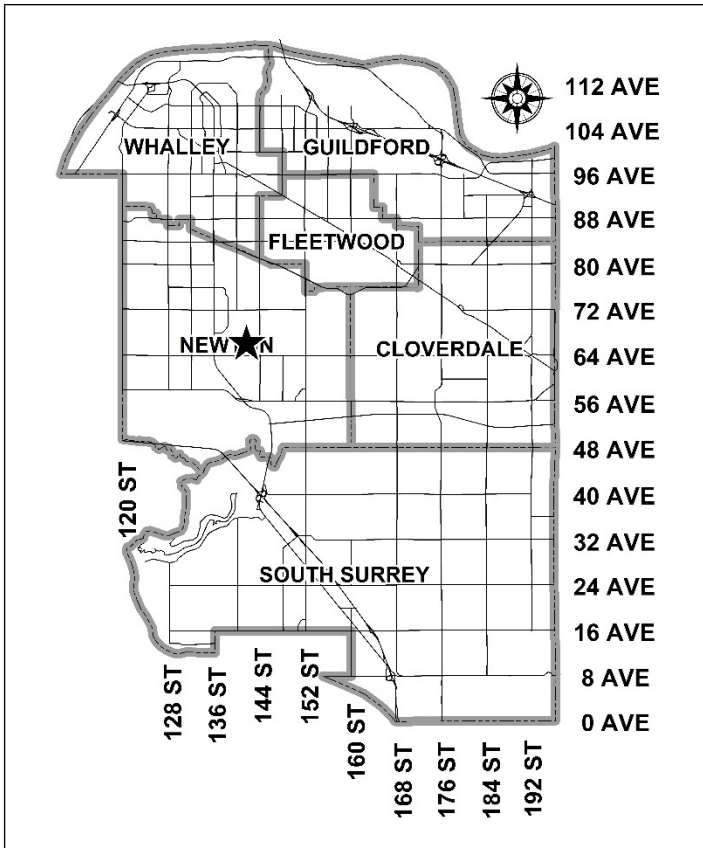


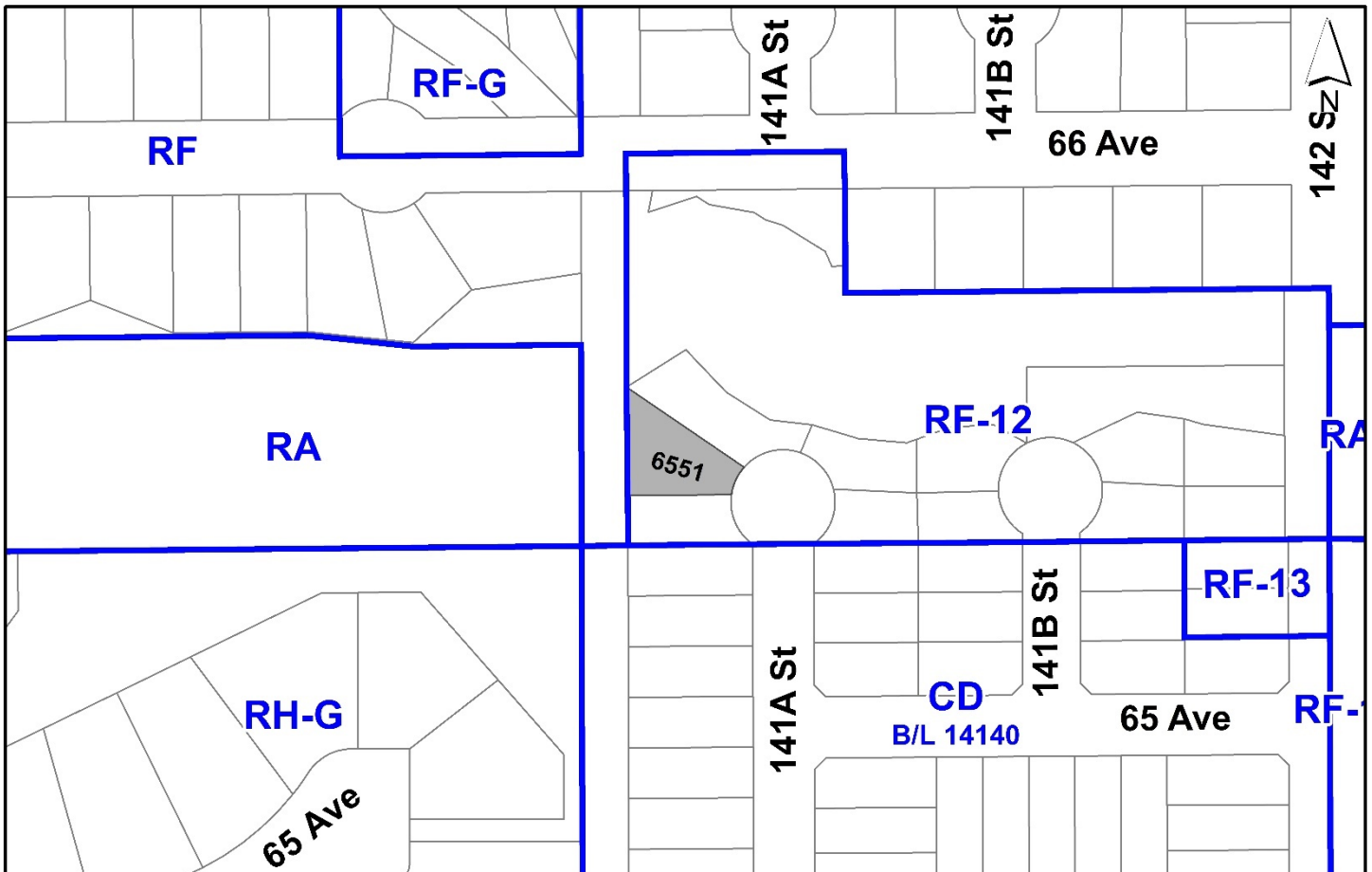
City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7920-0031-00  
 Planning Report Date: November 9, 2020



**PROPOSAL:**

- **Development Variance Permit**  
 to reduce the minimum second-storey offset requirement in order to permit construction of a single-family dwelling.

**LOCATION:** 6551 - 141A Street  
**ZONING:** RF-12  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Small Lot Single Family



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit to reduce the extent of the requirement for a second-storey offset ("80/20" rule).

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Single-Family Small Lot designation in the South Newton Neighbourhood Concept Plan (NCP).
- There is a 12.0 metre wide BC Hydro right-of-way located over the rear of the lot which encumbers the property and makes it difficult to create a functional building footprint and to achieve a typically sized home.
- The proposed house design is unique and offers attractive architectural detail, however, the "80/20" provisions of the "Single Family Residential Zone (RF)" requires the minimum 20% second-storey offset from the front or sides as would be visible from the street. While the proposed second-storey does not meet the application of the "80/20" rule, the second-storey would be offset a minimum of 9% from the main level.
- The proposed variance to the "80/20" rule is considered minor, the proposed massing is reasonable, and the building form is appropriate for this part of the neighbourhood.
- Applying the 80/20 rule requirements of Zoning By-law No. 12000, would not allow a typically sized single-family dwelling size to be constructed on the lot.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0031-00 (Appendix I), to reduce the second-storey offset zoning requirement from 20% to 9%, to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family	Single Family Small Lots	RF-12
North:	Single Family	Single Family Small Lots	RF-12
East (Across 141A Street):	Single Family	Single Family Small Lots	RF-12
South:	Single Family	Single Family Small Lots	RF-12
West:	Park	Existing and Future Parks	RF

### Context & Background

- The subject property is 392 square metres in area and located on the west side of 141A Street near the end of a cul-de-sac. The property is designated Urban in the Official Community Plan (OCP), Small Lot Single Family in the South Newton Neighbourhood Concept Plan (NCP) and zoned "Single Family Residential 12 (RF-12) Zone". The property either abuts or is adjacent to single family residential to the north, east and south.
- The property was created as part of Development Application No. 7905-0145-00. The subdivision created the subject lot fronting 141A Street while transferring a 6,560 square metres sized lot to the City for park purposes.
- As part of this application, a Statutory Building Scheme and Building Scheme Restrictive Covenant were registered on the title of subject property to ensure that any future single-family dwelling would align with house designs on the street.
- The subject property is encumbered by a 12.0 metre wide BC Hydro right-of-way that is located over the rear of the lot which makes it difficult to create a functional building footprint and to achieve a typically sized home.
- The property to the south at 6545 141A Street has a similar condition and was recently issued a Development Variance Permit (Development Application No. 7920-0005-00) for a reduced front yard setback to help accommodate this condition.

## DEVELOPMENT PROPOSAL

The applicant is proposing a Development Variance Permit (DVP) to reduce the requirement for a second storey offset (80/20 rule) from 20% to 9% in order to construct a single-family residential home.

### Referrals

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

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

The subject property is designated Urban in the Official Community Plan (OCP). The proposed single-family house with a secondary suite complies with the Urban designation.

### Zoning By-law

- The applicant is proposing to vary to section D2(b)(ii) of the "Single Family Residential (12) Zone (RF-12)" in order to reduce the maximum permitted floor area of a second-storey for a principal building from 20% to 9%.
- Applying the 80/20 rule requirements of Zoning By-law No. 12000, would not allow a typically sized single-family dwelling size to be constructed on the lot.
- The lot is encumbered by a 12.0 metre wide BC Hydro right-of-way along the rear of the property. No buildings or structures are permitted within the BC Hydro right-of-way, which restricts the developable area of the site.
- The proposed house design is unique and offers architectural detail, however, the strict application of the "80/20" provisions of the "Single Family Residential (12) Zone (RF-12)" requires the minimum 20% second-storey offset to be achieved from the front or sides as would be visible from the street. Although the proposed dwelling does not conform to the strict application of the "80/20" rule requiring the offset to be visible from the street, the second-storey level is offset approximately 9% from the main level, with the minimum required offset achieved on the front (east side) of the house which will be visible from the street and will not impact the streetscape or adjacent properties.
- The use of full height stone around the garage and door post will help emphasize the ground floor of the house which should help to break up the massing of the building.
- The property to the south at 6545 141A Street has a similar condition and was recently issued a Development Variance Permit (Development Application No. 7920-0005-00) for a reduced front yard setback to help accommodate this condition. Although the variance is differing, it is intended for the same purpose.

- The surrounding neighbourhood has a mixture of two-storey houses built between the 1980s and newer houses built post-2000. There is no clear architectural style within the neighbourhood and therefore the proposed house on the subject property is not incompatible with the surrounding neighbourhood context.
- The lot will be able to accommodate a minimum of three (3) off-street parking spaces, including for providing a 6.0-metre (20 ft.) long driveway, meeting the requirement of the Zoning By-law.
- Staff support the requested variance to proceed for consideration.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.          Development Variance Permit No. 7920-0031-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

HS/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0031-00

Issued To:

(the "Owner")

Address of Owner:

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: 030-934-605  
Lot 2 Section 16 Township 2 New Westminster District Plan EPP72052  
6551 141A 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 (12) Zone (RF-12)", the minimum required second storey offset located at the front or sides of the dwelling is reduced from 20% to 9%.
4. This development variance permit applies to only the 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.
5. 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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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 .

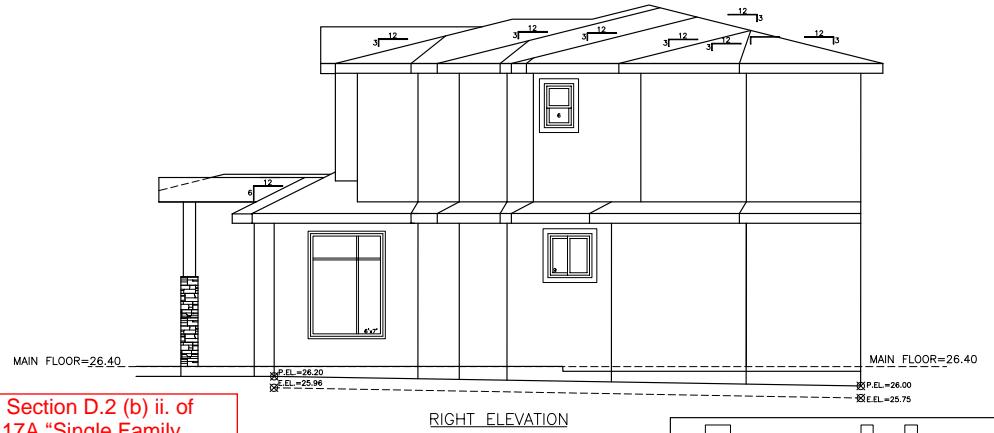
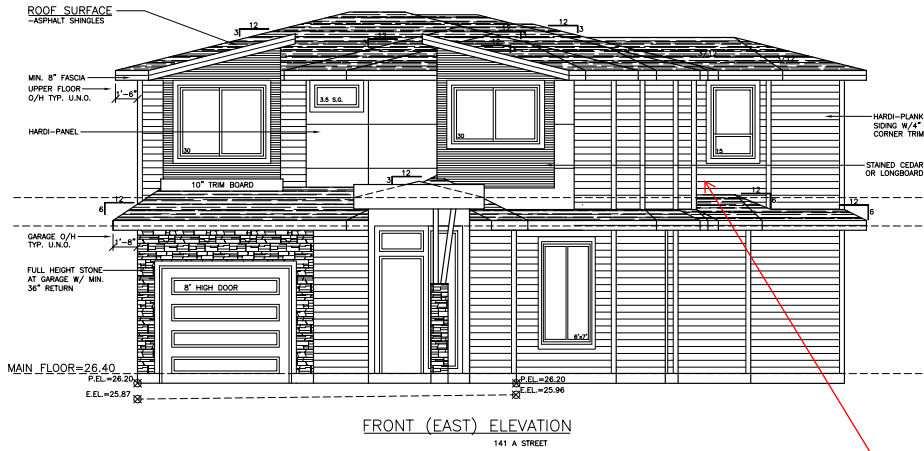
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Mayor – Doug McCallum

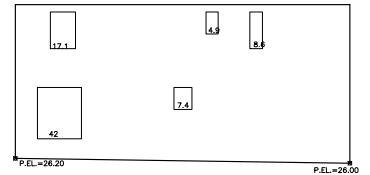
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City Clerk – Jennifer Ficocelli

# SCHEDULE A

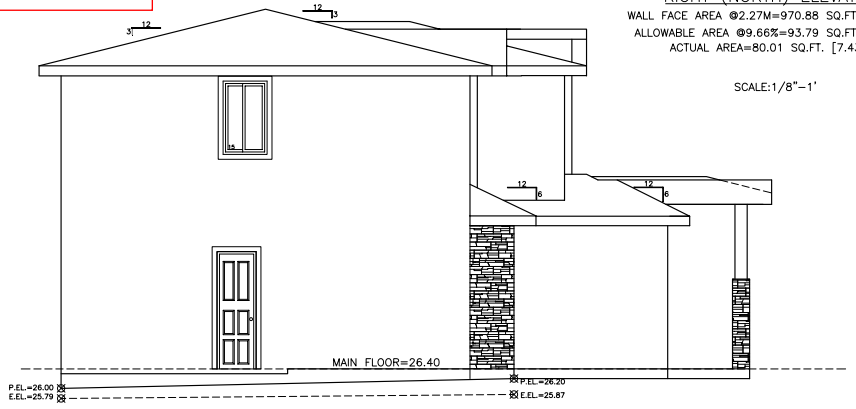
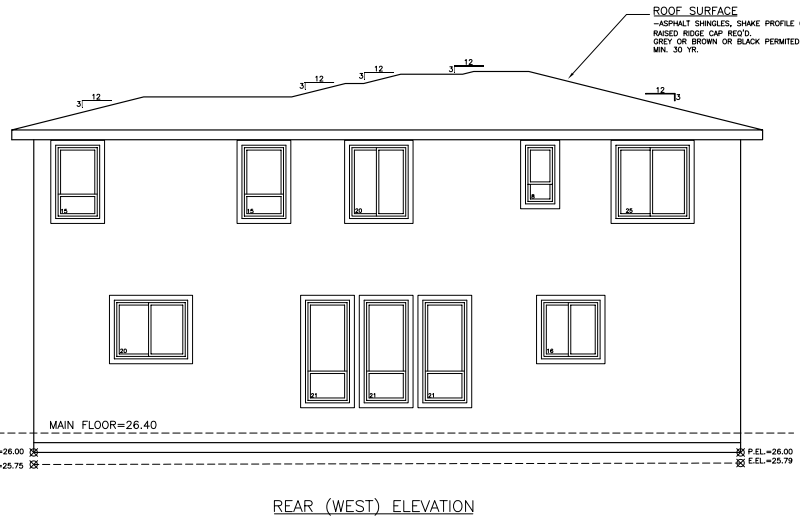


(a) In Section D.2 (b) ii. of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum required second storey offset located at the front or sides of the dwelling is reduced from 20% to 9%.



**RIGHT (NORTH) ELEVATION**  
 WALL FACE AREA @2.27M=970.88 SQ.FT. [90.20m<sup>2</sup>]  
 ALLOWABLE AREA @9.66%=93.79 SQ.FT. [8.71m<sup>2</sup>]  
 ACTUAL AREA=80.01 SQ.FT. [7.43m<sup>2</sup>]

SCALE: 1/8"=1'



**LEFT (SOUTH) ELEVATION**  
 WALL FACE AREA @1.2M=639.09 SQ.FT. [44.74m<sup>2</sup>]  
 ALLOWABLE AREA @7%=59.37 SQ.FT. [4.16m<sup>2</sup>]  
 ACTUAL AREA=15.0 SQ.FT. [1.39m<sup>2</sup>]

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE



**TITLE**  
 PROPOSED RESIDENTIAL FOR  
 IKON VENTURES INC.  
 LOT-2, 6551 - 141A STREET  
 SURREY, B.C.

**DWN:** NS  
**SCALE:** 1/4"=1'  
**DATE:** APR.11.2020  
**CHRD:**  
**PHONE:** 778-862-5080

**DRAWING NO.**  
 DD19-8143-P3

**DHILLON DESIGNS LTD.**  
 UNIT 215-12830-50th AVE.  
 SURREY, B.C. V0W 3J4  
 PHONE: (604) 590-2808  
 FAX: (604) 590-2878  
 EMAIL: info@dhillondesigns.ca