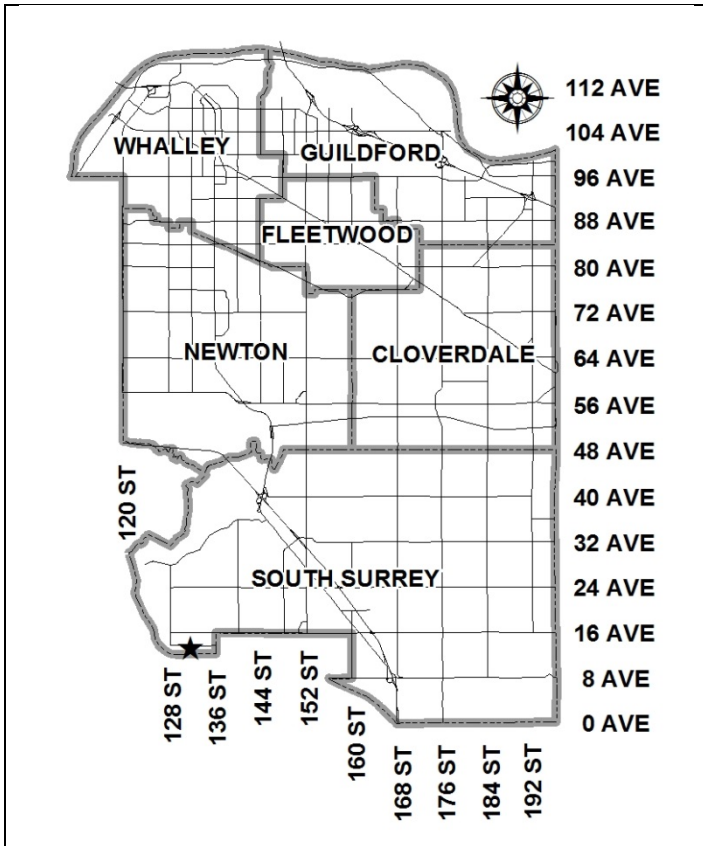


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0270-00

Planning Report Date: September 29, 2014



PROPOSAL:

- **Development Variance Permit** in order to permit renovations to an existing dwelling.

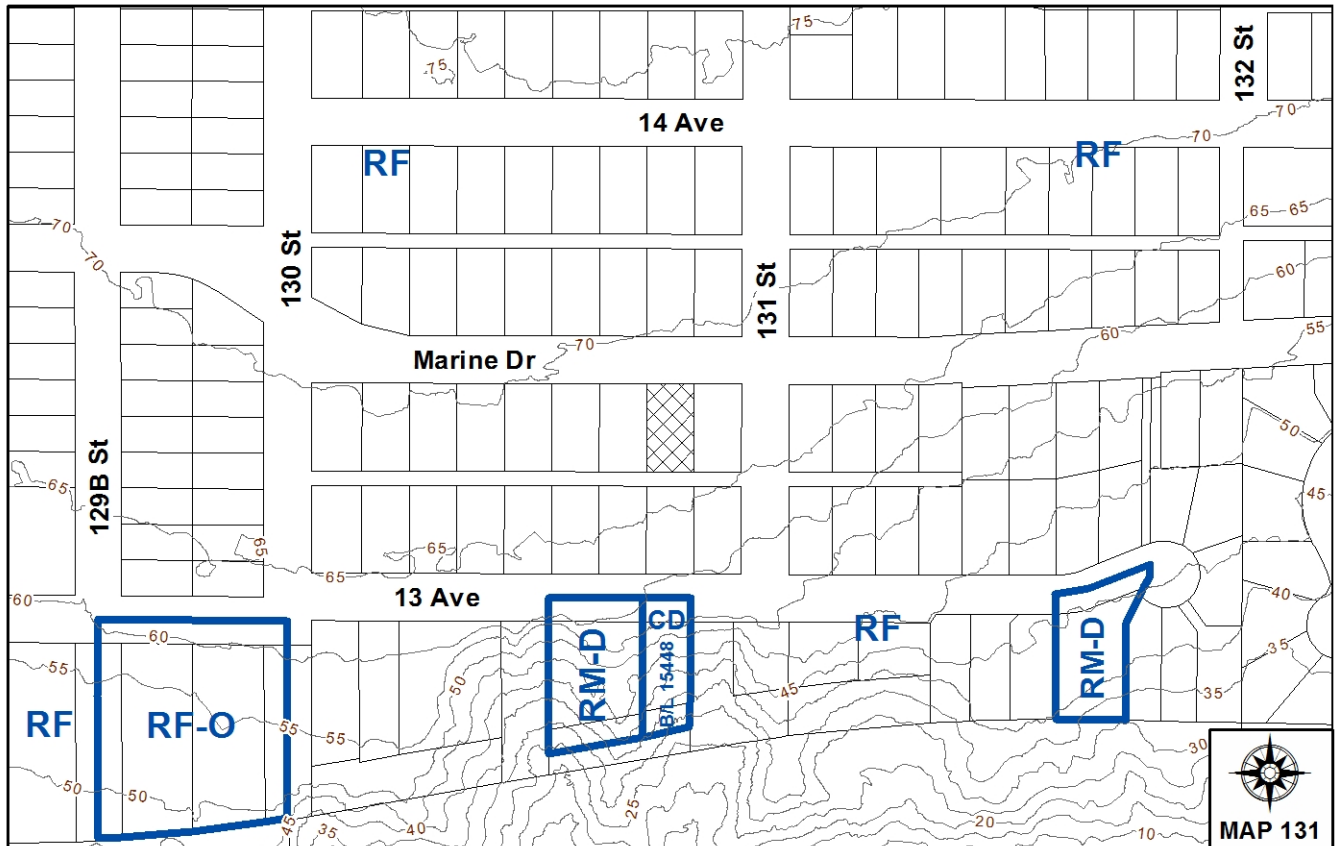
LOCATION: 13078 - Marine Drive

OWNER: Antonios Orgettas
 Maria L Orgettas

ZONING: RF

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

- A Development Variance Permit is required to vary the zoning requirements for second storey floor area reduction (the 80/20 rule)

RATIONALE OF RECOMMENDATION

- The proposed renovations will result in the second storey having 10% less floor area than the main floor area. This is an improvement to the existing dwelling, as the second storey currently has only 5% less floor area than the main floor area.
- The proposed renovations greatly add to the aesthetic of the dwelling, and will result in a more modern and visually appealing dwelling.
- The proposed variances will have minimal impact on surrounding properties.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0270-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to increase the maximum permitted floor area of the second storey for a *principal building* from 80% to 90% of the floor area of the main floor level, and allow the resulting offset at the second storey level from the front, side or rear of the dwelling at the main floor level or a combination thereof.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across Marine Drive):	Single family dwellings	Urban / Urban Residential	RF
East:	Single family dwellings	Urban / Urban Residential	RF
South (Across lane):	Single family dwellings	Urban / Urban Residential	RF
West:	Single family dwellings	Urban / Urban Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- 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 (i.e. the “80/20” rule).
- The original house was built in the 1950’s, at the time when the 80/20 rule was not in effect. Consequently, the second storey of the house was originally 100% of the floor area of the main floor.
- In 2000 an addition was built on the west portion of the house. At the time, the addition was allowed under the 80/20 rule, but not taking into account the original house. The addition has

a split entry, so the main floor of the addition is elevated when compared to the main floor of the original house.

Proposal

- The applicant is proposing some aesthetical changes to the façade, which include the addition of some covered porches and verandas.
- The house (both the original house and the addition) does not currently comply with the 80/20 rule. The proposed modifications will decrease the proportion from 95/5 to 90/10.
- Part of the intent of the 80/20 rule is to assist in creating more interesting façades and help with massing and articulation. Part of this intent is being met in this house by the different height of the floors between the original house and the addition, which provide articulation. Some of the new roofs also help with providing more articulation on the façade.
- The proposed new roofs will not increase the height of the building, and therefore should not impact views from properties to the north.
- The proposed modifications to the house greatly increase the aesthetics of the house.

PRE-NOTIFICATION

Pre-notification and development proposal signs are not required for Development Variance Permit application, but a Public Notification will be done before approval and issuance of the DVP.

TREES

- No trees will be affected by this application and the proposed dwelling renovations

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the 80/20 rule and allow for 90/10 proportion between main floor and second floor, and to allow the resulting offset at the second storey level from the front, side or rear of the dwelling at the main floor level or a combination thereof.

Applicant's Reasons:

- Current proposed modifications decrease the non-compliance and improve the aesthetics of the house.

Staff Comments:

- Proposed modifications will decrease the existing proportion from 95/5 to 90/10.

- House design provides for articulation and interesting massing without having to use the 80/20 rule. This is achieved by the different heights between the original house and the addition, and also by the current proposal of new roofs.
- Staff support this 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.	Proposed Floor Plans, photo before and Perspective of proposal
Appendix III.	Development Variance Permit No. 7914-0270-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

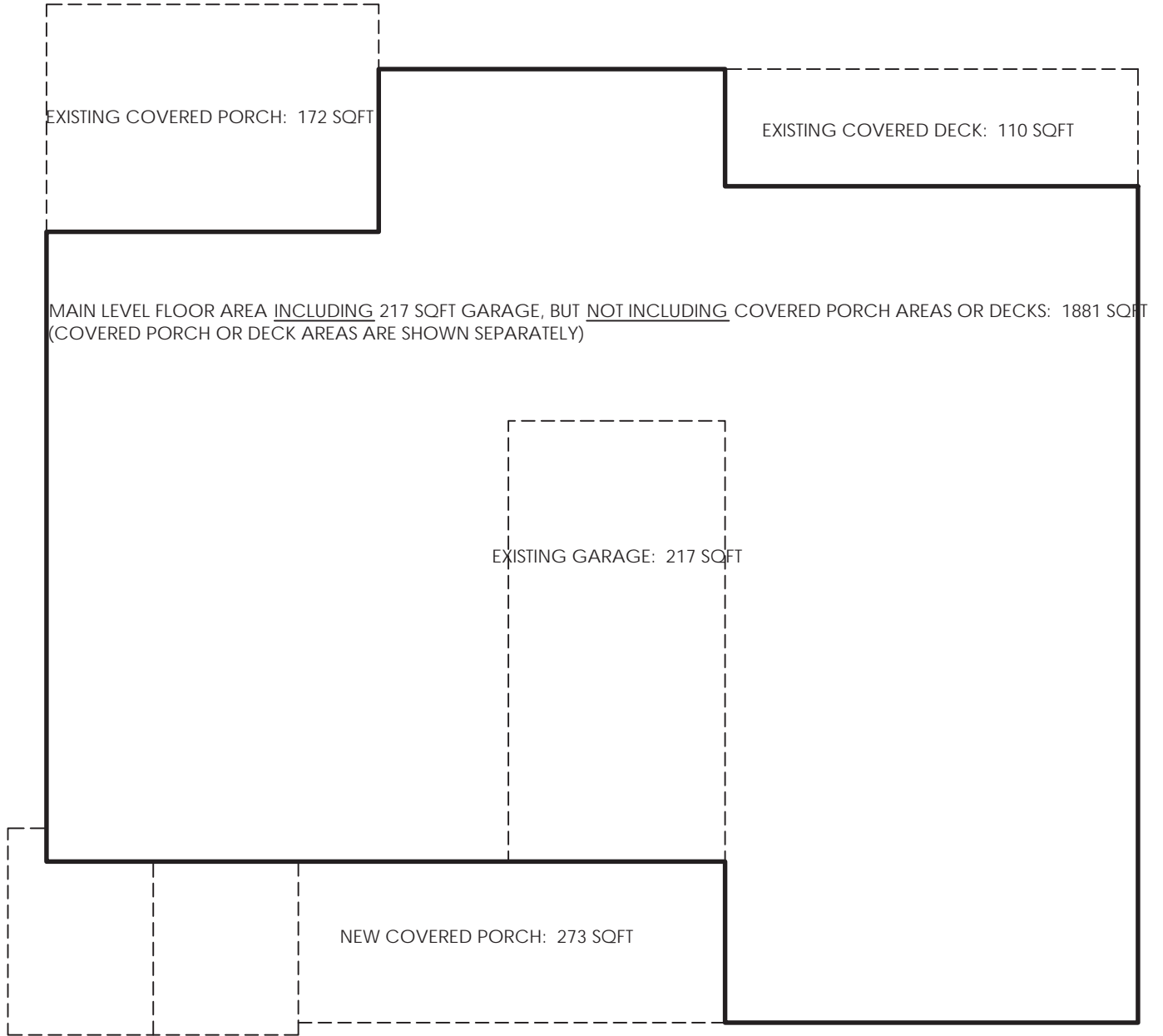
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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.18 acres
Hectares	0.0747 hectares (747 m ²)
NUMBER OF LOTS	
Existing	1
Proposed	1
SIZE OF LOTS	
Range of lot widths (metres)	20.1 m
Range of lot areas (square metres)	747 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5 upa / 13 uph
Lots/Hectare & Lots/Acre (Net)	5 upa / 13 uph
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others: 80/20 rule	YES

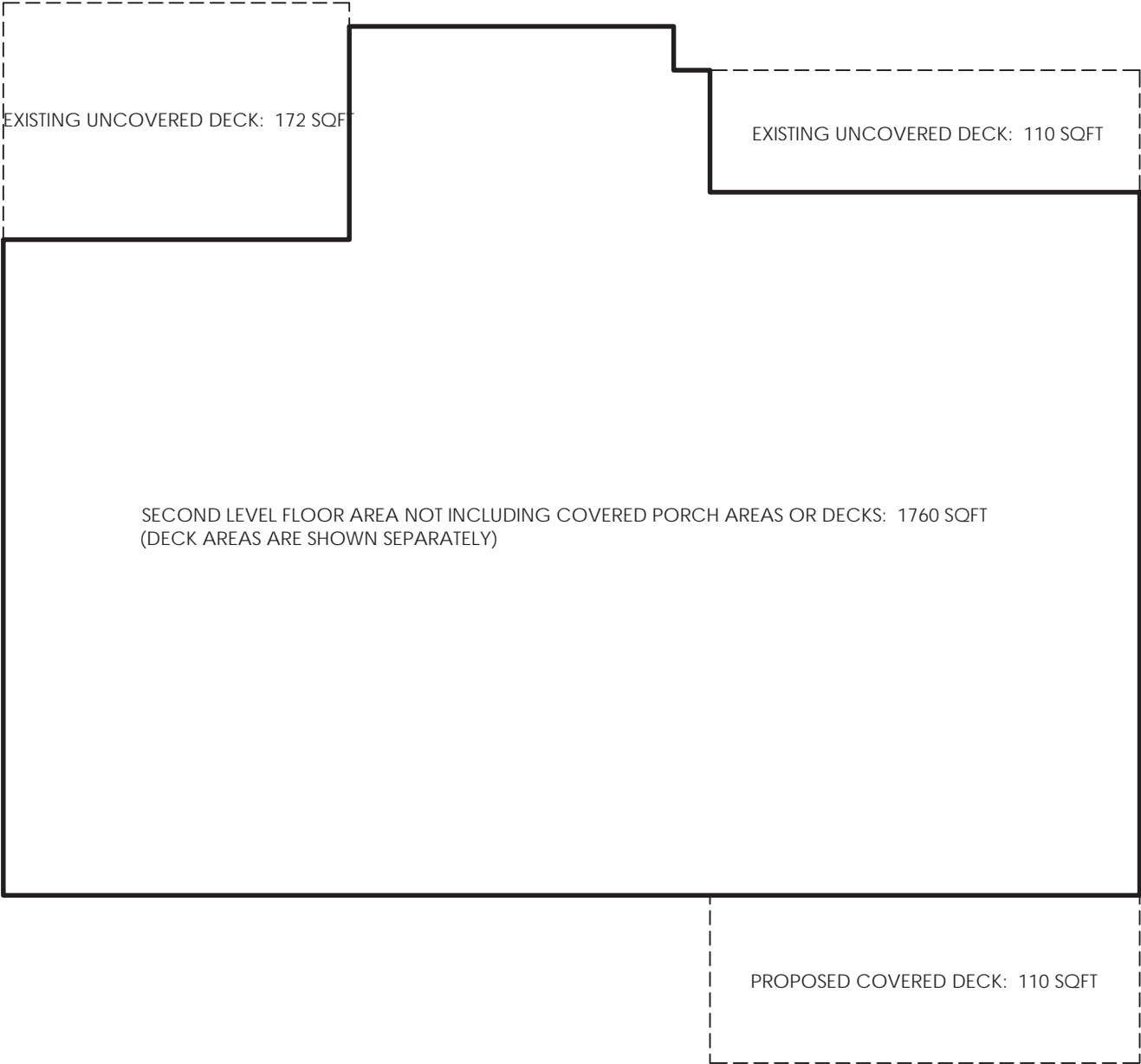
Ground floor with new covered porch



MAIN LEVEL PLAN AS APPROVED BY BUILDING DEPARTMENT
(ADDITION OF FRONT COVERED PORCH AREA)



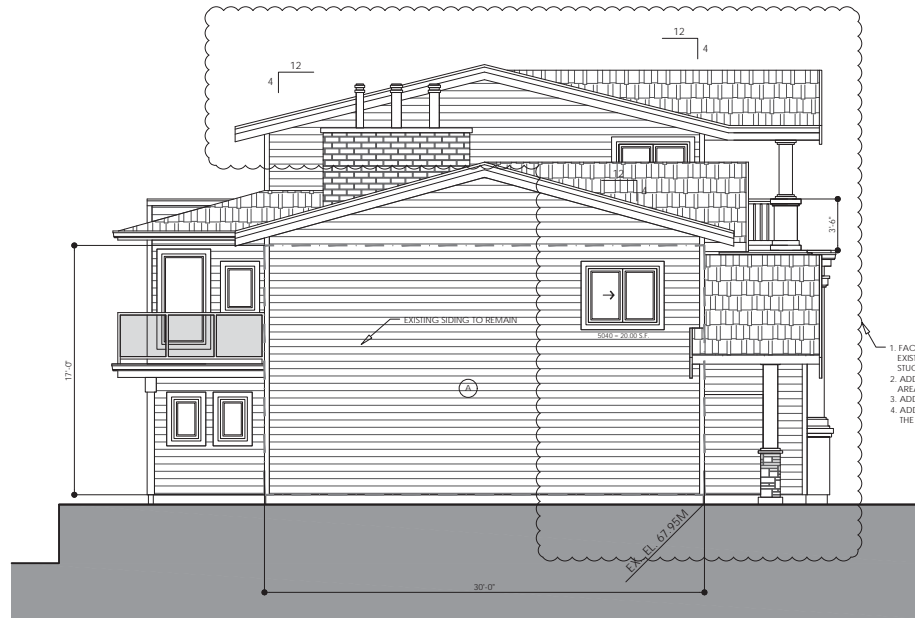
Second floor with new covered deck



PROPOSED SECOND LEVEL PLAN
(COVER FRONT DECK)

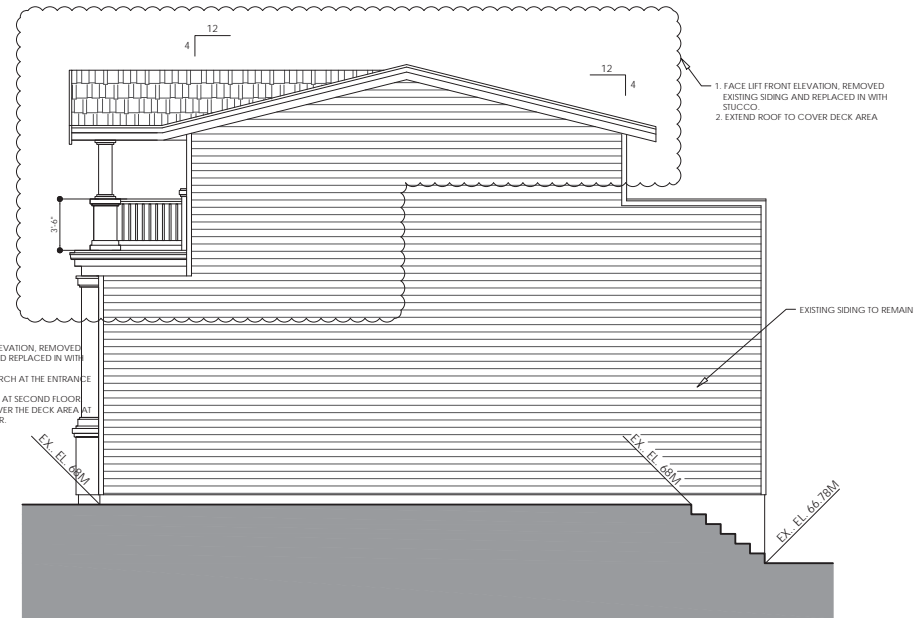


Proposed elevations



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

LIMITING DISTANCE - 7'-9"
WALL 'A':
30' x 17' = 510.00 S.F.
ALLOW. OPENINGS 11Percent = 56.10 SQ. FT.
PROPOSED OPENING = 20.00 SQ. FT.



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



1. FACE LIFT FRONT ELEVATION, REMOVED EXISTING SIDING AND REPLACED IN WITH STUCCO.
2. ADD COVERED PORCH AT THE ENTRANCE AREA.
3. ADD BAY WINDOW AT SECOND FLOOR.
4. ADD ROOF TO COVER THE DECK AREA AT THE SECOND FLOOR.

1/2" THK STONE VENEER

DRAFTSMAN:
ULYSSES TORRES
6-6800 LYNAS LANE, RICHMOND, B.C. V7C5E2
TEL: 604-762-2425

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

PROJECT:
Proposed
Front Elevation
Alteration

13078 Marine Dr.
Surrey, B.C.

SHEET TITLE:
North Elevation
East Elevation
West Elevation

Date:
April 21, 2014
Scale:
AS NOTED
Drawn By:
UST

SHEET NUMBER:
2
3

View of existing conditions



Rendering of proposed conditions



13078 Marine Drive Surrey, B.C.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0270-00

Issued To: ANTONIOS ORGETTAS
 MARIA L ORGETTAS
 ("the Owner")

Address of Owner: 13078 - Marine Drive
 Surrey BC V4A 1E4

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: 008-165-793
 Lot 8 Block 6 Section 8 Township 1 New Westminster District Plan 2715

13078 - Marine Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section D. Density of Part 16 Single Family Residential Zone (RF), the maximum permitted floor area of the second storey for a *principal building* is varied from 80% to 90% of the floor area of the main floor level. The resulting offset at the second storey level can be achieved from the front, side or rear of the dwelling at the main floor level or a combination thereof.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7914-0270-00 (A) through to and including 7914-0270-00 (D) (the "Drawings") which are attached hereto and form part of this development variance permit.

5. 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. 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.

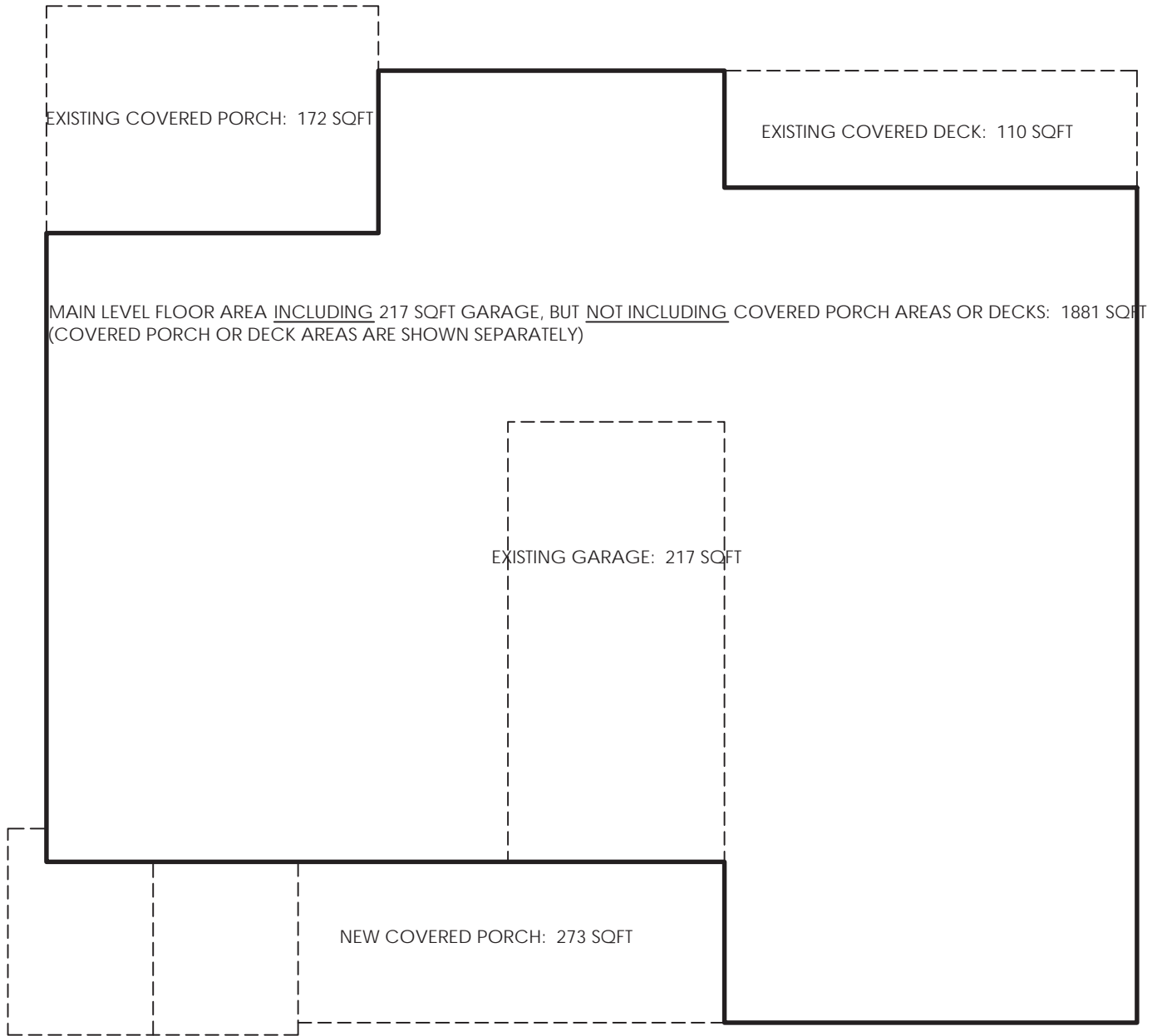
9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

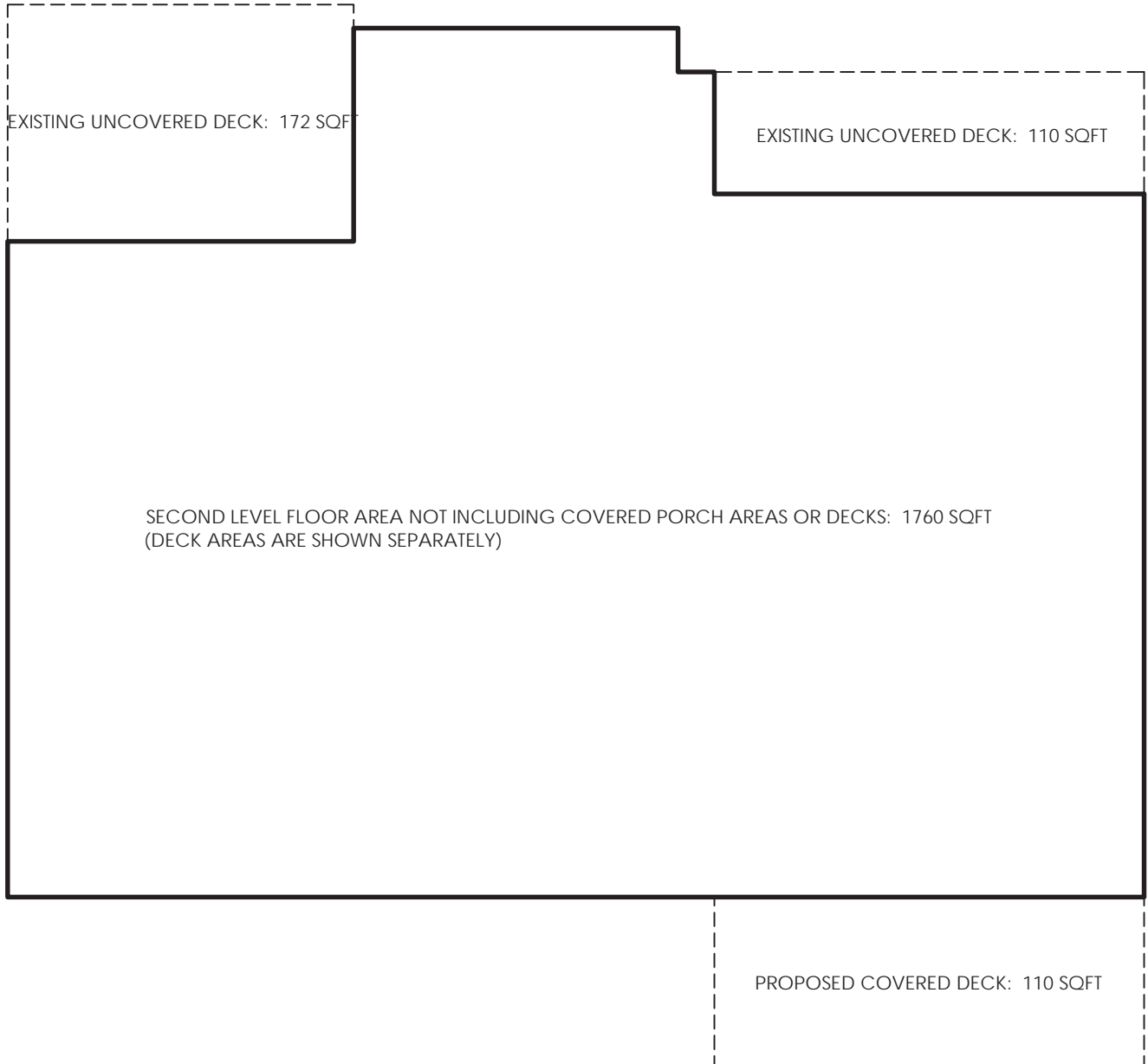
Ground floor with new covered porch



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(ADDITION OF FRONT COVERED PORCH AREA)

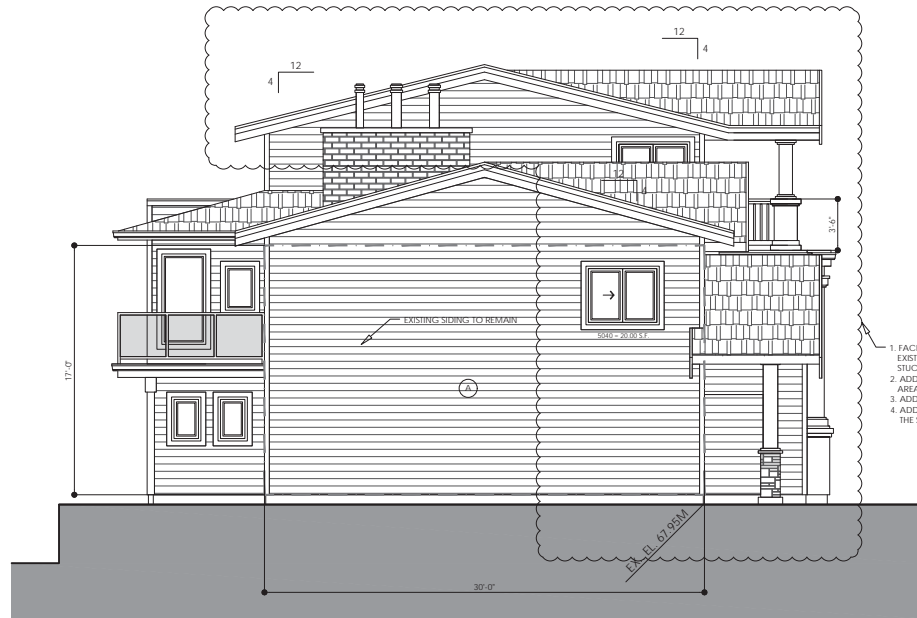


Second floor with new covered deck



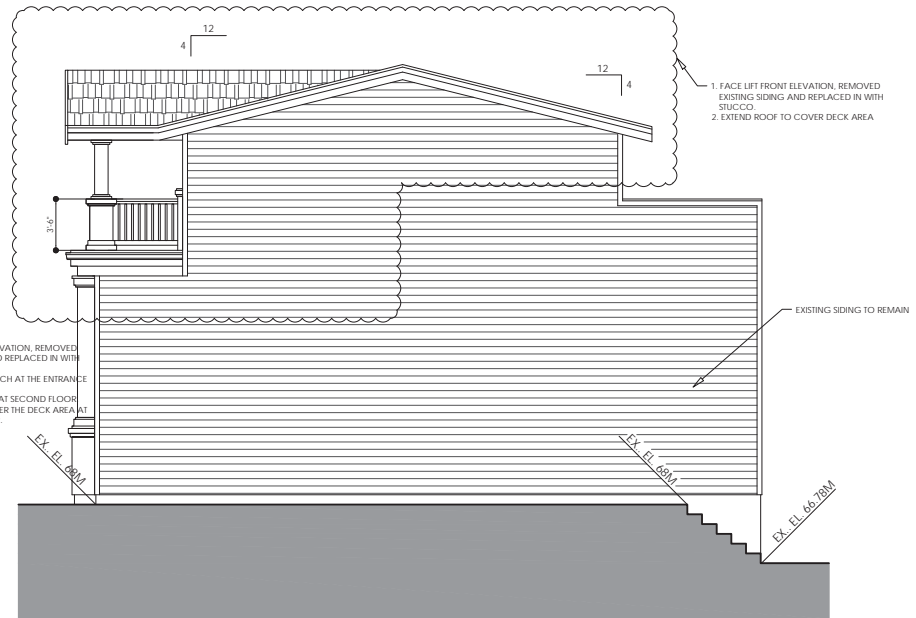
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East Elevation
West Elevation

Date:
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Scale:
AS NOTED
Drawn By:
UST

SHEET NUMBER:
2
3



13078 Marine Drive Surrey, B.C.