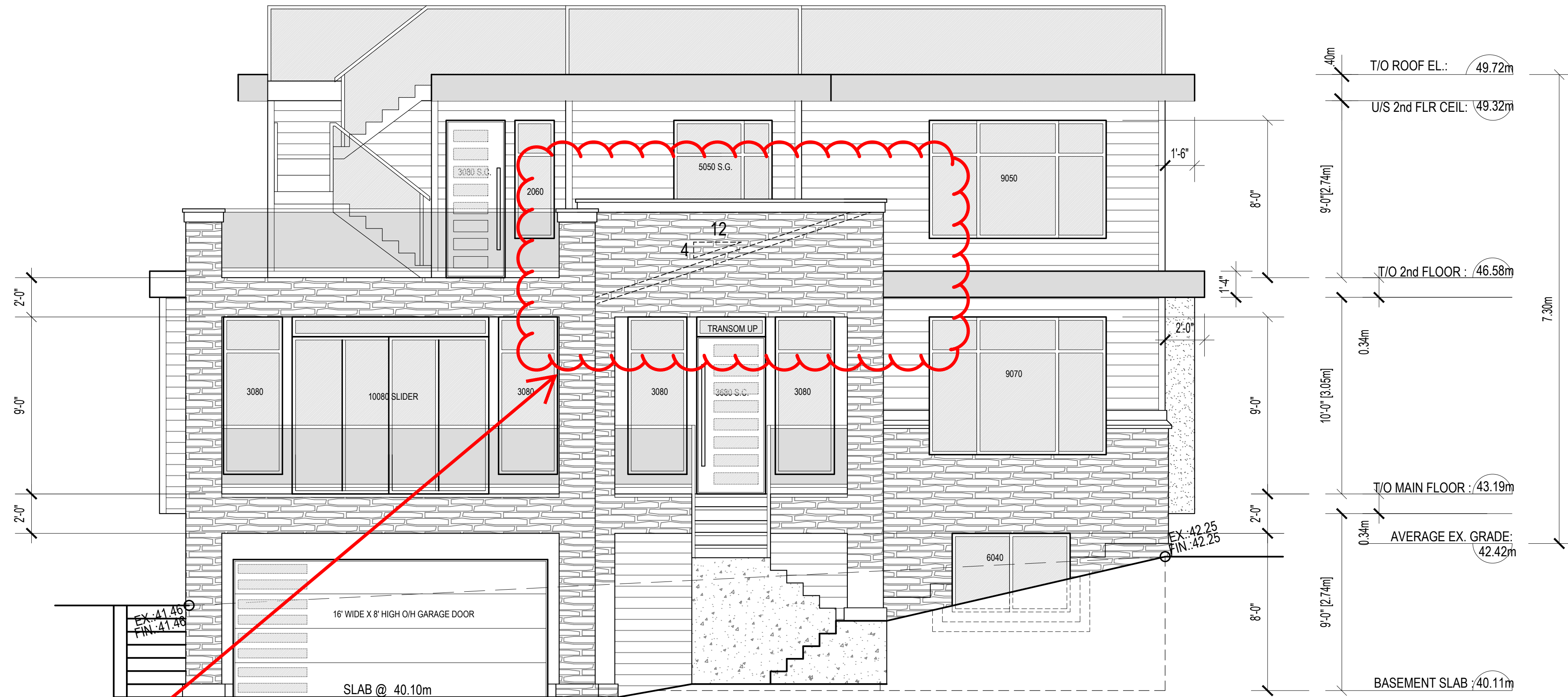
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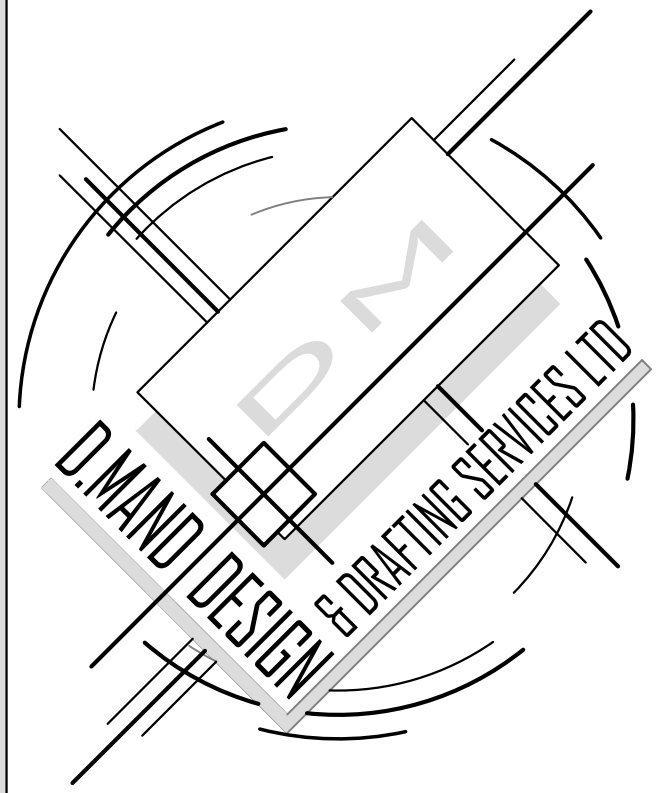


**FRONT ELEVATION**

Previous design featuring sloped roof and parapet above front porch.



**REAR ELEVATION**



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2

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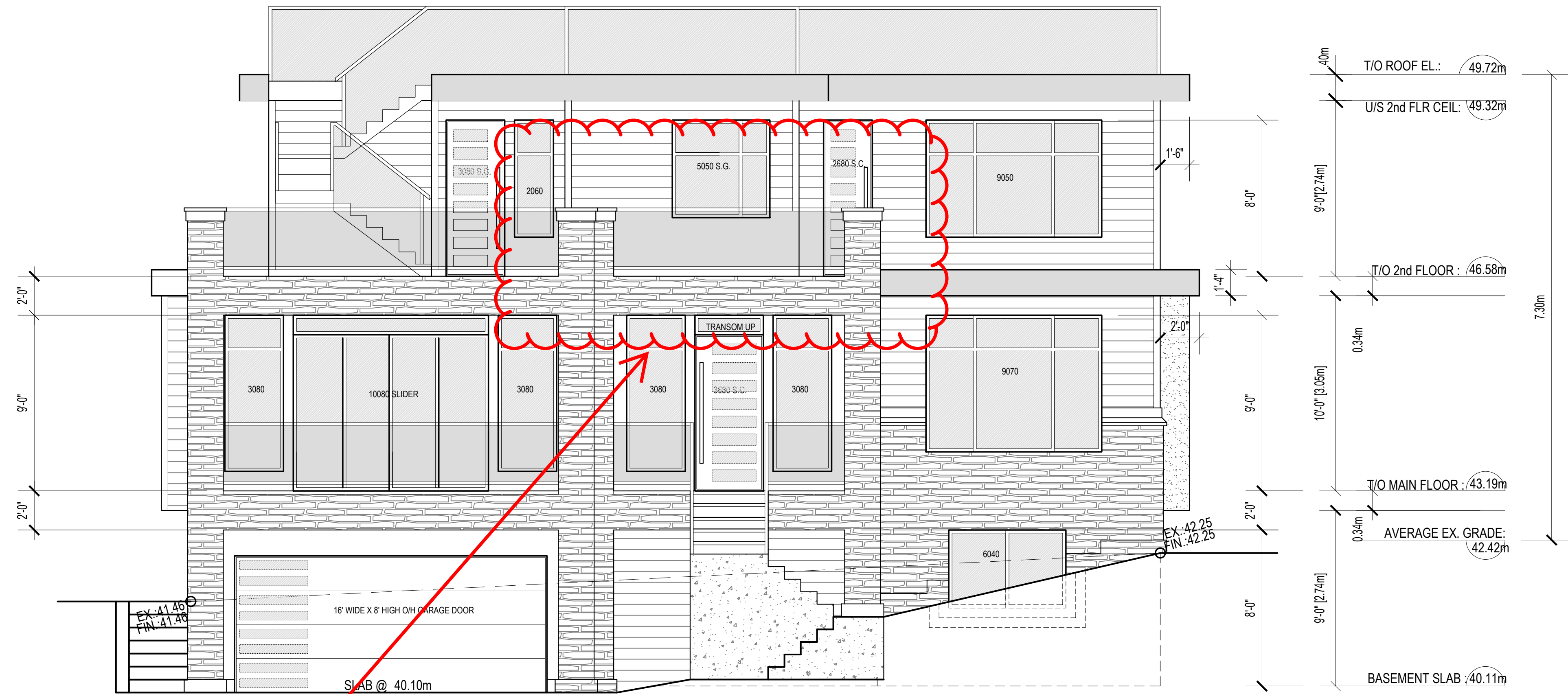
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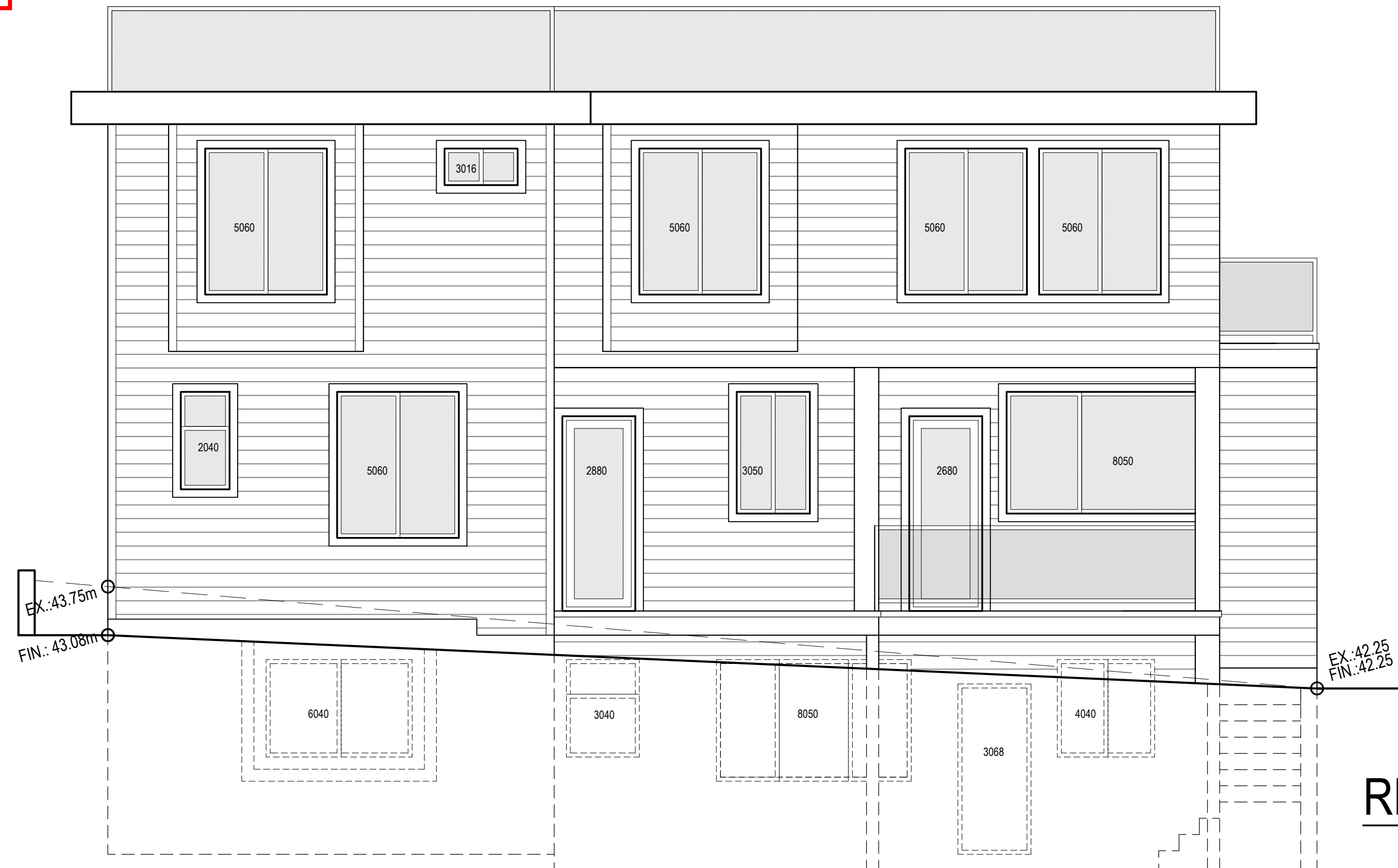
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FRONT ELEVATION

Revised design featuring open deck above front porch.



REAR ELEVATION



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CLIENT:  
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-

DATE: FEB 2017  
SCALE: 1/4" = 1'-0" (UNO)  
DRAWN: HARP | CHECKED: D.M.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0128-00

Issued To:

(the "Owner")

Address of Owner:

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: 010-437-398  
Lot 131 Section 35 Block 5 North Range 3 New Westminster District Plan 18969  
9710 - Townline Diversion

(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 82% of the main floor area.
4. 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.
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 .

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Mayor – Linda Hepner

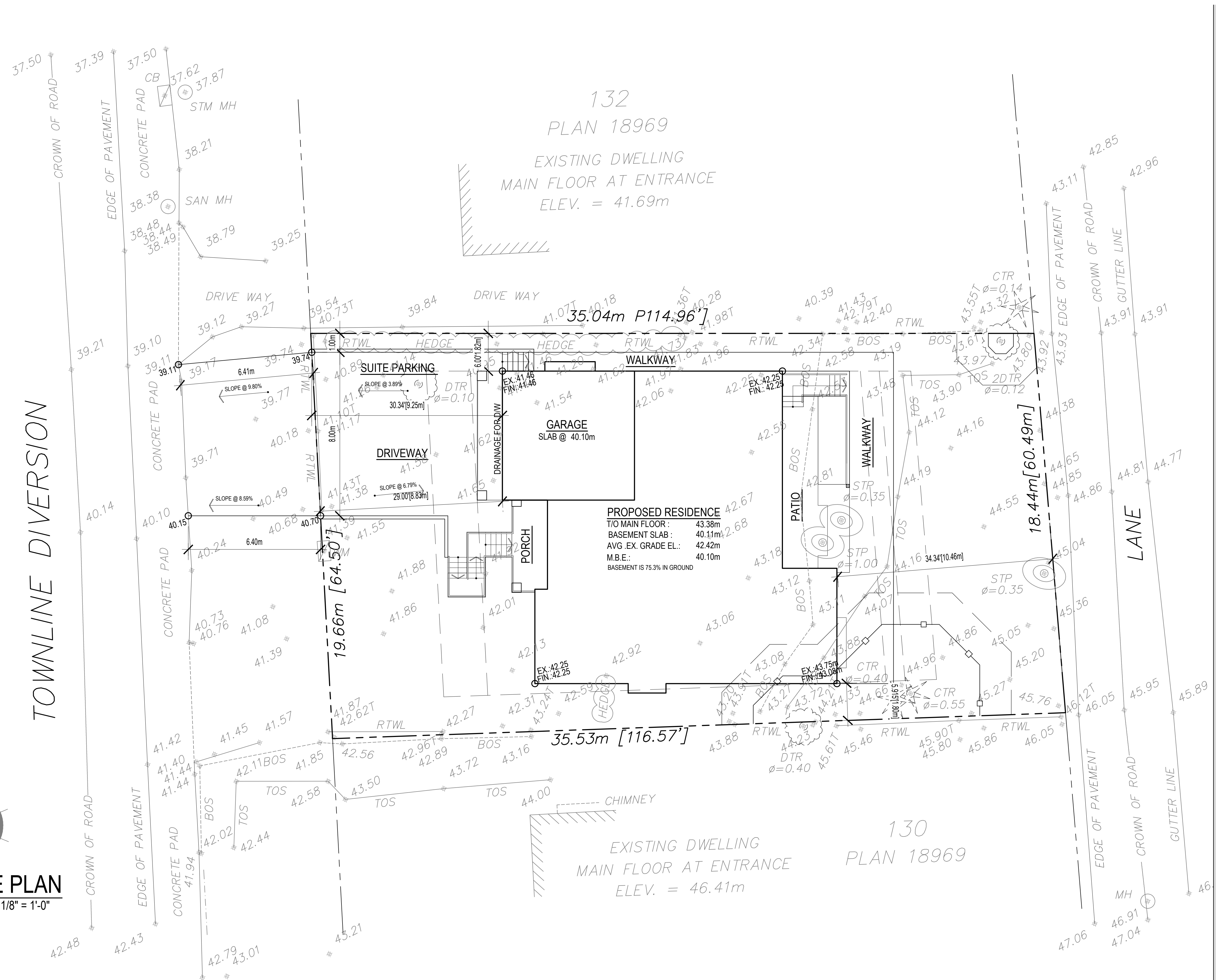
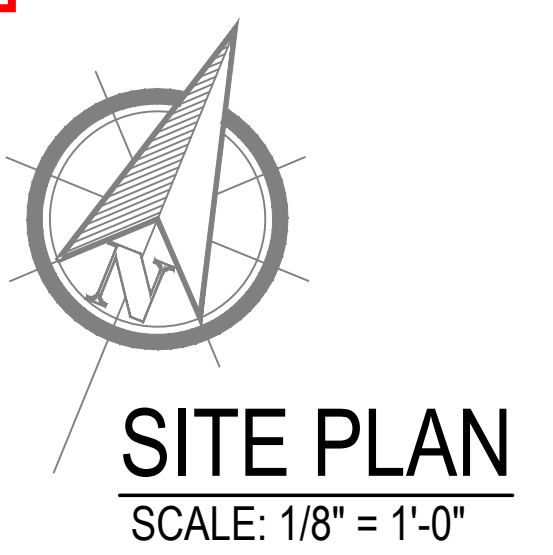
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City Clerk – Jane Sullivan

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CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.  
CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.  
THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWINGS  
\*\*BUILDERS NOTES:  
THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.  
SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
THE BUILDER RESERVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS  
FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS  
IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:  
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ADDRESS:  
9710 - TOWNLINE DIVERSION  
SURREY, B.C.  
LEGAL DESCRIPTION:  
LT 131 SEC 35 BLK 5  
NORTH RANGE 3WEST  
NWD PLAN 18969

PID : 010-437-398

CLIENT:  
-

DATE: FEB 2017  
SCALE: 1/4"=1'-0" (UNO)  
DRAWN: HARP CHECKED: D.M.