

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0169-00

Planning Report Date: January 28, 2013

PROPOSAL:

- **Rezoning** from RF to RF-O
- **Development Variance Permit**

in order to permit the development of a larger single family dwelling on an oceanfront lot.

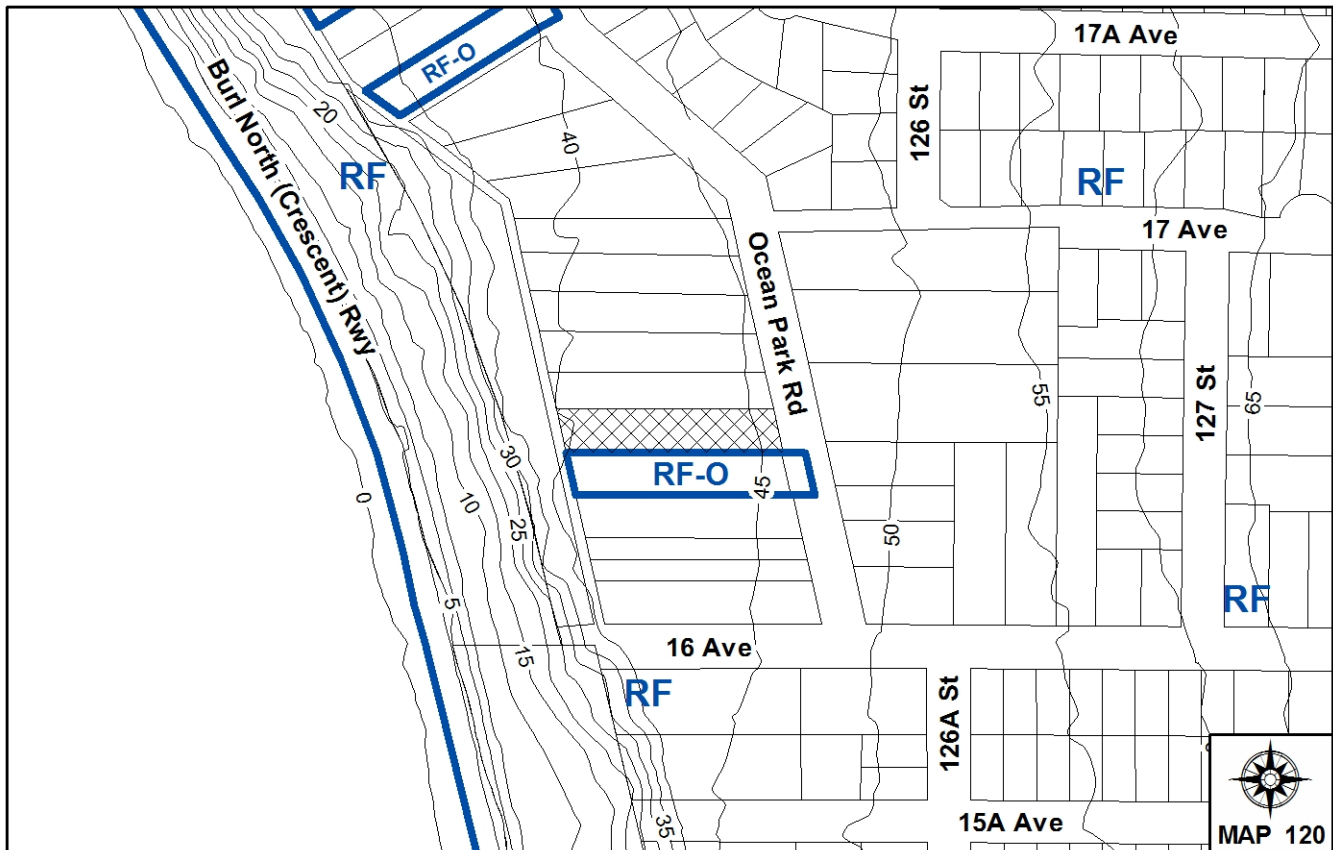
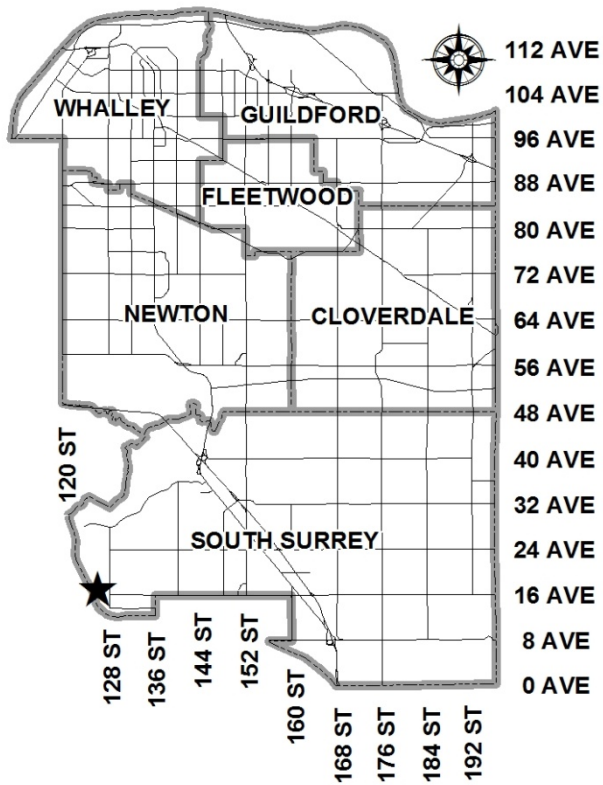
LOCATION: 1657 - Ocean Park Road

OWNER: Kartar S Grewal
 Jasmail K Grewal

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to the RF-O Zone and General Provisions of the Zoning By-law, 1993 (By-law No. 12000) to increase the maximum lot coverage from 25% to 37% and allow encroachment of stair risers from three (3) to ten (10).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed development complies with the criteria of the RF-O Zone.
- The applicant has demonstrated community support for the proposal by revising the design and location of the rear yard swimming pool.
- The proposed variances are requested because the main floor of the dwelling and the rear terrace has been raised in order to accommodate the root structure of the off-site tree. The main floor and garage of the proposed dwelling has a lot coverage of 20.8 %. The increase in lot coverage applies to the rear terrace and walkway along the south side of the proposed dwelling because they are greater than 0.6 metre (2 ft.) above finished grade and therefore included in the calculation of lot coverage. The increase in lot coverage does not result in an increase in floor area or site density, which remains within the maximum permitted FAR of 0.32.
- The applicant is proposing permeable surface materials for the autocourt and south sideyard walkway to minimize the impact of the hardscaping on the property.
- The applicant has worked with staff to preserve additional trees on site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Oceanfront Zone (RF-O)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0169-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum Lot Coverage of the RF-O Zone from 25% to 37%;
 - (b) to increase the maximum permitted number of stair risers encroaching into the north side yard setback from three (3) to ten (10); and
 - (c) to increase the maximum permitted height of a structure encroaching into the building setback areas as follows:
 - i. from 0.6 metre (2 ft.) to 1.4 metre (4.6 ft.) above finished grade in the south side yard setback area; and
 - ii. from 0.6 metre (2 ft.) to 1.0 metre (3.3 ft.) above finished grade in the rear yard setback area.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant to ensure tree protection;
 - (e) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family residential.	Urban/Urban Residential	RF
South:	Single family residential.	Urban/Urban Residential	RF-O
West:	Burlington Northern Railway.	Urban/Open Space	RF
East (Across Ocean Park Road):	Single family residential.	Urban/Urban Residential	RF

DEVELOPMENT CONSIDERATIONSProposal

- The subject property is located at 1657 - Ocean Park Road, along the ocean bluff in South Surrey. It is designated "Urban" in the OCP.
- The applicant is proposing a rezoning from "Single Family Residential Zone (RF)" to "Single Family Residential Oceanfront Zone (RF-O)" to permit the construction of a larger, oceanfront, single family dwelling. The proposed dwelling has a floor area of 630.25 square metres (6,783.9 sq. ft.).
- The proposed development complies with the criteria of the RF-O Zone as follows:
 - The property is an oceanfront lot, as it is located such that no residential lots exist between the subject site and the ocean water front;
 - The subject property is 20.5 metres (66 ft.) wide, 100.5 metres (330 ft.) deep, and has a total area of 2,009.3 square metres (21,627.9 sq.ft.); as such it fully satisfies and exceeds the dimensional and area standards of the RF-O Zone [20 metres (65 ft.) width; 45 metres (150 ft.) depth; 1,000 square metres (10,764 sq.ft.) area];
 - The proposed floor area for the new dwelling is within the maximum floor area ratio (FAR) of 0.32; and

- The applicant has requested a Development Variance Permit to increase the permitted lot coverage from 25% to 37% in order to construct a raised terrace in the rear yard and a walkway in the south side yard (see By-law Variance section).

Building Design

- The design for this proposed residence is conceived as a contemporary interpretation of west-coast style architecture. Architectural expressions of this style are seen in the butterfly roof, for example, which is intended to give the roof structure a light and elegant appearance, while providing ample vertical height for windows and clerestory glazing below.
- High quality natural finishes proposed for the exterior (wood, stone) function to ground the massing for the building harmoniously into the site and surroundings. The plan also aspires to blend and link interior and exterior spaces seamlessly and transparently on the site. As such, the architect has configured and oriented the house plan to capture southern exposure in order to maximize daylighting at the home's interior, as well as at exterior entry and rear terrace/pool spaces. The living spaces on the main floor open directly out on to the rear terrace and pool areas, which are tucked back and away from the bluff at the west property line, a design consideration which respects both geotechnical setbacks and ocean views from neighbouring properties through the rear yard.
- The garage is proposed to be integrated into the single family dwelling with the entrance to the garage oriented to the south and facing the interior of the lot. The single family dwelling is proposed to be setback 31.7 metres (104 ft.) from Ocean Park Road and will be screened by forest cover being retained and additional replacement trees and shrubs.
- The building plans will be registered on title to ensure that the final construction complies with the approved building plans. Floor plans and elevations are shown in Appendix II

Geotechnical Report

- A geotechnical study and landslide assessment assurance statement was prepared by GeoPacific Consultants Ltd. to evaluate the slope stability for the proposed single family dwelling. The subject site slopes gently from east to west. The crest of the ocean bluff (top of bank) lies approximately 26.5 metres (87 feet) from the existing dwelling.
- The proposed single family dwelling is to be located beyond the 1 Vertical : 2 Horizontal (1V:2H) line by 8.8 metres (28.9 feet), as measured from the toe of the slope (the 1V:2H line is drawn by moving 1 unit vertically for every 2 units horizontally from the base of the slope). GeoPacific confirms that the property may be safely used for the proposed single family dwelling, provided all of its recommendations are incorporated into the design. Building Division staff has reviewed the geotechnical study and has found it satisfactory.
- The locational requirements and geotechnical study will be registered on title through a restrictive covenant. At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that building plans comply with the recommendations in the approved geotechnical report.

Trees and Landscaping

- Peter Mennel, Certified Arborist of Mike Fadum and Associates Ltd., prepared the Arborist Report and Tree Replacement Plan for the subject site (Appendix V).
- The Arborist Report indicates that there are 19 by-law sized trees on the subject property. The following is a table providing the breakdown by species:

Tree Species	Total # of Trees	Total Retained	Total Removed
Western Red Cedar	14	5	9
Douglas-fir	3	3	0
Big Leaf Maple	2	2	0
Total	19	10	9

- The arborist conducted an assessment of tree retention and has determined that nine (9) trees are to be removed in order to accommodate construction of the proposed single family dwelling and garage. Eighteen (18) replacement trees are proposed as a result of the proposed tree removal, which satisfies the required amount to be planted (Appendix V.)
- Services for the subject property are to be upgraded to meet the current City standards. The proposed servicing corridor will be located under the driveway, which will be raised with the autocourt and garage in order to accommodate additional tree retention.
- There are nine (9) off-site trees with critical root zones that encroach into the subject property. The root structure for off-site tree OSD, located at 1663 Ocean Park Road, extends well into the subject property. In order to minimize the root loss associated with excavation, the main floor of the proposed dwelling has been raised and cantilevers over the critical root zone of the off-site tree. The basement foundation will not encroach into the critical root zone.

PRE-NOTIFICATION

Pre-notification letters were sent on August 10, 2011 to 43 households within 100 metres (328 ft.) of the subject property. Staff received the following comments:

- Staff received two e-mails from the public, both of which expressed concerns over the proposed swimming pool in the rear yard. The authors contend there may be geotechnical issues relating to the proximity of the swimming pool to the nearby bluffs. The provision of a swimming pool also necessitates a fence around the swimming pool that will affect neighbours' views of the water and bluffs.

(The applicant has submitted a Geotechnical Study that outlines the minimum setback for buildings and structures from the crest of the bluffs. The proposed swimming pool and dwelling are sited beyond the 8.8-metre [28.9-ft.] geotechnical setback. In response to the concerns for obstructed views of the ocean and bluffs, the swimming pool has been reoriented in an east-west direction in order to minimize the obstruction caused by the required fence proposed along the south lot line. The proposed fence will be 1.8 metres [6 ft.] high, the maximum height permitted. As a result of these changes, the fence will be no closer than 10 metres [33 ft.] east of the rear property line.)

BY-LAW VARIANCE AND JUSTIFICATION

Requested Variances:

- (a) To increase the maximum Lot Coverage of the RF-O Zone from 25% to 37%;
- (b) To increase the maximum permitted number of stair risers encroaching into the north side yard setback from three (3) to ten (10); and
- (c) To increase the maximum permitted height of a structure encroaching into the building setback areas as follows:
 - i. from 0.6 metre (2 ft.) to 1.4 metre (4.6 ft.) above finished grade in the south side yard setback area; and
 - ii. from 0.6 metre (2 ft.) to 1.0 metre (3.3 ft.) above finished grade in the rear yard setback area.

Applicant's Reasons:

- The variances are requested in order to preserve an off-site tree and to reduce the impacts on the tree's critical root zone as a result of excavation.
- The main floor has been raised and cantilevers over the critical root zone. The rear terrace and swimming pool, as well as the walkway along the south side of the building, have been raised to the same elevation as the main floor. Due to the ground sloping down from east to west towards the bluff, the rear terrace and walkway are greater than 0.6 metre (2 ft.) above the finished grade, necessitating a variance to lot coverage in the RF-O Zone, and a variance to the setback requirements of the General Provisions of the Zoning By-law, 1993 (No. 12000).
- A variance to the setback requirements of the General Provisions of the Zoning By-law, 1993 (No. 12000) is also required to permit two sets of stairs of up to ten (10) risers (7 and 10, respectively) within the north side yard setback. The stairs rise from the finished grade to provide access to the change rooms on the main floor for swimming pool users.

Staff Comments:

- The maximum permitted lot coverage in the RF-O Zone is 25% of the lot area. Under the definition of lot coverage in the Zoning By-law, 1993 (No. 12000), structures, including decks, terraces and swimming pools, that are 0.6 metre (2 ft.) above finished grade are included in the calculation.

- The applicant is proposing to cantilever the main floor of the dwelling over the critical root zone of off-site tree OSD, a significant Western Red Cedar with a DBH of 129 cm with good health and structure located on the neighbouring property to the north. As a result the main floor has been raised. The rear terrace has in turn been raised to maintain the same elevation as the main floor for a seamless transition. The height above the finished grade increases towards the rear of the property as the ground slopes down towards the bluffs west of the property. The highest point of the rear terrace is at the southwest corner of the swimming pool edge, which is 1.7 metres (5.5 ft.) above the finished grade. The highest point of the lower beach terrace sits 1.1 metres (3.6 ft.) above the finished grade.
- The main floor and garage of the proposed dwelling has a floor area of 410 square metres (4,413 sq. ft.), which equates to a lot coverage of 20.8 %. Incorporating the outdoor covered areas, second floor balconies, and raised structures brings the total lot coverage to 36.15%. The additional lot coverage does not increase the site density, which remains within the permitted 0.32 FAR of the RF-O Zone.
- Staff acknowledges the applicant's intent on preserving the critical root zone of the off-site tree. The proposed lot coverage variance is a direct result of the tree preservation proposed.
- The proposed variance to permit stairs with more than three (3) risers within the north side yard setback is necessitated because of the rise in elevation of the main floor.
- The proposed variance to permit a structure greater than 0.6 metre (2 ft.) above finished grade in the south side yard and north setbacks is also necessitated because of the rise in elevation of the main floor and to have a seamless transition between the main floor and the rear terrace. The walkway on the south side of the dwelling gradually steps down from the front yard to the rear terrace with the finished grade. Raising the walkway as proposed reduces the 'canyon-like' effect between the proposed dwelling and the dwelling on the abutting property to the south (1643 Ocean Park Road), which is currently under construction as of the date of this Report.
- The dwelling at 1643 Ocean Park has a raised rear terrace along the north side of the property. Raising the rear terrace and walkway within the south side yard setback on the subject property provides for an improved interface between the abutting properties.
- The owner of 1643 Ocean Park is supportive of the proposed variances required as a result of raising the rear terrace and walkway, and is also appreciative of the applicants' proposed landscaping and screening between the properties.
- The applicant is proposing permeable surface materials for the driveway, autocourt, and walkway within the south side yard setback in order to reduce the amount of hard surfacing. The applicant's geotechnical engineer has provided confirmation that permeable surface materials will not have an impact on the slope stability of the bluffs due to increased infiltration into the ground from any storm events.
- Therefore, staff support the proposed variances.

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 Site Plan, Building Elevations, and Typical Floor Plans
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7911-0169-00
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Tree Preservation and Replacement Plans

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific Consultants Ltd. dated July 16, 2012.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MAJ/da

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DEVELOPMENT DATA SHEET

Proposed Zoning: RF-O

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	2,009 m ² (21,628 ft. ²)
Road Widening area		39.8 m ² (428 ft. ²)
Undevelopable area		
Net Total	N/A	1,969.5 m ² (21,199 ft. ²)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	Max. 25%	36.15%
SETBACKS (in metres)		
Front	Min. 10 m (33 ft.)	31.7 m (104 ft.)
Rear	Min. 10 m (33 ft.)	
Side (north)	Min. 1.8 m (6 ft.)	1.8 m (6 ft.)
Side (south)	Min. 1.8 m (6 ft.)	1.8 m (6 ft.)
BUILDING HEIGHT (in metres)		
Principal	Max. 9 m (30 ft.)	8.2 m (27 ft.)
Accessory	Max. 4 m (13 ft.)	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		1
Total		1
FLOOR AREA: Residential	Max. 630.3 m ² (6,784 ft ²)	630.3 m ² (6,784 ft ²)
FLOOR AREA: Commercial	N/A	
Retail		
Office		
Total	Max. 630.3 m ² (6,784 ft ²)	630.3 m ² (6,784 ft ²)
FLOOR AREA: Industrial	N/A	
FLOOR AREA: Institutional	N/A	
TOTAL BUILDING FLOOR AREA	Max. 630.3 m ² (6,784 ft ²)	630.3 m ² (6,784 ft ²)

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

Development Data Sheet cont'd

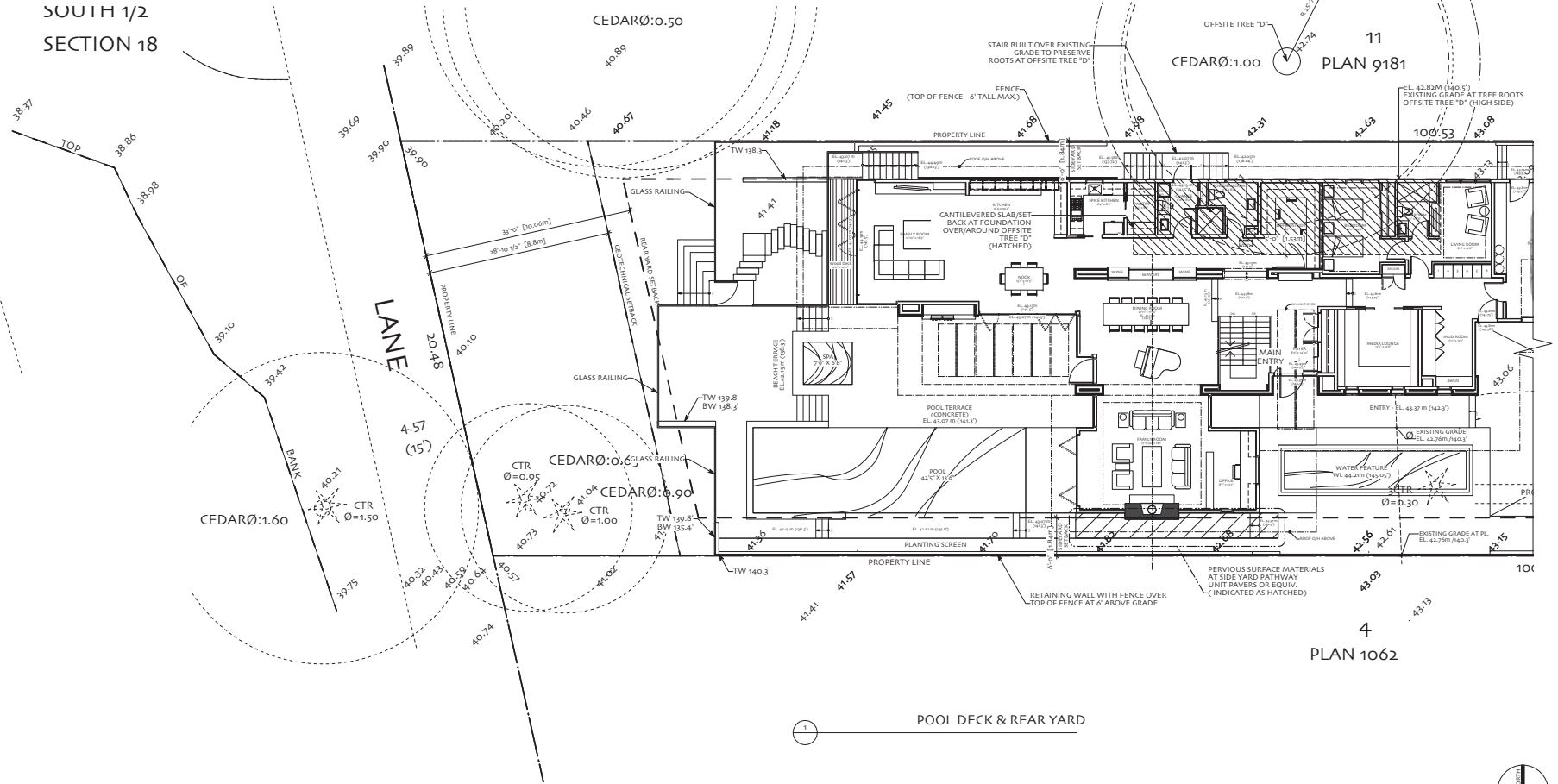
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	N/A	
# of units/ha /# units/acre (net)	N/A	
FAR (gross)	N/A	
FAR (net)	Max. 0.32	0.32
AMENITY SPACE (area in square metres)		
Indoor	N/A	
Outdoor	N/A	
PARKING (number of stalls)		
Commercial	N/A	
Industrial	N/A	
Residential	Min. 2	5
Residential Visitors	N/A	
Institutional	N/A	
Total Number of Parking Spaces	Min. 2	5
Number of disabled stalls	N/A	
Number of small cars	N/A	
Tandem Parking Spaces: Number / % of Total Number of Units	N/A	
Size of Tandem Parking Spaces width/length	N/A	

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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NOTE:

SURFACES AT DRIVEWAY, AUTOCOURT AND A PORTION OF WALKWAY AT THE SOUTH SIDEYARD TO BE PERVIOUS (UNIT PAVERS OR EQUIV.)

SOUTH 1/2
SECTION 18



POOL DECK & REAR YARD

17-JAN-13	RE-ZONING APPLICATION RE-SUBMITTAL
14-DEC-12	RE-ZONING APPLICATION RE-SUBMITTAL
08-DEC-12	RE-ZONING APPLICATION RE-SUBMITTAL
30-JUL-12	RE-ZONING APPLICATION
27-APR-12	REDESIGN REVIEW
13-APR-12	REDESIGN REVIEW
27-JUL-11	RE-ZONING APPLICATION

ISSUED	DATE	DESCRIPTION	REVISIONS	NO	DATE	DESCRIPTION
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14/DEC/12	SITE PLAN	PROJECT NO.	10105	DRAWING NO.	A1.0b
	POOL DECK & REAR YARD				

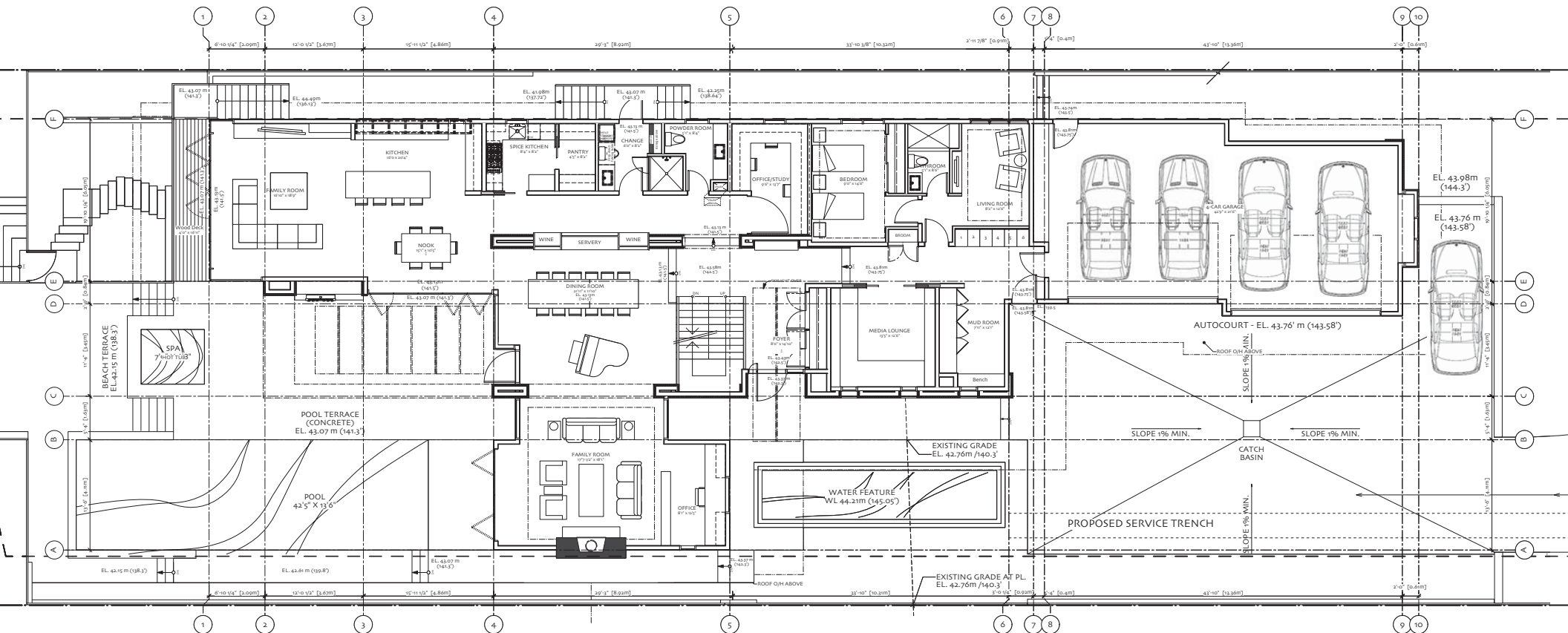
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**LAMOUREUX ARCHITECT
INCORPORATED**
3802 marlin drive west vanouver bc canada v7r1n6
p 604.608.8170 f 604.608.8170 land@lamoureuxarchitect.ca

PROJECT
GREWAL RESIDENCE
1657 Ocean Park Road
Surrey, BC

DATE
12/DEC/12
SCALE
1/8" = 1'0"

CHECKED BY
BL
DRAWN BY
BET



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 3802 marlin drive west vanouver bc canada v7r1n6
 p 604.688.8170 f 604.688.8170 linfo@lamoureuxarchitect.ca

PROJECT
GREWAL RESIDENCE
 1657 Ocean Park Road
 Surrey, BC

DATE
 12/DEC/12
 SCALE
 3/16" = 1'-0"

CHECKED BY
 BL

ISSUED
 14/DEC/12
 DRAWN BY
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DRAWING TITLE
MAIN FLOOR PLAN

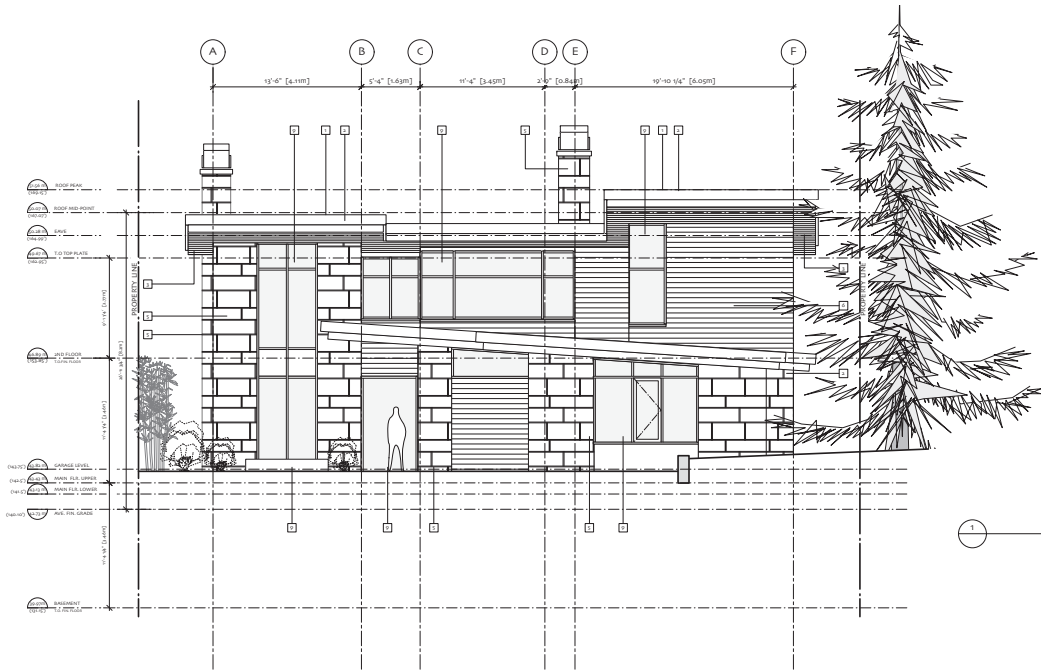
PROJECT NO.
 01005

DRAWING NO.
A2.1

ISSUED	DATE	DESCRIPTION	REVISIONS	NO	DATE	DESCRIPTION
17-JAN-13		RE-ZONING APPLICATION RE-SUBMITTAL				
14-DEC-12		RE-ZONING APPLICATION RE-SUBMITTAL				
09-OCT-12		RE-ZONING APPLICATION RE-SUBMITTAL				
30-JUL-12		RE-ZONING APPLICATION				
27-APR-12		REDESIGN REVIEW				
13-APR-12		REDESIGN REVIEW				
27-JUL-11		RE-ZONING APPLICATION				

MATERIAL
LEGEND

- 1. ROOF (pitched)
1" standing seam metal over t-ply torch - on SBS membrane
- 2. FASCIAS
painted pre-finished aluminum flashing on 2 x wood substrate
- 3. SOFFITS
stained (semi-transparent) T&G cedar
- 5. WALLS # 2
Select Stone
- 6. WALLS # 3
stained (semi-transparent) horizontal cedar
- 7. WALLS # 4
Cast in Place Concrete
- 8. GUARD and HANDRAILS
Structural Glass c/w Aluminum cap
- 9. WINDOWS
Double glazed Aluminum Clad wood
- 10. DOORS
Double glazed aluminum clad wood
- 11. SKYLIGHTS
Double glazed Thermally broken, pre-finished aluminum Pressure plate typ.
- 12. GUTTERS/ DOWNSPOUTS
Pre-finished Painted Aluminum. Verify gutter profile. Downs to be 3" Diameter Min.
- 13. MISCELLANEOUS FLASHINGS
Pre-finished painted aluminum
- 18. CHIMNEYS
4" standing seam metal over peel and stick



EAST ELEVATION
SCALE: 3/16" = 1'-0"

17-JAN-13	RE-ZONING APPLICATION RE-SUBMITTAL
14-DEC-12	RE-ZONING APPLICATION RE-SUBMITTAL
09-OCT-12	RE-ZONING APPLICATION RE-SUBMITTAL
30-JUL-12	RE-ZONING APPLICATION
27-APR-12	REDESIGN REVIEW
13-APR-12	REDESIGN REVIEW
27-JUL-11	RE-ZONING APPLICATION

ISSUED DATE DESCRIPTION REVISIONS NO. DATE DESCRIPTION

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			SCALE 3/16" = 1'-0"	CHECKED BY BL	DRAWN BY BET			

1. **ROOFING/FLASHING**
1" standing seam metal over t-ply torch - on SBS membrane
2. **FASCIAS**
painted pre-finished aluminum flashing on a x wood substrate
3. **SOFFITS**
stained (semi-transparent) T&G cedar
4. **WALLS # 1**
Select Stone
5. **WALLS # 3**
1" Glazed (semi-transparent) horizontal cedar
6. **WALLS # 5**
Cast In Place Concrete
7. **GUARD AND HANDRAILS**
Structural Glass c/w Aluminum cap
8. **WINDOWS**
Double glazed Aluminum Clad wood
9. **DOORS**
Double glazed aluminum clad wood
10. **SKYLIGHTS**
Double glazed Thermally Broken, pre-finished aluminum Pressure
11. **GUTTERS/DOWNSPOUTS**
Pre-finished Painted Aluminum. Verify gutter profile. Downs to be
12. **MISCELLANEOUS FLASHINGS**
Pre-finished painted aluminum
13. **CHIMNEYS**
1" standing seam metal over peel and stick



23-JAN-18	SHEET A3.1 RE-ISSUED FOR RE-ZONING APPLICATION
17-JAN-18	RE-ZONING APPLICATION RE-SUBMITTAL
14-DEC-12	RE-ZONING APPLICATION RE-SUBMITTAL
09-OCT-12	RE-ZONING APPLICATION RE-SUBMITTAL
09-JUL-12	RE-ZONING APPLICATION
27-APR-12	REDESIGN REVIEW
19-APR-12	REDESIGN REVIEW
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ISSUED	DATE	DESCRIPTION	REVISIONS	No.	DATE	DESCRIPTION
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LAMOREUX ARCHITECT
INCORPORATED
www.lamoreuxarchitect.ca
3382 marine drive west yamouchee bc canada v7y1m5
a 604.235.8170 f 604.926.8178 head@lamoreuxarchitect.ca

PROJECT

GREWAL RESIDENCE
1657 Ocean Park Road
Surrey, BC

DATE
23/ JAN /13

SCALE
3/16" = 1'0"

DATE	ISSUED
	14/DEC/12
CHECKED BY	DRAWN BY
RI	BET

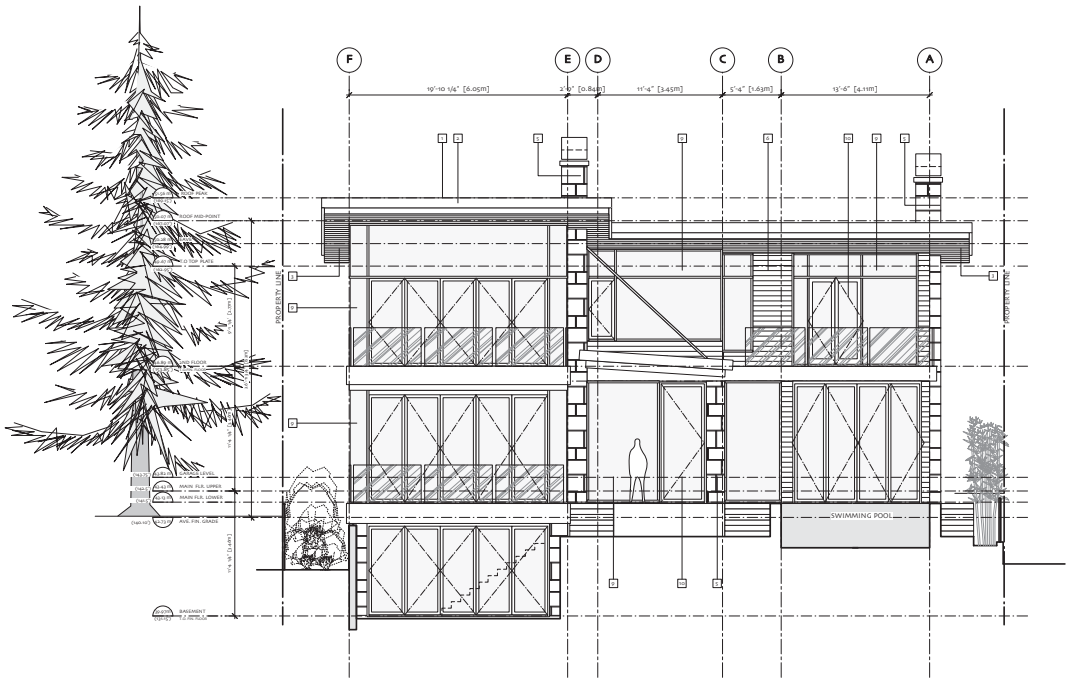
DRAWING TITLE

BUILDING ELEVATIONS

PROJECT NO. 01005 DRAWING NO. A3.1

MATERIAL
LEGEND

- 1. ROOF (pitched)
1" standing seam metal over t-ply torch - on SBS membrane
- 2. FASCIAS
painted pre-finished aluminum flashing on 2 x wood substrate
- 3. SOFFITS
stained (semi-transparent) T&G cedar
- 5. WALLS # 2
Select Stone
- 6. WALLS # 3
stained (semi-transparent) horizontal cedar
- 7. WALLS # 4
Cast in Place Concrete
- 8. GUARD and HANDRAILS
Structural Glass c/w Aluminum cap
- 9. WINDOWS
Double glazed Aluminum Clad wood
- 10. DOORS
Double glazed aluminum clad wood
- 11. SKYLIGHTS
Double glazed Thermally broken, pre-finished aluminum Pressure plate typ.
- 12. GUTTERS/ DOWNSPOUTS
Pre-finished Painted Aluminum. Verify gutter profile. Downs to be 3" Diameter Min.
- 13. MISCELLANEOUS FLASHINGS
Pre-finished painted aluminum
- 18. CHIMNEYS
1" standing seam metal over peel and stick



WEST ELEVATION

SCALE: 3/16" = 1'-0"

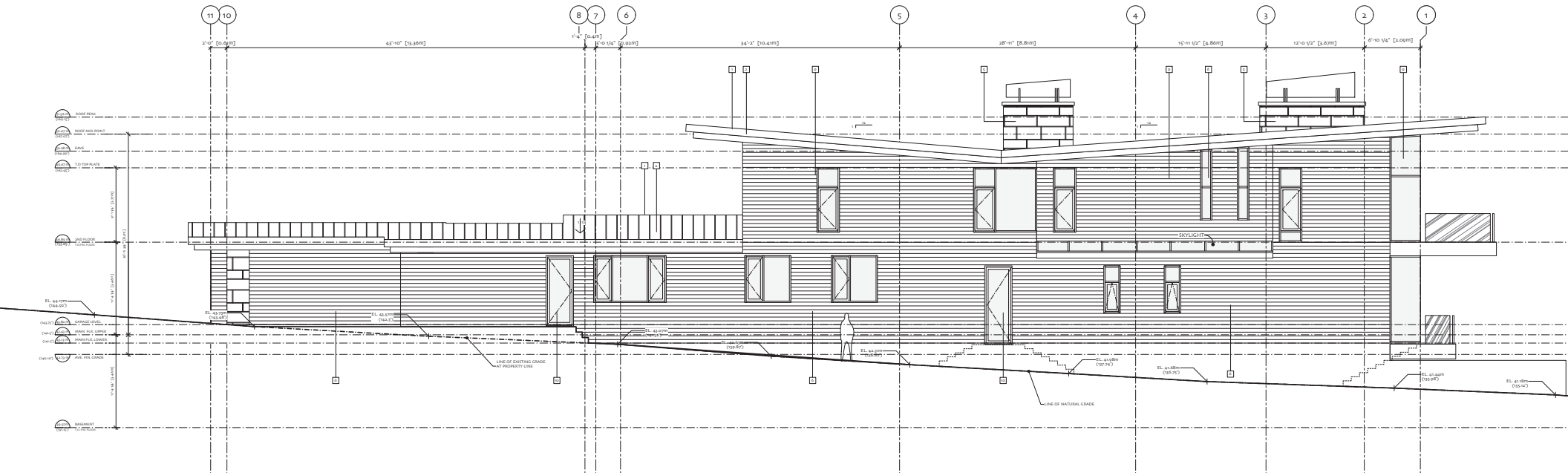
- 17-MAR-18 RE-ZONING APPLICATION RE-SUBMITTAL
- 14-DEC-18 RE-ZONING APPLICATION RE-SUBMITTAL
- 08-OCT-18 RE-ZONING APPLICATION RE-SUBMITTAL
- 09-SEP-18 RE-ZONING APPLICATION
- 07-APR-18 REDESIGN REVIEW
- 18-APR-18 REDESIGN REVIEW
- 27-JUL-11 RE-ZONING APPLICATION

ISSUED DATE DESCRIPTION REVISIONS NO. DATE DESCRIPTION

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			SCALE 3/16" = 1'-0"	CHECKED BY BL	DRAWN BY BET			

MATERIAL LEGEND

1. ROOF (pitched)
1" standing seam metal over t-ply torch - on SBS membrane
2. FASCIA
painted pre-finished aluminum flashing on 2 x wood substrate
3. SOFFITS
stained (semi-transparent) T&G cedar
5. WALLS # 2
Select Stone
6. WALLS # 3
stained (semi-transparent) horizontal cedar
7. WALLS # 4
Cast in Place Concrete
8. GUARD and HANDRAILS
Structural Glass c/w Aluminum cap
9. WINDOWS
Double glazed Aluminum Clad wood
10. DOORS
Double glazed aluminum clad wood
11. SKYLIGHTS
Double glazed Thermally broken, pre-finished aluminum Pressure plate typ.
12. GUTTERS/ DOWNSPOUTS
Pre-finished Painted Aluminum. Verify gutter profile. Downs to be 3" Diameter Min.
13. MISCELLANEOUS FLASHINGS
Pre-finished painted aluminum
18. CHIMNEYS
4" standing seam metal over peel and stick



NORTH ELEVATION

SCALE: 3/16" = 1'-0"

17-JAN-13 RE-ZONING APPLICATION RE-SUBMITTAL
14-DEC-12 RE-ZONING APPLICATION RE-SUBMITTAL
09-OCT-12 RE-ZONING APPLICATION RE-SUBMITTAL
30-JUL-12 RE-ZONING APPLICATION
27-APR-12 REDESIGN REVIEW
13-APR-12 REDESIGN REVIEW
27-JUL-11 RE-ZONING APPLICATION

ISSUED DATE DESCRIPTION REVISIONS NO. DATE DESCRIPTION

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			SCALE 3/16" = 1'-0"	CHECKED BY BL	DRAWN BY BET			

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **December 14, 2012** PROJECT FILE: **7811-0169-00**

RE: **Engineering Requirements
Location: 1657 Ocean Park Rd.**

REZONE

Property and Right-of-Way Requirements

- Dedicate 1.942 metres on Ocean Park Road for a total of 24.000 metres; and
- Provide 0.500 metres wide statutory right-of-way along Ocean Park Road.

Works and Services

- Provide cash-in-lieu for the construction of the west side of Ocean Park Road to the Through Local standard.
- Provide cash-in-lieu for the construction of a minimum 6.0 metre wide concrete letdown.
- Install service connections per current standards.
- Pay sanitary latecomer charges.

A Servicing Agreement is required prior to Rezone.



Bob Ambardar, P.Eng.
Development Project Engineer

HB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0169-00

Issued To: KARTAR S GREWAL
JASMAIL K GREWAL

("the Owner")

Address of Owner: 18631 - 64A Avenue
Surrey, BC
V3S 8X3

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: 005-956-986
South 66 feet Lot "B" Section 18 Township 1 New Westminster District Plan 4915

1657 - Ocean Park Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E of Part 15B "Single Family Residential Oceanfront Zone (RF-O)" the maximum Lot Coverage is increased from 25% to 37%;
 - (b) In Sub-Section E.17.(b) of Part 4 "General Provisions" stairs consisting of a maximum of ten (10) risers may encroach into the north side yard setback area; and
 - (c) In Sub-Section E.17.(c) of Part 4 "General Provisions" the maximum permitted height of a structure encroaching into the building setback area is increased as follows:
 - i. from 0.6 metre (2 ft.) to 1.4 metre (4.6 ft.) above finished grade in the south side yard setback; and

- ii. from 0.6 metre (2 ft.) to 1.2 metre (4 ft.) above finished grade in the rear yard setback.
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.
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

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 11-0169-00

Project Location: 1657 Ocean Park Road, 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

The site contains a mixture of native coniferous and broadleaf species forming a closed canopy across the east half of the site and a few mature conifers at the west end. The trees are generally of moderate to good structure and health although ivy has begun to infest a number of trees.

2. Summary of Proposed Tree Removal and Replacement

Number of Protected Trees identified	(A) 19
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 9
Number of Protected Trees to be retained (A-C)	(D) 10
Number of Replacement Trees required (0 alder and cottonwood X 1 and 9 others X 2)	(E) 18
Number of Replacement Trees proposed	(F) 18
Number of Replacement Trees in deficit (E-F)	(G) 0
Total number of Prot. and Rep. Trees on site (D+F)	(H) 28
Number of lots proposed in the project	(I) 1
Average number of Trees per Lot (H/I)	(J) 28

3. Tree Survey and Preservation/Replacement Plan

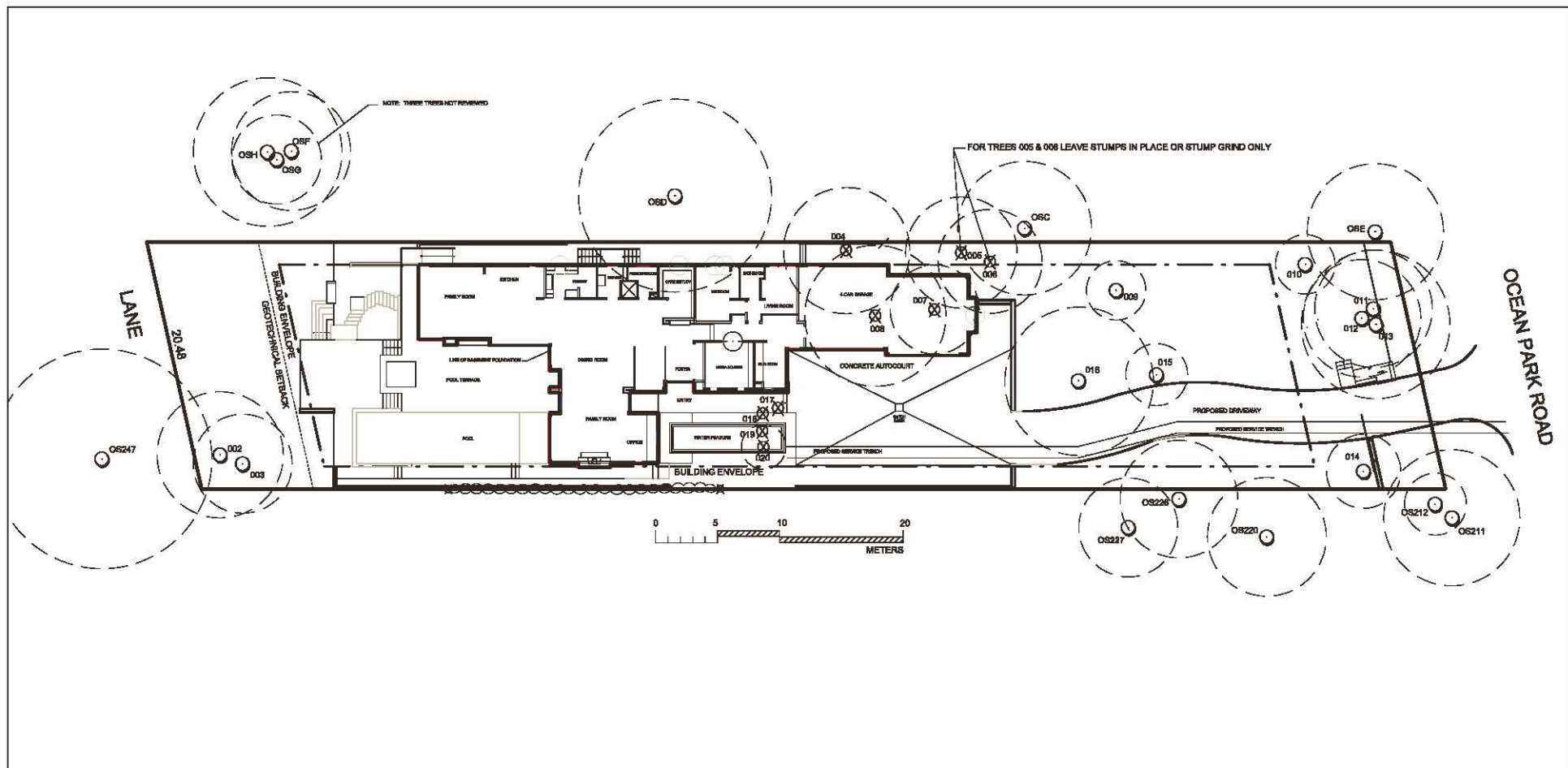
Tree Survey and Preservation Plan is attached. The Replacement Plan will be prepared and submitted by others.

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

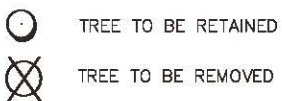
Date: December 14, 2012

Revised: January 17, 2013





LEGEND



MINIMUM NO DISTURBANCE ZONE
(6X DIAMETER AS PER CITY OF
SURREY POLICY)

NO.	DATE	BY	RECORD OF REVISION
1	OCT2012	EL	NEW BUILDING PLAN
2	NOV2012	EL	NEW BUILDING PLAN
3	DEC11/12	EL	NEW BUILDING PLAN
4	DEC14/12	EL	NEW BUILDING PLAN
5	JAN15/13	EL	NEW BUILDING PLAN

MIKE FADUM AND ASSOCIATES
LTD VEGETATION CONSULTANTS

#105, 8277 128 ST.
Surrey, British Columbia
V3W 0A8
Ph: (778) 693-0300
Fax: (778) 693-0302
Mobile: (604) 240-0309
Email: mifadum@fadum.ca

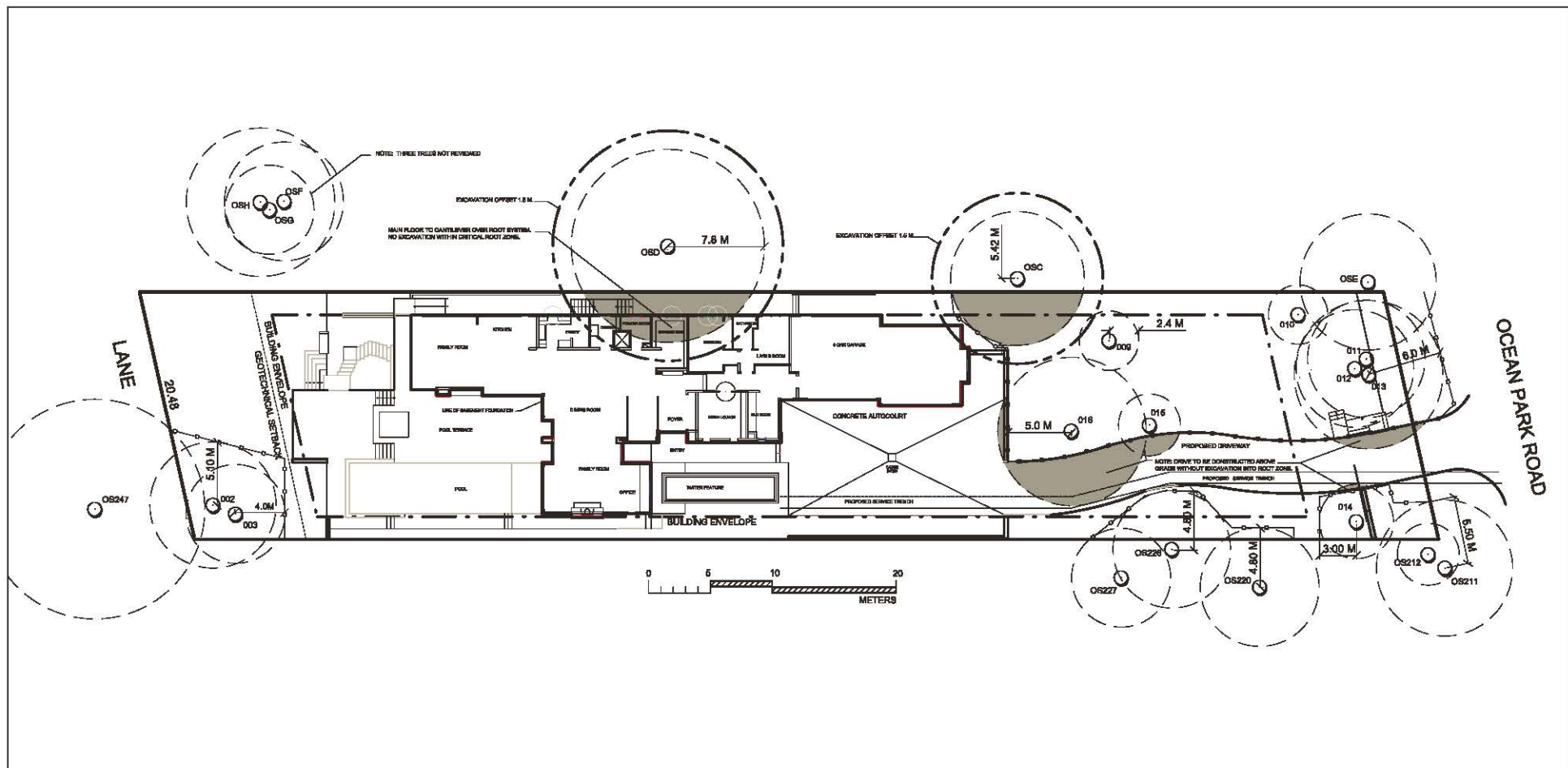
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PROJECT TITLE
1657 OCEAN PARK RD.
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND
PRESERVATION PLAN
CLIENT
C/O LAMOREUX ARCHITECT INC.

DRAWN
SKL
SCALE
AS SHOWN
DATE
JUNE 28, 2011

T-1
SHEET 1 OF 5



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- ARBORIST TO MONITOR CONSTRUCTION. ADJUSTMENTS MAY BE NECESSARY.
- TREE PROTECTION FENCING

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.

NO.	DATE	BY	RECORD OF REVISION
1	OCT26,2012	SL	NEW BUILDING PLAN
2	NOV28,2012	SL	NEW BUILDING PLAN
3	DEC01,2012	SL	NEW BUILDING PLAN
4	DEC04,2012	SL	NEW BUILDING PLAN
5	JAN15,2013	SL	NEW BUILDING PLAN

MIKE FADUM AND ASSOCIATES
LTD VEGETATION CONSULTANTS

#105, 8277 128 ST.
Surrey, British Columbia
V3W 0A8
Ph: (778) 693-0300
Fax: (778) 693-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

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PROJECT TITLE
1657 OCEAN PARK RD.
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN
CLIENT
C/O LAMOREUX ARCHITECT INC.
DATE
JUNE 28, 2011

DRAWN
SCALE
AS SHOWN

T-2
SHEET 2 OF 5

