

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0180-00

Planning Report Date: July 7, 2014

**PROPOSAL:**

- **Development Variance Permit**

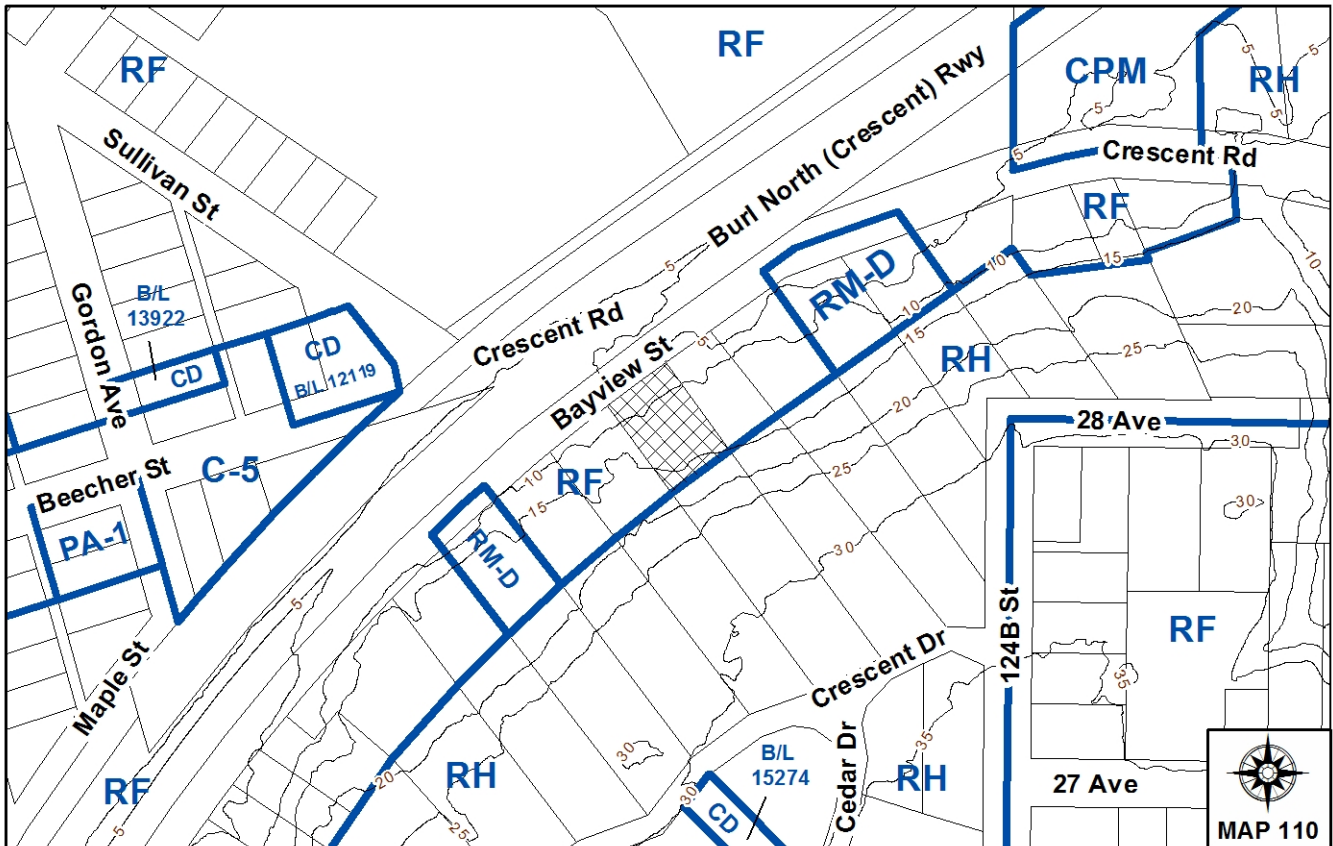
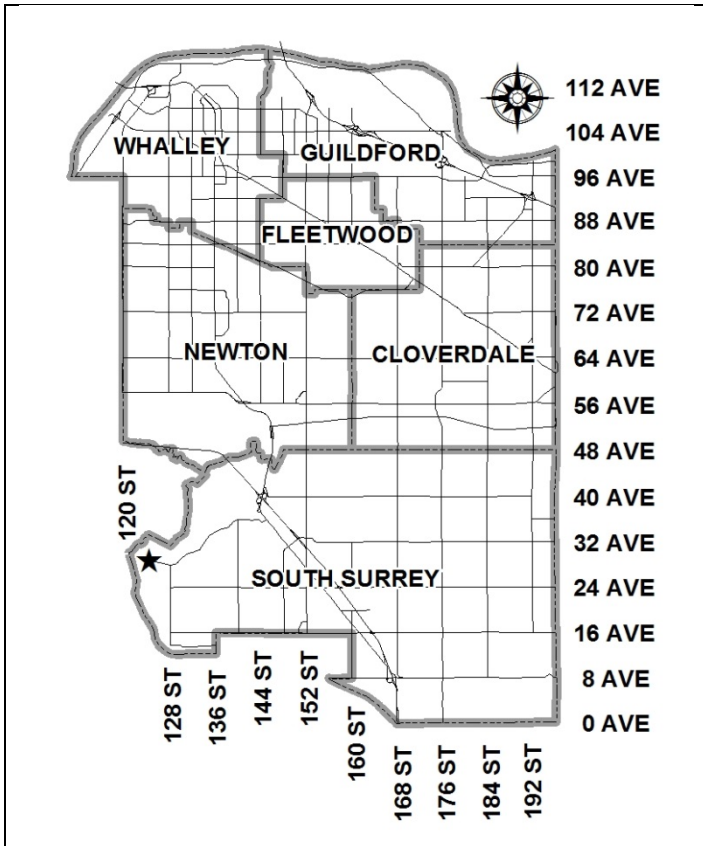
In order to permit construction of an addition to an existing house.

**LOCATION:** 2800 - Bayview Street

**OWNER:** Marina Makhnach

**ZONING:** RF

**OCP DESIGNATION:** Urban



### 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 variance to the maximum roof height of the RF Zone with a slope less than 1:4.

### RATIONALE OF RECOMMENDATION

- The variance does not increase the maximum permit floor area ratio of the RF zone.
- 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, varied design, protruding decks, and a unique modern architectural design.
- The proposed house accommodates the retention of all existing bylaw sized trees on the site.
- The highest point of the proposed low pitched roof is lower than the maximum height (9 metres/30 ft.) of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0180-00 (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.
- (b) to increase the maximum height of a roof with a slope less than 1:4 to 9 metres (30 ft.).

SITE CHARACTERISTICS

Existing Land Use:

Adjacent Area:

| Direction | Existing Use   | OCP      | Existing Zone |
|-----------|--|----------|---------------|
| North:    | Intersection of Bayview Drive/Crescent Road/BNSF Rail Corridor | Urban    | RF            |
| East:     | Single Family Residential                                      | Urban    | RF            |
| South:    | Single Family Residential                                      | Suburban | RH            |
| West:     | Single Family Residential                                      | Urban    | RF            |

DEVELOPMENT CONSIDERATIONS

- The subject site is a 1,397m<sup>2</sup> [15,000 sq.ft.] parcel zoned RF (Single Family Residential) and designated "Urban" in the Official Community Plan. It is located on the south side of Bayview Street, immediately west of the intersection of Crescent Road and the Burlington Northern Sante Fe (BNSF) Railway crossing. The site is bordered on the east, west, and south by existing single family dwellings with well-established and mature landscaping.
- The site slopes steeply upwards towards the rear of the lot. Towards the rear (high side) of the lot is a 238m<sup>2</sup> [2,375 sq.ft.] single family dwelling (constructed 1984), as well as numerous mature Douglas Fir trees which are located along the south and east property lines and throughout the front embankment.

## Proposal:

- The applicant proposes to extensively renovate the house and construct a 210m<sup>2</sup> [2,275 sq.ft.] addition. A building permit application was made on April 29<sup>th</sup>, 2014.
- During the typical plan check review, it was discovered that the proposed house will not meet the second storey reduction criteria of Section D.2(a)iii of the RF Zone, which requires that floor area of the second storey of the dwelling be no more than 80% of the area of the 1<sup>st</sup> storey, and further that this reduction be achieved by an offset made from the front or sides of the building.
- It was further discovered that the proposed structure does not meet the maximum height provisions of the RF Zone. The proposal is to construct a low pitch roof on the dwelling, with a roof slope of 1:3.5 (rise:run). The highest point of the proposed roof is 8.5 metres (28 ft.). The RF Zone limits the maximum height of a building with a roof slope less than 1:4 to 7.3 metres (24 ft.) (The maximum height of a gable, hip or gambrel roof is 9 metres, determined by the average height between the highest point of the roof and the eaves).
- The applicant has submitted a Development Variance Permit application to accommodate the proposed house design.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To delete section D.2.(a)iii of the RF Zone, requiring a 20% reduction in the floor area of the second storey, which states the following:

*The maximum permitted floor area of a second storey for a principal building must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the structure located within .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 the wall at the main floor level from either the front or side walls or a combination thereof.*

## Applicant's Reasons:

- The applicant has already invested resources into the design of the house, and would like to maximize floor space, utilize as much of the existing building as possible, and retain on-site trees.

## Staff Comments:

- The existing dwelling, built approximately 30 years ago, does not conform to the RF Zone with respect to the second storey floor area reduction requirement. The existing dwelling is an aging structure and features an outdated design in need of improvement. However, the existing dwelling is small by modern standards and does not include a basement.

- The purpose of the 80% reduction requirement is to avoid the construction of houses with monotonous 'box-like' massing and unbroken front facades, thereby enhancing streetscapes in single family residence areas through articulated and visually appealing design.
- The proposed construction utilizes 100% of the footprint of the existing house. The applicant proposes a 2 storey addition to the front of the house, as well as construction of an enclosed garage with living space above, to increase the interior floor area by a total of 225m<sup>2</sup> [2,743 sq.ft.].
- Rather than remove the existing structure and excavate a basement, or build a larger first storey addition to the existing house, the applicant has chosen to minimize the footprint to preserve existing trees on the subject site. This results in a floorplan that has a second storey floor area of approximately 85% of the first storey, not including sundecks and patios.
- The same size house could be accommodated on the lot without a variance, however it would result in the removal of mature Douglas Fir trees. The proposed house, utilizing a development variance permit, allows retention of all on-site bylaw protected trees. The applicant's arborist has confirmed that the onsite trees can be retained alongside the house; staff from the Trees and Landscaping division concur.
- The proposed dwelling presents architectural and visual improvement over the existing dwelling. The modern design, incorporating modern building materials, rooftop patios and varied massing, is well suited to the varied architectural landscape of Crescent Beach.
- Staff have reviewed the proposed addition in the context of neighbouring properties and do not foresee any negative impacts with respect to view corridors, relative elevations of neighbouring houses, or placement of the structure.
- The proposed dwelling otherwise meets all provisions of the RF Zone, including setbacks, height, site coverage, parking requirements, and floor area ratio.
- The City Architect has reviewed the proposed house plans and is generally satisfied with the design.
- Staff therefore support the proposed variance.

(b) Requested Variance:

- To delete section G.1.(b) of the RF Zone, limiting the maximum height of a principle building with a roof slope of less than 1:4 to 7.3 metres (24 ft.).

Applicant's Reasons:

- The applicant proposes a modern design which is consistent with many other houses in the Crescent Beach area.

## Staff Comments:

- The City of Surrey Zoning Bylaw defines Building Height (for single family structures) as follows:
  - The highest point on a flat roof; or
  - The average level between the eaves and ridges of a gable, hip or gambrel roofed building; or
  - The highest point of a flat roof with a width greater than 1 metre [3 ft] and located over a gable, hip, or gambrel roof.
- Based on the preceding definition, the maximum height of a single family structure with a flat roof is 9 metres (30 ft.), measured from finished grade to the highest point of the roof.
- The RF Zone, however, contains a two-tier maximum height restriction:
  - 9 metres (30 ft.) for a principal building; and
  - 7.3 metres (24 ft.) for a principal building with a roof slope of less than 1:4.
- The 7.3 metre (24 ft.) maximum height for low slope roofs is intended to avoid large, 3 storey structures with undesirable box-like massing. The proposed structure, however, utilizes a modern, articulated and varied design.
- The zoning bylaw definition of building height permits the maximum height of a structure with a steeply pitched roof to exceed 9 metres (30 ft), based upon the average height calculation between eaves and ridges. The maximum height of any point on the proposed low slope roof, however, is 8.5 metres (28 ft.), within the maximum height otherwise specified by the bylaw.
- Increasing the slope of the roof to 1:4 would bring the proposal more into compliance with the zoning bylaw, but would also increase the maximum height of the structure substantially. This would also have negative impacts on the architectural design of the proposed dwelling.
- Given the topography of the lot, the relative positioning of neighbouring houses, and the concentration of existing large trees in the area, the proposal will not detrimentally affect the view amenity of neighbouring houses.
- Staff support 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 | Proposed Site Plan   |
| Appendix II | Development Variance Permit 7914-0180-00 & Building Elevations |

INFORMATION AVAILABLE ON FILE

- Complete Set of Building Plans prepared by MyHomeDesigner.com Ltd. dated April 7<sup>th</sup>, 2014.

*original signed by Nicholas Lai*

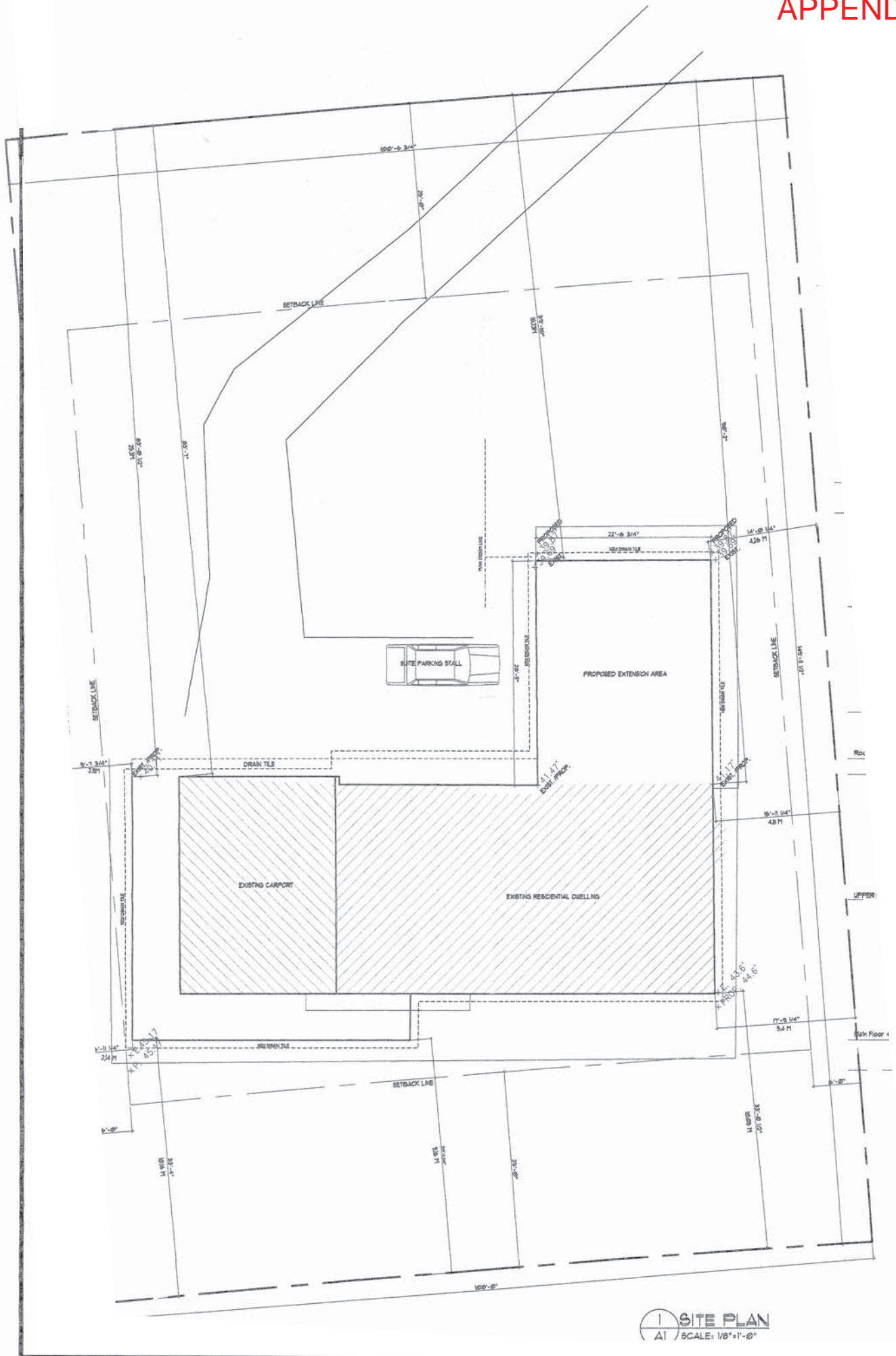
Jean Lamontagne  
General Manager  
Planning and Development

DS/da

\\file-server1\net-data\csdc\generate\areaproduct\save\18370498014.doc  
DRV 7/3/14 2:37 PM







1 SITE PLAN  
A1 SCALE: 1/8"=1'-0"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0180-00

Issued To: MARINA MAKHNACH

("the Owner")

Address of Owner: 204, 189 - National Avenue  
Vancouver, BC V6A 4L8

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: 002-346-605

Lot 20 District Lot 52 Group 2 New Westminster District Plan 21541

2800 - Bayview Street

(the "Land")

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

Section D.2.iii of Part 16 (RF Zone), stating the following, is deleted:

*The maximum permitted floor area of a second storey for a principal building must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the structure located within .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 the wall at the main floor level from either the front or side walls or a combination thereof.*

The floor area of the second storey is permitted to be 100% of the floor area of the first storey, in accordance with the definition of *floor area ratio* in the City of Surrey Zoning Bylaw.

4. This development variance permit applies to only that 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. The siting of buildings on the Land and structures shall be substantially in accordance with these attached drawings.
  
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 .

---

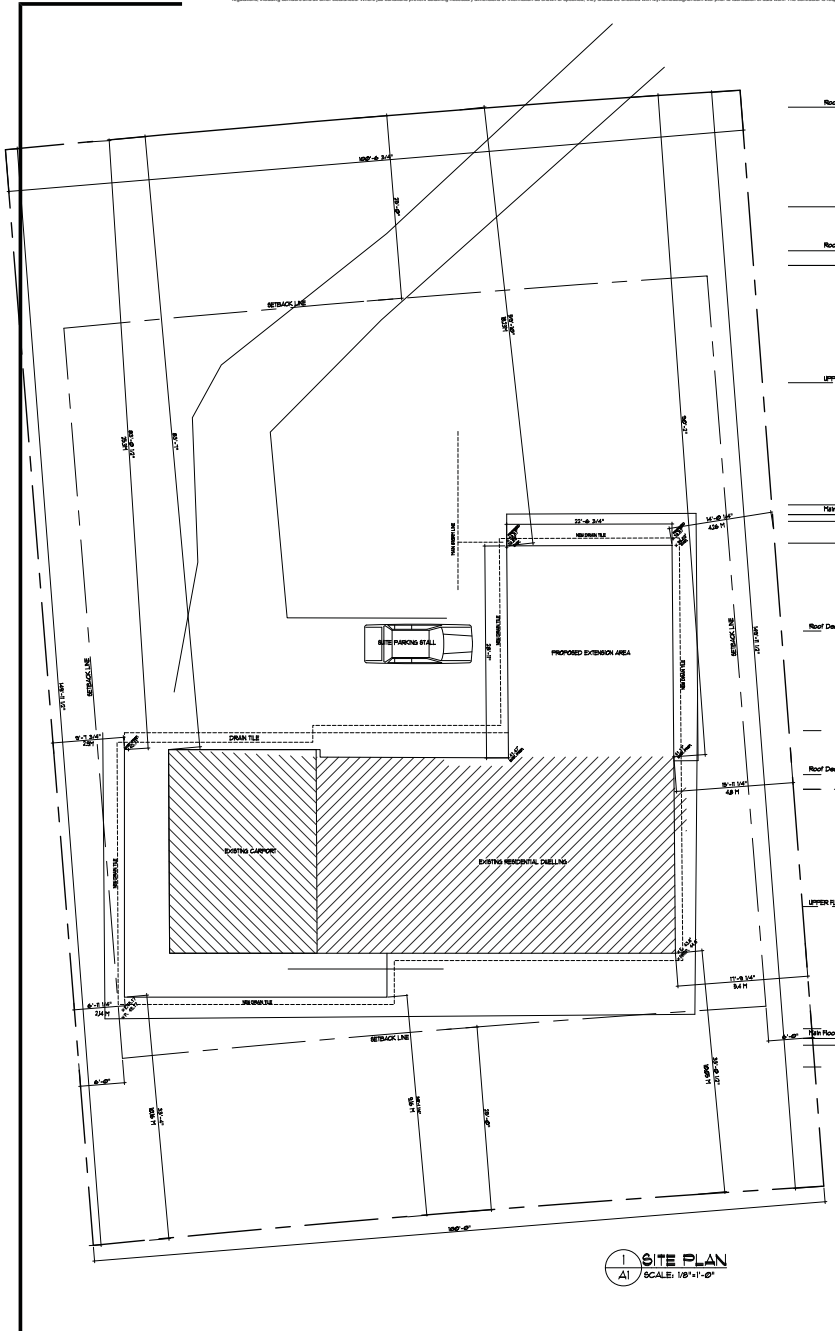
Mayor – Dianne L. Watts

---

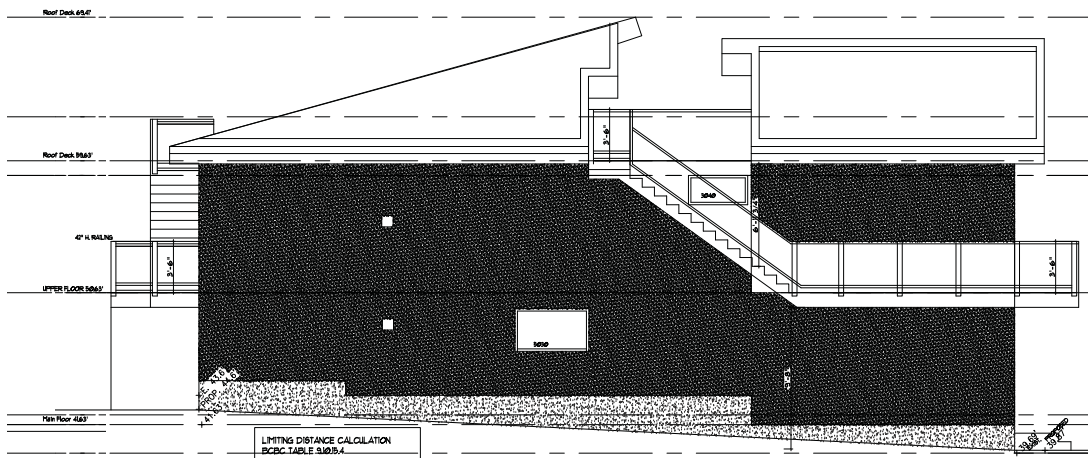
City Clerk – Jane Sullivan

General Conditions: The above and/or accompanying design, plans, details and/or specifications, are the exclusive property of MyHomeDesigner.com Ltd. whom reserve all rights to have this work reproduced, fabricated, constructed, and/or manufactured. These drawings are prepared for design intent only. MyHomeDesigner.com Ltd. have placed these designs in their temporary custody in confidence, solely for your inspection, and/or purpose of estimating the cost of fabricating, constructing, and/or manufacturing the work shown. The contractor is responsible for checking all dimensions and existing conditions at the job site, as well as building codes and regulations, including codes and all other ordinances. Where job conditions prevent obtaining necessary dimensions or information as shown or specified, they should be checked with MyHomeDesigner.com Ltd. prior to fabrication of said work. The contractor is responsible for contacting us at the owner's expense. The Contractor shall submit shop drawings for all exterior construction, and material samples to the Client for approval prior to commencement of fabrication. The Contractor shall submit proof of delivery (invoice with date) (2) Sets of award of contract. The use of these designs for any other purpose is prohibited.

SCHEDULE A (1)

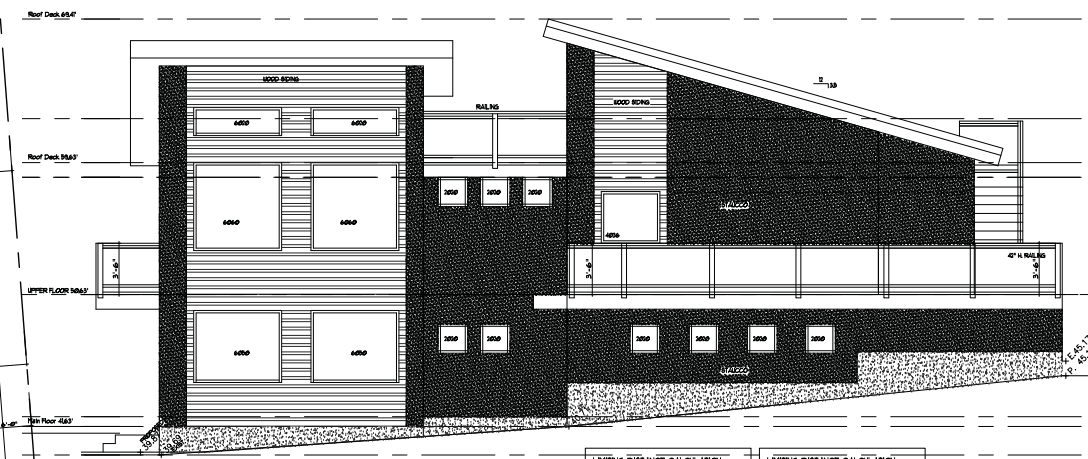


1 SITE PLAN  
SCALE: 1/8"=1'-0"



LIMITING DISTANCE CALCULATION  
BCBC TABLE S303/4  
LIMITING DISTANCE = 1/2 (426 kg)  
EXPOSED BLDG FACE = 302 sqft (140 kg/m<sup>2</sup>)  
% OPENING PERMITTED = 38 % (5844 sqft)  
ACTUAL OPENING = 21 sqft

2 SIDE ELEVATION  
SCALE: 1/4"=1'-0"



3 SIDE ELEVATION  
SCALE: 1/4"=1'-0"

LIMITING DISTANCE CALCULATION  
BCBC TABLE S303/4  
LIMITING DISTANCE = 1/2 (71 kg)  
EXPOSED BLDG FACE = 1486 sqft (129 kg/m<sup>2</sup>)  
% OPENING PERMITTED = 10 % (148 sqft)  
ACTUAL OPENING = 16 sqft

LIMITING DISTANCE CALCULATION  
BCBC TABLE S303/4  
LIMITING DISTANCE = 3/8 (43 kg)  
EXPOSED BLDG FACE = 300 sqft (179 kg/m<sup>2</sup>)  
% OPENING PERMITTED = 12 % (36 sqft)  
ACTUAL OPENING = 14 sqft

ON LOT 20, DL B2, GP 2, NUD PLAN 2154J  
P.I.D. 002-346-605  
Civic Address: 2800 BAYVIEW STREET SURREY, BC  
ZONING: R-F

|                   | LOT AREA: 15,042.5 SFT |          |
|-------------------|------------------------|----------|
|                   | ALLOWED                | PROPOSED |
| FAR               | 6,764.87               | 5,386.2  |
| L.C 21%           | 3,158.92               | 3,077.8  |
| GARAGE            |                        | 425.5    |
| STORAGE           |                        | 142.5    |
| TOTAL FLOOR AREA: | 5000                   | 4,746.2  |

|  | EXISTING       | PROPOSED          |
|--|----------------|-------------------|
| UPPER FLOOR:                           | 1,300 SQ.FT.   | 2,385 (3015.8X.8) |
| MAIN FLOOR:                            | 1,257.5 SQ.FT. | 2,361.2           |
| LEGAL SUITE:                           | NA             | 468               |
| MAIN FLOOR + GARGAE + FOYER + STORAGE: |                | 3015.8            |

| S. No. | Date | Description |
|--------|------|-------------|
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |
|        |      |             |

37109-2930 LONSDALE AVE.  
NORTH VANCOUVER, BC  
V7N 6R9 Canada  
TEL: 604-929-6696  
FAX: 604-929-6644  
aryo@myhomedesigner.com  
www.myhomedesigner.com

**My Home Designer**  
MyHomeDesigner.com LTD

PROJECT NUMBER: 1402

SHEET TITLE: ELEVATIONS & SITE PLAN

DATE: 08/20/2024

SCALE: AS NOTED

DRAWN BY: ARYO

CHECKED BY: ARYO

SHEET NUMBER: 4 OF 5

2800 BAYVIEW STREET  
SURREY, BC

