

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0302-00

Planning Report Date: January 27, 2025

**PROPOSAL:**

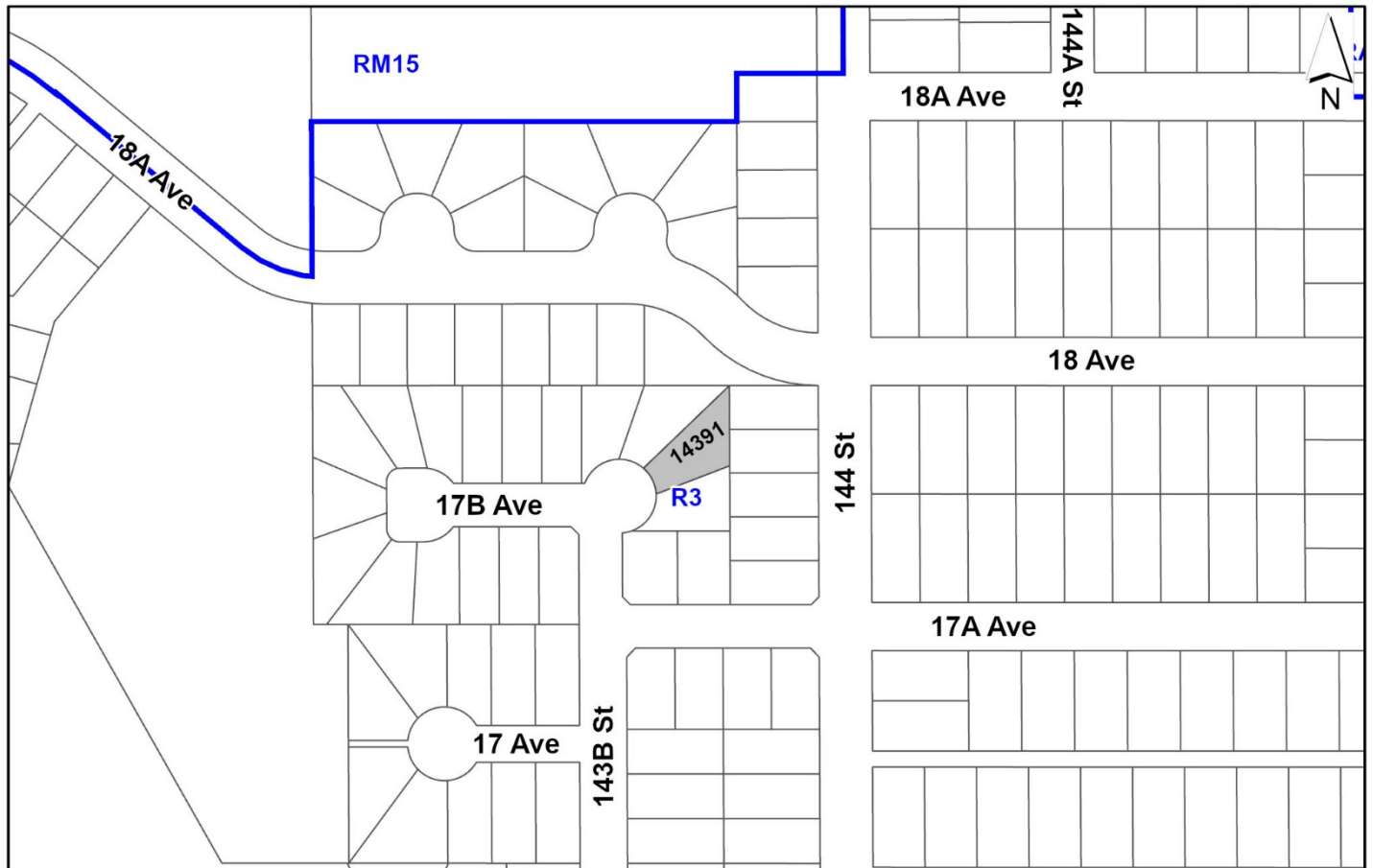
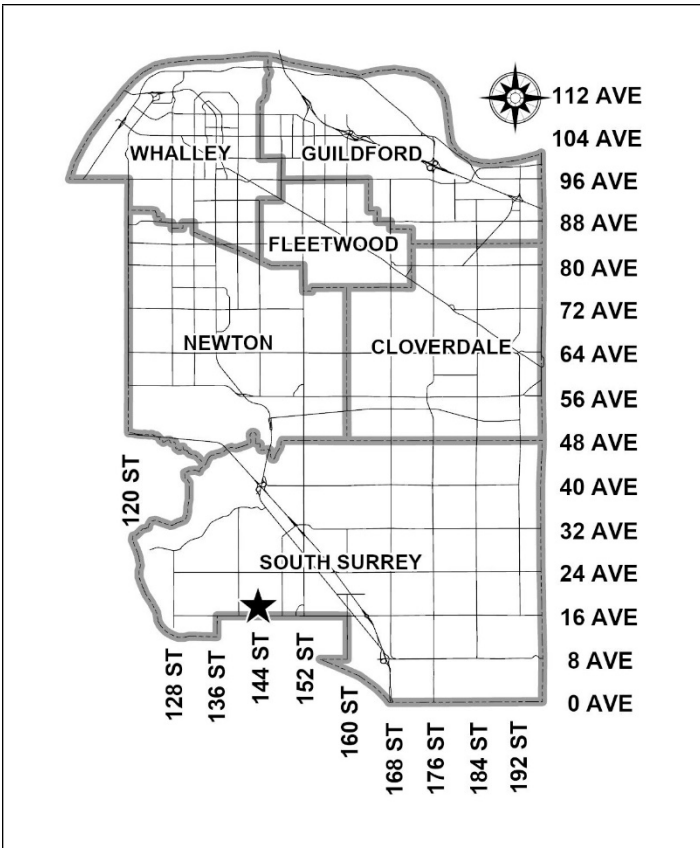
- **Development Variance Permit**

to vary the Principal Building Second and Third Storey Floor Area requirement (80/20 rule) to permit the development of a second-floor addition to a single family dwelling.

**LOCATION:** 14391 - 17B Avenue

**ZONING:** R3

**OCP DESIGNATION:** Urban



**RECOMMENDATION SUMMARY**

- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is proposing to vary the Principal Building Second and Third Storey Floor Area requirements (80/20 rules) of the R3 Zone to permit a 26.1 square metre second floor addition.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed second storey addition is modest and will blend in with the overall house design. There will be no impacts to adjacent properties.
- The applicant is proposing to increase the maximum permitted second storey floor area from 80% to 89% of the area of the first storey (from 163.6 square metres to 182.9 square metres).
- The applicant is proposing a reduction in the offset requirement at the second storey level from 20% to 9.2% of the area of the first storey (from 40.8 square metres to 18.9 square metres) to accommodate the proposed addition.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7924-0302-00, varying the following, to proceed to Public Notification:

- (a) to increase the maximum permitted floor area of a second storey for a principle building from 80% to 89% of the area of the first storey; and
- (b) to decrease the minimum offset at the second storey from 20% to 9.2% of the area of the first storey.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family	Urban	R <sub>3</sub>
North:	Single Family	Urban	R <sub>3</sub>
East:	Single Family	Urban	R <sub>3</sub>
South:	Single Family	Urban	R <sub>3</sub>
West (Across 143B Street):	Single Family	Urban	R <sub>3</sub>

### Context & Background

- The subject property is located at 14391 - 17B Ave is designated "Urban" in the Official Community Plan (OCP) and zoned "Urban Residential Zone (R<sub>3</sub>)". The irregular-shaped lot is 655 square metres in area and contains a house that will remain. The proposed variance is to accommodate a modest second storey addition to the existing house.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to vary the permitted floor area percentage and the offset of the second storey to an existing single family dwelling to accommodate a modest addition.
- A Development Variance Permit is proposed to vary the maximum permitted floor area of a second storey for a principle building (from 80% of the area of the first storey) and to vary the minimum offset required for the second storey (from 20% of the area of the first storey).

## Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
Parks, Recreation & Culture:	Parks recommend the Shade Trees department review tree protection barriers for the tree on City lands during the building permit stage.

## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

#### Lot Density Variances

- The applicant is requesting the following variances:
  - to increase the maximum permitted floor area of a second storey for a principle building from 80% to 89% of the area of the first storey; and
  - to decrease the minimum offset at the second storey from 20% to 9.2% of the area of the first storey.
- The proposed design maintains existing design elements in the façade, roofline and building massing to ensure the existing dwelling character is maintained. The proposed variances do not impact existing trees on the property.
- Staff support the requested variances to proceed for consideration.

## PUBLIC ENGAGEMENT

- The applicant canvassed surrounding neighbours to hear feedback but did not receive any comments.

## TREES

- An arborist report was not required for the proposed addition to the second storey of the existing single-family dwelling. The Parks Department recommended that the existing boulevard tree be reviewed at the building permit phase as the tree is not directly impacted by the proposed development.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.        Site Plan  
Appendix II.      Development Variance Permit No. 7924-0302-00

*approved by Chris McBeath*

Ron Gill  
General Manager  
Planning and Development

CM/cb

**SINGLE FAMILY DWELLING MINOR ADDITION**  
**14391 17B AVENUE, SURREY, BC**

Appendix I



Jenna Josephson  
 4236 Elgin St, Vancouver  
 BC V5V 4R6  
 Email: info@jinteriors.ca  
 Phone: 778 888 4553

Revised:

No.	Date	Details	By
1	04.15.24	BP	JW
2			
4			
5			
6			
7			
8			
9			
10			

Scale:  
 1/8" = 1' 0"

Client:  
 NERALEE

Project:  
 14391 17B AVENUE,  
 SURREY

Drawing Title:  
 SITE PLAN

Drawing No.  
 A 1.0

**DRAWINGS LIST:**

- A1.0 SITE PLAN, ZONING SUMMARY, DATA TABLE
- A2.0 EXISTING, PROPOSED MAIN LEVEL FLOOR PLAN
- A2.1 EXISTING, PROPOSED LOWER LEVEL FLOOR PLAN
- A3.0 EXISTING EXTERIOR ELEVATIONS
- A3.1 PROPOSED EXTERIOR ELEVATIONS,
- A4.0 SECTION

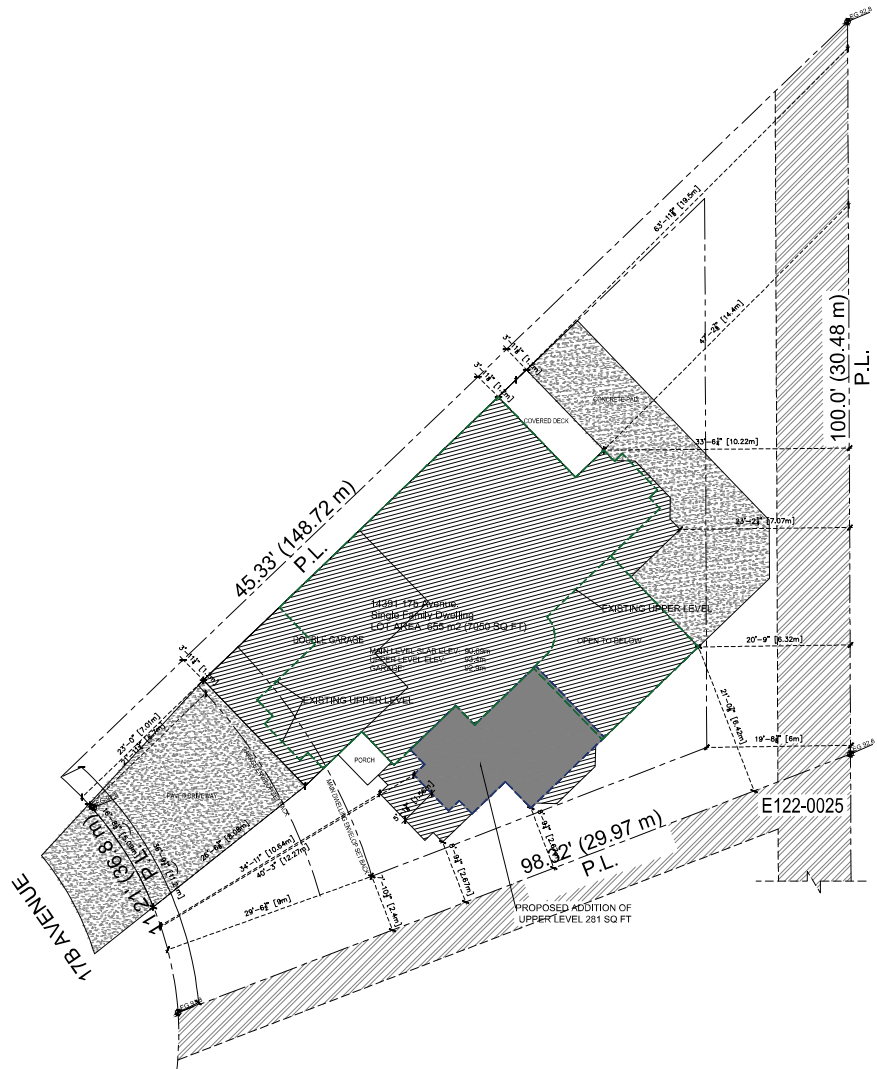
LEGAL DESCRIPTION: LOT 16 SECTION 16 TOWNSHIP 1 PLAN LMP22039 NWD  
 PID 019-184-174  
 ZONING: RF  
 BASIS FOR DESIGN: 2024 BRITISH COLUMBIA BUILDING CODE

**PROJECT DATA**

	ALLOWED		EXISTING/PROVIDED
<b>SITE INFORMATION</b>			
Zoning District	R3		
Lot Area	656 sq m	7,050 sq ft	
<b>SET BACKS</b>			
Principal Dwelling			
Min. Front Yard Garage	6.7m 22.0'		7.0m 23.0'
Min. Front Yard	9 m 29.5'		11.7m 38.3'
Min. Rear Yard	6.0m 19.8'		6.3m 20.6'
Min. Side Yard (West)	1.2m 3.93'		1.2m 3.93'
Min. Side Yard (East)	2.4m 7.87'		2.67m 8.76'
<b>HEIGHT</b>			
Principal Dwelling			
Building Height	9.0m 29.52'		9.5m 31.1'
Accessory Building Ht.	4.0m		
<b>AREA</b>			
Principal Dwelling			
FAR	60% (560 sq m)*	369.25m <sup>2</sup>	3882 sq ft
	35% (95 sq m)*	3072 sq ft	
Garage		419.8 sq ft	507 sq ft
<b>EXISTING AREAS:</b>			
Main Level			1674 sq ft
Garage			507 sq ft
Porch			20 sq ft
Upper Level			1394 sq ft
<b>PROPOSED AREA:</b>			
Main Level w/GARAGE			2236 sq ft
Upper Level			1681 sq ft
<b>Site Coverage</b>			
	40% (560 sq m)*	258.2 sq m	
	36% (95 sq m)	2779 sq ft	2236 sq ft
Average Grade: 92.25'			

**80/20 Calculations:**

Main: 1674  
 Garage: 507  
 Porch: 20  
 1674 + 507 + 20 = 2201  
 The maximum allowed upper floor: 2201 \* 80% = 1761  
 Proposed Upper = 1522  
 Existing O/B + stairs = 270 + 104 + 54 = 428  
 Total Proposed Upper = 1522 + 428 = 1950  
 80% = asking for exemption of 208 sq ft over  
 20% = (1674 + 507 + 20) \* 20% = 440 Min required  
 Proposed 203 sq ft (237 sq ft under min, asking for exemption)



SITE PLAN

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



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0302-00

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: 019-184-174  
Lot 16 Section 16 Township 1 New Westminster District Plan LMP22039

14391 - 17B Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Sub-Section D.4(a) of Part 15 Urban Residential Zone (R3) is varied to increase the maximum permitted floor area of a second storey for a principle building from 80% to 89% of the area of the first storey and decrease the minimum offset at the second storey from 20% to 9.2% of the area of the first storey.
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. 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/DELEGATED OFFICIAL, THE  
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli



**SINGLE FAMILY DWELLING MINOR ADDITION**  
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**Schedule A**



Jenna Josephson  
 4236 Elgin St, Vancouver  
 BC V5V 4R6  
 Email: info@jinteriors.ca  
 Phone: 778 888 4553

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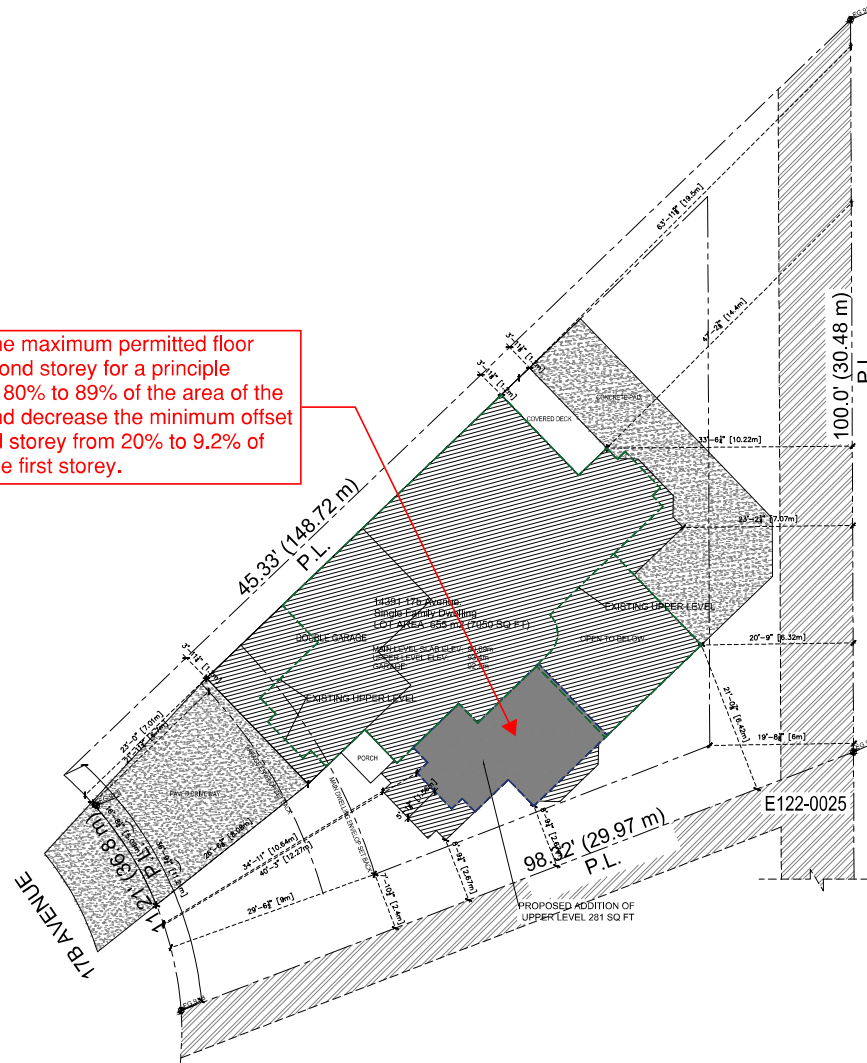
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