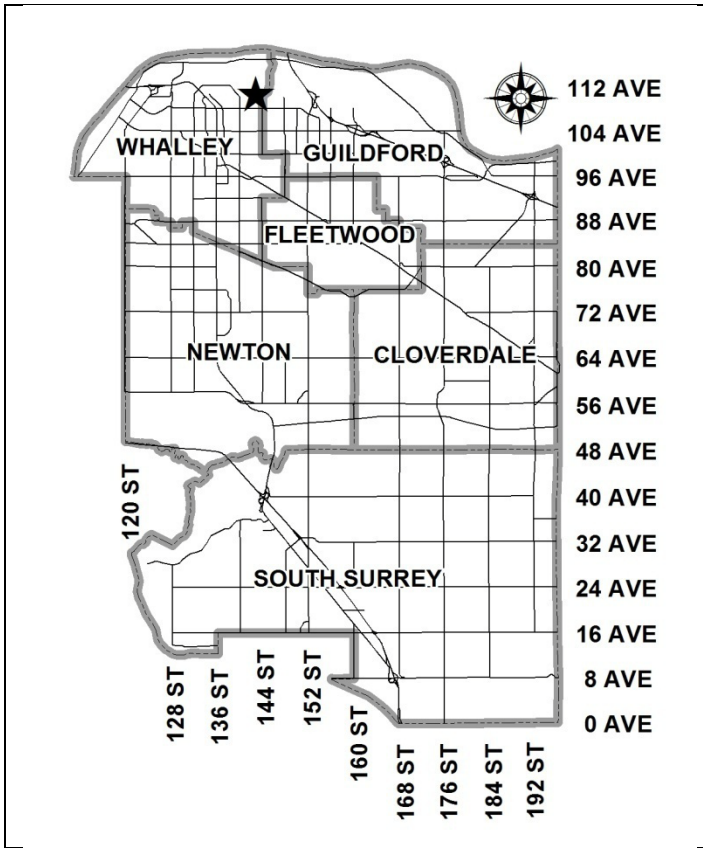


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0063-00

Planning Report Date: July 25, 2011



PROPOSAL:

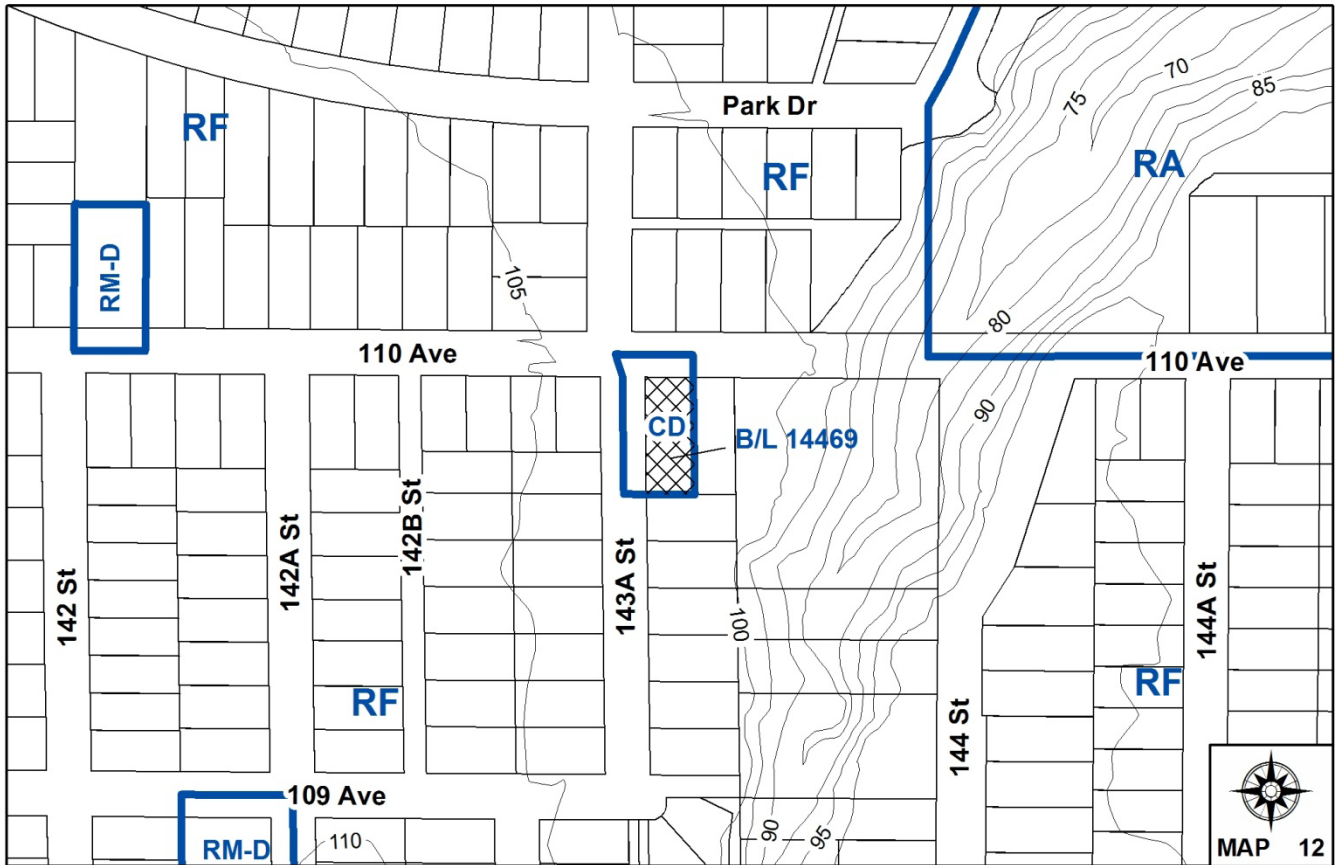
- **Development Permit**
 in order to permit the development of a duplex.

LOCATION: 10982 and 10986 - 143A Street

OWNERS: Jaspal Boparai
 Prabhjot Brar

ZONING: CD (By-law No. 14469)

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with current zoning for a duplex (CD By-law No. 14469).

RECOMMENDATION

- Council approve the attached Development Permit No. 7911-0063-00 (Appendix II), authorize the Mayor and Clerk to sign the Development Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot (former duplex was demolished).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 110 Avenue):	Single family dwellings	Urban	RF
West (Across 143A Street):	Single family dwellings	Urban	RF
East:	Single family dwelling	Urban	RF
South:	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 1,135-square metre (0.28-acre) subject site is located at 10982 and 10986 - 143A Street in Whalley.
- The site is designated "Urban" in the Official Community Plan (OCP), and is zoned "Comprehensive Development" (CD Bylaw No. 14469). The former duplex has been demolished.
- The recently demolished duplex was built in 1959. At the time of construction, the subject site was zoned RU – Urban Residential District (Surrey Zoning By-law, 1958, No. 1596) which allowed the construction of a duplex.

- In 1964, the zoning of the subject site was converted to R-2 Residential Zone No. Two, with the adoption of Surrey Zoning By-law, 1964, No. 2265. The R-2 Zone allowed duplexes.
- In 1979, the zoning of the subject site was converted to R-F Family Residential Zone with the adoption of Surrey Zoning By-law, 1979, No. 5942. Like the R-2 Zone, the R-F Zone permitted duplexes.
- In 1988, the RF-(D) Family Residential – Duplex Zone was incorporated in Surrey Zoning By-law, 1979, No. 5942. This R-F(D) Zone was drafted specifically for duplexes only. Existing duplexes with a minimum lot width of 24 metres (80 ft.) and a minimum lot area of 930 square metres (10,000 sq. ft.) were converted to the new R-F(D) Zone. Because the subject lot was deficient in lot width, the zoning remained R-F.
- With the adoption of Surrey Zoning By-law, 1993, No. 12000, in 1993, the zoning of the subject site was converted to Single Family Residential (RF).
- In 2001, the site was rezoned from Single Family Residential (RF) to the existing CD Zone (By-law No. 14469). The purpose of the rezoning was to legalize the existing duplex.
- The existing CD Zone differs from the Duplex Residential Zone (RM-D) as outlined in the following table:

	RM-D Zone	CD Zone (By-law No. 14469)
Minimum lot width	24 m. (80 ft.)	21 m. (72 ft.)
Minimum lot area	930 sq. m. (10,000 sq. ft.)	1,130 sq. m. (12, 163 sq. ft.)
Minimum lot depth	28 m. (92 ft.)	50 m. (164 ft.)
Maximum FAR	0.48	0.42
Maximum lot coverage	33%	25 %
Maximum floor area	446 sq. m. (4,800 sq. ft.)	480 sq. m. (5,166 sq. ft.)

Current Application

- The current application is for a Development Permit to allow construction of a new duplex. The applicant retained Francis Cruz of F.V. Cruz Designs Limited as the architect.
- The proposed duplex meets the requirements of the existing CD Zone (By-law No. 14469) as demonstrated in the following table:

	CD Zone (By-law No. 14469)	Proposed Duplex
<u>Minimum Setback</u>		
Front Yard	7.5 m. (25 ft.)	10 m. (32 ft.)
Rear Yard	7.5 m. (25 ft.)	10 m. (32 ft.)
Side Yard	1.8 m. (6 ft.)	5 m. (16 ft.)
Side Yard on Flanking Street	3.6 m. (12 ft.)	4.8 m. (16 ft.)
Maximum FAR	0.42	0.39
Maximum Lot Coverage	25 %	25%
Maximum Floor Area	480 sq. m. (5,166 sq. ft.)	443 sq. m. (4,768 sq. ft.)

- The floor area of the proposed duplex is consistent with the maximum floor area allowed in the Duplex Residential (RM-D) Zone.

- The floor area of each unit is 222 square metres (2,384 sq. ft.) including the attached garage. Three bedrooms and two full bathrooms are located on the upper floor of each unit.

Lot Grading

- The applicant is not proposing in-ground basements.
- The applicant confirmed that fill in excess of 0.5 metres (1.6 ft.) and retaining walls will not be needed.

Tree Preservation

- Peter Mennel of Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/ Replacement Plans. They have been reviewed by the City Landscape Architect and deemed acceptable.
- The following chart summarizes the proposed tree retention and removal by species:

Tree Species	Total Number of Trees	Total Proposed for Retention	Total Proposed for Removal
Western Red Cedar	6	6	0
Scots Pine	10	9	1
Total	16	15	1

- The report indicates that of the 16 trees, one is to be removed. Based upon the single tree to be removed, two replacement trees are required. Three replacement trees are proposed.
- The single tree proposed for removal is located within the proposed driveway.

PRE-NOTIFICATION

- In accordance with Council Policy, a Development Proposal sign was erected on the property. Staff have not received any telephone calls or correspondence with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

Building Design

- The subject site is located at the corner of 143A Street and 110 Avenue. A "mirror image" appearance is minimized by providing separate driveways from abutting streets.
- The proposed duplex will be two storeys in height.
- The visual impact of the building face is reduced by setting back a portion of the upper floor.

- Semi-private uses such as the living and dining rooms face the street. Private bedrooms are on the second floor.
- Each unit is designed to be identifiable through design features such as front porches, varying materials and roof lines, yet appears unified as a whole.
- Sloped gables are used at the roof ends.
- Cladding materials and colours will consist mainly of brown hardi-board siding, tan shake shingles, grey trim and red accent brick. Roofing materials will consist of grey or brown asphalt shingles in a shake profile.

Landscaping

- Al Tanzer of Landspace Design Inc. prepared the Landscape Plan. It has been reviewed by the City Landscape Architect and deemed acceptable.
- The existing landscaping will be updated with a variety of shrubs including Japanese Azalea, Japanese Holly, Japanese Andromeda, and Dwarf Rhododendrons. Two Japanese Maple trees and a Flowering Cherry tree will be planted as well.
- The existing fence along the east property line will remain.
- Several existing mature trees along the perimeter of the property will be retained.

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.	Development Permit No. 7911-0063-00
Appendix III.	Summary of Tree Survey and Tree Preservation

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\13864034085.doc
. 7/21/11 1:33 PM

Information for City Clerk

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

1. (a) Agent: Name: Prabhjot Brar and Jaspal Boparai
Address: 13103 - 107 Avenue
Surrey, BC

Tel: 604-762-8889

2. Properties involved in the Application
 - (a) Civic Address: 10986 - 143A Street

 - (b) Civic Address: 10986 - 143A St
Owners: Prabhjot Brar
Jaspal Boparai
PID: 006-896-421
Lot 1 Section 13 Block 5 North Range 2 West New Westminster District Plan 19115

3. Summary of Actions for City Clerk's Office

DEVELOPMENT DATA SHEET

Existing Zoning: CD (By-law No. 14469 - based on RM-D)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	1130 m ²	1137.13 m ²
Road Widening area		
Undevelopable area		
Net Total		1137.13 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	25%	25%
Paved & Hard Surfaced Areas		6%
Total Site Coverage		31%
SETBACKS (in metres)		
Front	7.5m	10.0m
Rear	7.5m	10.0m
Side #1 (E)	1.8m	5.0m
Side #2 (W)	3.6m	4.8m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0m	7.3m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	2	2
FLOOR AREA: Residential	458 m ²	443 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	458 m ²	443 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	0.40	0.38
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	4	4
Residential Visitors		
Institutional		
Total Number of Parking Spaces	4	4
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	NO	Tree Survey/Assessment Provided	YES
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(the "City")

DEVELOPMENT PERMIT

NO.: 7911-0063-00

Issued To: JASPAL BOPARAI
PRABHJOT BRAR

("the Owner")

Address of Owner: 13103 - 107 Avenue
Surrey, BC
V3T 2G2

1. This development 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 permit.
2. This development 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: 006-896-421
Lot 1 Section 13 Block 5 North Range 2 West New Westminster District Plan 19115

10982 - 143A Street

(the "Land")

3. (a) If the civic address(es) of the Land change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
5. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.

6. The character of the development including landscaping and the siting, form, exterior design and finish of buildings and structures shall be in accordance with the drawings numbered 7910-0063-00(A) through to and including 7910-0063-00(F) (the "Drawings") which are attached hereto and form part of this development permit.
7. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
8.
 - (a) The landscaping shall conform to drawing numbered 7910-0063-00 (G) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$13,210.08

(the "Security")
 - (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
10. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.

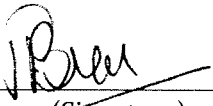
- 11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 12. This development permit is not a building permit.

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

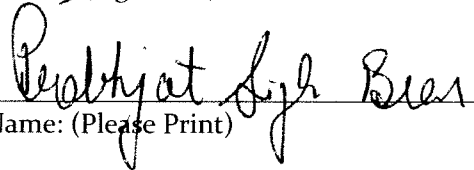
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

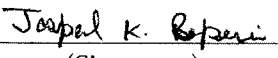
IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.



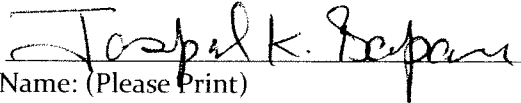
Owner: (Signature)



Name: (Please Print)

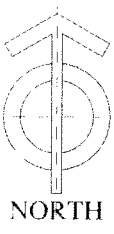


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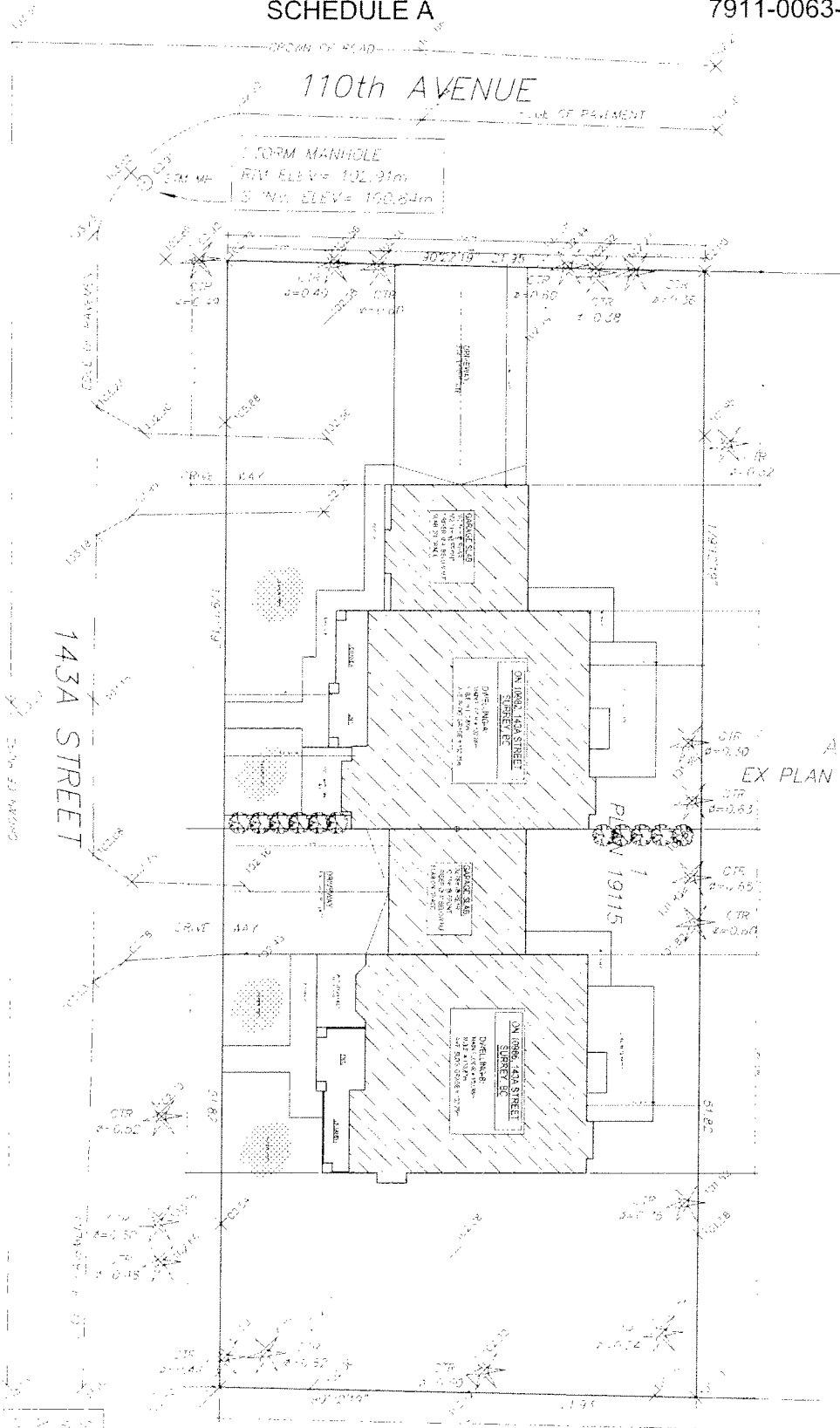


Name: (Please Print)

1. FORM MANHOLE
 RAV ELEV = 102.91m
 S. No. ELEV = 100.84m



SCALE 1/16"=1'-0"

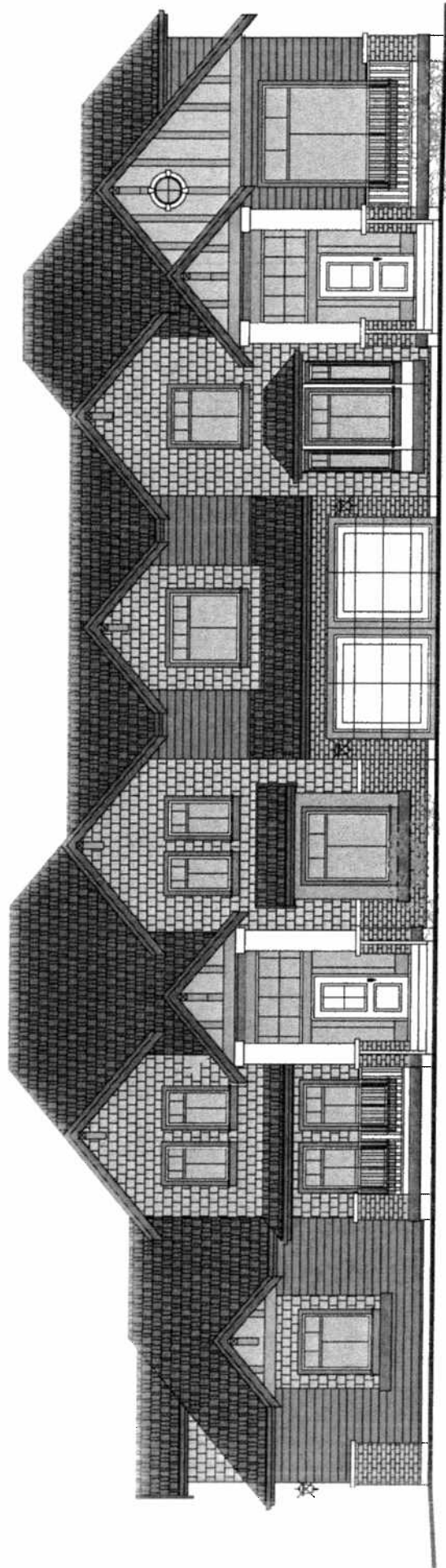


EX PLAN 11057

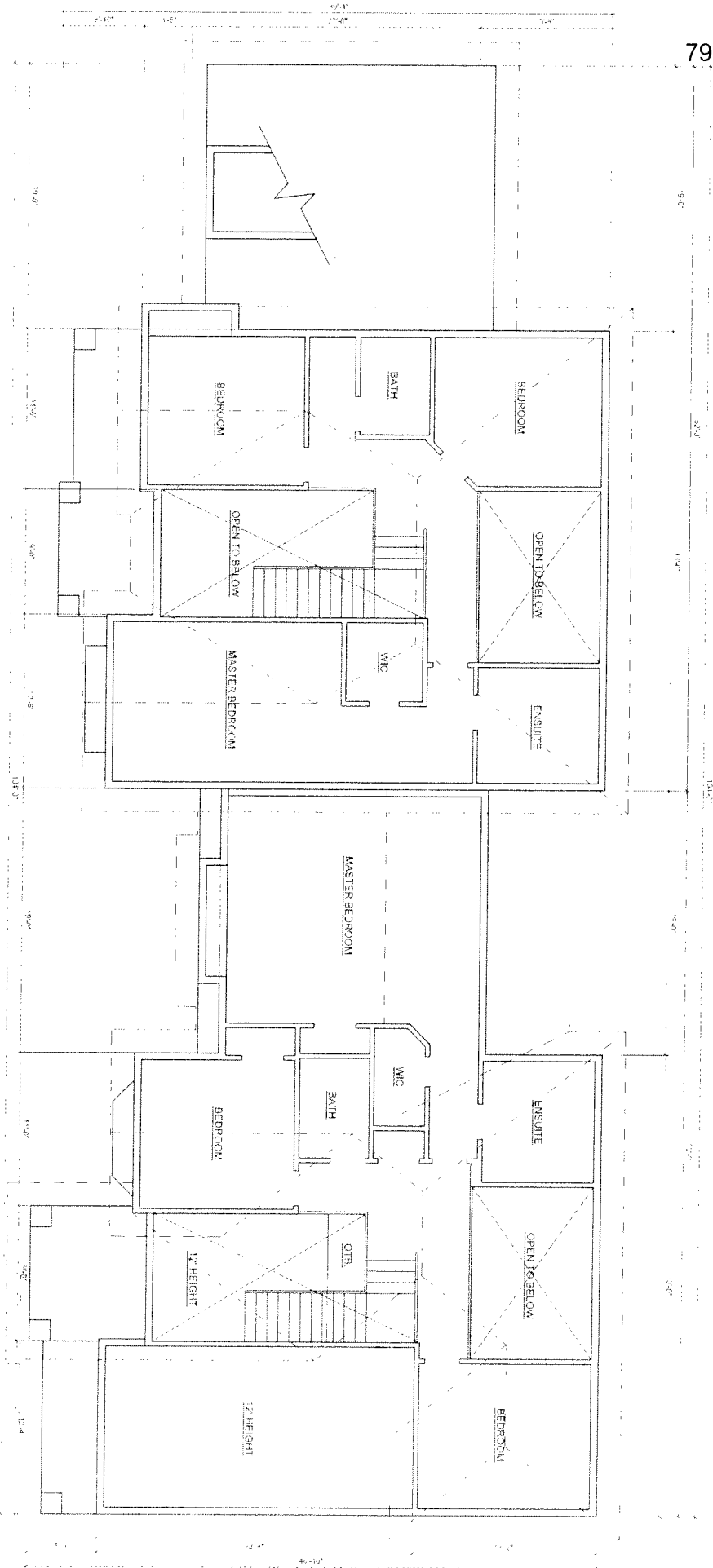
PLANS REVIEWED
 BY MBRondeau
 DATE: July 19/11
 For D.Ponley

1. FORM MANHOLE
 RAV ELEV = 102.91m
 S. No. ELEV = 100.84m

PLAN 19115



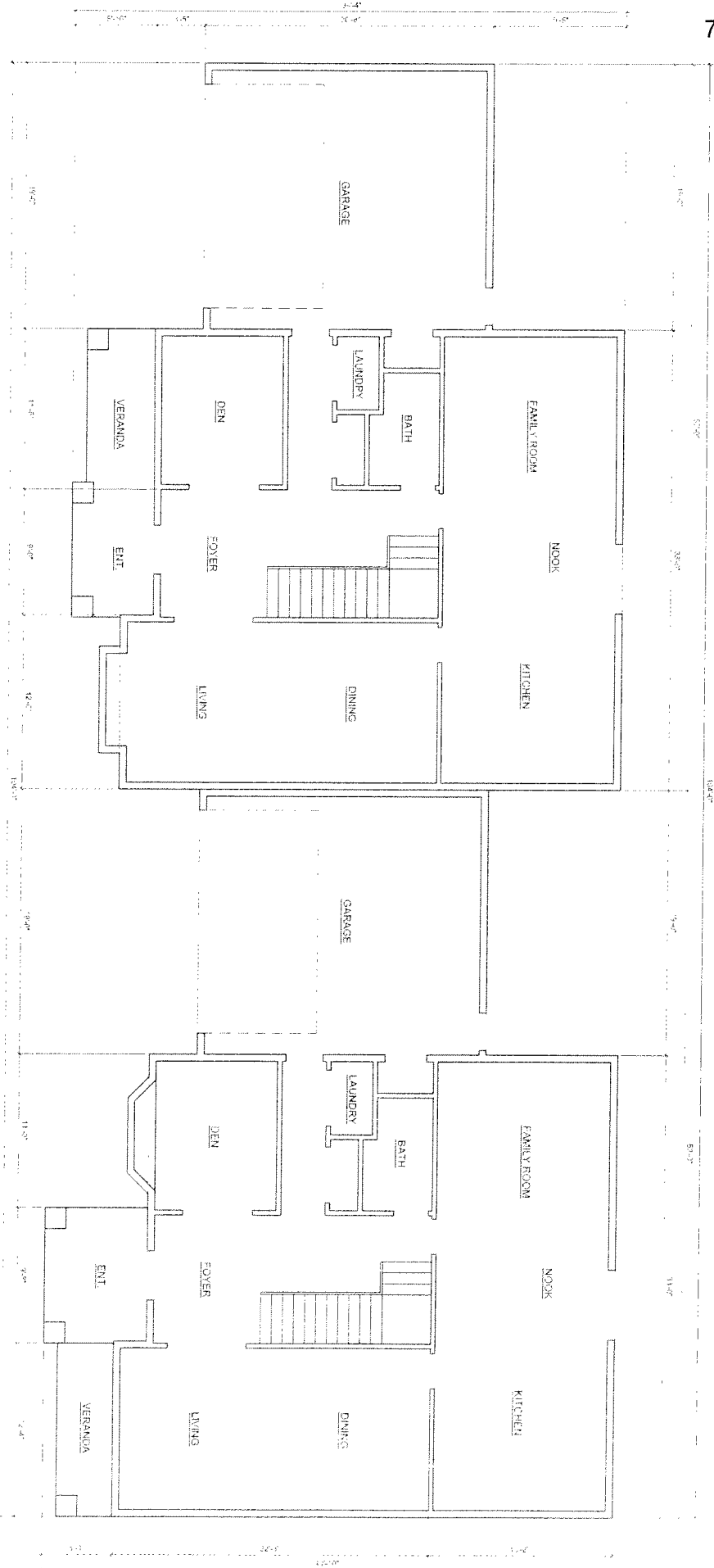
1
31" SCALE 1/4" = 1'-0"
FRONT ELEVATION @ 143A STREET



AREA (A)=859 SF.

1 TOP FLOOR PLAN
A2.1 SCALE 1/8"=1'-0"

AREA (B)=942 SF.



AREA (A)=1728 SF.



MAIN FLOOR PLAN

SCALE

1/8"=1'-0"

AREA (B)=1728 SF.

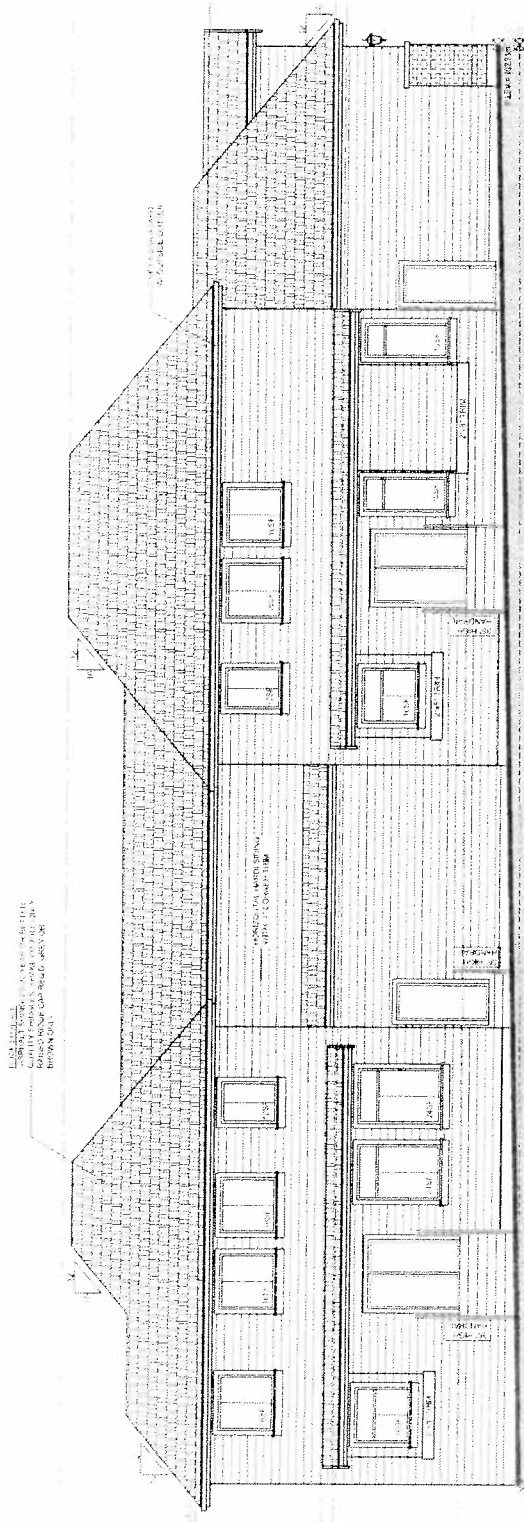
F.V. Cruz Designs Limited

1000 S. 10th Street
 Suite 100
 Anchorage, AK 99503
 Phone: (907) 562-1234
 Email: info@fvcruzdesigns.com

Project: Residence
 1000 S. 10th Street
 Suite 100
 Anchorage, AK 99503

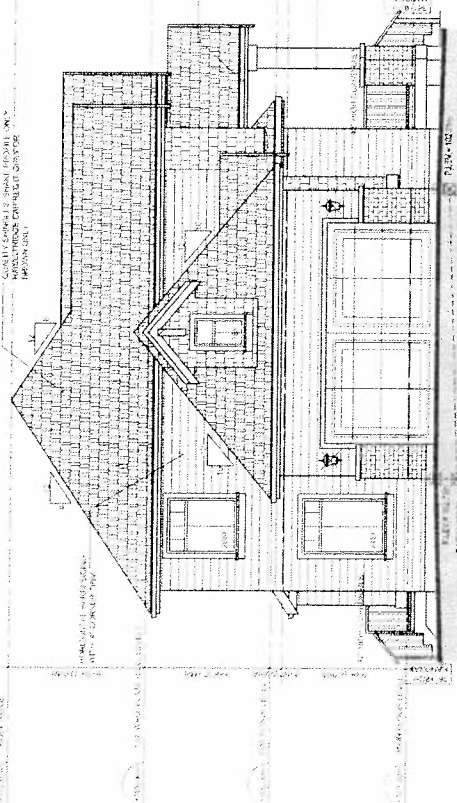
Scale: 1/8" = 1'-0"

Sheet: A3.2



SPATIAL SEPARATION CALCULATIONS:
 EXISTING BUILDING FOOTPRINT: 20' x 30'
 LIMITING DISTANCE: 15' x 15' x 15'
 MINIMUM SETBACKS: 15' x 15' x 15'

NOTES:
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
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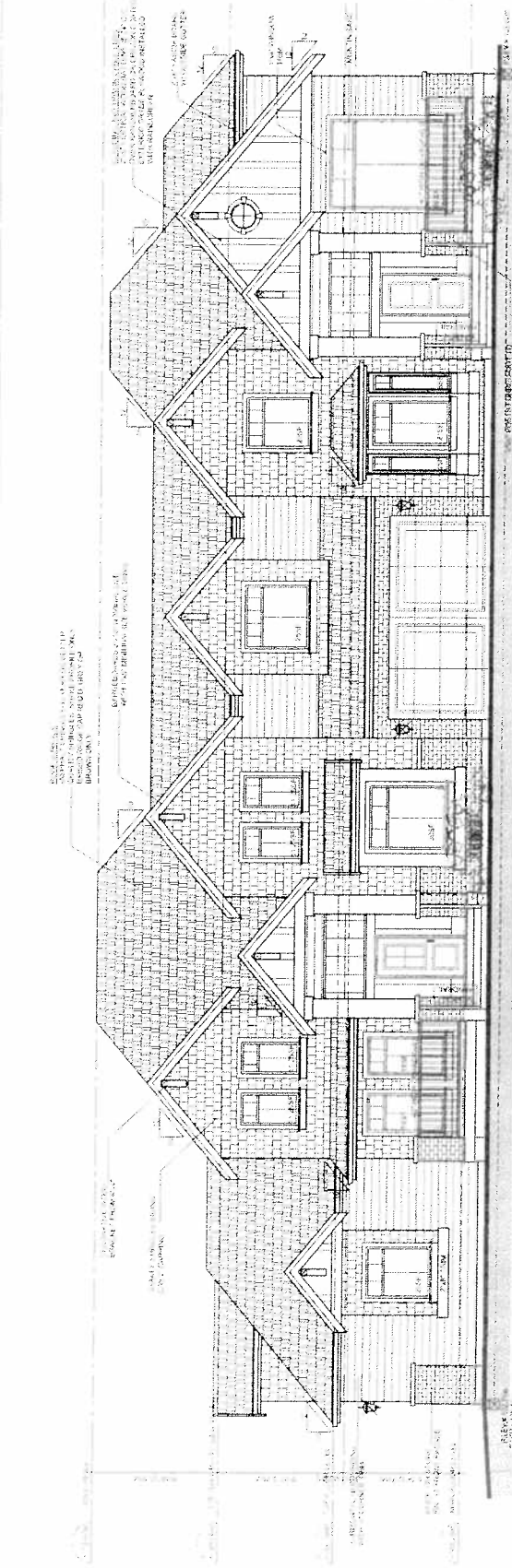
LEFT SIDE ELEVATION @ 110th AVENUE

F.V. Cruz Designs Limited



Residence for ASMA K. ALKHALIL & PHILIP M. BAYAT

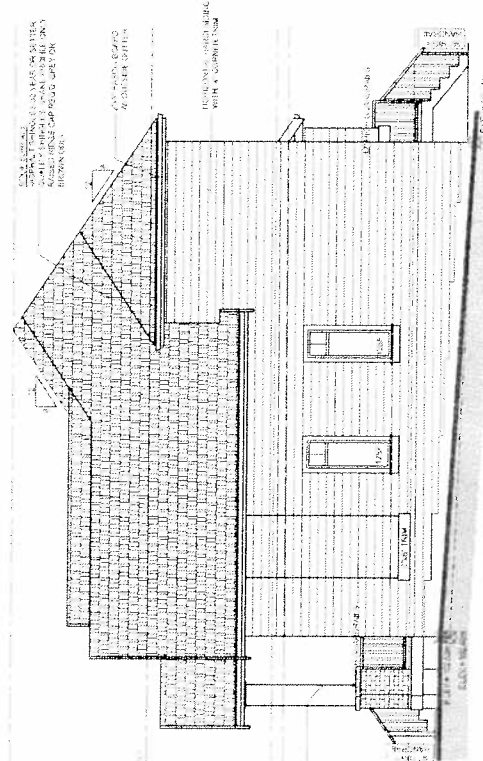
A3.1



1 FRONT ELEVATION @ 143A STREET
SCALE 1/8" = 1'-0"

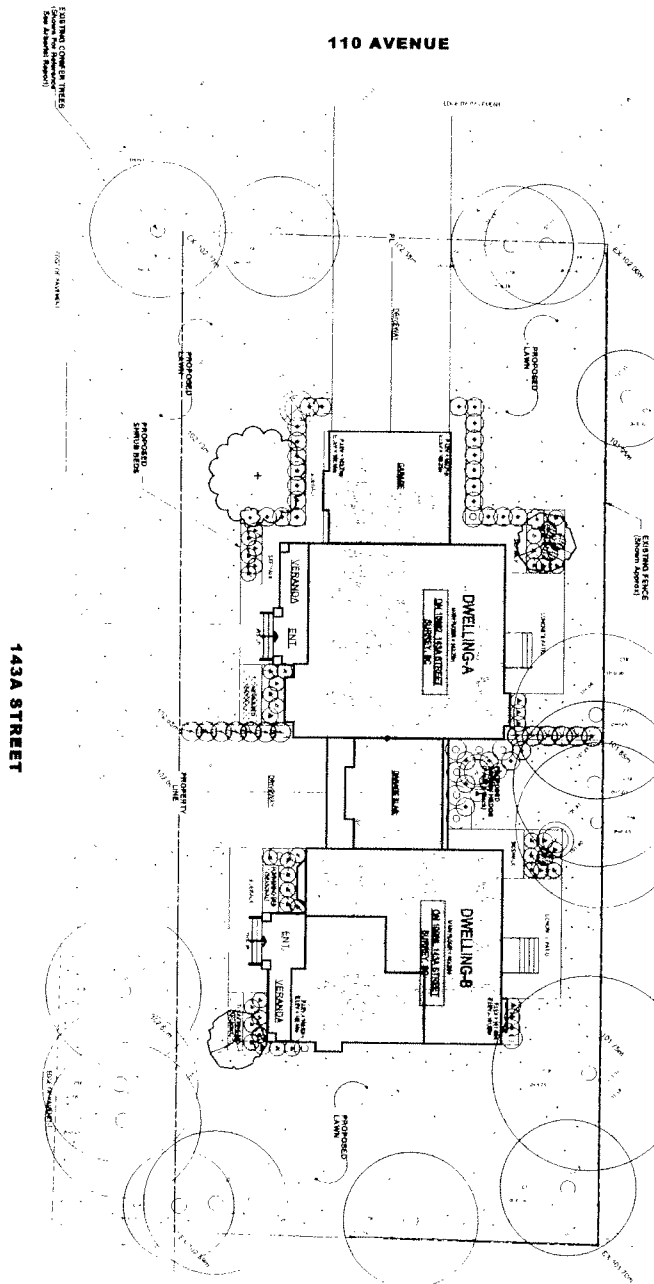
NOTES:
- ALL DIMENSIONS ARE IN METERS UNLESS SPECIFIED OTHERWISE
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SPATIAL SEPARATION CALCULATIONS:
NOT APPLICABLE FOR THIS PROJECT
EXCLUDED BUILDING FLOOR AREA: 0
TYPICAL MAXIMUM FLOOR AREA: 0
LANDSCAPE OPENING (M²): 0
BUILDING FOOTPRINTING (M²): 0



2 RIGHT SIDE ELEVATION
SCALE 1/8" = 1'-0"

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PLANT LIST

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
1	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
2	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
3	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
4	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
5	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
6	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
7	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
8	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
9	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
10	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
11	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
12	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
13	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
14	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
15	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
16	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
17	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
18	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
19	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
20	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
21	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
22	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
23	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
24	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
25	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
26	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
27	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
28	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
29	1	Acacia saligna	Acacia saligna	1.5m x 1.5m
30	1	Acacia saligna	Acacia saligna	1.5m x 1.5m

Prepared by
 F.V. Cruz Designs Limited
 143A Street
 Accidental

EXISTING DWELLING
 MAIN FLOOR AT ENTRANCE
 ELEV. = 103.96



F.V. Cruz Designs Limited
 143A Street
 Accidental
 Phone: 021 222 2222
 Fax: 021 222 2222
 Email: info@fvcruzdesigns.co.za

LANDSCAPE PLAN
 SCALE: 1:100
 DATE: 15/08/2011

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 7911-0063-00
Project Location: 10982 - 143A Street, Surrey, BC
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or an Arborist's Report is submitted on file.
The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment

Mixture of native and non native coniferous species of moderate structure and good health. Many have been topped previously.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 17
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 1
Number of Protected Trees to be retained (A-C)	(D) 17 16
Number of Replacement Trees required (0 alder and cottonwood X 1 and 1 others X 2)	(E) 2
Number of Replacement Trees proposed	(F) 2
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 19
Number of lots proposed in the project	(I) 2
Average number of Trees per Lot	(H/I) N/A

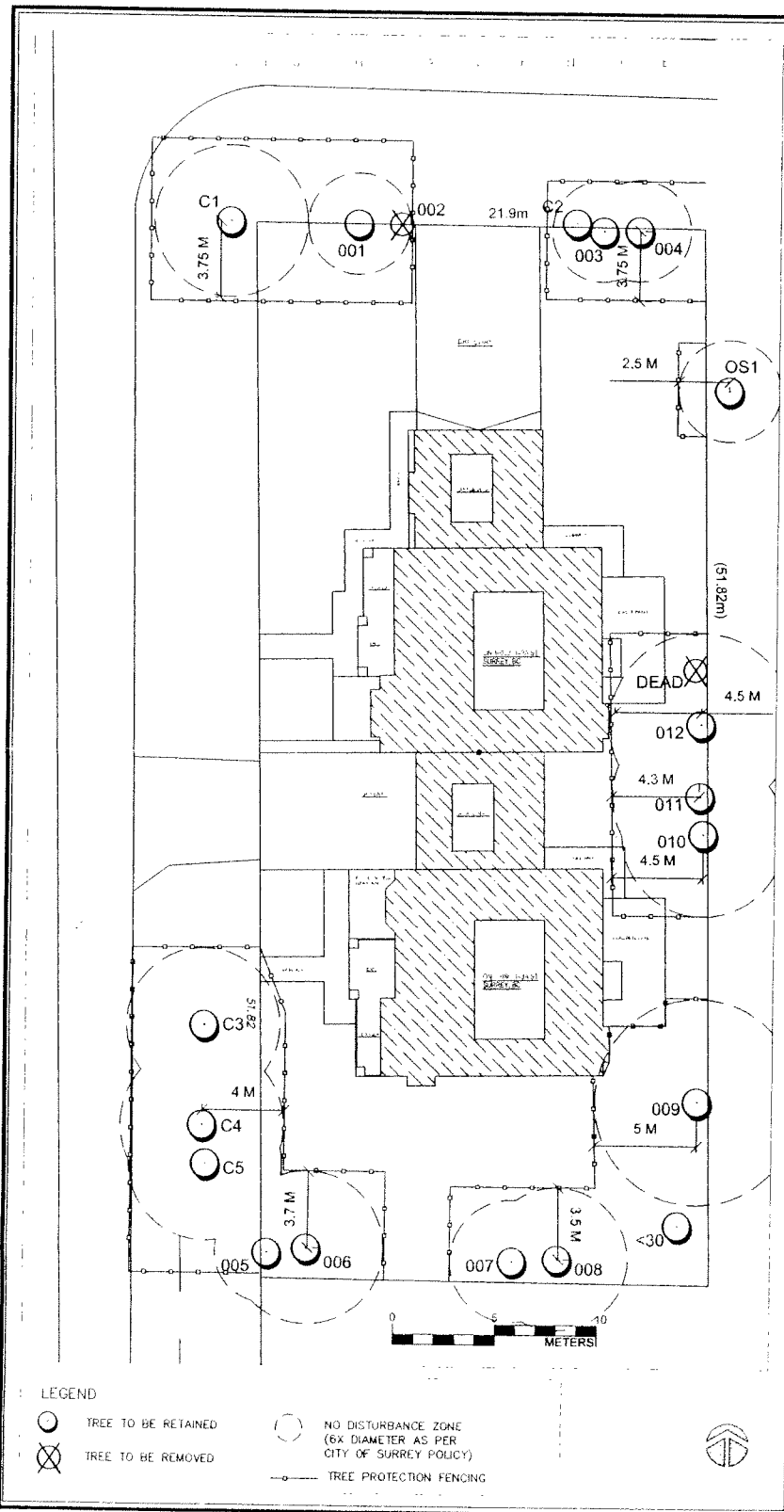
3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared by others.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: May 25, 2011





MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

1-1140 - 902A Avenue Delta, British Columbia V4C 3L8
 Ph: (604) 582-0309
 Fax: (604) 589-2888
 Email: mfadum@fadum.ca

CLIENT
 Mr. [Name] and Mr. [Name]

FILE NO.

PROJECT TITLE
 TREE PRESERVATION AND REMOVAL PLAN
 10862 147A ST., SURREY, B.C.

REVISIONS:

NO.	DATE	BY	RECORD OF ISSUE
1	11/15/11	SL	NEW BUILDING PLAN

NOTES: Tree protection fencing shall be constructed to Surrey standards as shown.

SHEET TITLE
 1 - TREE PRESERVATION AND REMOVAL PLAN

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DRAWN

SCALE

DATE

T-1
 SHEET 1 OF 1

Plans of record
 Planning & Development City of Surrey
 Date: 12 July 2011
 Acceptable Not Acceptable