

**City of Surrey  
Board of Variance  
Minutes**

2E – Community Room A  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
**WEDNESDAY, MAY 10, 2017**  
Time: 9:39 AM  
File: 0360-20

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**Present:**

Gil Mervyn, Chair  
Mike Bola  
Inderjit Dhillon

**Absent:**

Puneet Sandhar

**Staff Present:**

K. Broersma, Planning & Development  
S. Chand, Plan Review Supervisor, Building  
M. Legge, Residential Plan Checker, Building  
L. Anderson, Secretary

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**A. ADOPTION OF MINUTES**

Minutes of the Board of Variance meeting held April 12, 2017.

Moved by I. Dhillon  
Seconded by M. Bola

THAT the Minutes of the Board of Variance meeting held on April 12, 2017, be received and adopted as circulated.

CARRIED UNANIMOUSLY

**B. DEFERRED APPEALS**

**C. NEW APPEALS**

**1. Appeal No. 17-09 – Gurbaksh Khela**

*For permission to increase the building height from 9.0 m to 9.5 m, to permit the construction of a single family dwelling, at 12451 - 113B Avenue.*

The Board acknowledged The-kiet Tran, Agent for the Appellant, and Gary Takhar, 78 Home Designs, in attendance to speak to the application.

The Agent advised the proposed development is situated in a flood plain area where all lots are lower than the minimum required flood plain elevation. For the subject property, the minimum flood plain height is 4.4 m, as measured to the underside of the joist. Compared to other RF zoned areas in Surrey with a maximum height of 9.0m, the proposed residential dwelling is required to be pushed up to meet the minimum flood plain zone to begin with, leaving roughly 6 m to provide liveable space and meet the requirements of the zoning bylaw. As a result, the ceiling height has been reduced to 8 ft. for the

main floor and 9 ft. for the top floor. In addition, the lowest possible 4/12 sloped roof is proposed instead of a traditional 8/12 sloped roof, in an effort to comply with the bylaw. The house has been designed as two-storey, to include a crawl space. However, the alterations that have been made still require a relaxation to the maximum height from 9.0 m to 9.5 m in order to support the design and allow liveable space on the main floor of an 8 ft. ceiling height (6 ft. for door, 1 ft. for headers and another 1 ft. for beams and structures), and a 9 ft. ceiling height on the second floor. Another compromise for the owners was to include radiant heating, creating a greater financial burden.

The design meets all other bylaws such as maximum floor area ratio, site coverage and all required setbacks and encroachments. Every effort has been made to ensure liveable space, keeping in mind future resale value of the property; it is difficult to sell a home that does not meet the current popular design standards.

The Agent further noted the design of the house would not be taller than an average two-storey sloped roof home located in other RF zoned areas which are not restricted by being located in a flood plain; it would be relatively the same height. However, the engineering for the building will be significant, resulting in construction of the home itself not taking place for eight months.

Mr. Takhar reported that going through the exercise of designing the subject home, it has become apparent that the neighbourhood itself is becoming popular due to the affordable lot prices and the opportunity to realize a new home, as well as the desire to create a thriving neighbourhood and community. Moving forward, the development of the neighbourhood with similar house designs is anticipated to become the new direction the neighbourhood.

**Members of the Board made the following comments regarding the requested variance:**

- The flood plain has resulted in a reduction of the standard useable height allowances for constructing a liveable home.
- This is the first house for development on this street; it is the beginning of change. It seems unreasonable to expect adjustments to be made when they are required for each and every property.

**In response to questions from the Board, the Agent made the following comments:**

- The homeowners intend to live in the home with their three children and the parents of one of the homeowners.

- There will be a legal suite constructed on the first floor, which has been included in the submitted design.

The Chair confirmed there were no persons present to speak to the application and no correspondence received in response to the notification regarding the appeal.

**Members of the Board made the following concluding comments regarding the requested variance:**

- There is a clear hardship given the restrictions of the property as a result of the flood plain. In order to comply with the zoning bylaw, the ceiling heights would need to be reduced to a height that does not comply with current acceptable standards.
- Even with a 7 ft. ceiling, once the beams and headers have been installed, the resulting height does not meet the BC Building Code. A 9 ft. ceiling height has become the new normal; the previous 8 ft. standard ceiling height is no longer the trend or acceptable.
- As noted in the past, modern standards have changed. The hardship of not being able to meet the zoning requirement in order to build a reasonable and adequate home for today's standards has been demonstrated.

Therefore, it was

Moved by M. Bola  
Seconded by I. Dhillon

THAT Appeal No. 17-09, to vary the permitted maximum height from 9.0 m to 9.5 m, to permit a new single family dwelling at 12451 - 113B Avenue, as presented to the Board, be **ALLOWED**.

CARRIED UNANIMOUSLY

**D. OTHER BUSINESS**

**1. Neighbourhood Concept Plan Request -- Bridgeview**  
File No. 0360-20 BOV

The Chair reported that the Bridgeview flood plain appears to be restricting development of single family homes in the area and it is anticipated there will be an increase in such appeals.

It was further reported that at the November 16, 2016 Board meeting, a recommendation to Council was passed requesting that Council initiate a formal review of the future development of the Bridgeview area and develop a Neighbourhood Concept Plan. Subsequently, at the January 16, 2017 Regular Council Public Hearing meeting, Council moved that the Board's recommendation regarding the request for a Neighbourhood Concept Plan in the Bridgeview Area be referred to staff.

Given the recent appeal activity, the Board requested that an update, addressing Council's directive of January 16, 2017, be provided by Planning staff at the June 14, 2017 Board of Variance meeting.

**E. NEXT MEETING**

The next Board of Variance meeting is scheduled to be held on **Wednesday, June 14, 2017** at 9:30 am, in Meeting Room 2E – Community Room A, City Hall.

**F. ADJOURNMENT**

Moved by M. Bola  
Second by I. Dhillon

THAT the meeting be adjourned.


CARRIED UNANIMOUSLY

The meeting adjourned at 9:59 am.



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Gil Mervyn, Chair



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Lorraine Anderson, Secretary