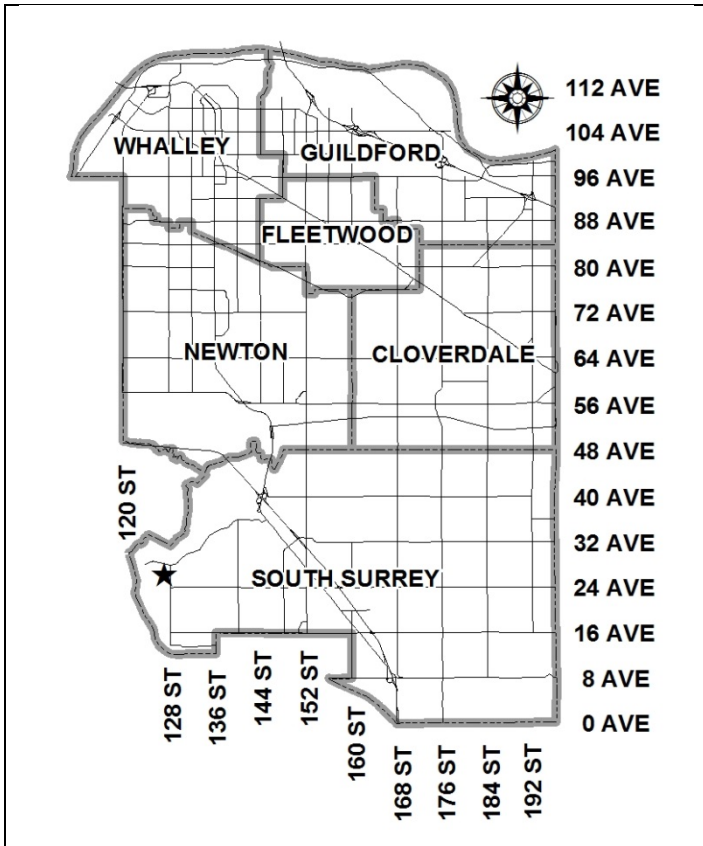


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0331-00

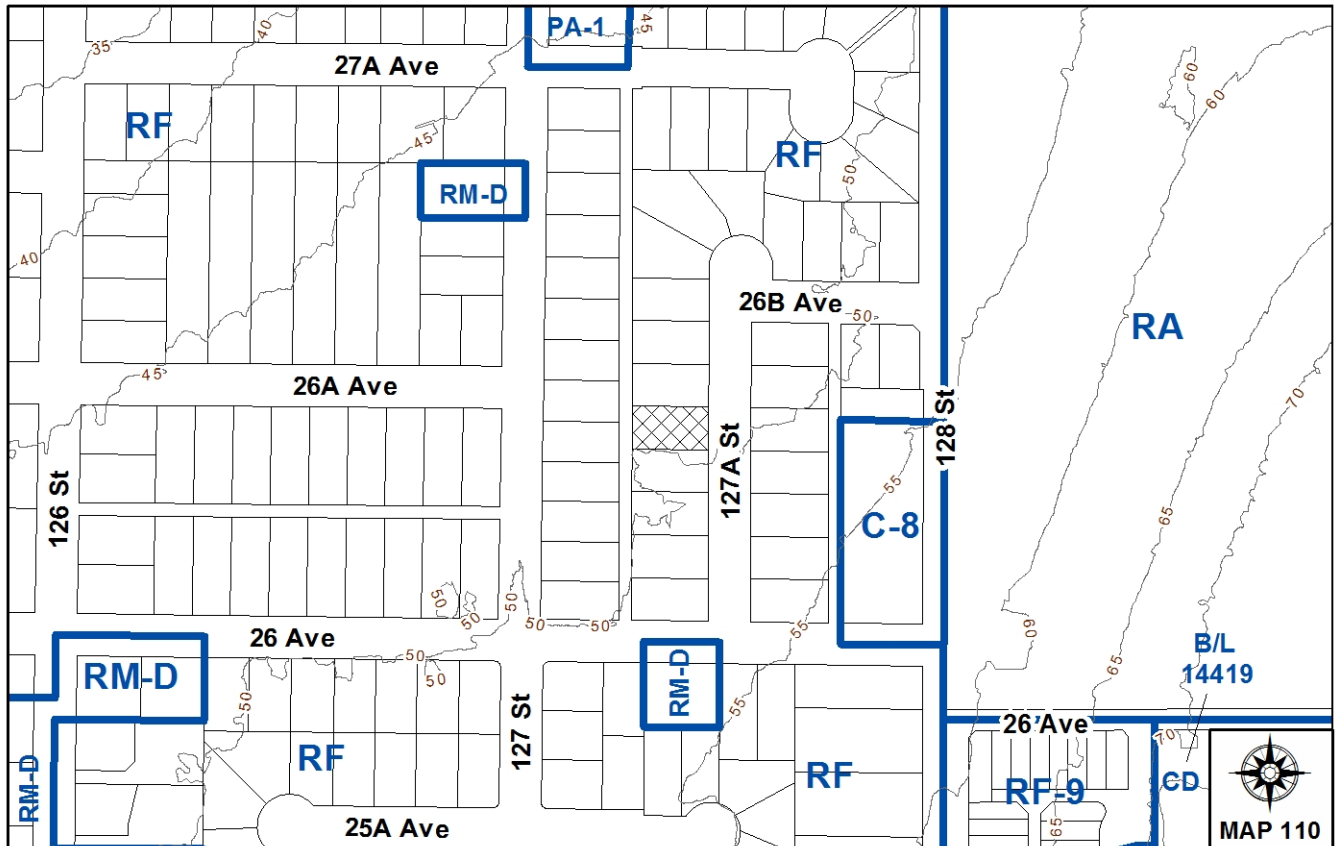
Planning Report Date: December 15, 2014



**PROPOSAL:**

- **Development Variance Permit**  
 in order to relax the maximum permitted floor area of a second storey to allow for expansion and renovation to the existing dwelling.

**LOCATION:** 2641 - 127A Street  
**OWNER:** Michael T Wallace-Tarry  
 Marie S Wallace-Tarry  
**ZONING:** RF  
**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to increase the floor area on the upper floor, exceeding the "80/20 rule".

RATIONALE OF RECOMMENDATION

- The proposed variance will have minimal impact on surrounding properties. The existing dwelling currently does not conform to the 80/20 rule, having a second floor that is 107% the area of the lower floor. The proposed addition will decrease the proportion of non-conformity from 107% to 102%.
- The proposed addition is contemporary and complements the architecture of the existing dwelling.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0331-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) To increase the maximum permitted floor area of the second story for the principal building from a maximum of 80% to 102% of the main floor area.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North, South & West:	Single Family Residential	Urban	RF
East (Across: 127A Street):	Single Family Residential	Urban	RF

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the west side of 127 A Street and north of 26 Avenue. The property is designated as "Urban" in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- The subject property is 746 sq. m. (8,031 sq. ft.) in area. The existing dwelling is a two level "cathedral entry" style home, with the lower level partially in-ground. The dwelling has a total floor area of 192. 6 sq. m. (2,073 sq. ft.), with a carport along the north side.

Current Proposal

- The applicant is proposing a sizable two-storey addition along the north side of the existing dwelling in the location of the existing carport. The addition includes an enclosed two car garage and office on the ground floor and a living room, office and bedroom on the second floor.

- Under the RF Zone, the second floor area 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 existing dwelling was constructed prior to the 80/20 rule being in effect. Consequently, the existing dwelling does not conform to the 80/20 rule, given that the second floor area at 109.1 m<sup>2</sup> is 107% of the lower floor area of 102.2 m<sup>2</sup>. (One of the windows on the second floor protrudes over the main floor in the front).
- The applicant is proposing to add 81.6 sq. m. (879 sq. ft.) on the lower floor and 78.5 sq. m. (845 sq. ft.) on the upper level, with a combined proposed addition of 160.2 sq. m. (1,724 sq. ft.) on both the lower and upper floor. The total floor area of the second floor, including the proposed addition, will exceed the maximum permitted floor area at 102%.
- The addition to the existing dwelling will increase the lot coverage to 26.3%. This is below the maximum lot coverage requirement of 34% under the RF Zone.
- The total floor area of the dwelling, including the proposed additions will be 371.5 sq. m. (3,998 sq. ft.) which is below the maximum floor area permitted under the RF Zone.
- The following table summarizes the floor areas of the existing dwelling and the proposed addition:

	Existing Floor Area	Proposed Additional Floor Area	Total Floor Area
<b>Lower Floor</b>	102.2 sq. m. (1,100 sq. ft.)	81.6 sq. m. (879 sq. ft.)	183.8 sq. m. (1,979 sq. ft.)
<b>Upper Floor</b>	109.1 sq. m. (1,174 sq. ft.)	78.5 sq. m. (845 sq. ft.)	187.6 sq. m. (2,019 sq. ft.)
<b>TOTAL</b>	211.3 sq. m. (2,274 sq. ft.)	160.2 sq. m. (1,724 sq. ft.)	371.5 sq. m. (3,998 sq. ft.)

- The applicant also proposes to complete exterior renovations to modernize the front elevation of the dwelling, including an improved roof system with scarf cut for overhangs, and enhancing the modern architecture of the exterior. In addition, new windows, and a new garage door are proposed.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum floor area of the main floor from a maximum of 80% to 102% of the lower floor area.

Applicant's Reasons:

- The variance will allow an addition of 160.2 sq. m. (1,724.0 sq. ft.) to the existing dwelling, allowing for more living space to accommodate a growing family, elderly parents, and visitors from out of town.

**Staff Comments:**

- The proposed addition is contemporary and complements the architecture of the existing dwelling. The design incorporates articulation and interesting massing through differing heights between the original dwelling and the addition, including breaking up the roof line.
- The proposed addition will decrease the proportion of non-conformity from 107% to 102%.
- Staff supports this variance proceeding 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.	Site Plan, and Proposed Building
Appendix III.	Development Variance Permit No. 7914-0331-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

AS/da

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DRV 12/11/14 12:35 PM

Information for City Clerk

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

1. (a) Agent:      Name:                      Michael and Valerie Wallace – Tarry  
  
   Address:                      2641 - 127A Street  
   Surrey, BC V4A 3T2  
  
   Tel:                                      604-612-8919
  
2.            Properties involved in the Application
  - (a)      Civic Address:                      2641 - 127A Street
  
  - (b)      Civic Address:                      2641 - 127A Street  
   Owner:                                      Marie S Wallace-Tarry  
   Michael T Wallace-Tarry  
  
   PID:    010-252-941  
   Lot 27 Section 19 Township 1 New Westminster District Plan 16835
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7914-0331-00 and bring the Development Variance Permit 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)	746 sq. m.	746 sq. m.
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	746 sq. m.	746 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	34%	26.31%
Paved & Hard Surfaced Areas	33%	9%
Total Site Coverage		35.31%
SETBACKS ( in metres)		
Front	7.5m	7.92m
Rear	7.5m	13.43m
Side #1 (N,S,E, or W)	1.8m	2.21m
Side #2 (N,S,E, or W)	1.8m	2.17m
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	7.3m	6.12m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	401.10 sq. m.	371.4 sq. m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

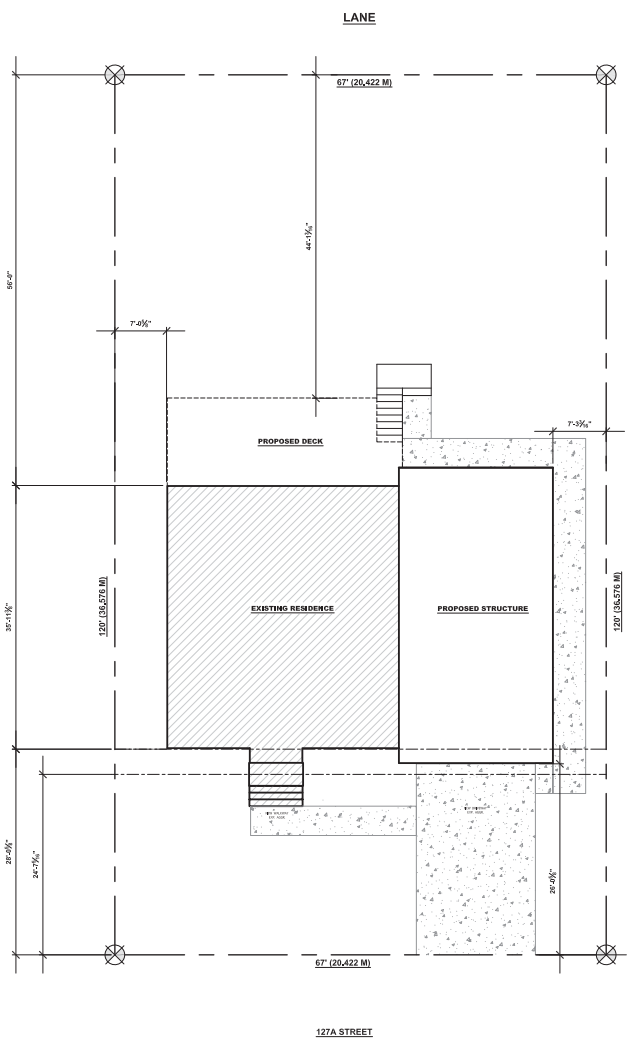
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)	2.5 HA	1
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
<b>AMENITY SPACE (area in square metres)</b>		
Indoor		
Outdoor		
<b>PARKING (number of stalls)</b>		<b>2</b>
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors	2	2
Institutional		
Total Number of Parking Spaces		2
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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CONTEXT PLAN  
SCALE: 1/8" = 1'-0"

PROJECT INFORMATION			
PID: 016-252-941 / FOLIO: 5191-20004-1			
CIVIC ADDRESS			
2641 127A STREET - SURREY BC			
LEGAL DESCRIPTION			
LOT 27 SECTION 19 TOWNSHIP 1 - PLAN 16335 NWD PARCEL A			
ZONING DISTRICT			
RF - SINGLE FAMILY RESIDENTIAL			
SITE AREA			
	746.9 m <sup>2</sup>	8010 SF	
PRINCIPAL BUILDING SETBACKS			
FRONT	7.968 m	26.14 FT	
REAR	16.333 m	53.58 FT	
SIDE	2.213 m	7.26 FT	
SIDE	2.176 m	7.139 FT	
ACCESSORY BUILDING SETBACKS			
FRONT	N/A	N/A	
REAR	N/A	N/A	
SIDE	N/A	N/A	
SIDE	N/A	N/A	
SITE COVERAGE			
PERMITTED	253.90 m <sup>2</sup>	2733 SF	34.00%
PROPOSED	196.58 m <sup>2</sup>	2116 SF	26.31%
PRINCIPAL BUILDING AREA			
PERMITTED	401.21 m <sup>2</sup>	4317.00 SF	53.90%
PROPOSED	389.7 m <sup>2</sup>	4193.22 SF	52.35%
LOWER FLOOR MAIN FLOOR			
PERMITTED	196.58 m <sup>2</sup>	2145.11 SF	
PROPOSED	156.47 m <sup>2</sup>	2048.11 SF	FAR: 95.48%
TOTAL	397.53 m <sup>2</sup>	4193.22 SF	
DETACHED ACCESSORY BUILDING AREA			
PERMITTED	N/A	N/A	
PROPOSED	N/A	N/A	
ATTACHED STRUCTURES AREA			
PERMITTED	N/A	N/A	
PROPOSED	N/A	N/A	
PRINCIPAL BUILDING HEIGHT CALCULATIONS			
AVG. BLDG. GRADE	N/A	N/A	FT
PERM. MEAN HT	N/A	m	FT
PROP. MEAN HT	N/A	m	FT
PERM. PEAK HT	7.3	m	24 FT
PROP. PEAK HT	5.12	m	20.08 FT

- GENERAL**
- THE FOLLOWING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE CONTRACT DOCUMENTS.
  - THE DRAWINGS SHALL COMPLY WITH THE LOCAL, PROVINCIAL, STATE OR NATIONAL BUILDING CODES.
  - ALL WORK SHALL BE DONE BY A LICENSED TRADE PROFESSIONAL.
  - WORKING CONDITIONS HAVE PRECEDENCE OVER SCHEDULED WORK.
  - JOB STOPPING CONDITIONS SHALL NOT BE RESPONSIBLE FOR ANY DELAYS FROM THE STRUCTURE, MATERIALS AND SPECIFICATIONS.
  - ADJUSTMENTS TO THE SCHEDULED WORK SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
  - WORKING CONDITIONS SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- FOUNDATION**
- FOUNDATION DESIGN SHALL BE THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER. THE REGISTERED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE FOUNDATION AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- STRUCTURAL DESIGN**
- THE REGISTERED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- STRUCTURAL MATERIALS**
- ALL MATERIALS SHALL BE OF THE QUALITY AND CLASS AS SPECIFIED IN THE DRAWINGS AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- MECHANICAL**
- MECHANICAL DESIGN SHALL BE THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER. THE REGISTERED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE MECHANICAL SYSTEMS AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- WOOD FINISHES**
- WOOD FINISHES SHALL BE OF THE QUALITY AND CLASS AS SPECIFIED IN THE DRAWINGS AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- CONCRETE**
- CONCRETE SHALL BE OF THE QUALITY AND CLASS AS SPECIFIED IN THE DRAWINGS AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- ROOFING**
- ROOFING SHALL BE OF THE QUALITY AND CLASS AS SPECIFIED IN THE DRAWINGS AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- GLAZING**
- GLAZING SHALL BE OF THE QUALITY AND CLASS AS SPECIFIED IN THE DRAWINGS AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- MECHANICAL SYSTEMS**
- MECHANICAL SYSTEMS SHALL BE OF THE QUALITY AND CLASS AS SPECIFIED IN THE DRAWINGS AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- ELECTRICAL**
- ELECTRICAL DESIGN SHALL BE THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER. THE REGISTERED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE ELECTRICAL SYSTEMS AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
- PLUMBING**
- PLUMBING DESIGN SHALL BE THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER. THE REGISTERED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PLUMBING SYSTEMS AND SHALL NOT BE ALLOWED TO EXCEED THE DESIGN LOADS.
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CONSULTANT

PROJECT

PROPOSED RESIDENCE  
2641 127A STREET  
SURREY, BRITISH COLUMBIA  
CANADA

DISCLAIMER

ENGINEER'S SEAL

JDS DRAFTING SOLUTIONS

SHEET TITLE

SITE / CONTEXT  
& PROJECT INFORMATION

JOB NO.	14-001
SCALE	NTS
DRAWN BY	DJD
DATE	06/11/2014

A1.0



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



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

CONSULTANT

PROJECT

PROPOSED RESIDENCE  
2641 127A STREET  
SURREY, BRITISH COLUMBIA  
CANADA

DISCLAIMER

THESE DRAWINGS AND SPECIFICATIONS ARE AND SHALL REMAIN THE PROPERTY OF JDS DRAFTING SOLUTIONS AND MAY NOT BE REPRODUCED WITHOUT THE WRITTEN PERMISSION. ALL PROFESSIONAL OPINIONS ARE THE OWNERS RESPONSIBILITY. PROJECT ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSES UNLESS SPECIFICALLY PROVIDED FOR. SEE DRAWING, SPECIFICATIONS, CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS RELATED TO THE SUBJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND VARIATIONS. DO NOT SCALE DRAWINGS.

ENGINEER'S SEAL

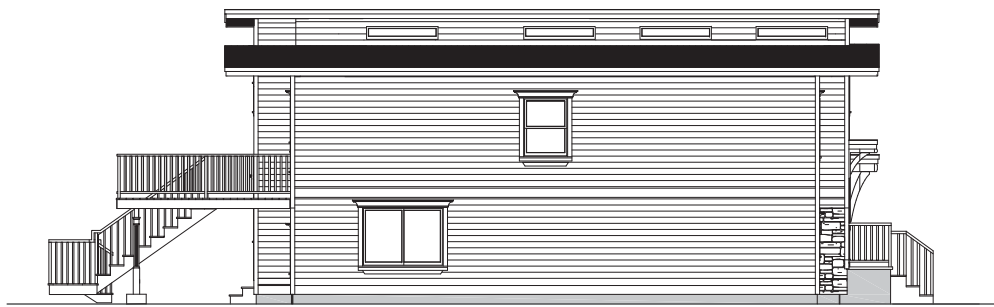
JDS DRAFTING SOLUTIONS  
6531 HINDS STREET  
SURREY, BC CANADA  
V3R 6Y8  
WWW.JDSDESIGN.COM

SHEET TITLE

ELEVATIONS  
FRONT AND REAR

JOB NO.	14-008
SCALE	1/4" = 1'-0"
DRAWN BY	DJD
DATE	03/25/2014

A1.2



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



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

CONSULTANT

PROJECT

**PROPOSED RESIDENCE**  
2641 127A STREET  
SURREY, BRITISH COLUMBIA  
CANADA

**DISCLAIMER**

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**ENGINEER'S SEAL**

**JDS DRAFTING SOLUTIONS**

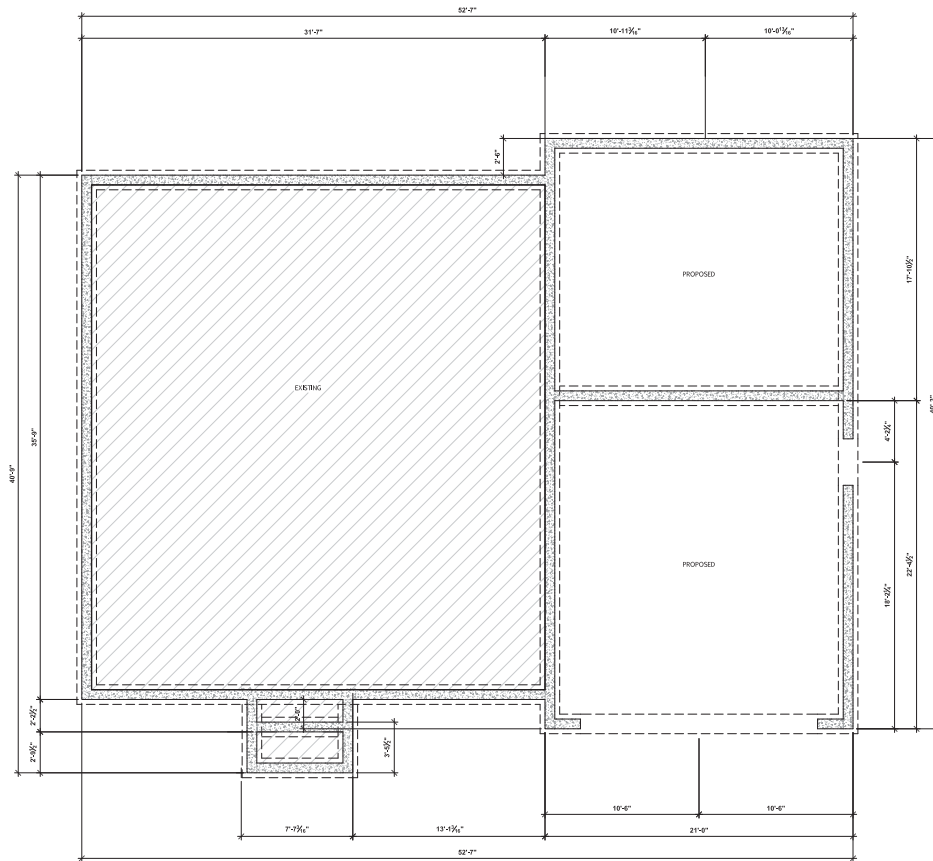
6031 HINDS STREET  
SURREY, BC CANADA  
V3R 5Y8  
WWW.JDS-DRAFTING.COM

**SHEET TITLE**

ELEVATIONS  
LEFT AND RIGHT

JOB NO.	14-008
SCALE	1/4" = 1'-0"
DRAWN BY	DJD
DATE	03/25/2014

**A1.3**



CONSULTANT

PROJECT

**PROPOSED RESIDENCE**  
 2641 127A STREET  
 SURREY, BRITISH COLUMBIA  
 CANADA

DISCLAIMER

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ENGINEER'S SEAL

JDS DRAFTING SOLUTIONS

603 HINDS STREET  
 SURREY, BC CANADA  
 V3R 5T8  
 604.262.0270  
 WWW.JDSDESIGN.COM

SHEET TITLE

FOUNDATION PLAN

JOB NO.	14-008
SCALE	1/4" = 1'-0"
DRAWN BY	DJD
DATE	03/25/2014

A1.5

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7914-0331-00

Issued To: MICHAEL T WALLACE-TARRY  
MARIE S WALLACE-TARRY  
  
("the Owner")

Address of Owner: 2641 - 127A Street  
Surrey, BC V4A 3T2

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: 010-252-941  
Lot 27 Section 19 Township 1 New Westminster District Plan 16835

2641 - 127A Street

(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% to 102% of the main floor area.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7914-0331-00 (A) through to and including 7914-0331-00 (H) (the "Drawings") which are attached hereto and form part of this development variance permit.
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 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan