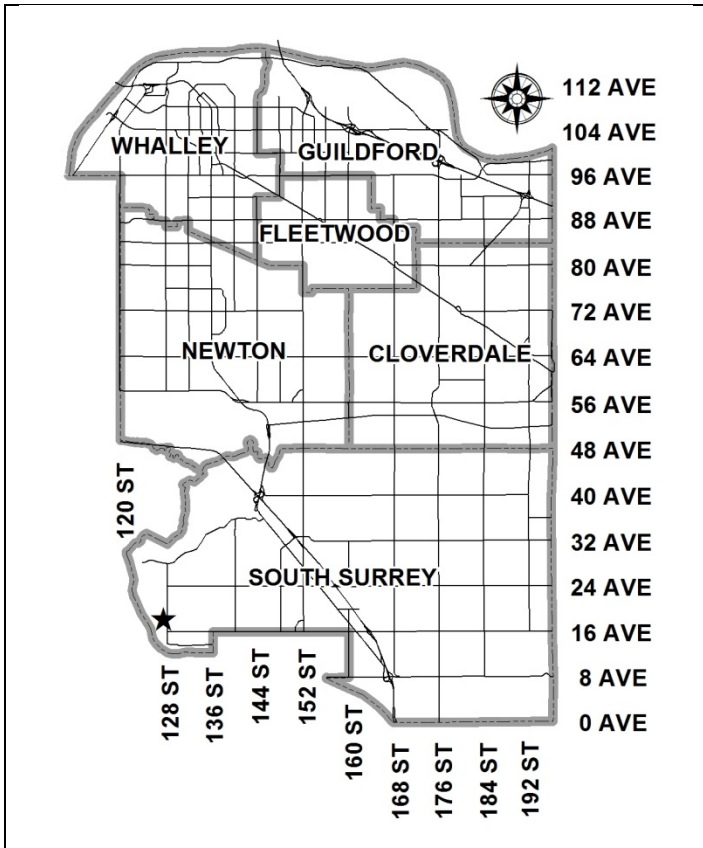


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0151-00

Planning Report Date: May 28, 2018



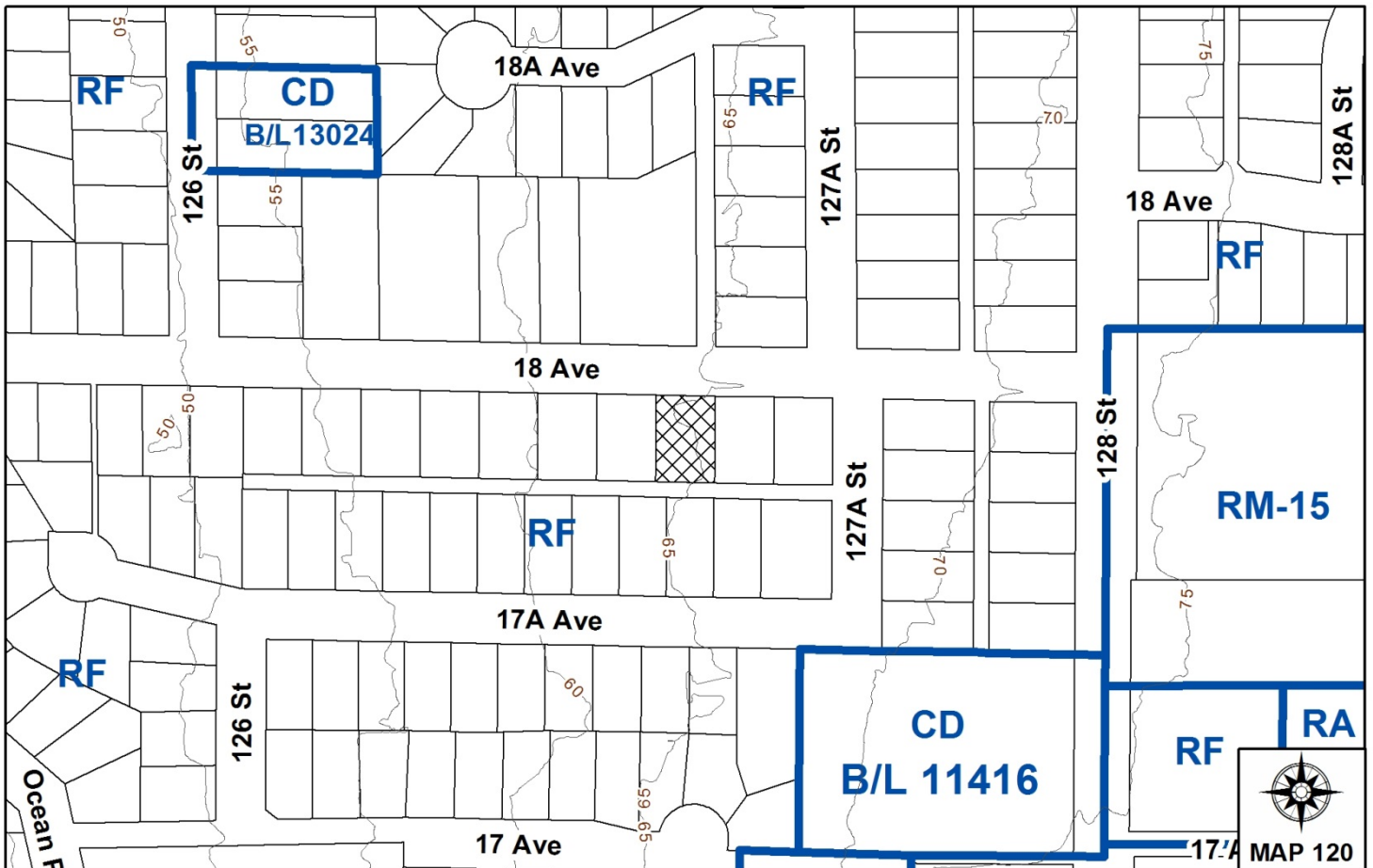
PROPOSAL:

- **Development Variance Permit**
to vary the minimum 20% second storey offset requirement in order to permit construction of a single family dwelling.

LOCATION: 12718 - 18 Avenue

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 required to vary the zoning requirements for second storey floor area offset (the "80/20" rule).

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)" requires the minimum 20% second storey offset to be achieved from the front or sides as would be visible from the street. While the second storey does not meet the strict application of the "80/20" rule (requiring the offset to be visible from the street), the second storey is offset a minimum of 20% from the main level, with a portion of the minimum required offset achieved on the west side of the house but that is not visible from the street.
- The proposed variance to the "80/20" rule is considered minor, and the proposed massing is reasonable and the building form is appropriate for this part of the Ocean Park neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0151-00 (Appendix II), to vary the "Single Family Residential Zone (RF)" to reduce the minimum required second storey offset from 20% to 17%, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 18 Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RF
South (Across lane):	Single family dwellings.	Urban	RF
West:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 12718 – 18 Avenue. The site is approximately 818 square metres (8,809 sq. ft.) in area, designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".

Current Proposal

- The applicant is proposing to construct a single family dwelling on the subject property.
- Under the provisions 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, as would be visible from the street.

- The applicant is proposing a Development Variance Permit to reduce the minimum required offset from 20% to 17% in order to construct the proposed dwelling.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to vary the "Single Family Residential Zone (RF)" to reduce the minimum required second storey offset from 20% to 17%.

Applicant's Reasons:

- The applicant is proposing to construct an architecturally unique house. With this particular design, the required 20% offset of the second storey level is achieved mainly from the front and sides of the house, a portion of which is not visible from the street.

Staff Comments:

- 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)" requires the minimum 20% second storey offset to be achieved from the front or sides as would be visible from the street.
- Although the proposed dwelling does not conform to the strict application of the "80/20" rule requiring the offset to be visible from the street, the second storey level is offset a minimum of 20% from the main level, with a portion of the minimum required offset achieved on the west side of the house but that is not visible from the 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.
- The proposed variance to the "80/20" rule is considered minor, and is supported to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Development Variance Permit No. 7918-0151-00.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0151-00

Issued To:

Address of Owner:

(the "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: 001-739-948
Lot 25 Section 18 Township 1 New Westminster District Plan 20858
12718 - 18 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 minimum required second storey offset located at the front or sides of the dwelling is reduced from 20% to 17%.
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.

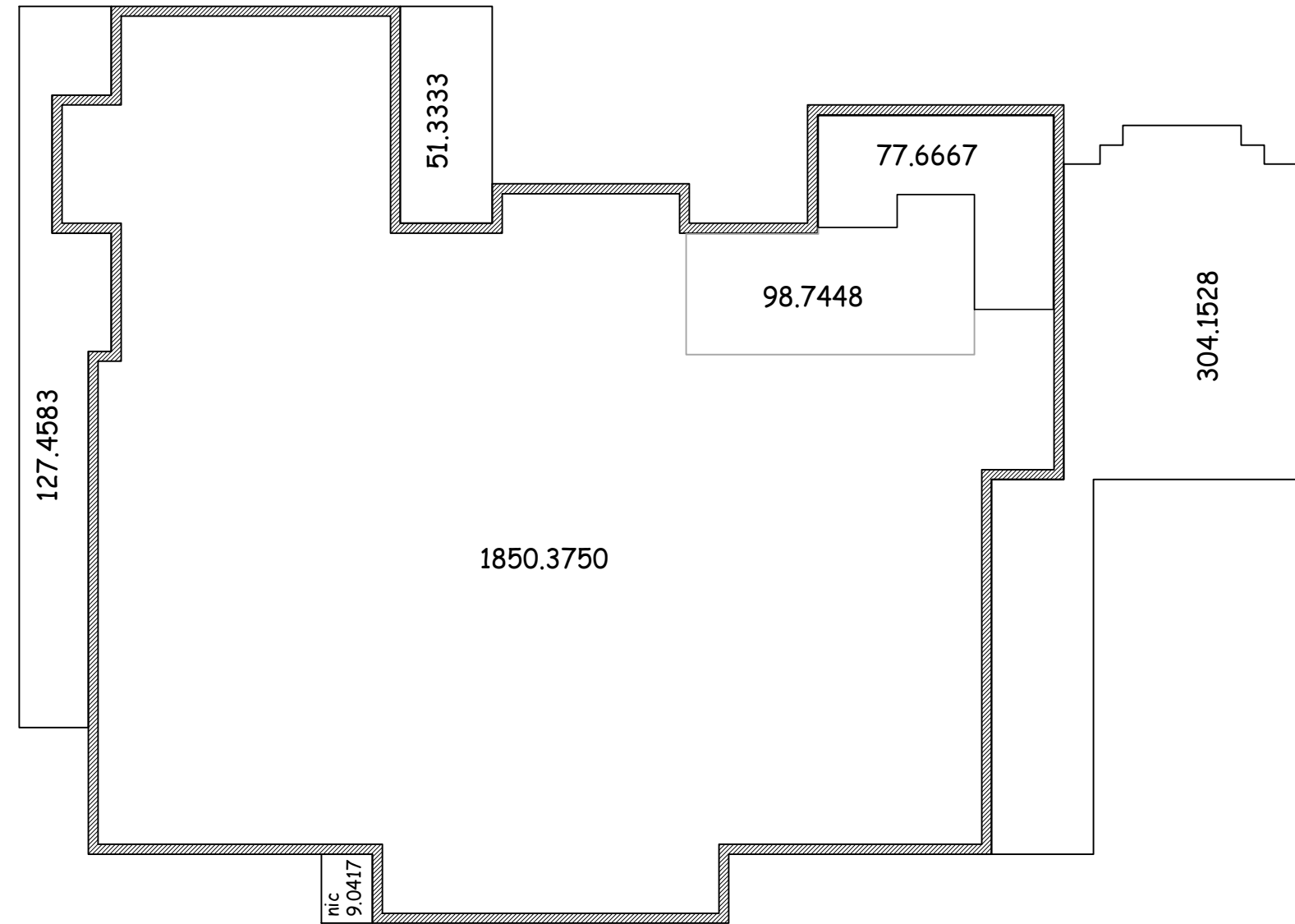
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

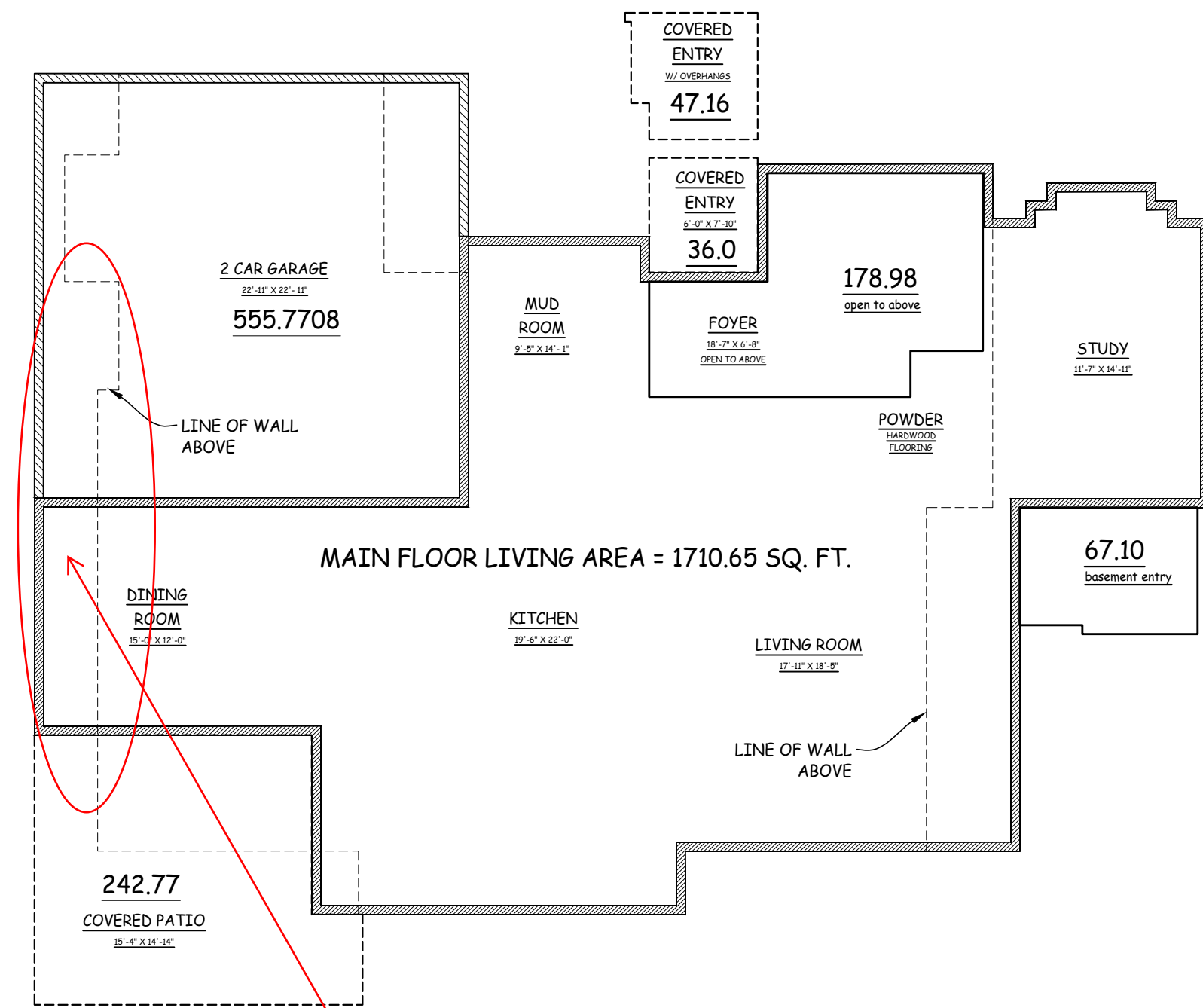
Schedule A



upper floor areas

right side left garage left side
127.4583+ 51.3333+ 304.1528=482.9444

front & side offset upper floor area including open to below and stairs
482.9444/ 1850.3750= 0.260997906=26.1%
min sq ft for offset=370.275 sq ft = 20%



SITE DATA

CIVIC ADDRESS:
12718 18TH AVENUE,
SURREY, B.C. V4A 1V7

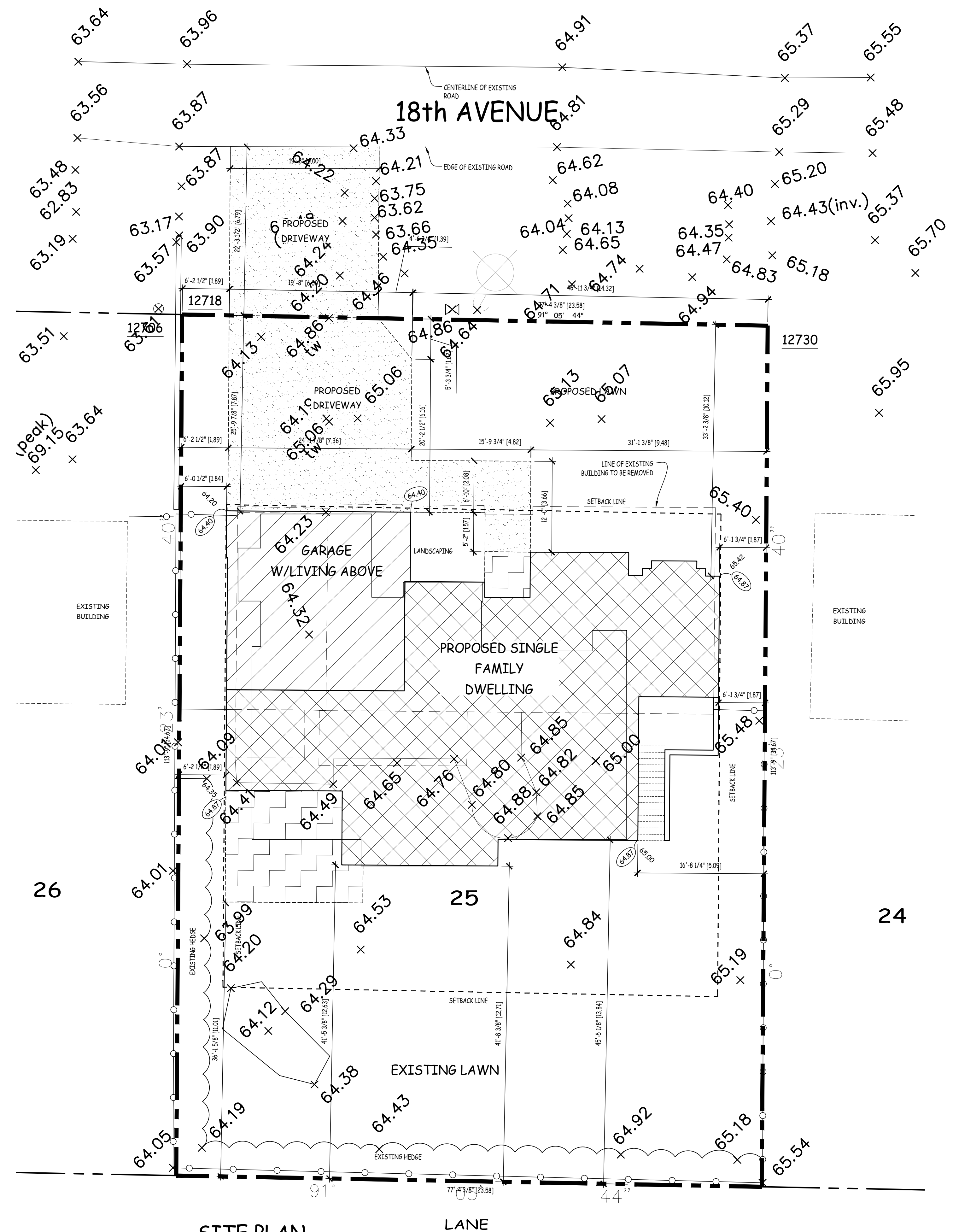
LEGAL DESCRIPTION:
LOT: 25 SECTION: 18
TOWNSHIP: 1 NEW
WESTMINSTER DISTRICT PLAN
20858 NWD PART SE 1/4
P.I.D.: 001 739 948

ZONING: RF
LOT AREA: 818m²

FLOOD PLANE: NO
PROPOSED 2 STORY W/
IN GROUND BASEMENT

SITE LEGEND

- PROPERTY LINE
- PROPOSED LIVING
- PROPOSED COVERED AREA
- PROPOSED GARAGE
- PROPOSED DRIVEWAY
- PROPOSED FINISHED GRADE
- EXISTING GRADE
- EXISTING BUILDINGS
- BUILDING SETBACK LINE RF ZONING
- EXISTING RIGHT OF WAY
- EXISTING FENCE
- EXISTING TO BE REMOVED



SITE PLAN

SCALE: 1/8"=1'-0"

Proposed reduced second storey offset from 20% to 17%.

ADDITIONAL NOTES:

These drawings comply to the 2012 BCBC including Dec 2014 revisions

J HALL
DRAFTING & DESIGN

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Fax: 604-607-0290
Cell: 604-302-0601

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STAMP:

DRAWN BY:

J. HALL

CHECKED BY:

J. HALL

SCALE:

AS NOTED

DATE:

Aug. 10, 2017

CUSTOMER:

Mr. Grievies

Hylne Construction

ADDRESS:

12718 18th Avenue

Surrey, B.C.

PLAN #

JH-17-21

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