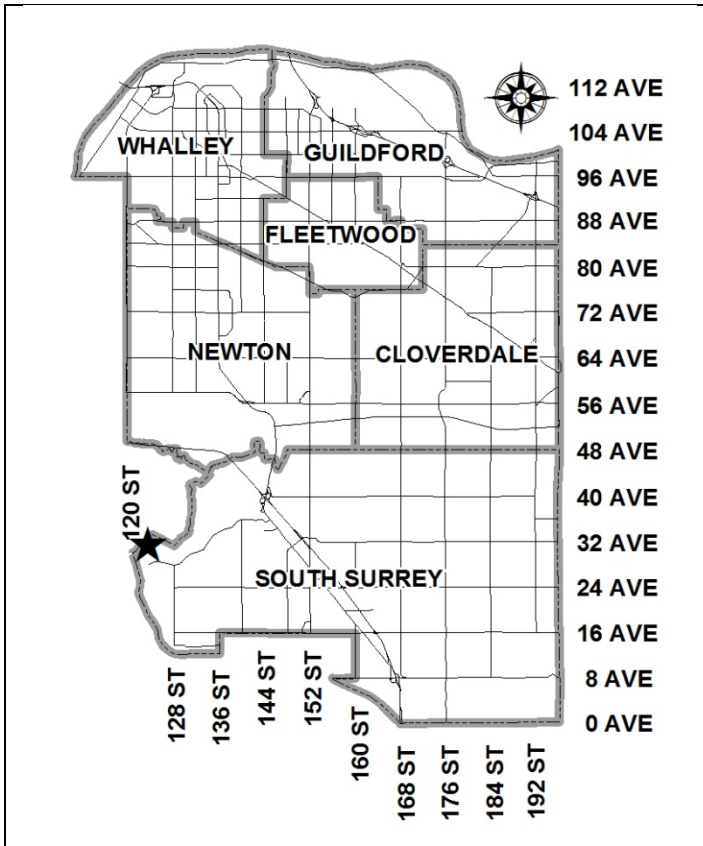


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0258-00

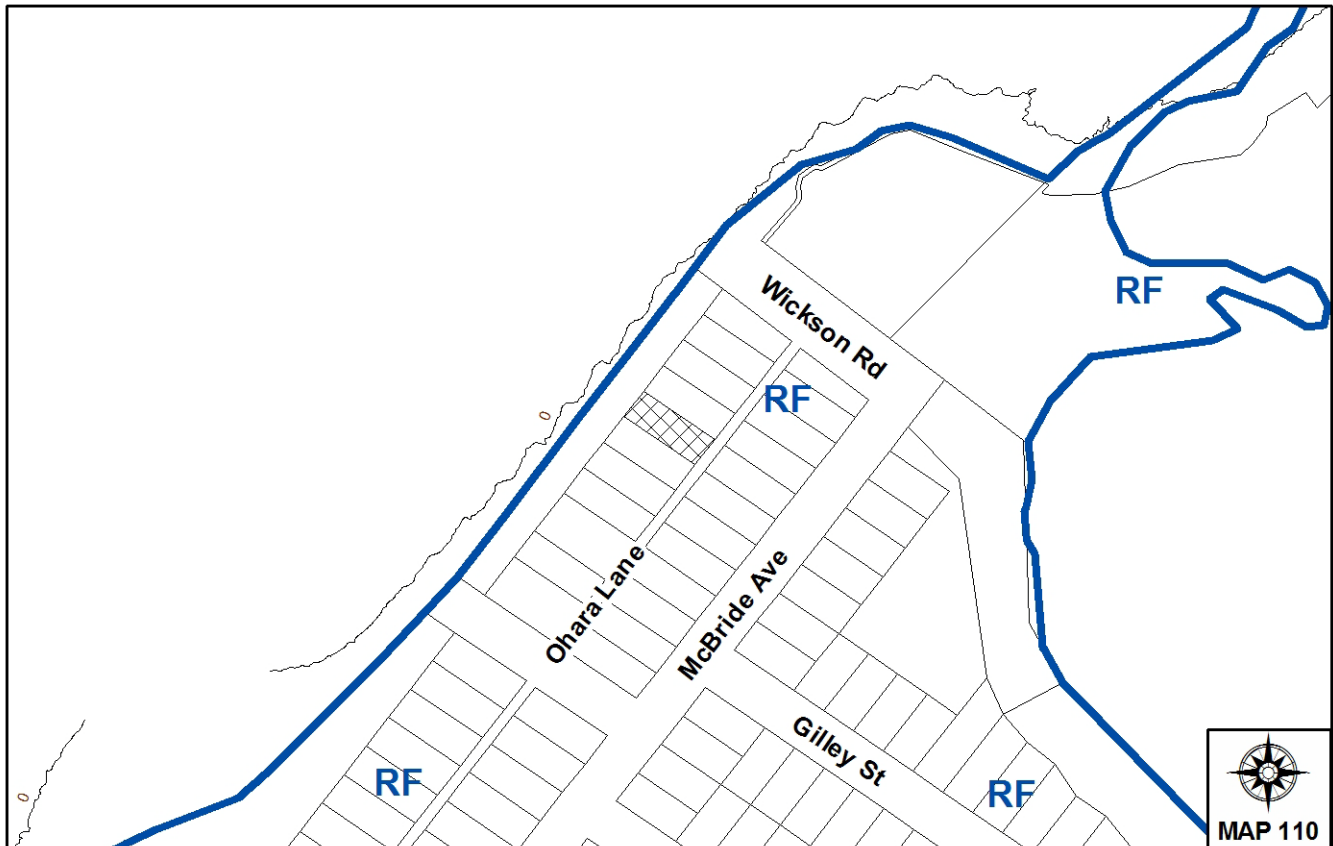
Planning Report Date: October 1, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to allow construction of a 249m² 2-bedroom single family residence.

LOCATION: 3106 O'Hara Lane
OWNER: Brock N Dorward
 Elva J Dorward
ZONING: RF
OCP DESIGNATION: Urban
NCP/LAP DESIGNATION: Urban Residential (Crescent Beach Land Use Plan)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a variance to eliminate the 20% second storey floor-area reduction requirement for the RF zone.
- Requires a relaxation of the minimum front yard setback to allow a second storey sundeck.

RATIONALE OF RECOMMENDATION

- The proposal will not result in an increase in the overall allowable floor area.
- The proposed residence is one of unique architectural features and meets the intent of the 20% second storey floor-area reduction requirement through façade articulation and varied design.
- The proposed second storey sundeck is integral to the proposed building design and should have no effect on neighbouring properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0258-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to eliminate the 20% second storey floor-area reduction requirement of the RF Zone; and
 - (b) to vary the front yard minimum setback of the RF Zone for a second floor sundeck from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for 50% of the width of the dwelling.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single family residence.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residence.	Urban/Urban Residential (Crescent Beach Land Use Plan)	RF
East:	Single family residence.	Urban/Urban Residential (Crescent Beach Land Use Plan)	RF
South:	Single family residence.	Urban/Urban Residential (Crescent Beach Land Use Plan)	RF
West:	Crescent Beach Greenway/ City Park /Ocean Beach	Urban/Open Space (Crescent Beach Land Use Plan)	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is an ocean-front parcel located in Crescent Beach. There is an existing single family residence on the property that is proposed to be demolished.

- On July 26, 2012, under Application No. 7912-0190-00, Council approved a development variance permit on the subject site allowing a relaxation of the floodplain elevation requirements for new construction.

Proposal

- The applicant proposes to build a 2-bedroom, 249 square-metre (2,680 sq.ft.), three-storey single family residence with a single-car attached garage and an additional single-car detached garage on the subject property.
- The first storey of the proposed building contains living space, a single-car garage, and mechanical room. The second storey of the building contains the main living area and main bedroom. The third story is a rooftop balcony with stairwell access.
- The building plans submitted to the City propose a variance to the 20% floor area reduction requirement for the second storey of the principal building as well as relaxation of the front yard setback for a second storey sundeck.
- The height of the existing dike forming the Crescent Beach Greenway severely limits views from ground floor elevations. The proposed house utilizes the second floor as the main living area in order to take advantage of the view amenity of the oceanfront property. This requires a larger second floor area than is found in prototypical single family residences constructed in the City.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The density provisions of the RF Zone requires that the second storey floor area of the principle building shall not exceed 80% of the first storey floor area including the attached garage, and that this reduction shall be accomplished from either the front or side walls.
- This development variance permit proposes to allow the second floor area to be 100% of the first floor area, including the attached garage.

Applicant's Reasons:

- The Crescent Beach dike/Greenway blocks the view of the ocean from ground floor elevations. The main living area of the proposed residence is the second floor.

Staff Comments:

- The proposal will not result in an increase in the overall allowable floor area ratio for the subject site.
- The purpose of the 80% reduction requirement is to avoid the construction of houses with 'box-like' massing and unbroken front facades, thereby enhancing streetscapes in single family residence areas.

- The proposed structure utilizes several unique architectural features, including terraced balconies, varied and articulated facades, mixed use of siding materials, extensive use of glazing, box-planters, and other unique architectural features, to create an interesting and articulated exterior form.
- The proposed structure includes an above-ground basement because of the minimum construction elevation limitations within the Crescent Beach floodplain area. The reduction is effectively accomplished between the second and third storey of the residence, as shown in the attached building plans.
- The proposed structure is one of unique architectural design and meets the intent of the second storey reduction requirement. Staff supports the proposed variance.

(b) Requested Variance:

- The setback provisions of the RF Zone allows a reduction of the front yard setback from 7.5 metres (25 ft) to 5.5 metres (18 ft) at a lower floor level only for 50% of the building width.
- This development variance application proposes to allow a minimum setback of 5.5 metres (18 ft.) for a second floor sundeck for 50% of the building width.

Applicant's Reasons:

- The sundeck is integral to the design of the proposed building and adds articulation to the front façade.

Staff Comments:

- While the by-law allows for a reduction in the setback to 5.5 metres (18 ft.) for a lower floor level only, this is typically covered by a sloped roof.
- In lieu of a sloped roof, the applicant proposes an uncovered sundeck at 5.5 metres (18 ft.) from the front property line.
- At its closest point, the front building face of the second floor living space is located 8.2 metres (27 ft.) from the front property line. This exceeds the 7.5 metre (25 ft) minimum that the by-law allows for.
- The height of the proposed structure, including the sundeck, is consistent with neighbouring structures and does not appear to impede the views of neighbouring residents.
- The proposed building design will be incorporated into the Development Variance Permit.
- Staff supports the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II Development Variance Permit No. 7912-0258-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/kms

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S 9/26/12 1:27 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Brock N Dorward
Address: 7781 - 128 Street, Unit 180
Surrey, BC V3W 4E7
Tel: 604-538-1804

2. Properties involved in the Application
 - (a) Civic Address: 3106 O'Hara Lane
 - (b) Civic Address: 3106 O'Hara Lane
Owners: Elva J Dorward
Brock N Dorward
PID: 003-669-025
Lot 8 District Lots 52 and 231 Group 2 New Westminster District Plan 5014

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0258-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0258-00

Issued To: BROCK N DORWARD
ELVA J DORWARD

("the Owner")

Address of Owner: 200-12219 Beecher Street
Surrey BC
V4A 3A2

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: 003-669-025
Lot 8 District Lots 52 and 231 Group 2 New Westminster District Plan 5014

3106 O'Hara Lane

(the "Land")

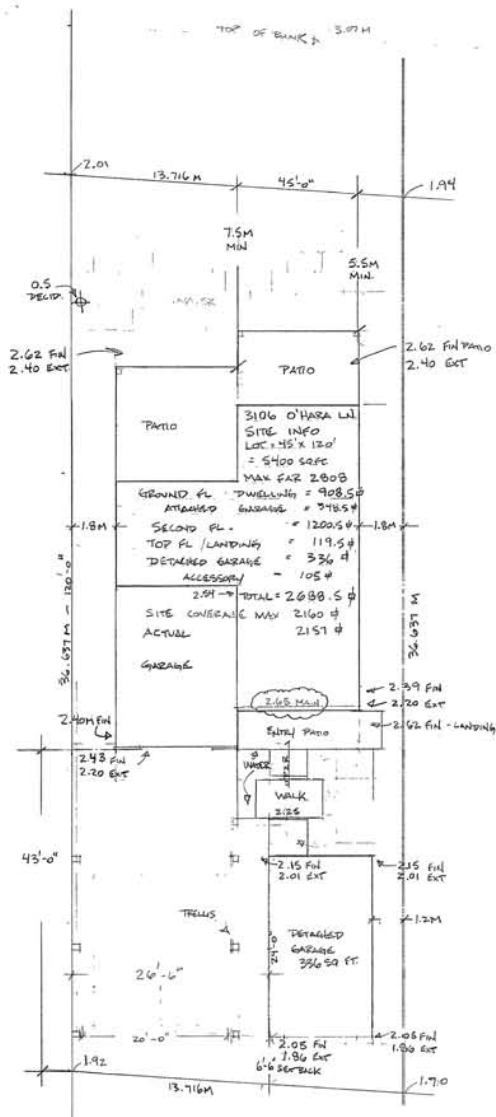
3. Part 16, Single Family Residential Zone, of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Remove the requirement of Section D.2.(b)ii requiring that the floor area of the second storey of the principal building be no more than 80% of the floor area of the first storey. The floor area of the second storey of the principal building shall be permitted to be 100% of the floor area of the first storey of the principal building, not including any balconies or sundecks; and
 - (b) In Section F, Yards and Setbacks, vary the front yard minimum setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for 50% of the width of the dwelling for a second floor level sundeck.

4. This development variance permit applies to the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. Buildings on the lot shall be constructed substantially in accordance with Schedule A in terms of building footprint on the Land, locations of sundecks and balconies, building height, and exterior elevations (excluding window locations and siding materials).
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.

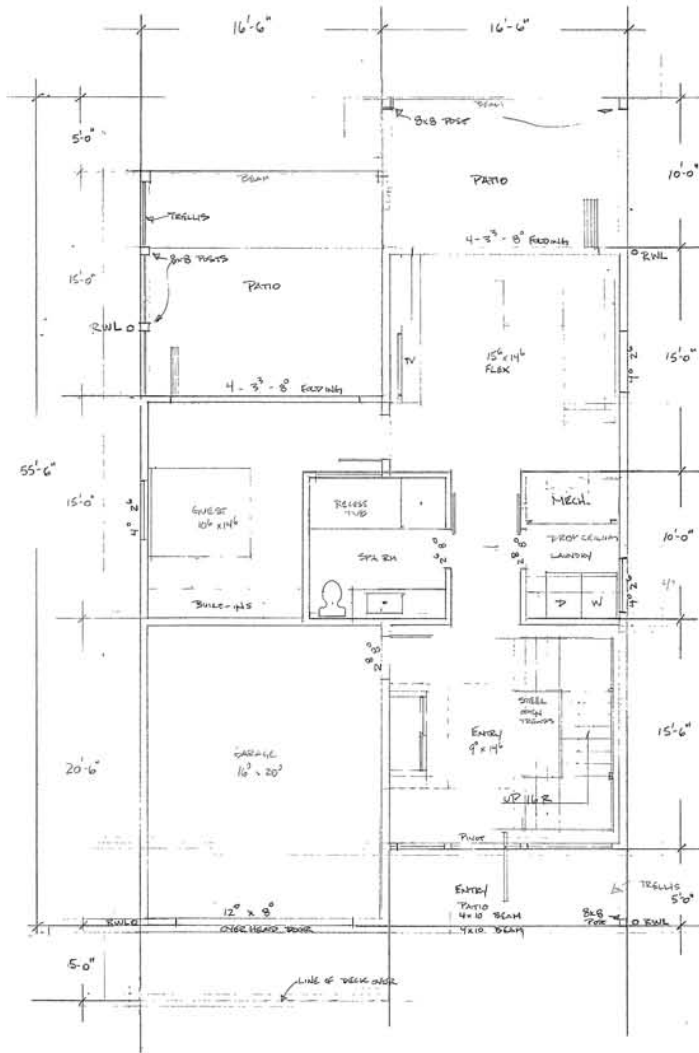
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



O'HARA LANE



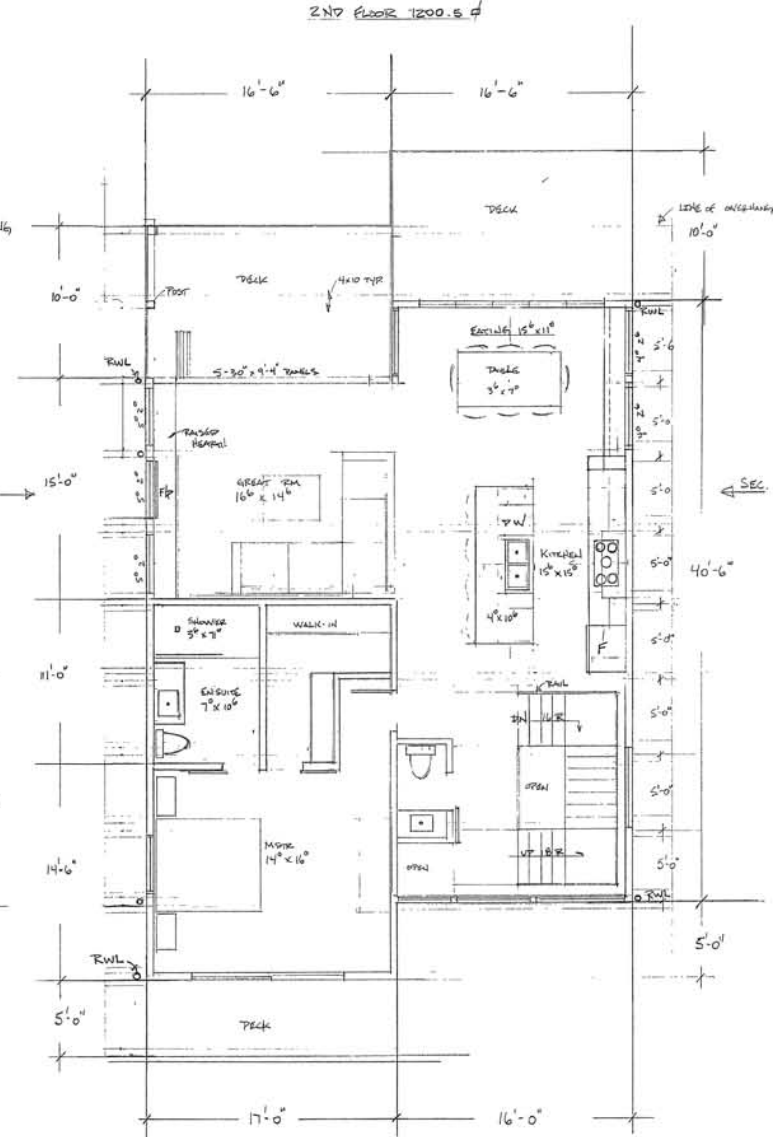
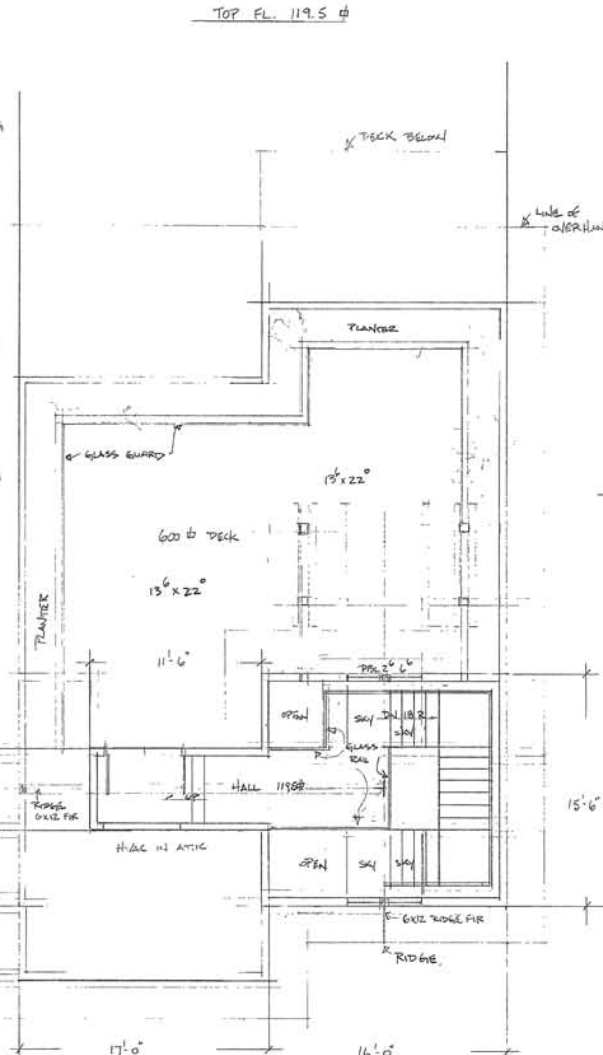
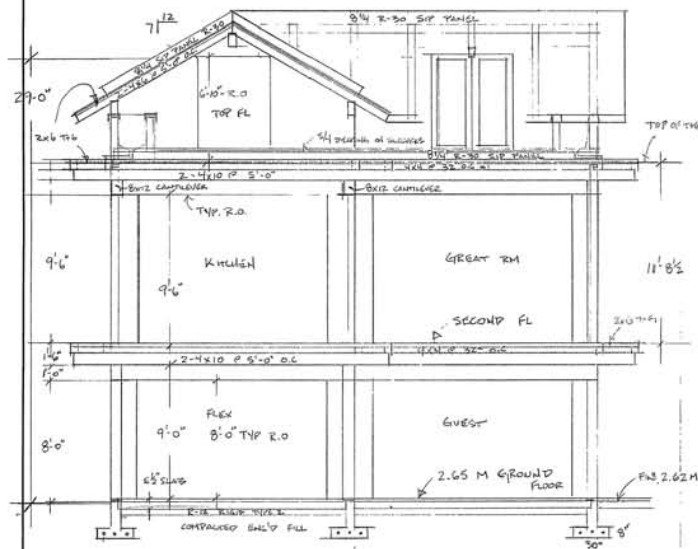
GROUND LEVEL 908.5 #
GARAGE 348.5 #

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE:	REVIEWED:	
3106 O'HARA LANE		
SITE PLAN / GROUND FL		DRAWING NUMBER

SECTION

TOP FL. 119.5 #

2ND FLOOR 1200.5 #



ROOF FRAMING - SLOPED
 STANDING SEAM METAL ROOF ON APPROVED MEMBRANE ON 8/4 SIP PANELS R-30 ON 6 MIL UVB ON 2x6 T&G FILL ON 2x4x6 FR RAFTERS @ 5'-0" O.C. ALL FASTENERS AND PANEL JOINTS/SEALANTS TO BE APPROVED BY ENGINEER

ROOF FRAMING - FLAT
 5/4 x 5/8 DECKING ON 2x4 TREATED SUBSIDGES ON 2 PLY TECH ON MEMBRANE ON 8/4 SIP PANELS R-30 ON 6 MIL UVB ON 2x6 T&G DECKING ON 2-4x10 JOISTS @ 5'-0" O.C. ALL JOINTS AND PERIMETERS SEALED AND FASTENED AS PER ENGINEER'S SPEC.

EXTERIOR WALLS
 1 1/2" CEDAR WALL SHINGLES ON APPROVED 10 MM BREATHER MAT 80% OPEN WEAVE DRYWALL BRAND AIR SPACE, ON DBL 30 MIN PAPER ON 1/2" FIR BRN ON 2x6 STUDS @ 16" O.C. R-20 BATT INSULATION 6 MUUVB. 3/8" GYPROC FINISH

2ND FLOOR FRAMING
 1 1/2" CONCRETE TOPPING OR 1" WARM BOARD ON 2x6 T&G DECKING ON 4x4 PURNUS @ 32" O.C. ON 2-4x10 @ 5'-0" O.C. JOISTS 2-SPACED 6" APART

INT WALLS
 2x6 STUDS @ 16" O.C. INSULATE ALL PUMPING TRAYS + STACKS 1/2" DRYWALL FINISH

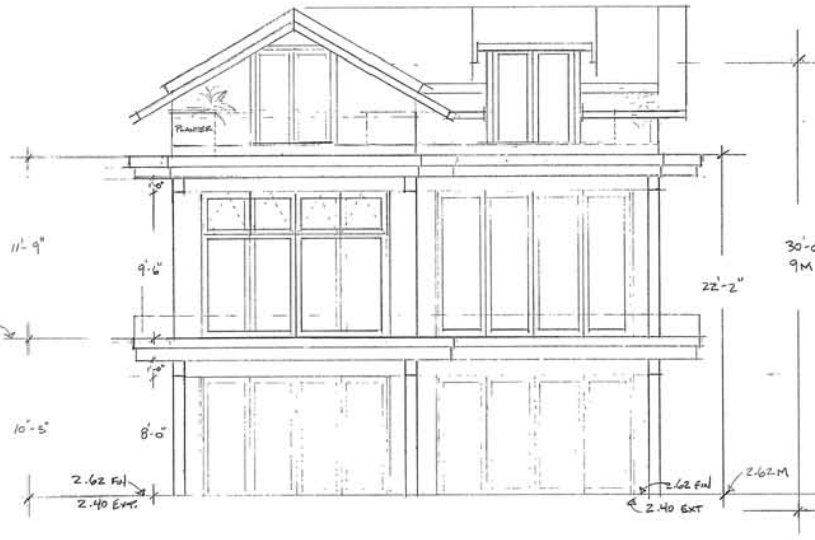
MAIN/GROUND FLOOR SLAB
 5 1/2" CONCRETE SLAB 32 MPA W/ 10M @ 20" O.C. DOWELS @ 20" O.C. 6" MIN. MIN. TIED TO BEARER AND HYDRAULIC 3/2" PRE HEATING PILES TO ENGINEERS W/OUT ON 6 MUUVB ON R-12 RIGID TYPE 2 ON COMPACTED SUBMERGED FILL

FENCES
 2 PLY TECH ON MEMBRANE ON 2x6 T&G DECKING ON 4x4 PURNUS @ 32" O.C. ON 2-4x10 FR JOISTS @ 5'-0" O.C. ROOF DRAINS AS PER FLOOR PLAN.

PERIM + BEAR PATIO
 TYPING STONE OR EQUIV CONCRETE ON MIN 10" COMPACTED ENGINEERED FILL SECTET SAND

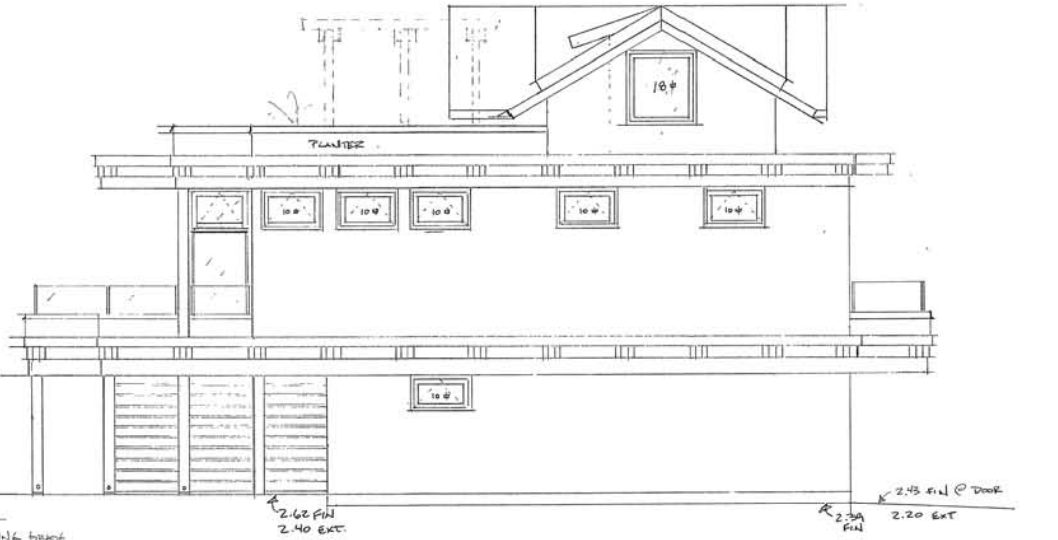
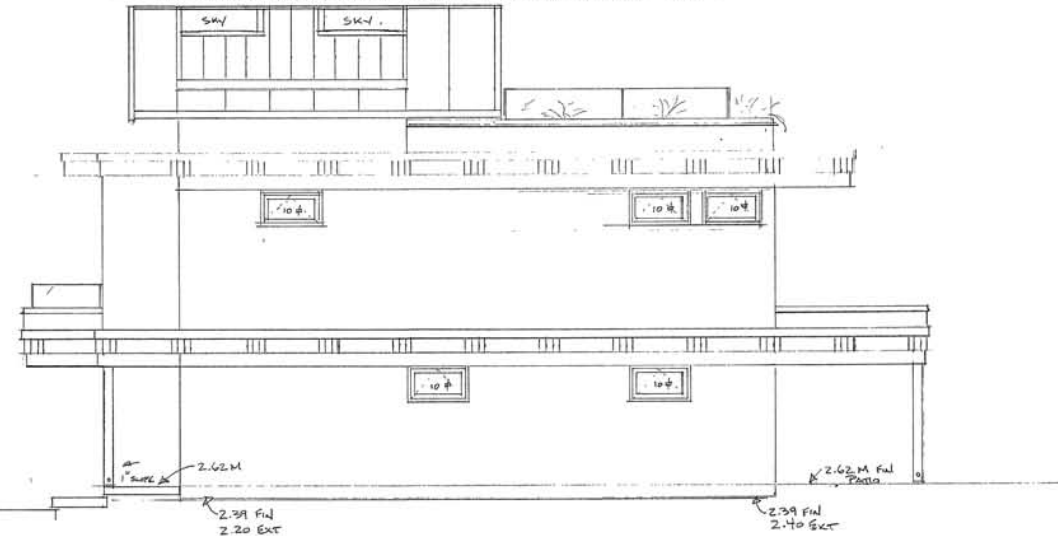
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DATE:	REVIEWED:	
3106 O'HAIRA LANE		
SECTION	TOP FL	2ND FL
		DRAWING NUMBER

EAST / O'HARA LINE



WEST

NORTH / RIGHT SIDE
 SPECIAL CALC'S - SETBACK 1.8M WALL AREA @ 1.8M = 1804 #
 MAX ALLOW. OPENINGS = 8% = 144.3 # = ACTUAL OPENINGS = 50 #



SOUTH / LEFT SIDE
 SPECIAL CALC'S - SETBACK 1.8M WALL AREA @ 1.8M = 1810.5 #
 MAX ALLOW. OPENINGS = 8% = 144.8 # ; ACTUAL OPENINGS = 78 #

SCALE: 1/4" = 1'-0"	APPROVED BY:	DRAWN BY:
DATE:	REVISD:	REVISD:
3106 O'HARA LINE		DRAWING NUMBER
ELEVATIONS		