

City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7918-0386-00

Planning Report Date: April 15, 2019

**PROPOSAL:**

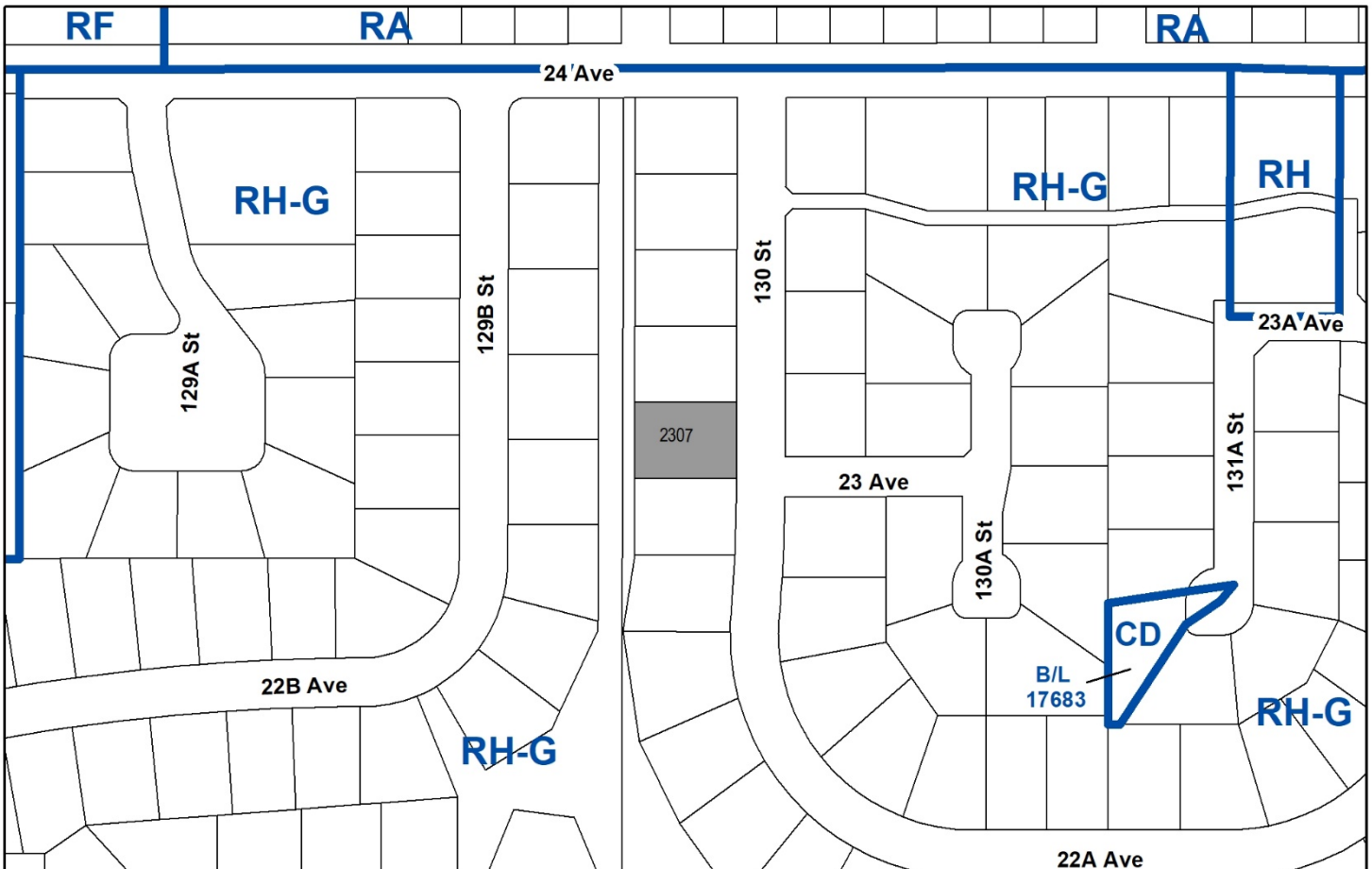
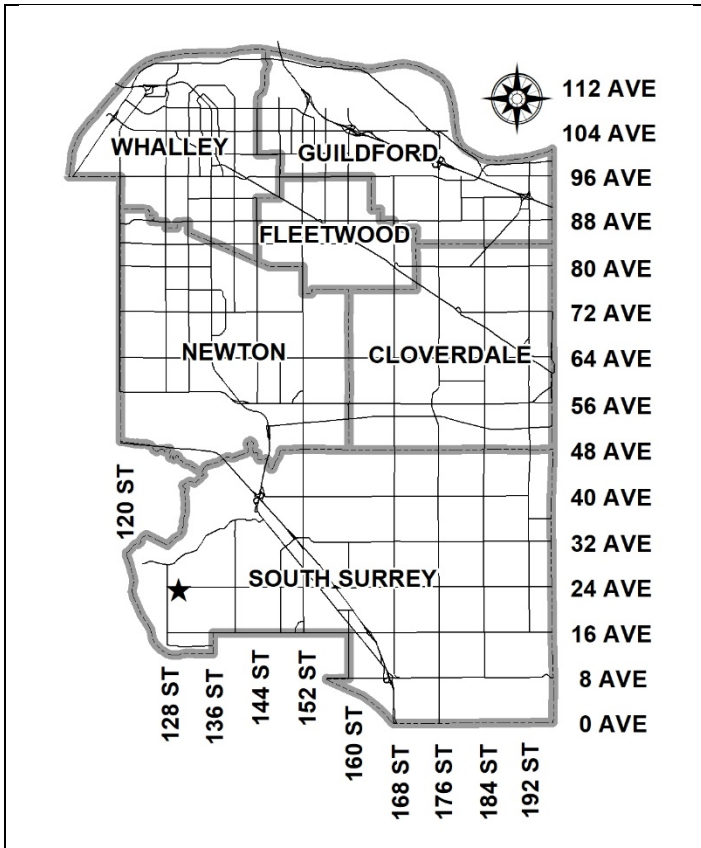
- **Development Variance Permit**

to increase the permitted second storey floor area to facilitate the expansion of an existing dwelling

**LOCATION:** 2307 - 130 Street

**ZONING:** RH-G

**OCP DESIGNATION:** Suburban (Density Exception Area)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit (DVP) to vary the zoning requirements for second storey floor area offset (the "80/20" rule) in order to permit construction of a second storey addition.

### RATIONALE OF RECOMMENDATION

- The proposed variance will have minimal impact on the surrounding properties.
- The proposed modifications do not detract from the originally designed architectural character and quality of the dwelling.
- The applicant has provided a signed letter of support from the neighboring property owners, including the property owners at 2321 – 130 Street, 2291 – 130 Street and 2288 – 130 Street.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0386-00 (Appendix III), to increase the maximum permitted floor area of the second storey for a principal building from 80% to 89% of the floor area of the main floor level, to proceed to Public Notification.

REFERRALS

- Engineering: The Engineering Department has no objection or requirements relative to the issuance of the proposed variance.
- Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the project.
- Fire: No referral required.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Suburban (Density Exception Area)	RH-G
East (Across 130 Street):	Single family dwellings	Suburban (Density Exception Area)	RH-G
South:	Single family dwellings	Suburban (Density Exception Area)	RH-G
West (Across Huntington Park):	Single family dwellings	Suburban (Density Exception Area)	RH-G

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 1,314 square metres (14,142 sq. ft.) in area, and located on the west side of 130 Street and south of 24 Avenue. The lot is zoned "Half-Acre Residential Gross Density Zone" (RH-G) and is designated "Suburban" in the Official Community Plan (OCP). The site is also located within a "Suburban Density Exception Area" which restricts density to a maximum of 5 units per hectare (2 units per acre).
- Under density provisions of the RH-G 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.

### Current Proposal

- The applicant is proposing a second storey addition on the south side of the existing dwelling above the existing garage. The addition includes two bedrooms and a recreational room on the second floor.
- The applicant is proposing to add 68 square metres (732 sq. ft.) of floor area on the second floor, resulting in a second floor area of 197 square metres (2121 sq. ft.). The total floor area of the second floor, including the proposed addition will exceed the maximum 80% permitted area of the lower floor at 87.5%. The proposed offset from the main floor is 11%.
- The proposal is to increase the 80/20 rule for the second floor from 80% to 89% of the main floor to allow for a new second storey addition.
- The total floor area of the dwelling, including the proposed addition will be 404 square metres (4345 sq. ft.), which does not exceed the maximum floor area permitted under the RH-G Zone.
- The existing and proposed elevations of the dwelling are shown in Appendix II.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To increase the 80/20 rule for the second floor from 80% to 89% of the floor area of the main floor.

#### Applicant's Reasons:

- The variance will allow an addition of 68 square metres (732 sq. ft.) to the existing dwelling, allowing for more living space to accommodate a growing family.
- The resulting offset from the proposed second storey addition is met from the front of the building.

#### Staff Comments:

- The applicant explored alternative locations for the proposed addition. Locations for the proposed addition on the main floor were deemed unsuitable as an addition to the first floor would have come in conflict with an existing pool on the property. The proposed addition to the second storey eliminates potential conflicts with the existing pool.
- The proposed modifications do not detract from the originally designed architectural character and quality of the dwelling.
- The applicant has provided letters of support for the variance from neighboring property owners.
- Staff support this application 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) and Project Data Sheets
- Appendix II. Existing and Proposed Elevations of Dwelling
- Appendix III. Development Variance Permit No. 7918-0386-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

WS/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RH-G

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	N/A	1313 sq. m
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	25%	17.5%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	7.5 m	9.4 m
Rear	7.5 m	18.9 m
Side #1 (N,S,E, or W)	3.0 m	8.8 m
Side #2 (N,S,E, or W)	3.0 m	3.0 m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	8.3 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	425.0 sq. m	404.0 sq. m
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	425.0 sq. m	404.0 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>
DENSITY	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)	N/A	N/A
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of accessible stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

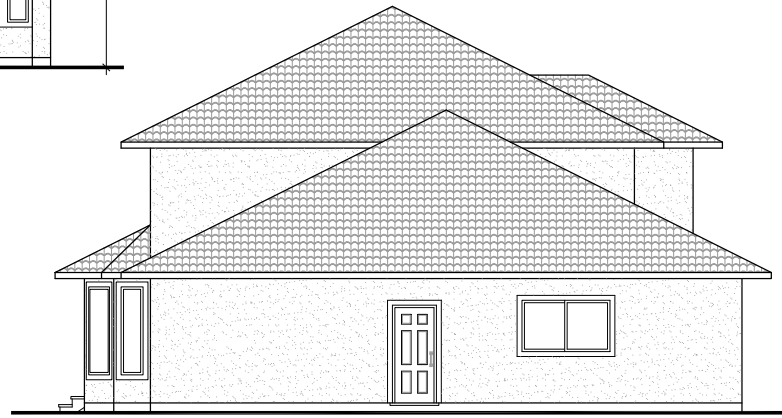
Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
---------------	--------	---------------------------------	--------



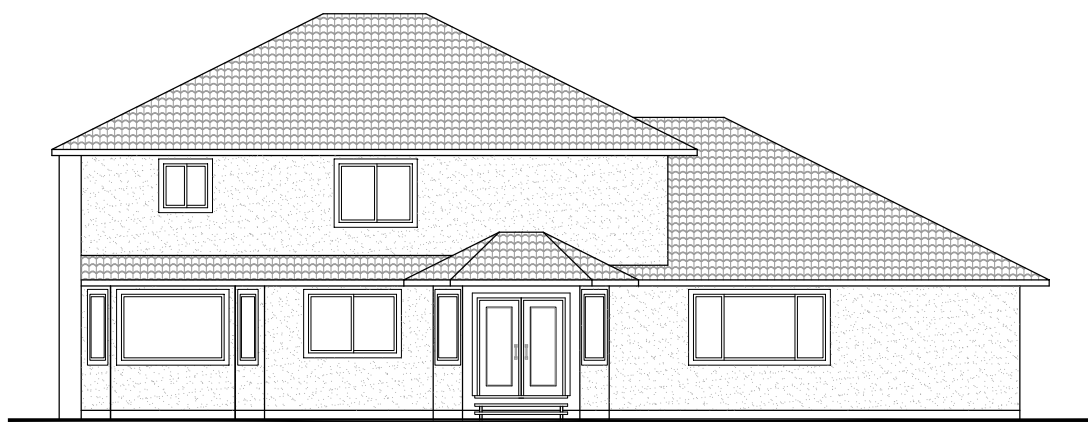
© COPYRIGHT RESERVED.  
THE DRAWING IS THE EXCLUSIVE  
PROPERTY OF HOMESTAR DESIGN LTD.  
UNAUTHORIZED REPRODUCTION  
IS PROHIBITED.



FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION

**HOMESTAR**  
DESIGN LTD.



WWW.HOMESTARBC.COM  
P(604) 539-1113

NO.	REVISION/ISSUE	DATE
2	re-issued for DWP	19/11/18
1	issued for DWP	11/09/18

PROJECT

2307 130 St,  
Surrey

CLIENT

the parsons

DRAWING

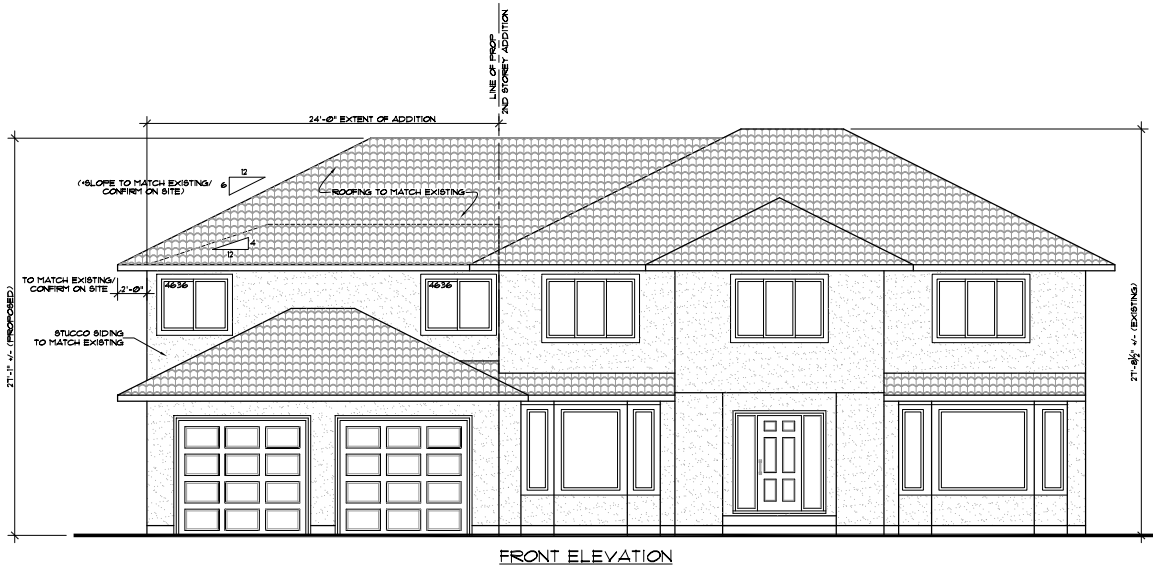
existing  
elevations

DATE: September 2018

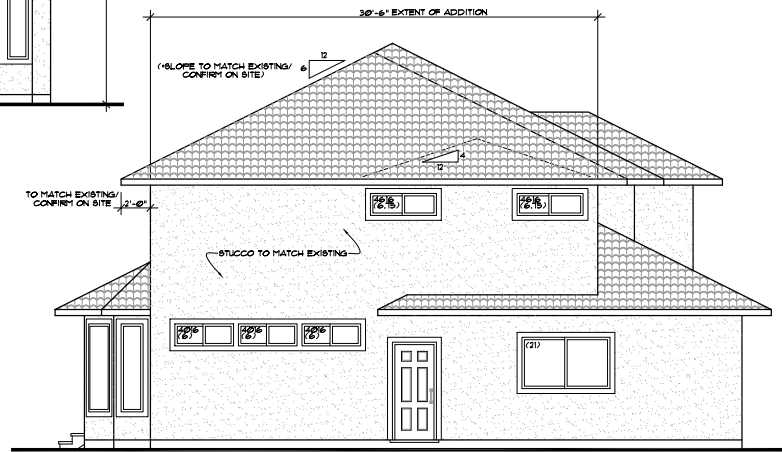
DRAWN BY: t.s. SCALE: 1/4"=1'-0"

PROJECT NO: SP09901 SHEET: A-5

These drawings comply with Part 9  
of the 2012 BC Building Code

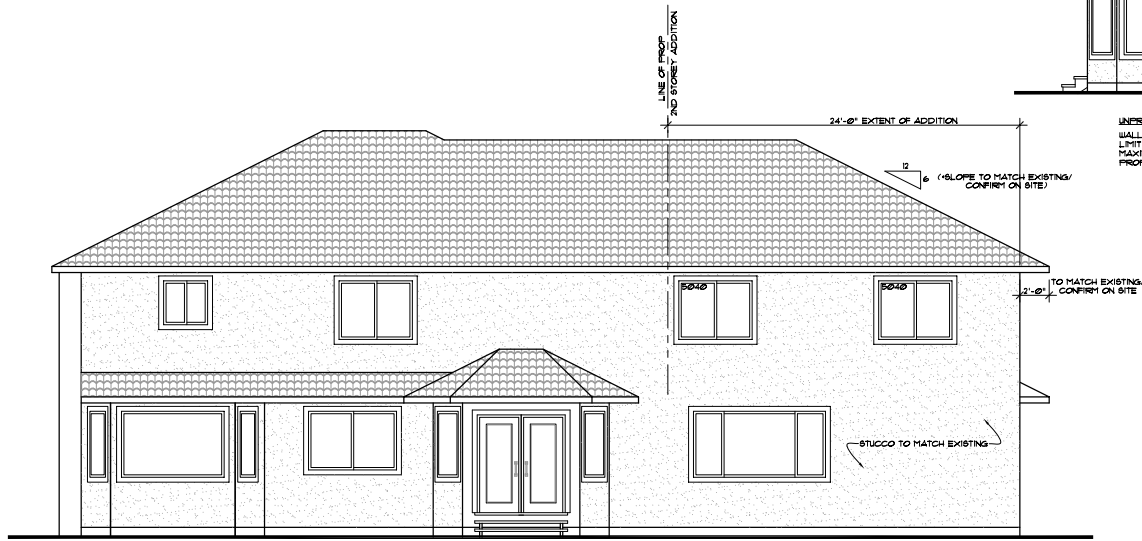


FRONT ELEVATION



LEFT ELEVATION

UNPROTECTED OPENING CALCULATION  
WALL AREA = 664.0 sq.ft. (61.7 sq.m.)  
LISTING DISTANCE = 8.0m  
MAXIMUM UNPROTECTED OPENINGS = 56.0% = 369.6 sq.ft.  
PROPOSED OPENINGS = 1.5% = 9.9 sq.ft.



REAR ELEVATION

**HOMESTAR**  
DESIGN LTD.



WWW.HOMESTARBC.COM  
P:(604) 539-1113

NO.	REVISION/ISSUE	DATE
2	re-issued for DWP	19/11/18
1	issued for DWP	11/09/18

PROJECT

2307 130 St,  
Surrey

CLIENT

the parsons

DRAWING

proposed  
elevations

DATE

September 2018

DRAWN BY

t.s.

SCALE

1/4"=1'-0"

PROJECT NO.

SP09901

A-6

These drawings comply with Part 9  
of the 2012 BC Building Code

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7918-0386-00

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: 005-872-898  
Lot 5 Section 17 Township 1 New Westminster District Plan 73438  
2307 - 130 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 maximum permitted floor area of a second storey for a principal building is varied from 80% to 89% of the main floor area.
4. This development variance permit applies to only the 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. 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. Proposed elevations of buildings and structures shall be in accordance with Schedule B, which is attached hereto and form part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Doug McCallum

---

City Clerk – Jennifer Ficocelli

NO.	REVISION/ISSUE	DATE
2	re-issued for DVP	19/11/18
1	Issued for DVP	11/09/18

PROJECT  
**2307 130 St.,  
Surrey**

CLIENT  
the parsons

DRAWING  
**site plan**

DATE  
september 2018

SCALE  
1/16"=1'-0"

DRAWN BY  
L.S.

PROJECT  
SP09901

These drawings comply with Part 9 of the 2012 BC Building Code

**GENERAL NOTES:**

- IT SHALL BE THE SOLE RESPONSIBILITY OF THE HOMEOWNER OR THE GENERAL CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION MATERIALS & WORKMANSHIP IS IN FULL COMPLIANCE WITH THE CURRENT EDITION OF THE BC BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE & ALL OTHER CODES & MUNICIPAL BYLAWS AND ANY SUBSEQUENT AMENDMENTS WHETHER OR NOT IT IS DETERMINED THAT THESE PLANS CONTAIN ANY ERRORS OR OMISSIONS.
- THE CONTRACTOR AND ALL SUBTRADEES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS, BITE CONDITIONS & VERIFICATION OF DIMENSIONS, PRIOR TO DISCREPANCY OF ANY WORK OR ORDERING OF MATERIALS & THEY SHALL REPORT ANY PROPOSED REVISIONS, ERRORS OR DISCREPANCIES TO HOMESTAR DESIGN LTD. IMMEDIATELY. HOMESTAR DESIGN LTD. ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS.
- DIMENSIONS SHOWN TAKE PRECEDENCE OVER SCALE. DO NOT SCALE THESE DRAWINGS.
- THESE DRAWINGS ARE INTENDED FOR ARCHITECTURAL PURPOSES ONLY. THESE DRAWINGS SHALL BE READ IN CONNECTION WITH THE STRUCTURAL DRAWINGS PREPARED BY A CERTIFIED PROFESSIONAL ENGINEER. THE STRUCTURAL DRAWINGS SHALL SUPERSEDE ANY SPECIFICATIONS ON THESE DRAWINGS. REFER TO THE STRUCTURAL DRAWINGS FOR ALL STRUCTURAL ELEMENTS, INCL. BUT NOT LIMITED TO: FOOTING SIZES, FOUNDATION WALLS, TRUSSES, RAFTERS, ROOF JOISTS, FLOOR JOISTS, POSTS, BEAMS & LINTELS.
- ALL MATERIAL TO BE 8/15% KD OR BETTER.
- ALL DIMENSIONS FROM OUTSIDE OF CONCRETE AND OUTSIDE OF SHEATHING.
- CONCRETE FOOTING AND WALL STRENGTH - MIN28 MPa # 28 DAYS FLOOR SLABS & SIDEWALKS - MIN28 MPa # 28 DAYS
- ALL CONCRETE TO BE PLACED ON ORIGINAL UNDISTURBED GRADE FREE OF ALL ORGANIC FROZEN OR PROXY MATERIAL. ANY MATERIAL TO BE COMPACTED AND APPROVED BY SOIL ENGINEER.
- DAMP-PROOF FOUNDATIONS BELOW GRADE WITH 2 COATS OF BITUMINOUS MATERIAL.
- 6 MIL ULTRAVIOLET RESISTANT POLY VAPOR BARRIER ON #4 OF GRANULAR FILL COMPACTED TO 98% STANDARD PROCTOR DENSITY UNDER CONCRETE SLAB.
- ALL FOUNDATION DRAINS 4" x 80 LIO PVC RILL DRAIN ON FILTER FABRIC ON 4" DRAIN ROCK COVER 4" x 4" PERFORATED TILE.
- DIRECT ALL FOUNDATION DRAIN TO DRY WELL 16" x 6" FROM FOUNDATION OR TO PRINCIPAL STORM SEWER.
- GRADE TO BE SLOPED AWAY FROM THE BUILDING FOR PROPER DRAINAGE.
- ALL TRUSSES TO BE ENGINEERED. SPANS AND DETAILS TO BE APPROVED AND VERIFIED ON SITE BY THE TRUSS SUPPLIER PRIOR TO ANY FABRICATION.
- CONTRACTOR TO VERIFY ALL PROPERTY LINE & FOUNDATION LINES WITH A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE.
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT AND ROOF VENTS. SEE THE 2012 BUILDING CODE SECTION BUILD. THE VENTILATION MUST BE DISTRIBUTED WITH A MINIMUM 2% AT THE TOP OF THE ROOF AND 1% AT THE EAVES.
- DOOR FRAMES TO OPENINGS FOR ENTRANCE AND EXTERIOR DOORS TO DWELLING UNITS AND DOORS BETWEEN DWELLING UNITS AND ATTACHED GARAGES SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND THE FRAMING AT THE HEAD OF THE DEADBOLT AS TO RESIST SPREADING BY THE WAY OF FORCE.
- ALL GLASS IN DOORS OR SIDELIGHTS TO BE WELDED WIRE GLASS OR SAFETY GLASS.
- RANSOMER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS. LOCATION TO BE DETERMINED BY THE DEVELOPER.
- HOMESTAR DESIGN LTD. MUST BE GIVEN FULL ACCESS TO ALL THE WORK IN PROGRESS.
- APPROVED SMOKE ALARMS TO BE INSTALLED.
- EVERY EFFORT HAS BEEN MADE TO CAREFULLY PREPARE THESE DRAWINGS AND AVOID MISTAKES. HOWEVER, THE POSSIBILITY FOR AN ERROR OR OMISSION COULD OCCUR. THEREFORE THE BUILDER MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES AND FLOOR PLANS AND ASSUME RESPONSIBILITY FOR ALL BY USING THESE PLANS & ACCEPTS THAT RESPONSIBILITY.

**SITE DATA**

**CIVIC ADDRESS:**  
2307 130 street, surrey, bc

**LEGAL DESCRIPTION:**  
lot 5, sec 17, twp 1, nwd, plan nwd73438

**ZONING:** RH-G

**SITE AREA:** 14131.0 sf [1313.0 sm]

**FLOOR AREA:**  
main floor 1828  
garage 596  
upper floor 1920  
total 4344 sf

**FLOOR AREA (in calculation of floor area ratio):**  
main floor 1828  
garage 596  
upper floor 1920  
upper floor open to below & stairs 201  
upper floor open to below & stairs exemption (200)  
total 4345 sf

permitted: 6453.0 sf  
60% x 6028.0 sf = 3617.0 sf  
35.0% x 8103.0 sf = 2836.0 sf  
total 6453.0 sf

proposed: 4345.0 sf

**FLOOR AREA (in calculation of 80/20 rule):**  
permitted: max. 80% x 2424.0 sf = 1939.0 sf  
min. 20% x 2424.0 sf = 485.0 sf

\*requesting Increase of max. second storey floor area from 80% to 89%, and reduction of min. offset from front/side walls from 20% to 11%.

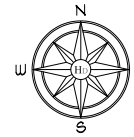
proposed: 87.5% x 2424.0 sf = 2121.0 sf  
11.3% x 2424.0 sf = 273.0 sf

**LOT COVERAGE:**  
allowed @ 25.0% - OR - 3533.0 sf  
existing/proposed @ 17.5% - OR - 2477.0 sf

**BUILDING HEIGHT:**  
allowed @ 9.0m - OR - 29.53'  
existing @ 8.4m - OR - 27.71'  
proposed @ 8.3m - OR - 27.08'

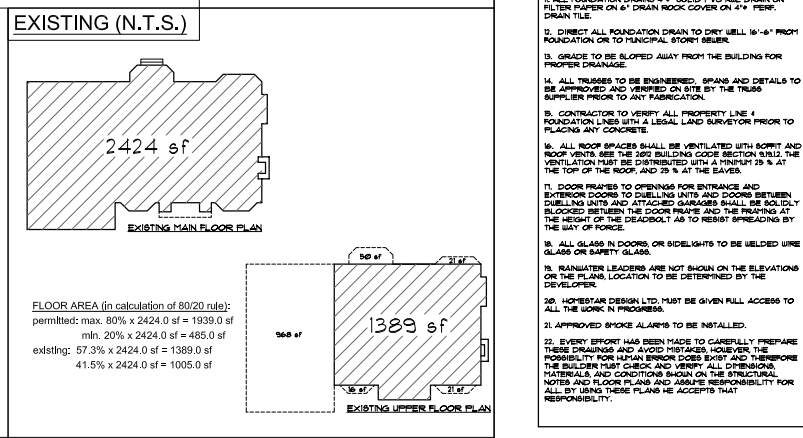
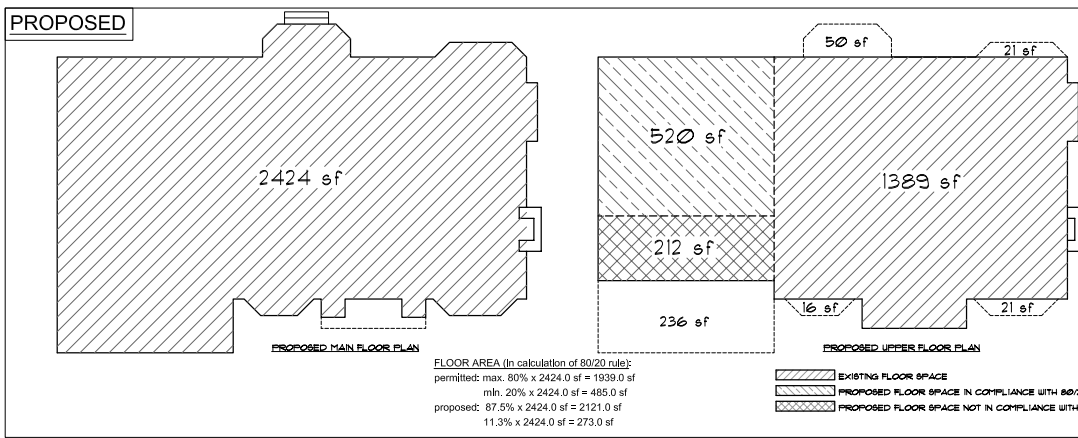
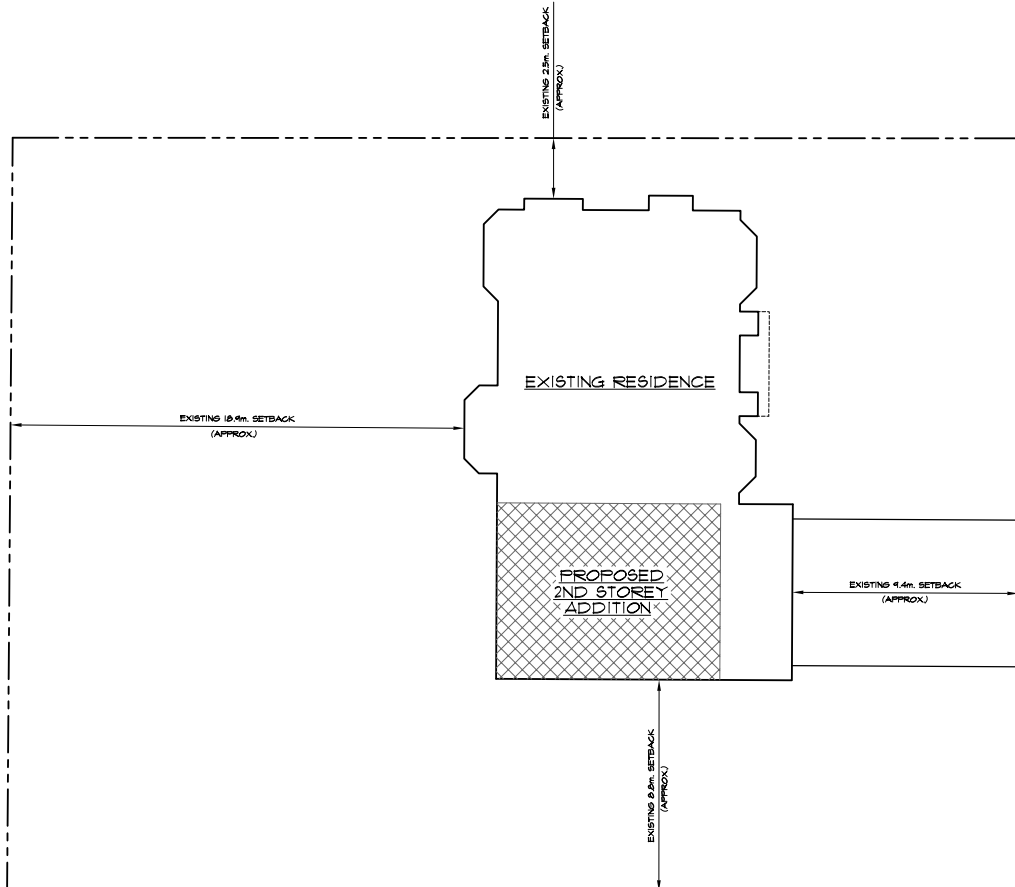
**DRAWING INDEX**

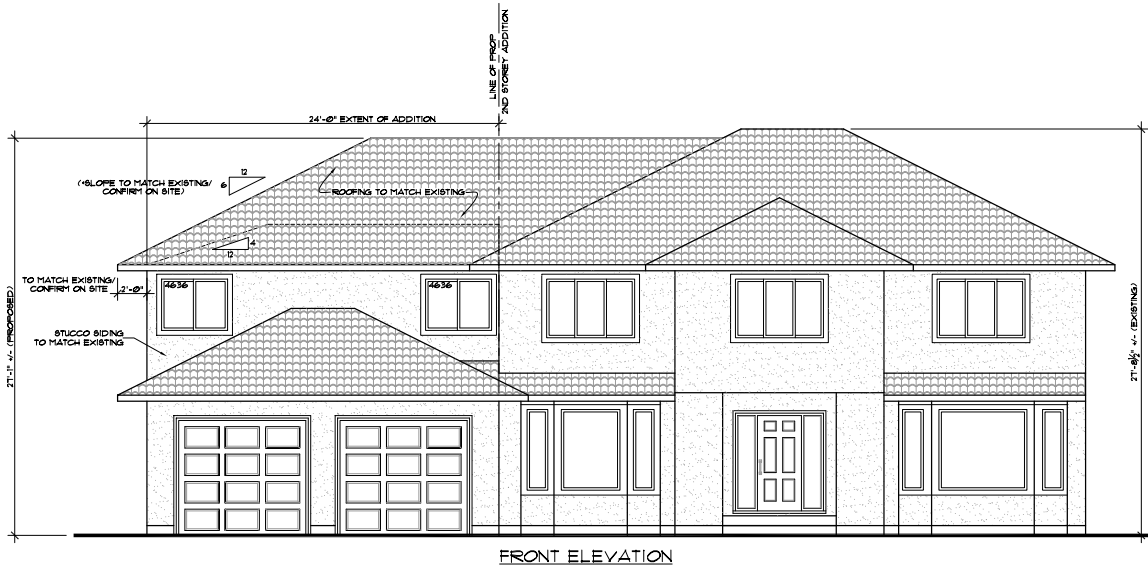
SHEET	TITLE
A-1	SITE PLAN
A-2	EXISTING FLOOR PLANS
A-3	PROPOSED MAIN FLOOR PLAN
A-4	PROPOSED UPPER FLOOR PLAN
A-5	ELEVATIONS



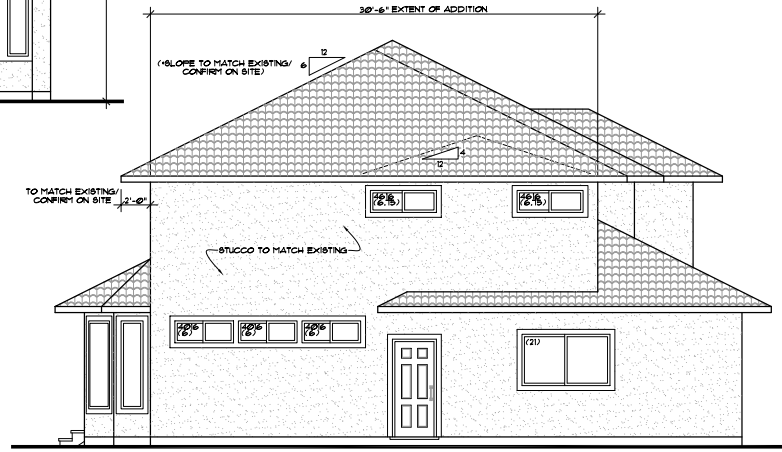
130 STREET

Variance to increase the max. permitted floor area of the second storey for the principal building from 80% to 89% of the floor area of the main floor.



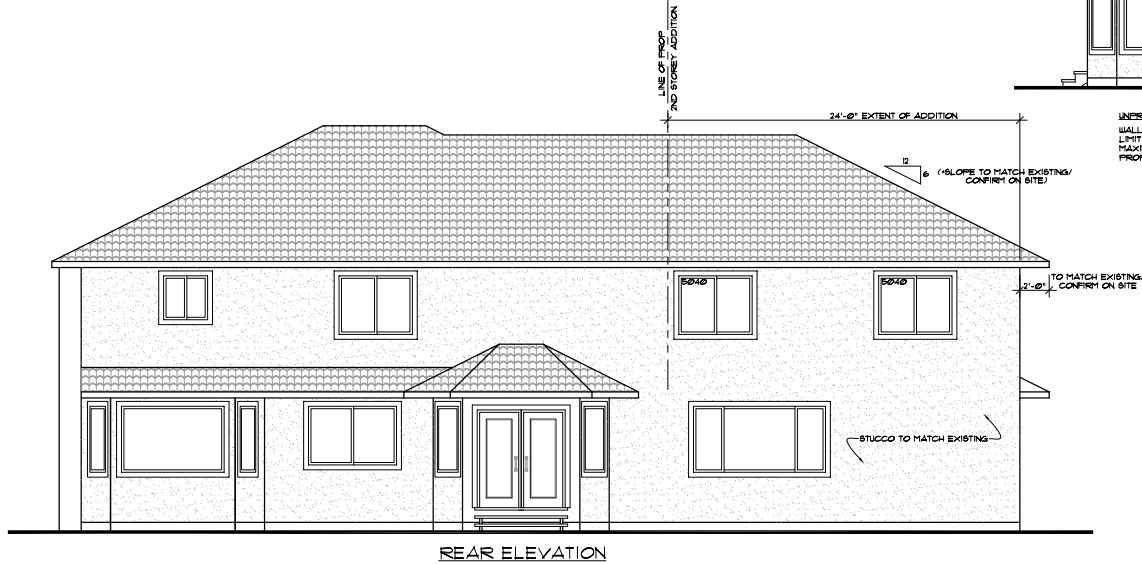


FRONT ELEVATION



LEFT ELEVATION

UNPROTECTED OPENING CALCULATION  
 WALL AREA = 664.0 sq.ft. (61.7 sq.m.)  
 LISTING DISTANCE = 8.0m  
 MAXIMUM UNPROTECTED OPENINGS = 56.0% = 369.6 sq.ft.  
 PROPOSED OPENINGS = 1.5% = 9.9 sq.ft.



REAR ELEVATION

**HOMESTAR**  
DESIGN LTD.



WWW.HOMESTARBC.COM  
P:(604) 539-1113

NO.	REVISION/ISSUE	DATE
2	re-issued for DWP	19/11/18
1	issued for DWP	11/09/18

PROJECT

2307 130 St,  
Surrey

CLIENT

the parsons

DRAWING

proposed  
elevations

DATE

September 2018

DRAWN BY

t.s.

SCALE

1/4"=1'-0"

TYPED BY

SP09901

A-6

These drawings comply with Part 9  
of the 2012 BC Building Code