

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0138-00

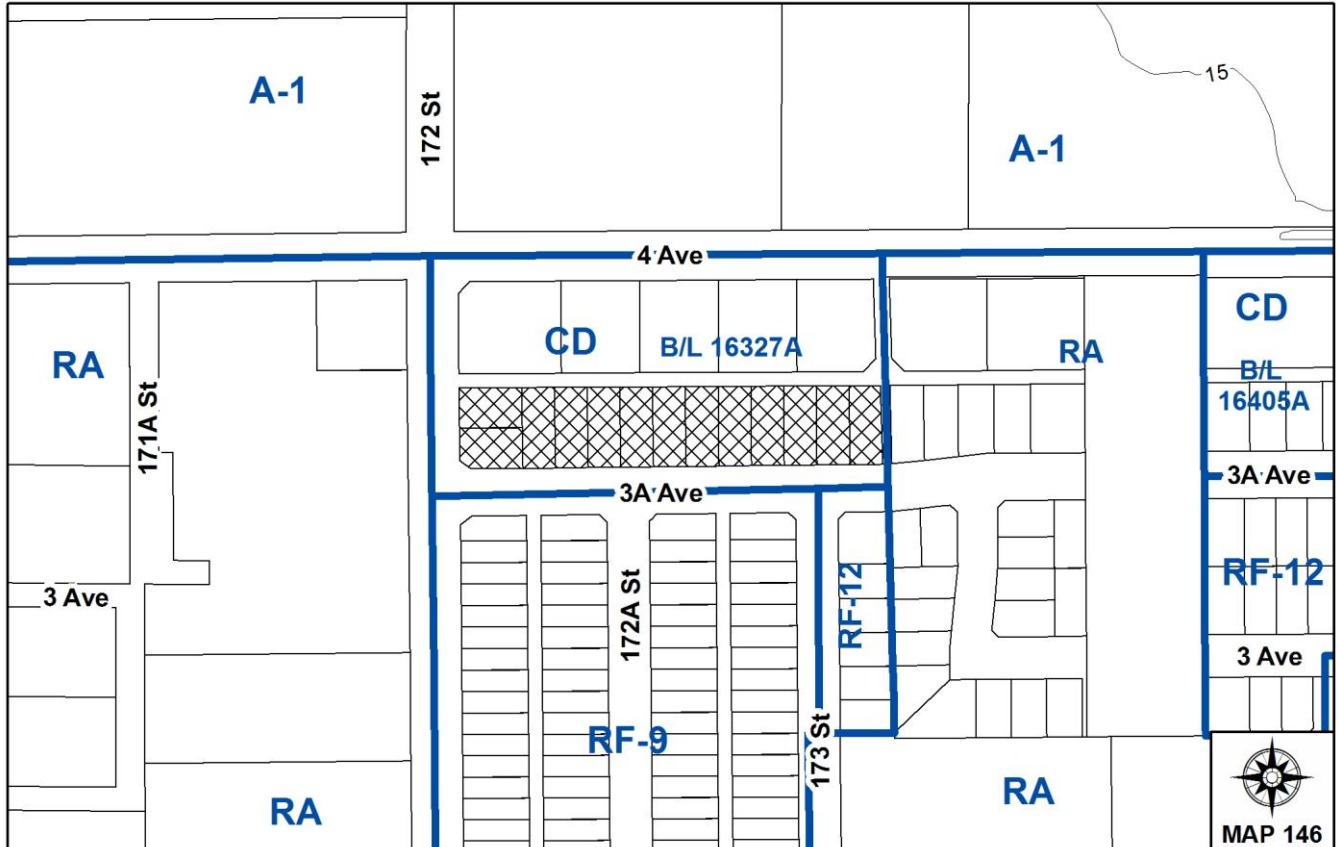
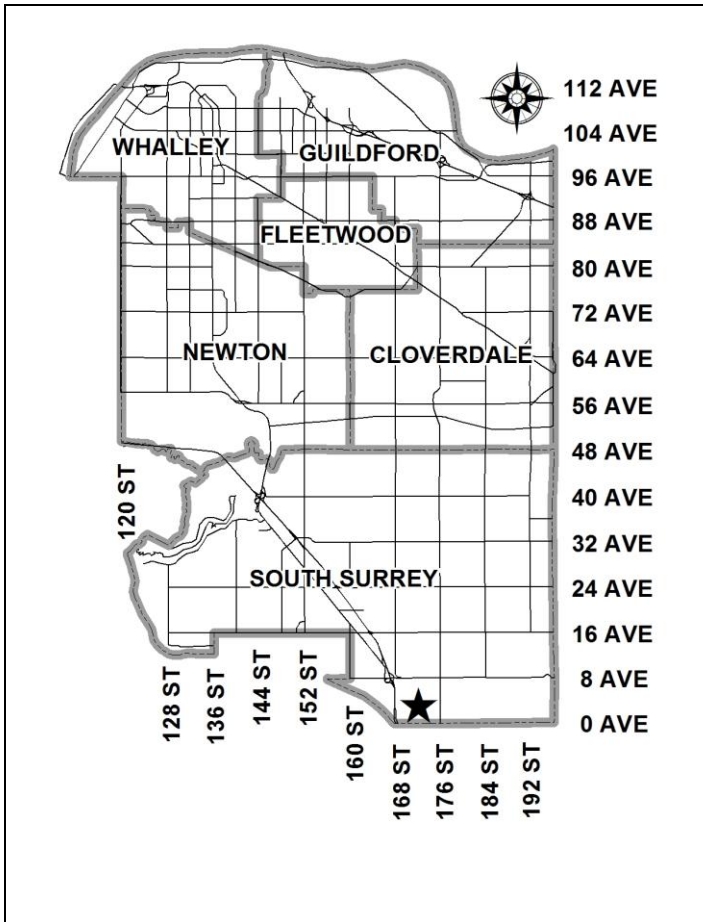
Planning Report Date: July 12, 2010

PROPOSAL:

- **Development Variance Permit**

to vary the minimum 20% upper storey reduction requirement in CD By-law No. 16327A to permit the development of New England style homes on 13 newly created urban transition single family lots.

LOCATION: 17200 Block of 3A Avenue
OWNER: Portal Village Management Ltd.
ZONING: CD (By-law No. 16327A)
OCP DESIGNATION: Urban
NCP DESIGNATION: Urban Single Family (6 upa)



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 reduction and setbacks (the 80/20 rule) for 13 lots in the Douglas Area.

RATIONALE OF RECOMMENDATION

- The proposed density and building form are appropriate for this Douglas Neighbourhood area.
- The proposed building design is consistent with the approved building scheme, and will compensate for the variance by achieving a well-recognized New England architectural style.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0138-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the maximum permitted floor area on the second storey for a principle building not to exceed 92% of the floor area of the first storey and allow the resulting offset at the second storey level from the front, side or rear of the dwelling at the main floor level or a combination thereof.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family residential lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Directly across from 13 lots):	Vacant lots.	Urban/Suburban ½ Acre (2 upa)	CD
East:	Vacant undeveloped parcel.	Suburban and Urban/ Suburban ½ Acre (2 upa) and Urban Single Family (6 upa)	RA
South (Across 3A Avenue):	Small lot homes under construction.	Urban/Single Family Residential Flex (6-14.5 upa)	RF-9 and RF-12
West (Across 172 Street):	Older, single family homes.	Suburban and Urban/ Suburban ½ acre (2 upa) and Urban Single Family (6 upa)	RA

DEVELOPMENT CONSIDERATIONSBackground

- On June 26, 2007 Council approved a series of OCP, NCP and Zoning Bylaw amendments (Application 7906-0098-00) providing for the subdivision of the large suburban parcel at the corner of 4th Ave and 172nd Street into 46 single family small lots, 5 half acre gross density-type lots and 13 urban-transition single family lots.

- Collectively, the 5 half acre lots and 13 urban lots were zoned for Comprehensive Development (CD) based on a combination of RH-G and RF zones. The zoning for the 13 urban-transition lots, fronting 3A Avenue and 172 Street, therefore include all standard zoning requirements associated with the RF Zone.
- At the time of rezoning, the applicant was also required to register a Building Scheme against all of the newly created properties. The design covenants provided for mid-scale classical, neo-heritage, traditional style dwellings with simple massing, hip and gable roof lines, generous trim and overhangs and cedar, shake and concrete roof tiles.
- The guidelines, for what is now called the Coast 49 development, also incorporated key community characteristics for Douglas including steeper pitched roofs, weather vanes, board and batten style cladding and fir timber and wood detailing.

Current Proposal

- The applicant is requesting a Development Variance Permit to vary the standard 20% upper storey reduction requirement for the 13 CD zoned properties (Block B) to enable the developer to continue with the New England theme prevalent throughout the Coast 49 development.
- Specifically, the applicant is seeking a variance to accommodate house plans developed for the Block B lots, which mirror the structure and design of the homes for the RF-9 lots to the south, some of which are under construction.
- Under the 80/20 regulation, the gross area of an upper floor must be no greater than 80% of the gross floor area of the main floor, while a minimum 20% reduction of the upper floor must be visible on the front and/or the side elevations of the house. The purpose of the regulation is to achieve articulation and variation in the massing of single family homes and to add visual interest along the street.

Discussion

- To justify the variance, the applicant has provided the City with two floor plans or templates which are to be used for all of the houses built in Block B. One of the floor plans (Lot 8) has already been submitted to City's Building Department for review.
- Together, the plans for Lots 8 and 9 provide the City with two templates which illustrate the floor plates and the proposed variances being sought between the first and second stories. These building plans represent the two house types proposed that correspond to the proposed variance.
- The Table below provides a breakdown of these numbers. The proposed upper floor area for Lots 8 and 9 are equivalent to 90 to 91% of the gross floor area of the main floor, while the minimum reduction of the upper floor (visible on the front and/or the side) falls between 7 and 10%.

	House Plan Lot 8	House Plan Lot 9
1 st Storey Floor area - Main Floor and Porch	1,323 sq.ft.	1,339.5 sq.ft.
80% of main floor area	1,058 sq.ft.	1,071 sq.ft.
Actual upper floor area	1,208 sq.ft. (91%)	1,212 sq.ft. (90%)
Breakdown:		
Upper Floor	953 sq.ft.	940 sq.ft.
Stairs and open to below	255 sq.ft.	272 sq.ft.
Reduction of upper floor @ 20% (visible from front, side elevations)	265 sq.ft.	268 sq.ft.
Actual reduction of upper floor (not including rear projections)	89.6 sq.ft. (7%)	138 sq.ft. (10%)

- The proposed variance will not change the CD zone's permitted density (FAR .52), but will affect the proportion and distribution of that density by changing the form, massing and relation of first floor to the second floor of the building to achieve the recognized New England architectural style.
- The proposed variance does not contradict the Coast 49 Building Scheme registered against the property's title. Detailed design drawings and elevation of the house plans for Lots 8 and 9 will be appended to the Building Scheme.
- The variance is similar to previous DVP considered and approved by Council in 2006. DVP No. 7905-0126-00 varied the by-law regulations of the RF-12 zone in the Morgan Heights area, subject to compliance with specific design guidelines. That DVP allowed additional flexibility in achieving a reduced upper-storey massing (80%) by allowing the second floor area reduction to be achieved from the rear of the dwelling.
- The application has been reviewed by staff and found to be satisfactory. The submitted drawings depict attractive mid-scale homes incorporating design features in keeping the aesthetic of the developing neighbourhood. The quality of future houses will continue to be reviewed by the Coast 49 design consultant.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To replace the following provision in the CD Zoning By-law (No. 16327A):
 - The maximum permitted floor area on the second storey for a principal building shall not exceed 80% of the floor area of the first storey including the attached garage, but not including any portion of the structure located within 7.5 metres (25 ft.) of the front lot line. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side wall at the main floor level or a combination thereof.

With the following:

- The maximum permitted floor area on the second storey for a principal building shall not exceed more than 92% of the floor area of the first storey including the attached garage, but not including any portion of the structure located within 7.5 metres (25 ft.) of the front lot line. The resulting reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the front, side or rear of the dwelling at the main floor level or a combination thereof.

Applicant's Reasons:

- A DVP is required to vary the City's 80/20 rule to ensure that future single family homes in Block B are developed in a manner consistent with the design of the overall area.
- The intent of the Coast 49 traditional 'New England Style' residential building scheme is to ensure consistency in the massing, materials and details used in the design of the homes.
- The 80/20 regulation in Block B hinders the ability of the architect to achieve the recognized architectural style. The New England scheme has been well received by the public. The developer's goal is to ensure the integrity of this theme throughout the development.

Staff Comments:

- The proposed reductions in the limits of the upper-storey floor area and offsets will not vary or increase the density permitted under the CD zone; but allow the developer more flexibility to redistribute density on site to achieve the desired New England look.
- The proposal is consistent with the design and quality of the buildings being developed in the Douglas Area. Homes in Block B will continue to be subject to compliance with the design guidelines, materials, colour schemes and other requirements registered on title.
- Despite having similar floorplates, future homes in Block B are to be varied as per the Coast 49 design guidelines. This means both internal and external features, including interior walls and partitions, porches, verandas and roof overhangs will vary house to house and provide architectural interest and diversity along the streetscape.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners
- Appendix II. House Plans for Lots 8 and 9
- Appendix III. Development Variance Permit No. 7910-0138-00

Jean Lamontagne
General Manager
Planning and Development

HP/kms

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- (h) Civic Address: 17269 – 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-181
 Lot 12 Section 32 Block 1 North Range 1 East New Westminster District Plan
 BCP32630
- (i) Civic Address: 17277 – 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-190
 Lot 13 Section 32 Block 1 North Range 1 East New Westminster District Plan
 BCP32630
- (j) Civic Address: 17285 – 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-203
 Lot 14 Section 32 Block 1 North Range 1 East New Westminster District Plan
 BCP32630
- (k) Civic Address: 17293 – 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-211
 Lot 15 Section 32 Block 1 North Range 1 East New Westminster District Plan
 BCP32630
- (l) Civic Address: 17299 – 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-220
 Lot 16 Section 32 Block 1 North Range 1 East New Westminster District Plan
 BCP32630
- (m) Civic Address: 17309 – 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-238
 Lot 17 Section 32 Block 1 North Range 1 East New Westminster District Plan
 BCP32630
- (n) Civic Address: 17315 – 3A Avenue
 Owner: Portal Village Management Ltd., Inc. No. 763500
 PID: 027-241-246
 Lot 18 Section 32 Block 1 North Range 1 East New Westminster District Plan
 BCP32630

3. Summary of Actions for City Clerk's Office