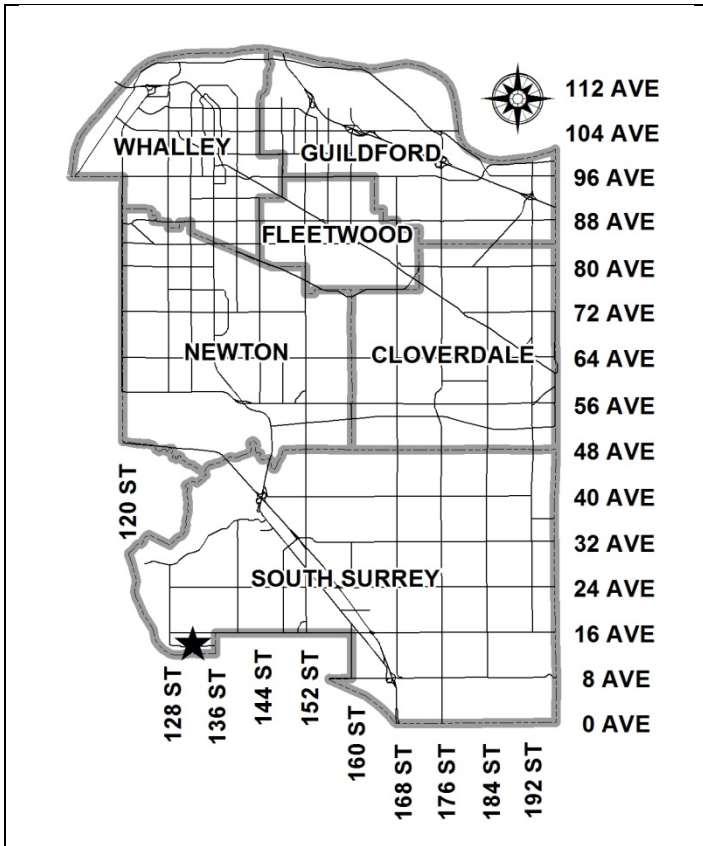


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0052-00

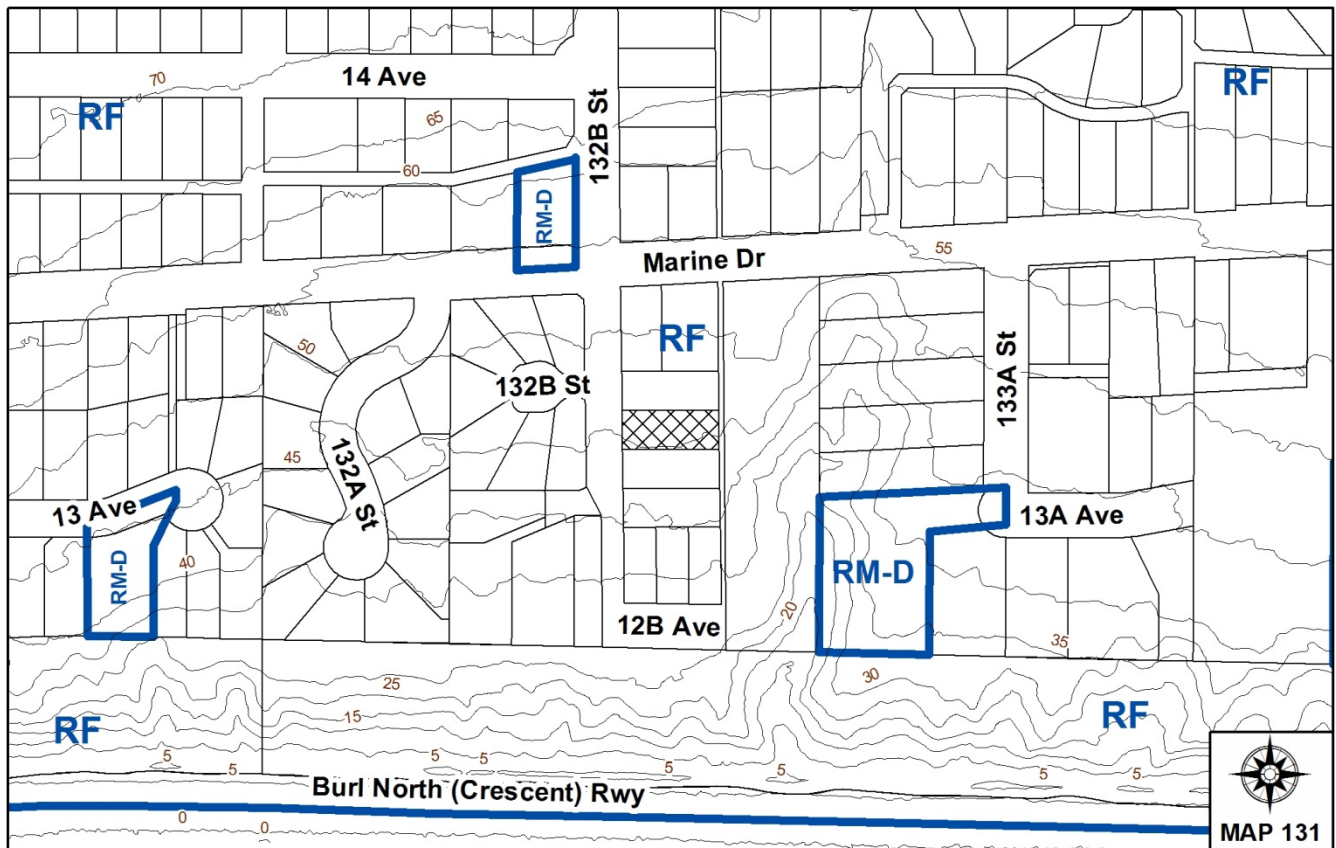
Planning Report Date: April 08, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to vary the maximum permitted height of a proposed single family dwelling

LOCATION: 1320 - 132B Street
OWNER: Brian W Singleton
 Jennifer Y Singleton
ZONING: RF - Single Family Residential
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking increase in height of a principal building with a roof slope of less than 1:4 is requested to permit construction of a new dwelling on subject property.

RATIONALE OF RECOMMENDATION

- The proposed dwelling and roofline is well articulated and architecturally interesting, and proposes high quality building materials.
- The applicants have demonstrated some community support for the proposed building height.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0052-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to vary the maximum permitted height of a principal building with a roof slope less than 1:4 under the "Single Family Residential Zone (RF)" from 7.3 metres (24 ft.) to 9.7 metres (32 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential (previous dwelling has been demolished)

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Residential: single family dwelling	Urban / Urban Residential	RF
East:	Residential: single family dwelling	Urban / Urban Residential	RF
South:	Residential: single family dwelling	Urban / Urban Residential	RF
West (Across 132B St):	Residential: single family dwelling	Urban / Urban Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on 132B Street, south of Marine Drive in South Surrey. It is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Semiahmoo Peninsula Local Area Plan. The property is zoned "Single Family Residential Zone (RF)".
- The applicants have owned the property since 2007 and they have recently demolished the previous dwelling.

Current Proposal

- Applicants have applied for a Building Permit to build new house on existing lot.

- The proposed new house has approximately the same footprint as the previous house, with a change to the driveway location.
- The proposed roof structure is a “butterfly roof” with the higher ends of the roof facing the front and back yards.
- Through the Building Permit process, height of building was identified as non-compliant with Zoning By-law. Given the uniqueness of the roof design, the applicant was directed to apply for a Development Variance Permit.
- Applicants have included more sustainable features in the proposed dwelling:
 - Low E windows and doors; and
 - Solar system planned for lower electrical consumption and with butterfly roof line these panels should be out of sight from neighbours view (this would not be the case with a pitch roof).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the maximum building height from 7.3 m (24 ft) to 9.7 m (32 ft).

Applicants' Reasons:

- Applicants feel that this butterfly roof, with the contemporary house style, will not only provide a lower impact to the neighbourhood with respect to roofline height but adds a unique design element to the neighbourhood. This roof will also help hide the proposed solar system panels from public view.

Staff Comments:

- The Zoning By-Law allows for single family dwellings with pitched roofs to have maximum heights of up to 9 m (30 ft). Where the roof slope is 1:4 or lower, however, the maximum permitted height of the building is reduced to 7.3 m (24 ft). This height limitation is intended to encourage higher gable roofs and minimize the visual impact of a flat-roofed structure.
- The way in which building height is measured, however, does not take into account a "butterfly roof" or "reverse gable roof" design, as is proposed with the current house design.
- The proposed dwelling and roofline is well articulated and architecturally interesting, with high quality building materials.
- Although the height of the roof is 9.7 m (32 ft), the height to the mid-point is only 8.5 m (28 ft).

- The proposed Development Variance Permit is applicable only to the proposed building design.
- The applicants have also consulted with several adjacent neighbours along 132B Street regarding their opinions on the design and building height, and have obtained support for the proposal (Appendix III).
- Staff supports the requested variance to proceed to public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Building Elevations and Perspective
Appendix III.	Map of area identifying properties that have signed their support to the project
Appendix IV.	Development Variance Permit No. 7913-0052-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\10315013001.doc
DRV 4/4/13 2:19 PM

Information for City Clerk

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

1. (a) Agent: Name: Brian Singleton

 Address: 1320 - 132B Street
 Surrey, BC V4A 4C3

 Tel: 604-531-7377 - Work
 604-531-7377 - Home

2. Properties involved in the Application
 - (a) Civic Address: 1320 - 132B Street

 - (b) Civic Address: 1320 - 132B Street
 Owner: Jennifer Y Singleton
 Brian W Singleton
 PID: 005-401-143
 Lot 5 Section 8 Township 1 New Westminster District Plan 1760

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0052-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	560 m ² (min.)	763 m ² (<i>unchanged</i>)
Road Widening area	n/a	n/a
Undevelopable area	n/a	n/a
Net Total	560 m ² (min.)	763 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	40%	30%
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	30%
SETBACKS (in metres)		
Front	7.5 m	9.84 m
Rear	7.5 m	10.35 m
Side #1 (S)	1.8 m	3.05 m
Side #2 (N)	1.8 m	1.83 m
BUILDING HEIGHT (in metres/storeys)		2 story
Principal	7.4 m	9.7 m
Accessory	4 m	-
NUMBER OF RESIDENTIAL UNITS	1	1
Bachelor	n/a	n/a
One Bed	n/a	n/a
Two Bedroom	n/a	n/a
Three Bedroom +	n/a	n/a
Total	1	1
FLOOR AREA: Residential	330 m ²	330 m ²
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	1 dwelling unit / acre	1 dwelling unit / acre
# of units/ha /# units/acre (net)		
FAR (gross)	0.48 or max 330 m ²	330 m ²
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	n/a	n/a
Outdoor	n/a	n/a
PARKING (number of stalls)		
Commercial	n/a	n/a
Industrial	n/a	n/a
Residential Bachelor + 1 Bedroom	n/a	n/a
2-Bed	n/a	n/a
3-Bed	n/a	n/a
Residential Visitors	n/a	n/a
Institutional	n/a	n/a
Total Number of Parking Spaces	2	2
Number of disabled stalls	n/a	n/a
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units	n/a	n/a
Size of Tandem Parking Spaces width/length	n/a	n/a

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



C.E.D.A.R.
Design & Drafting Inc.
Unit 3-7811 Steveston Hwy.
Richmond, BC V7A 1L9
TEL: 604-762-2425



215, 18525 - 53rd Avenue,
Surrey, B.C. V3S 7A4

PROJECT:

Proposed
Residence
Mr. & Mrs. Singleton

1320 - 132B Street
Surrey, B.C.

SHEET TITLE:
WEST
ELEVATION

Date:
March 26, 2013

Scale:
1/4" = 1'-0"

Drawn By:
UST

SHEET NUMBER:

9
13

APPENDIX II



WEST ELEVATION
SCALE: 1/4" = 1'-0"

NOTE: THIS PLAN CONFORM TO
2012 B.C. BUILDING CODE



C.E.D.A.R.
Design & Drafting Inc.
 Unit 3-7811 Steveston Hwy,
 Richmond, BC V7A 1L9
 TEL: 604-762-2425



215, 18525 - 53rd Avenue,
 Surrey, B.C. V3S 7A4

PROJECT:

Proposed
 Residence
 Mr. & Mrs. Singleton

1320 - 132B Street
 Surrey, B.C.

SHEET TITLE:

**SOUTH
 ELEVATION**

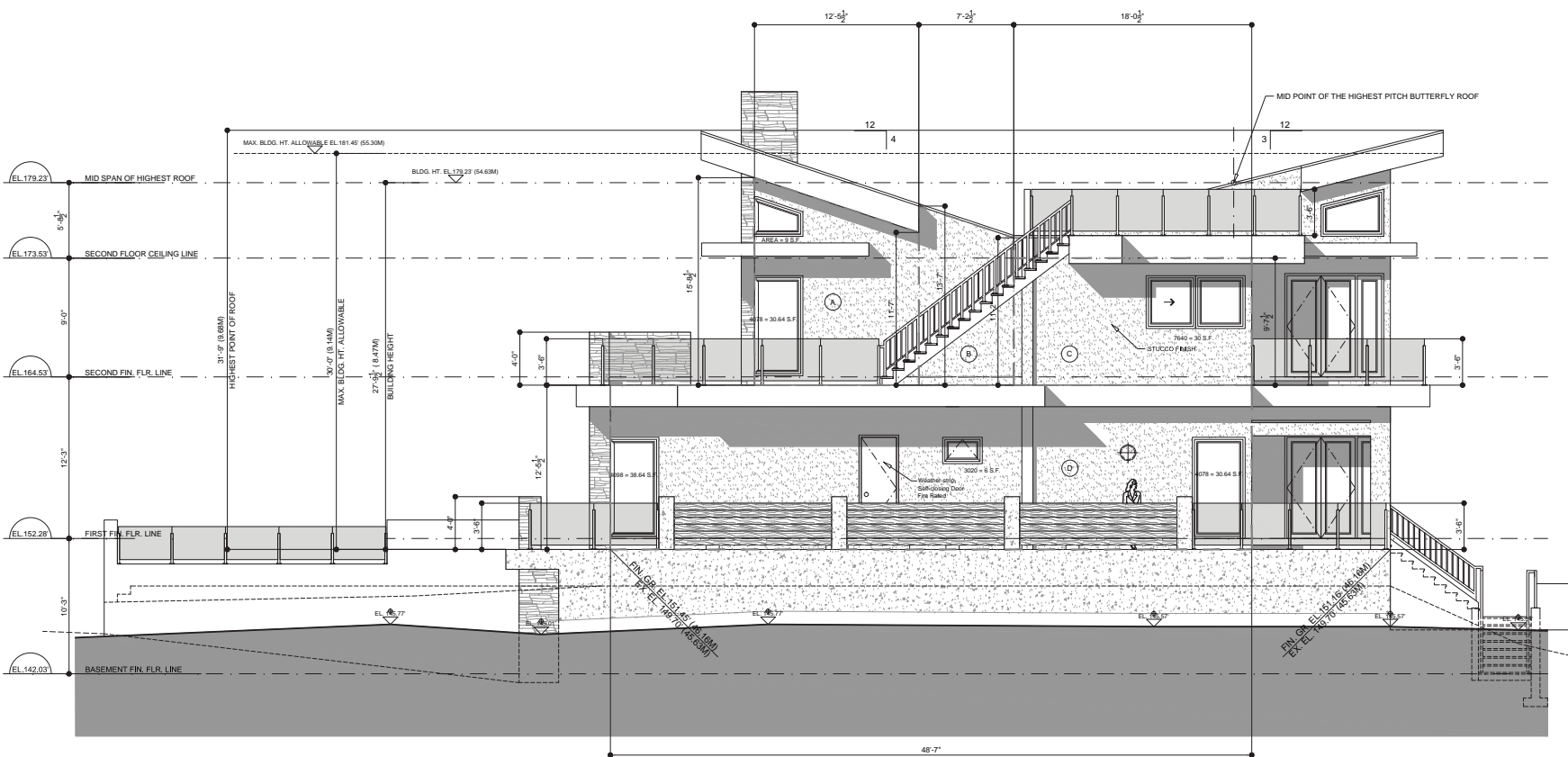
Date:
 March 26, 2013

Scale:
 1/4" = 1'-0"

Drawn By:
 UST

SHEET NUMBER:

10
 13



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

UNPROTECTED OPENING:

LIMITING DISTANCE = 10'-0"
 WALL - A-B+C+D
 $[12.42 \times (15.06 + 11.58/2)] + [7.16 \times (13.58 + 11.16/2)] + [(18.04 \times 9.58) + (48.58 \times 13.22)] = 1082.00 \text{ S.F.}$
 ALLOW. OPENING 13.55% = 146.07 SQ. FT.
 PROPOSED OPENING = 144.92 SQ. FT.

NOTE: THIS PLAN CONFORM TO
 2012 B.C. BUILDING CODE



C.E.D.A.R.
Design & Drafting Inc.
Unit 3-7811 Steveston Hwy.
Richmond, BC V7A 1L9
TEL: 604-762-2425



215, 18525 - 53rd Avenue,
Surrey, B.C. V3S 7A4

PROJECT:
Proposed
Residence
Mr. & Mrs. Singleton

1320 - 132B Street
Surrey, B.C.

SHEET TITLE:
NORTH
ELEVATION

Date:
March 26, 2013

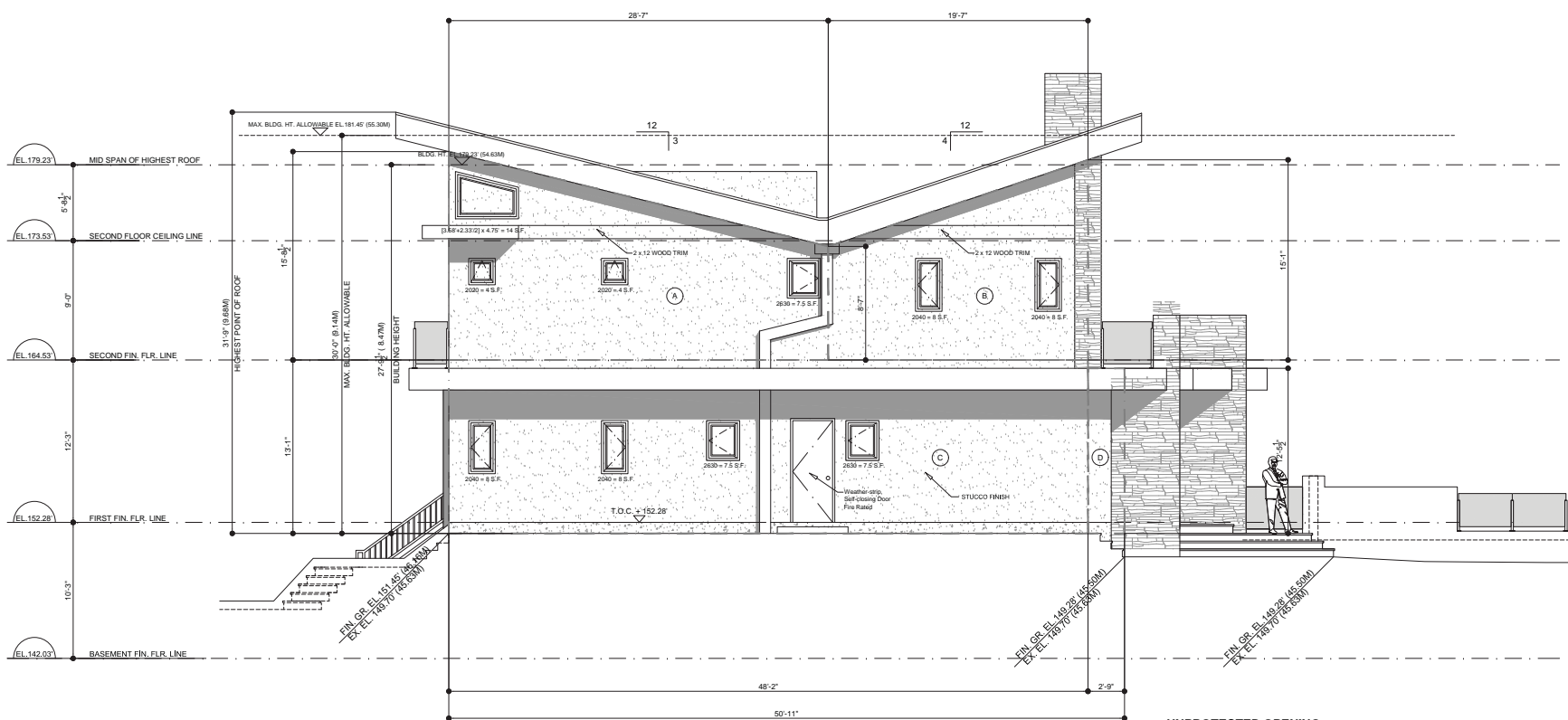
Scale:
1/4" = 1'-0"

Drawn By:
UST

SHEET NUMBER:

11

13



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

UNPROTECTED OPENING:

LIMITING DISTANCE = 6'-0"
WALL - A+B+C+D:
 $[28.59' \times (15.08' + 8.58'/2)] + [19.58' \times (8.58' + 15.08'/2)] + (48.16' \times 13.08') + (2.75' \times 12.46') = 1292.00 \text{ S.F.}$
ALLOW. OPENING 8% = 103.36 SQ.FT.
PROPOSED OPENING = 75.00 SQ.FT.

NOTE: THIS PLAN CONFORM TO
2012 B.C. BUILDING CODE



C.E.D.A.R.
Design & Drafting Inc.
Unit 3-7811 Steveston Hwy.
Richmond, BC V7A 1L9
TEL: 604-762-2425



215, 18525 - 53rd Avenue,
Surrey, B.C. V3S 7A4

PROJECT:

Proposed
Residence
Mr. & Mrs. Singleton

1320 - 132B Street
Surrey, B.C.

SHEET TITLE:

EAST
ELEVATION

Date:
March 26, 2013

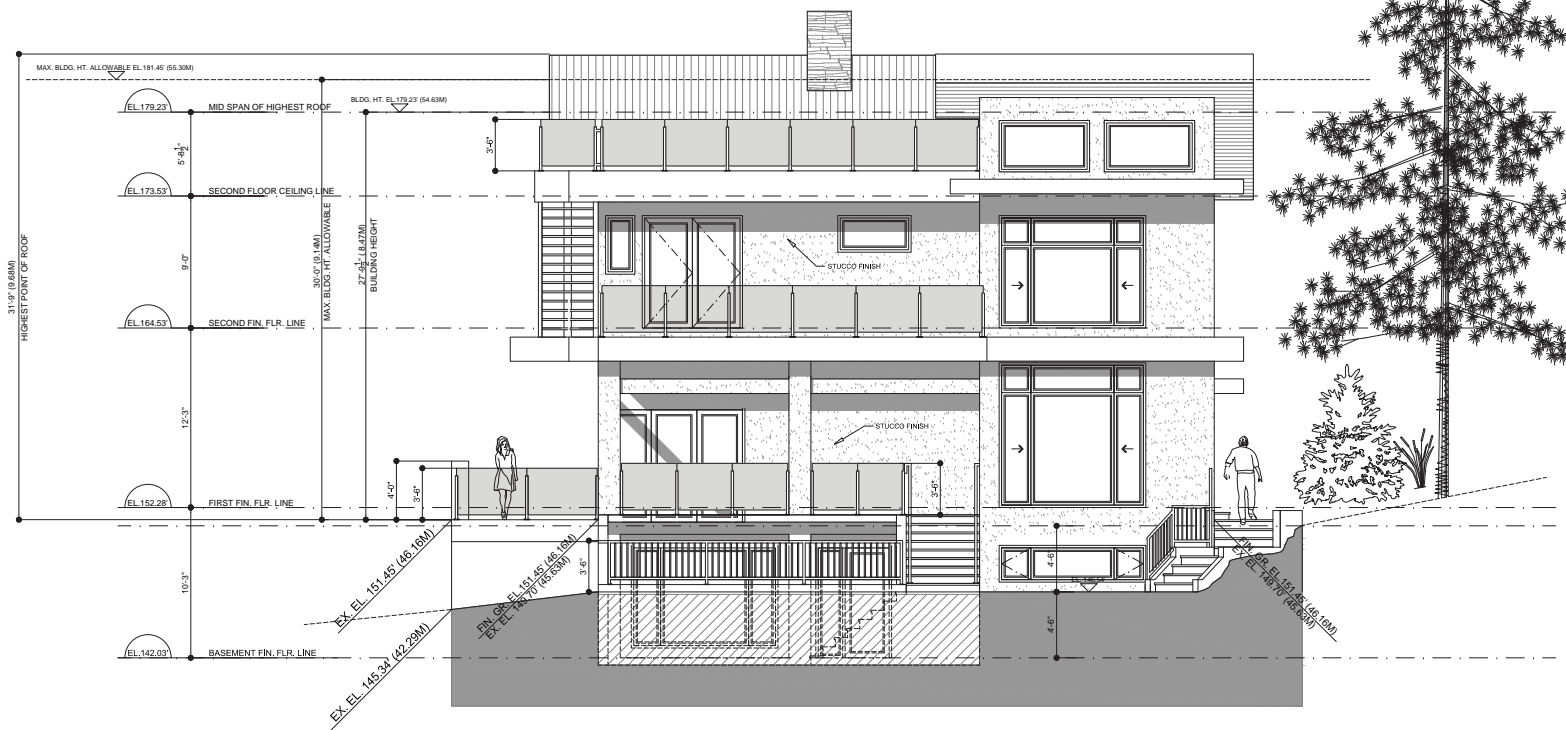
Scale:
1/4" = 1'-0"

Drawn By:
UST

SHEET NUMBER:

12
13

NOTE: THIS PLAN CONFORMS TO
2012 B.C. BUILDING CODE



EAST ELEVATION

SCALE: 1/4" = 1'-0"



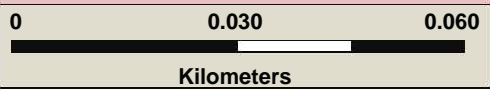
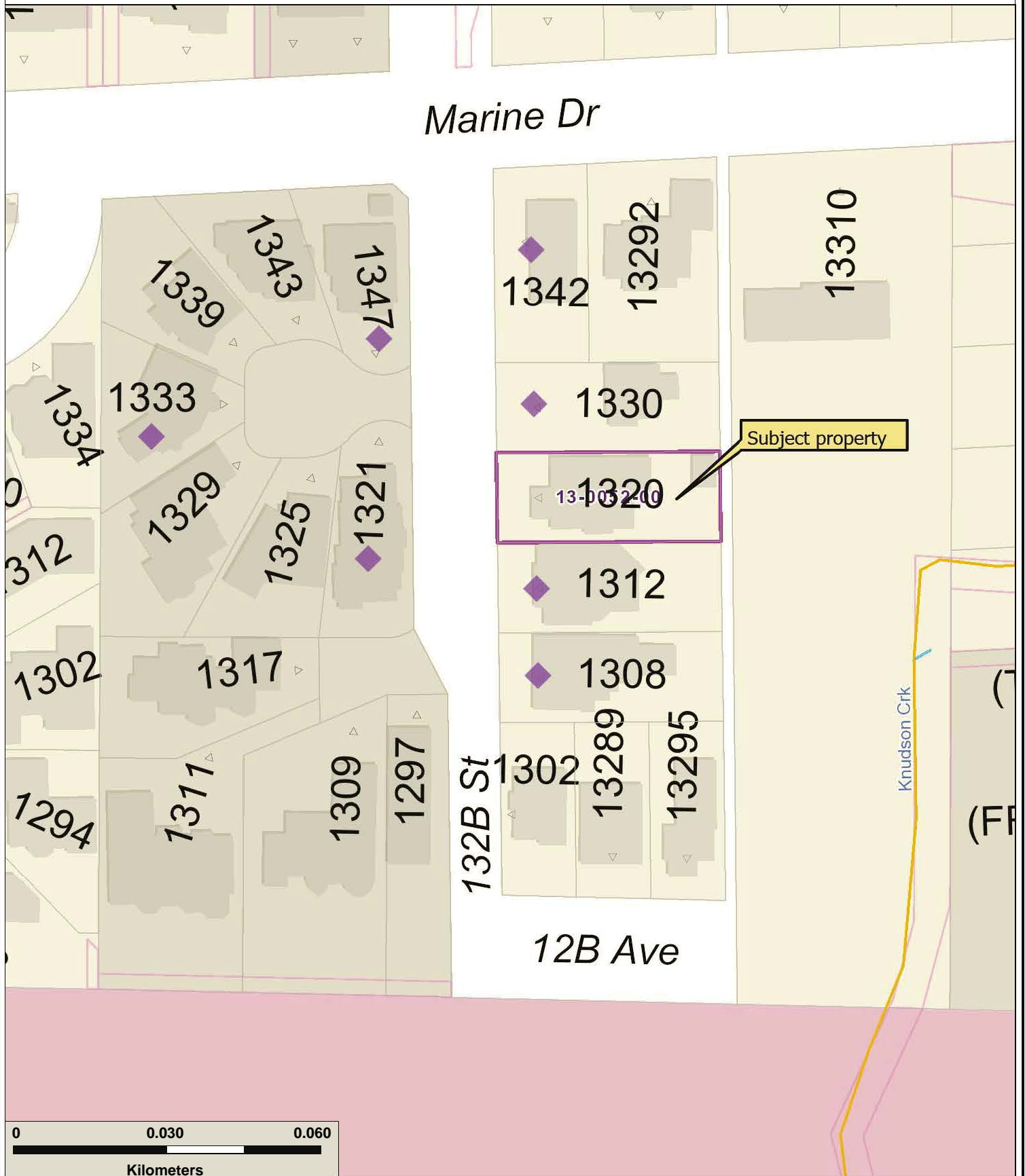
PROPOSED RESIDENCE FOR MR. & MRS. BRIAN SINGLETON
LOCATION : 1320- 132 B STREET, SURREY, BRITISH COLUMBIA



PROPOSED RESIDENCE FOR MR. & MRS. BRIAN SINGLETON
LOCATION : 1320- 132 B STREET, SURREY, BRITISH COLUMBIA



Application 13-0052-00 DVP



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Neighbours' support for project marked with diamond on the map



Scale: 1:1,000

Map created on: April-03-13

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0052-00

Issued To: BRIAN W SINGLETON
JENNIFER Y SINGLETON

("the Owner")

Address of Owner: 1320 - 132B Street
Surrey, BC V4A 4C3

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: 005-401-143
Lot 5 Section 8 Township 1 New Westminster District Plan 1760

1320 - 132B Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section G of Part 16 "Single Family Residential Zone (RF)" the maximum building height is relaxed from 7.3 m (24 ft) to 9 m (30 ft) with a sloped roof, as shown on attached Schedule A, which forms part of this permit.
4. This development variance permit shall lapse if the Owner does not substantially start any construction within two (2) years after the date this development variance permit is issued.
5. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

6. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 2013.
ISSUED THIS DAY OF , 2013.

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



C.E.D.A.R.
Design & Drafting Inc.
 Unit 3-7811 Steveston Hwy,
 Richmond, BC V7A 1L9
 TEL: 604-762-2425



215, 18525 - 53rd Avenue,
 Surrey, B.C. V3S 7A4

PROJECT:
 Proposed
 Residence
 Mr. & Mrs. Singleton

1320 - 132B Street
 Surrey, B.C.

SHEET TITLE:
 WEST
 ELEVATION

Date:
 March 26, 2013

Scale:
 1/4" = 1'-0"

Drawn By:
 UST

SHEET NUMBER

9
 13



WEST ELEVATION
 SCALE: 1/4" = 1'-0"

NOTE: THIS PLAN CONFORM TO
 2012 B.C. BUILDING CODE

SCHEDULE A.



C.E.D.A.R.
Design & Drafting Inc.
Unit 3-7911 Steveston Hwy,
Richmond, BC V3S 1L9
TEL: 604-762-2425



215, 18525 - 53rd Avenue,
Surrey, B.C. V3S 7A4

PROJECT:
Proposed
Residence
Mr. & Mrs. Singleton

1320 - 132B Street
Surrey, B.C.

SHEET TITLE:
SOUTH
ELEVATION

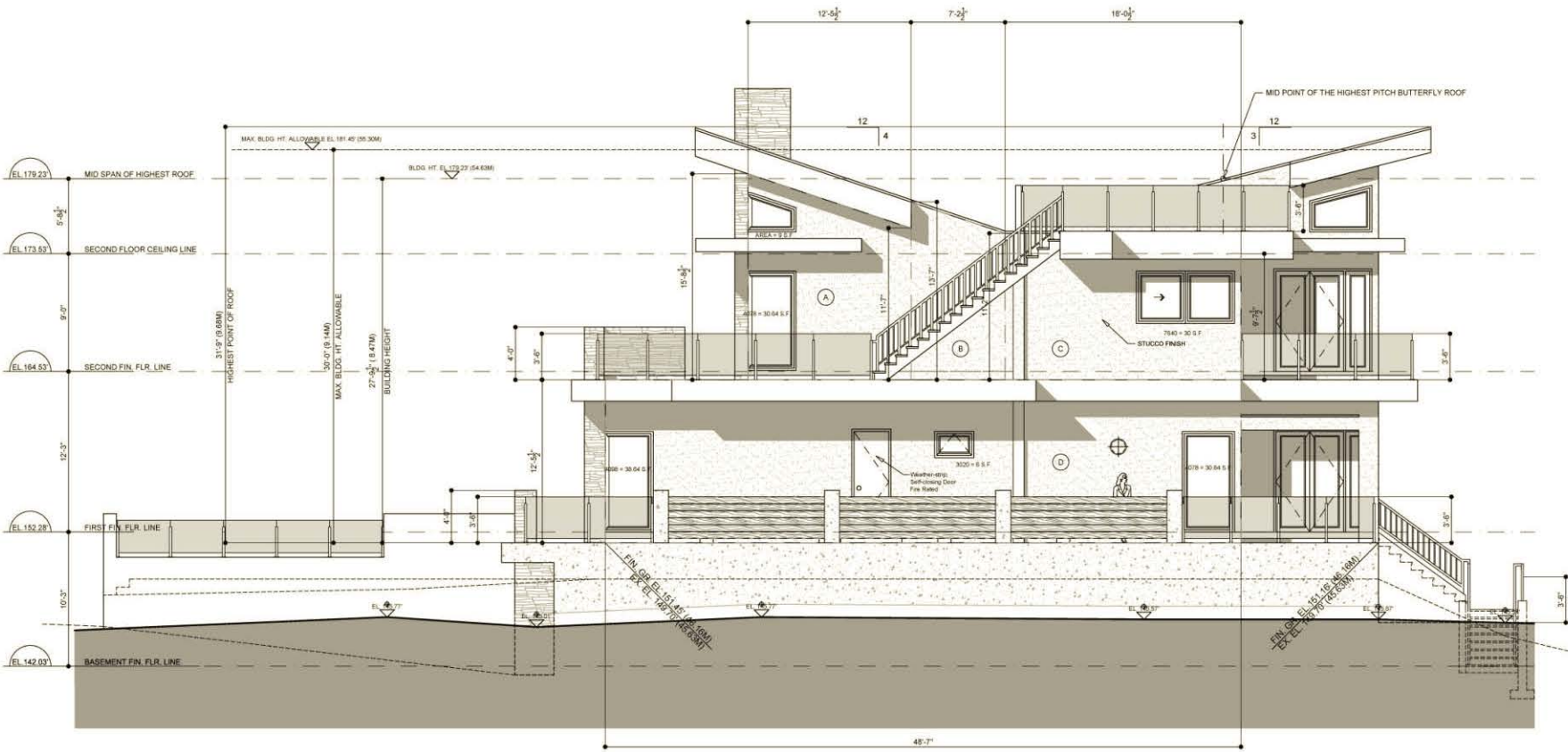
Date:
March 26, 2013

Scale:
1/4" = 1'-0"

Drawn By:
UST

SHEET NUMBER

10
13



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

UNPROTECTED OPENING:
LIMITING DISTANCE = 10'-0"
WALL AREA = 474.12 SQ. FT.
[12.42' x (15.66' + 11.58'/2)] + [7.16' x (13.58' + 11.16'/2)] + (18.04' x 9.58') + (48.58' x 13.22') = 1082.00 S.F.
ALLOW. OPENING 13.50% = 146.07 SQ. FT.
PROPOSED OPENING = 144.92 SQ. FT.

NOTE: THIS PLAN CONFORMS TO
2012 B.C. BUILDING CODE



C.E.D.A.R
Design & Drafting Inc.
 Unit 3-7811 Steveston Hwy,
 Richmond, BC V7A 1L9
 TEL: 604-762-2425



215, 18525 - 53rd Avenue,
 Surrey, B.C. V3S 7A4

PROJECT:
 Proposed
 Residence
 Mr. & Mrs. Singleton

1320 - 132B Street
 Surrey, B.C.

SHEET TITLE:
 NORTH
 ELEVATION

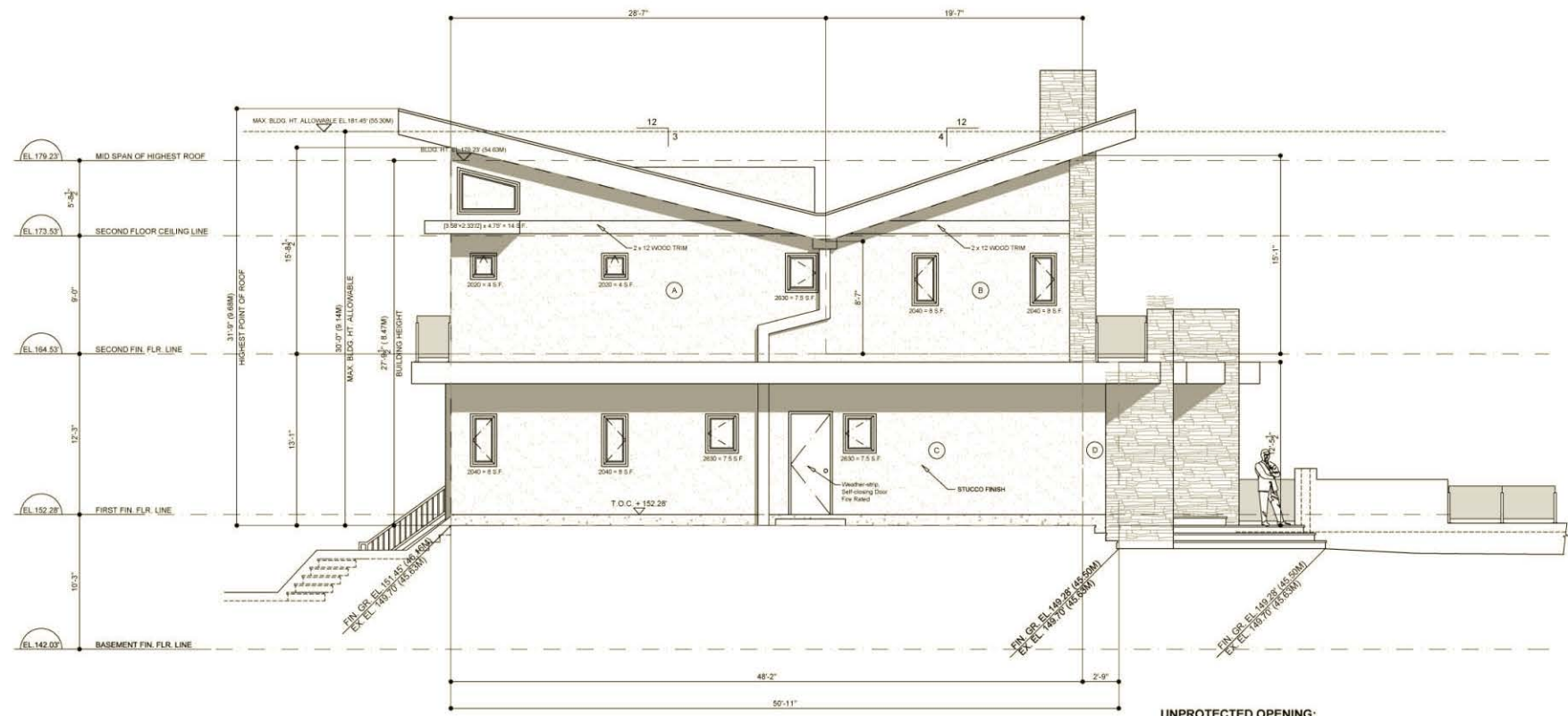
Date: March 26, 2013

Scale: 1/4" = 1'-0"

Drawn By: UST

SHEET NUMBER

11
 13



NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

UNPROTECTED OPENING:
 LIMITING DISTANCE = 6'-0"
 WALL - A+B+C+D
 $28.58' \times (15.89' + 8.587(2) + 119.53' \times (8.58' + 15.08'(2)) + (48.16' \times 13.08') + (2.75' \times 12.46')) = 1292.00 \text{ S.F.}$
 ALLOW. OPENING AREA = 103.36 \text{ SQ. FT.}
 PROPOSED OPENING = 75.00 \text{ SQ. FT.}

NOTE: THIS PLAN CONFORMS TO
 2012 B.C. BUILDING CODE



C.E.D.A.R
 Design & Drafting Inc.
 Unit 2-7811 Steveston Hwy,
 Richmond, BC V7A 1L9
 TEL: 604-762-2425



215, 18525 - 53rd Avenue,
 Surrey, B.C. V3S 7A4

PROJECT:

Proposed
 Residence
 Mr. & Mrs. Singleton

1320 - 132B Street
 Surrey, B.C.

SHEET TITLE:

EAST
 ELEVATION

Date:
 March 26, 2013

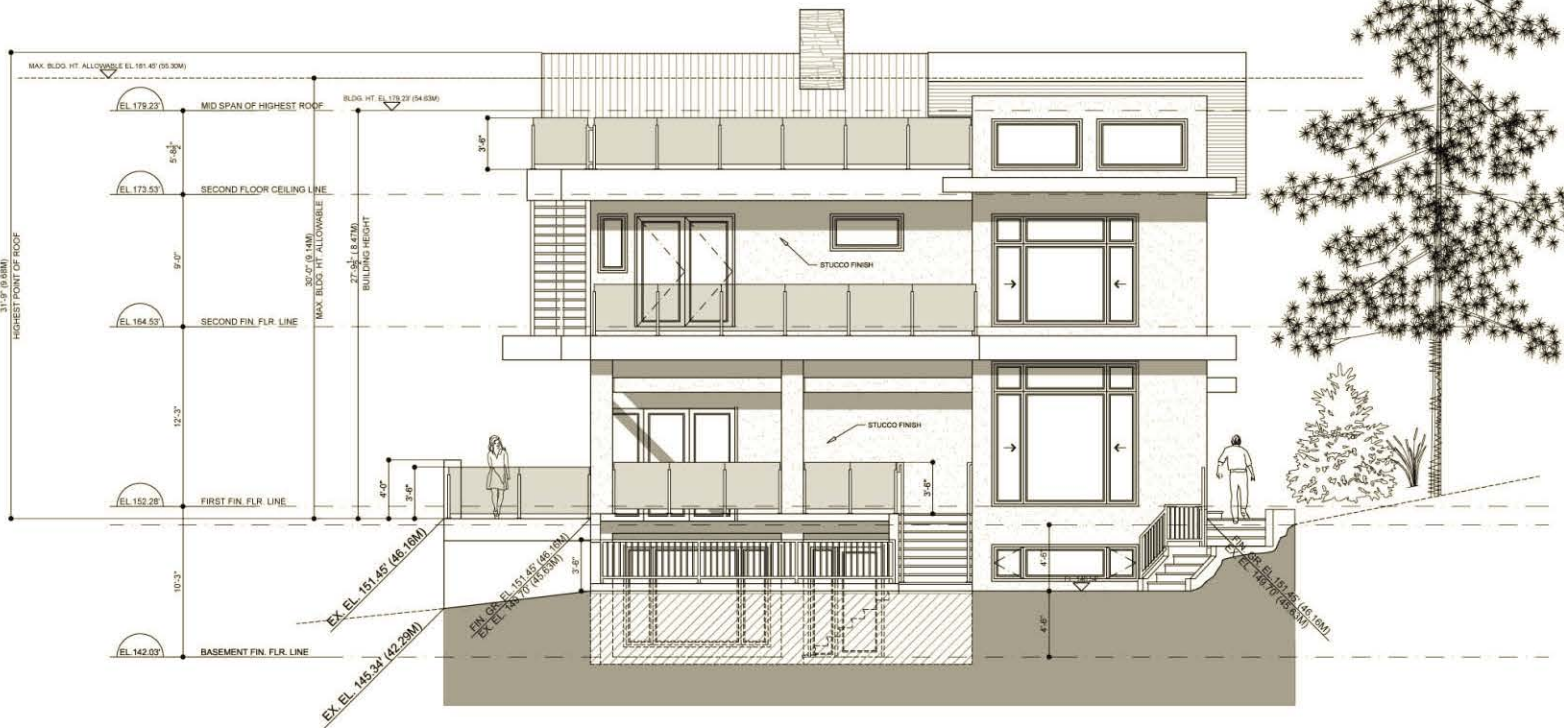
Scale:
 1/4" = 1'-0"

Drawn By:
 JUST

SHEET NUMBER

12
 13

NOTE: THIS PLAN CONFORM TO
 2012 B.C. BUILDING CODE



EAST ELEVATION
 SCALE: 1/4" = 1'-0"