



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the front and side yard setback, and relax the maximum permitted floor area of the second storey to permit an addition to the existing dwelling.

### RATIONALE OF RECOMMENDATION

- The proposed addition will result in the second storey having 9% less floor area than the main floor area. This is a significant improvement to the existing dwelling, which currently has the same floor area on both floors. The addition will be offset from the main floor, improving the massing and visual appeal of the dwelling.
- The proposed front and side yard setbacks will allow the applicant to increase the total lot coverage to 30.8% which is below the maximum lot coverage requirement of 36% under the RF Zone.
- The applicant also proposes some exterior renovations to the front elevation resulting in a modern and visually appeal dwelling.
- The proposed variances will have minimal impact on surrounding properties and adjacent neighbours have no objections to the proposed development.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0139-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to increase the maximum floor area of the second story from a maximum of 80% to 84.6% of the main floor area;
- (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.99 metres (23 ft.); and
- (c) to reduce the minimum east side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.22 metres (4 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 22 Avenue):	Single Family Residential	Urban/Urban Residential	RF
East, West & South:	Single Family Residential	Urban/Urban Residential	RF

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the south side of 22 Avenue, east of 154 Street. The property is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Semiahmoo Peninsula Local Area Plan (LAP).
- The subject property is currently zoned "Single Family Residential Zone (RF)" and is 683 square metres (7,352 square feet) in area. The existing two-storey dwelling has a total floor area of 188.8 square metres (2,032 square feet).

Current Proposal

- The applicant is requesting variances to reduce the front and side yard setback, and relax the maximum permitted floor area of the second storey to accommodate a garage and office on the main floor and three bedrooms on the second storey. Appendix II illustrates the proposed addition to the existing dwelling.

	Existing Floor Area	Proposed Floor Area	Total Floor Area
<b>Main Floor</b>	94.4 sq. m (1,016 sq. ft)	87.3 sq. m (940 sq. ft)	181.7 sq. m (1,956 sq. ft)
<b>Second Floor</b>	94.4 sq. m (1,016 sq. ft)	69.5 sq. m (747.6 sq. ft)	156 sq. m (1,679 sq. ft)
<b>TOTAL</b>	1,88.8 sq. m (2,032 sq. ft)	156.8 sq. m (1,687.6 sq. ft)	337.7 sq. m (3,634.5 sq. ft)

- Under the RF Zone, the second floor area permitted must not exceed 80% of the floor area of the main floor level including an attached garage and a porch at the front that is covered by a sloped roof. The total floor area of the second floor, including the proposed addition, will exceed the maximum permitted floor area at 84.6%.
- The applicant is proposing to add 69.5 square metres (748 square feet) to the second floor, increasing the floor area to a total of 156 square metres (1,679 square feet). The proposed variance to exceed the maximum permitted floor area of the second storey will allow the applicant to add an additional 10.6 square metres (114 square feet) above the 80% requirement.
- The proposed front and side yard variances will allow the applicant to add 87.3 square metres (940 square feet) to the main floor, including a single garage with an area of 69.4 square metres (747 square feet). The proposed addition will increase the main floor area to a total of 181.7 square metres (1,956 square feet).
- The addition to the existing dwelling will increase the total dwelling footprint to 210.3 square metres (2,264 square feet), resulting in a lot coverage of 30.8%. This is below the maximum lot coverage requirement of 36% under the RF Zone.
- The total floor area of the dwelling, including the proposed additions will be 338 square metres (3,635 square feet) and is within the maximum floor area ratio (FAR) of the RF Zone.
- The applicant also proposes some exterior renovations to modernize the front elevation of the dwelling, including stone veneer, articulated hardi-shake gable ends, corner trims and upgrades to the existing windows and porch.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To increase the maximum floor area of the second story from a maximum of 80% to 84.6% of the main floor area.

Applicant's Reasons:

- The variance will allow an addition of 69.5 square metres (748 square feet) to the second storey consisting of three bedrooms which the applicant's family wishes to grow into for the long term.

Staff Comments:

- The proposed variance will allow the applicant to add an additional 51 square metres (550 square feet) above the 80% requirement to achieve three reasonably sized bedrooms. If the proposed variance is approved, the dwelling will be within the maximum permitted FAR.
- The second storey is currently not offset from the main floor. By way of the proposed addition, the second storey will be offset from the main level by 10.5% which improves the massing and visual appeal of the dwelling.
- The adjacent neighbours have no objection to the proposed development and requested variance.

(b) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.99 metres (23 ft.).

Applicant's Reasons:

- The applicant would like to add a single garage and office to the main level of the existing dwelling. The requested variance will also allow for sufficient tenant parking on the driveway and avoid the need for street parking.

Staff Comments:

- The variance is minor and will maintain a driveway of sufficient length to fully accommodate vehicle on-site parking with no encroachment into the 22 Avenue right-of-way.
- The adjacent neighbours have no objections to the proposed development and requested variance.

(c) Requested Variance:

- To reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.22 metres (4 ft.).

Applicant's Reasons:

- The existing dwelling currently does not have a garage. The applicant is an owner of a construction business and proposes the addition of a wider single garage to accommodate parking for a truck and storage of work tools and materials.

**Staff Comments:**

- There will be minimal impact on the adjacent single family dwelling to the east as the facing elevation of the neighbouring dwelling has no unprotected openings (i.e. doors and windows).
- The variance will allow for a more functional interior layout, including reasonable sized bedrooms on the second storey.
- The adjacent neighbours have no objections to the proposed development and requested variance.

**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.	Site Plan and Proposed Building Elevations
Appendix III.	Development Variance Permit No. 7914-0139-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DH/da

\\file-server1\net-data\csdc\generate\areaproduct\save\15345839053.doc  
DRV 6/4/14 3:49 PM



## DEVELOPMENT DATA SHEET

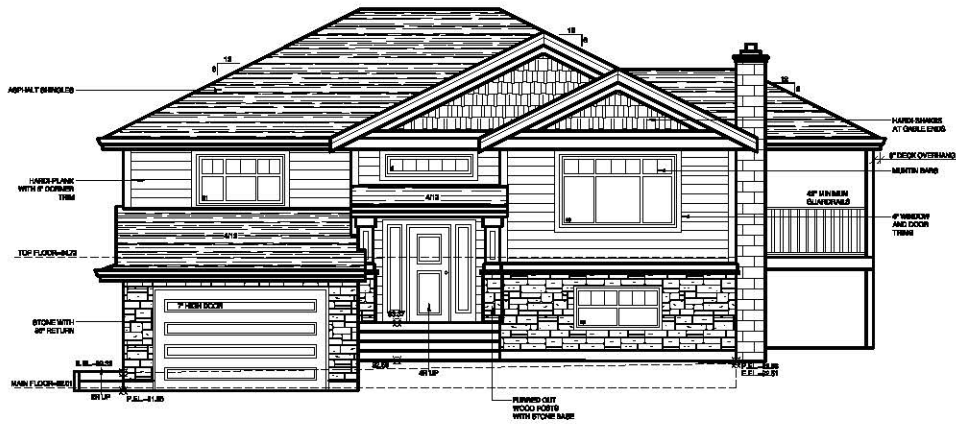
Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		683
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	36%	30.8%
<b>SETBACKS</b> ( in metres)		
Front	minimum 7.5m	6.99m
Rear	minimum 7.5m	13.7m
Side #1 (E)	minimum 1.8m	1.22m
Side #2 (W)	minimum 1.8m	n/a
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9.0m	7.5m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		1
<b>TOTAL RESIDENTIAL FLOOR AREA</b>		156.8 sq. m

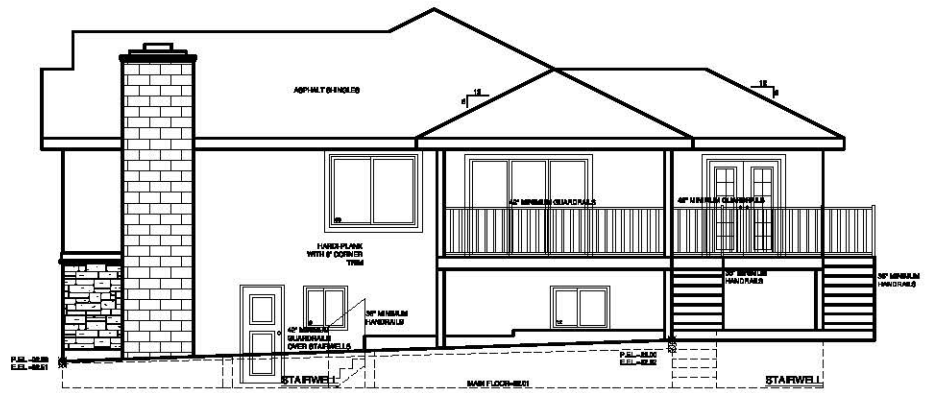
Heritage Site	NO	Tree Survey/Assessment Provided	N/A
---------------	----	---------------------------------	-----





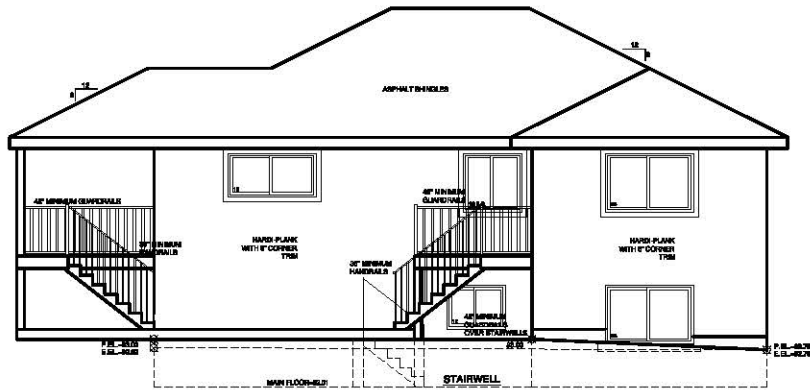


FRONT ELEVATION

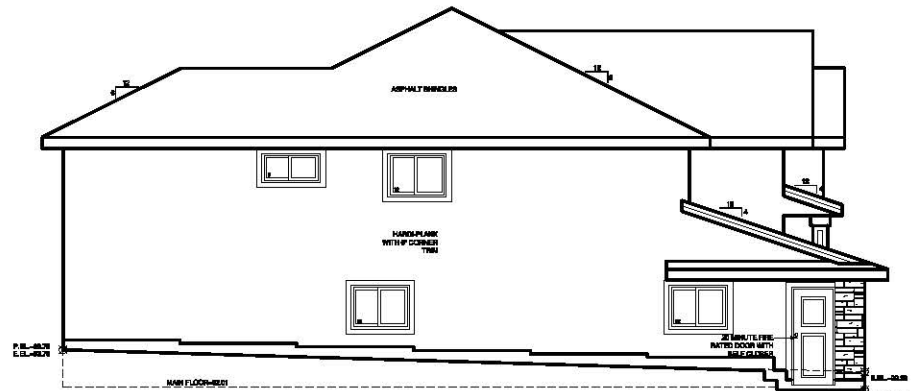


RIGHT ELEVATION @4.22M

WALL FACE AREA=588.8 SQ.FT.  
 ALLOWABLE AREA @28% =166.5 SQ.FT.  
 ACTUAL AREA=81 SQ.FT.



REAR ELEVATION



LEFT ELEVATION @1.35M

WALL FACE AREA=762.7 SQ.FT.  
 ALLOWABLE AREA @7% =58.4 SQ.FT.  
 ACTUAL AREA=44 SQ.FT.

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

NO.	REVISIONS	BY	DATE

**DRAWN AND DESIGNED BY  
 DANIEL DRAGIC**

PROPOSED ADDITION FOR  
 MR. DANIEL DRAGIC  
 LOT# 85, 15516 22nd AVENUE  
 SURREY, B.C.

DWR:	DD
SCALE:	1/4"=1'
DATE:	APR/08/14
DVID:	
PHONE:	604-800-9678

DRAWING NO.  
**001-P4**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0139-00

Issued To: DANIEL DRAGIC  
JANET L. ANNABLE

("the Owner")

Address of Owner: 15516 - 22 Avenue  
Surrey, BC V4A 2C2

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: 002-415-836  
Lot 95 Section 14 Township 1 New Westminster District Plan 48275

15516 - 22 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section D 2.(a)(iii) of Part 16 "Single Family Residential Zone (RF)" the maximum permitted floor area of a second storey for a principal building is varied from 80% of the main floor area to 84.6%;
- (b) In Section F of Part 16 "Single Family Residential Zone (RF)" the minimum front yard setback is varied from 7.5 metres (25 feet) to 6.99 metres (23 feet); and
- (c) In Section F of Part 16 "Single Family Residential Zone (RF)" the minimum east side yard setback is varied from 1.8 metres (6 feet) to 1.22 metres (4 feet).

4. The siting of buildings and structures shall be in accordance with the drawings labelled Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.

5. This development variance permit applies to only the 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

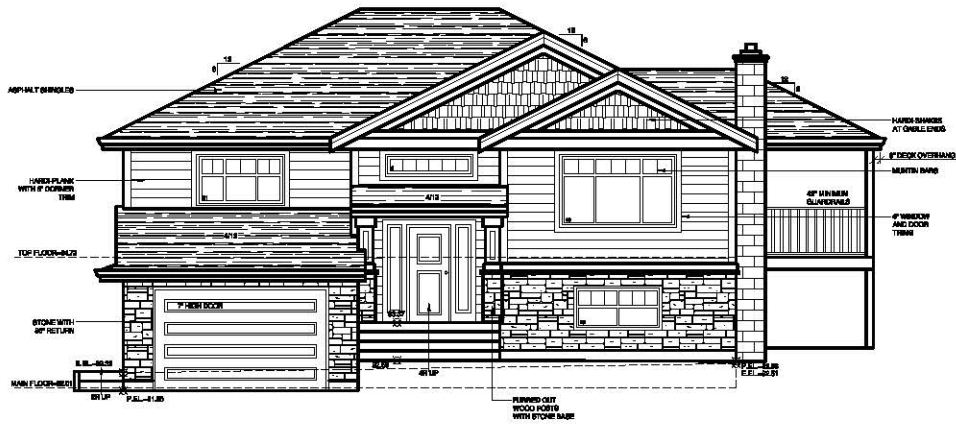
---

Mayor – Dianne L. Watts

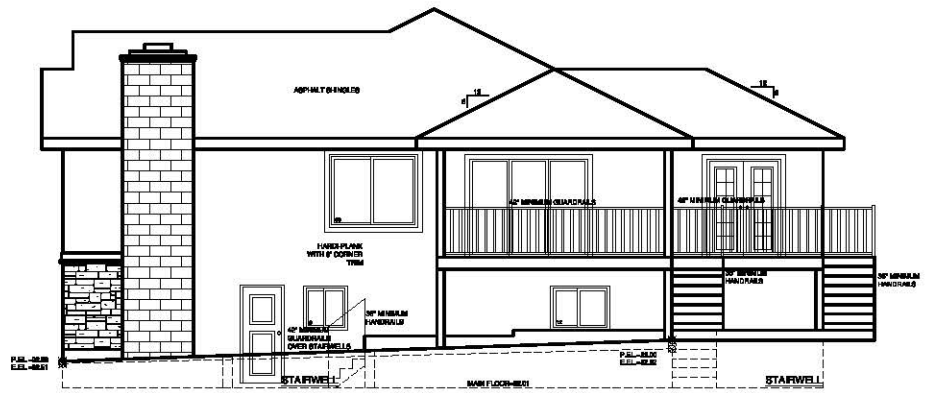
---

City Clerk – Jane Sullivan



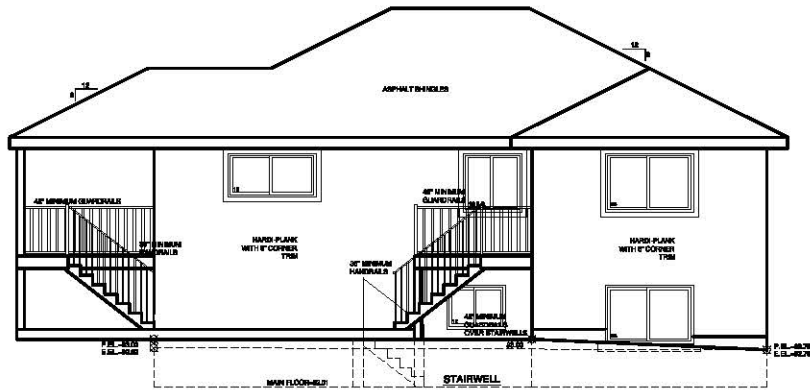


FRONT ELEVATION

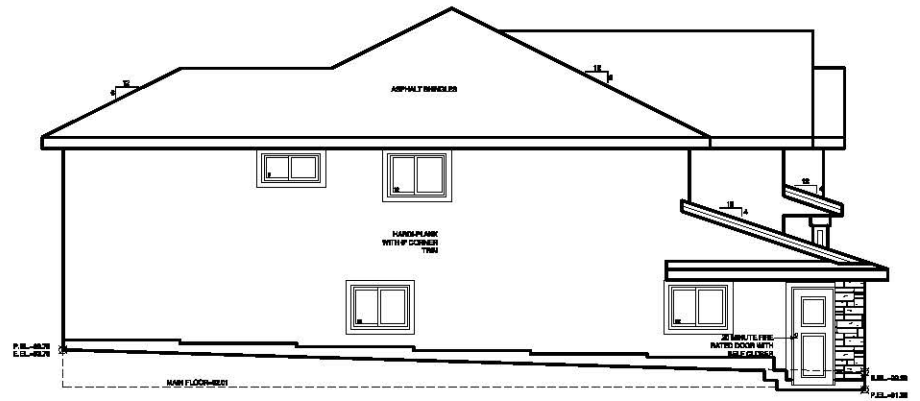


RIGHT ELEVATION @4.22M

WALL FACE AREA=588.8 SQ.FT.  
ALLOWABLE AREA @28% =166.5 SQ.FT.  
ACTUAL AREA=81 SQ.FT.



REAR ELEVATION



LEFT ELEVATION @1.35M

WALL FACE AREA=782.7 SQ.FT.  
ALLOWABLE AREA @7% =58.4 SQ.FT.  
ACTUAL AREA=44 SQ.FT.

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

NO.	REVISIONS	BY	DATE

DRAWN AND DESIGNED BY  
**DANIEL DRAGIC**

PROPOSED ADDITION FOR  
MR. DANIEL DRAGIC  
LOT# 85, 15516 22nd AVENUE  
SURREY, B.C.

DWR:	DD
SCALE:	1/4"=1'
DATE:	APR/08/14
DIVID:	
PHONE:	604-800-9678

DRAWING NO.

001-P4