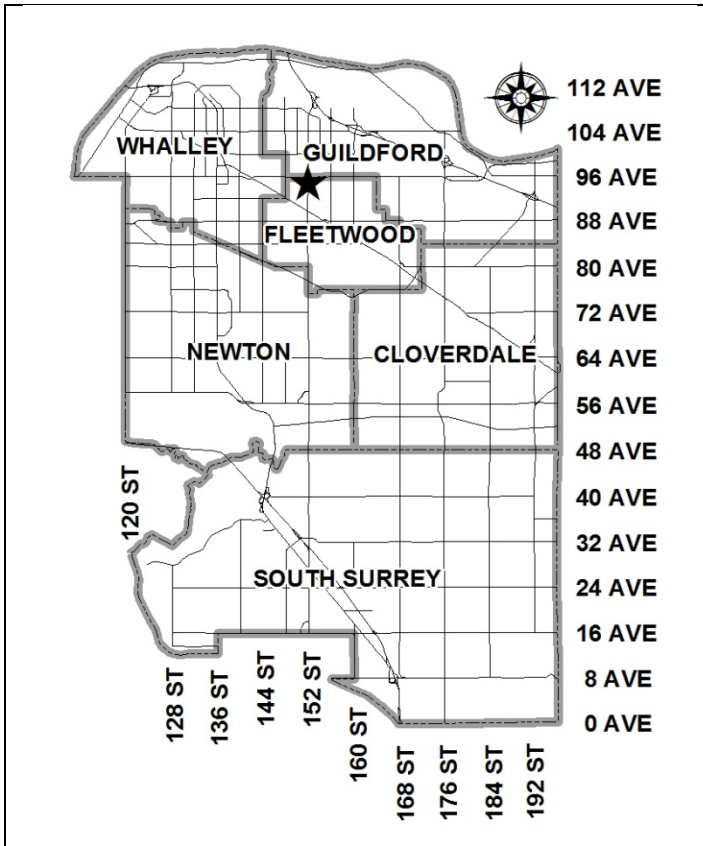


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0181-00

Planning Report Date: March 12, 2012

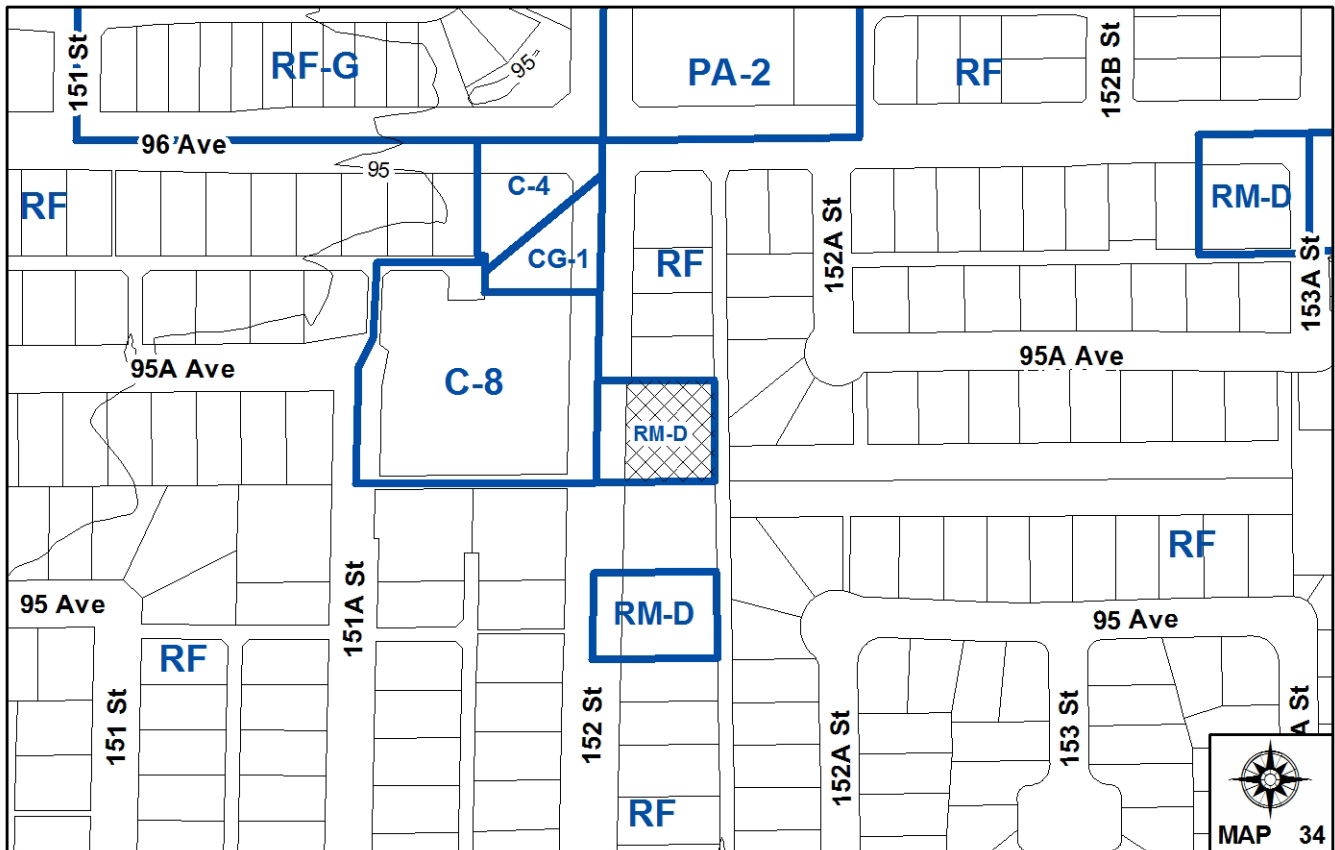


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to permit the development of a duplex.

LOCATION: 9538 - 152 Street
OWNERS: Jagpal S Heran and Swaranjit K Heran
ZONING: RM-D
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a Development Variance Permit, due to road allowance requirements, to reduce the front and rear yard setbacks of the RM-D Zone for the principal building.

RATIONALE OF RECOMMENDATION

- The subject site is currently zoned RM-D and the duplex design complies with the form and character guidelines for duplexes in the OCP.
- The subject site fronts an Arterial Road (152 Street), therefore in accordance with Part 7 Special Building Setbacks of the Zoning By-law, the front yard setback is measured from the ultimate centre line of the road.
- 152 Street is an Arterial Road, with a current dedication width of 24 metres (80 ft.). Under Schedule K of the Subdivision & Development By-law, the ultimate road allowance for 152 Street is 42 metres (140 ft.). The road allowance requirements will result in any future buildings to be set back 16.5 metres (44 ft.) from the front property line. The front yard setback calculation from the road centre line is as follows:

$$\begin{array}{rcl}
 & 21.0 \text{ metres (70 ft.)} & \textit{ultimate road width from centre line} \\
 - & 12.0 \text{ metres (39 ft.)} & \textit{existing road width from centre line} \\
 + & 7.5 \text{ metres (25 ft.)} & \textit{minimum front yard setback in RM-D Zone} \\
 \hline
 = & 16.5 \text{ metres (44 ft.)} & \textit{required front yard setback from current front lot line}
 \end{array}$$

- The variances are proposed in order to achieve a reasonable duplex design.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0181-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0181-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback for the principal building of the RM-D Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and
 - (b) to reduce the minimum rear yard setback for the principal building of the RM-D Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).
3. Council instruct staff to resolve the following issues prior to approval:
 - (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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (e) issuance of Development Variance Permit No. 7911-0181-00.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	Parks notes the right-of-way for public access exists over the southern portion of the subject site. This area is to remain clear of obstructions and continue to look and feel as public space.

School District: 1 Elementary student at Berkshire Park Elementary School
0 Secondary students at Johnston Heights Secondary School

(Appendix IV)

The applicant has advised that both dwelling units of this project are expected to be constructed and ready for occupancy by September 2012.

Fire Department: No concerns.

BC Hydro: No concerns.

FortisBC: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant residential lot

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Urban	RF
East (Across Lane):	Single family dwellings	Urban	RF
South:	Green Timbers Greenway	Urban	RF
West (Across 152 Street):	Multi-tenant commercial building	Urban	C-8

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 152 Street, south of 96 Avenue in Fleetwood. It is zoned "Duplex Residential Zone" (RM-D) and is designated Urban in the Official Community Plan. The subject site contained a duplex that was removed in 2007 and is currently vacant.
- The current application is for a Development Permit to regulate the form and character of a proposed duplex on the subject site.
- The subject site is 1,612 square metres (17,352 sq.ft.) in area. The developable area of the site is the northern, (approximately) 745-square metre (8,019 sq.ft.) portion. A FortisBC right-of-way, BC Hydro right-of-way, and the Green Timbers Greenway encumber the (approximately) 867-square metre (9,333 sq.ft.), 22.8-metre (75 ft.) wide southern portion of the subject site.

- While the subject site is 1,612 square metres (17,352 sq.ft.) in area, approximately 867 square metres (9,333 sq.ft.) are encumbered by utility rights-of-way, resulting in a net developable area of 745 square metres (8,019 sq.ft.).
- The applicant for the subject site has retained Inview Developments as the building designer.
- The proposed floor area of the duplex is 350 square metres (3,767 sq.ft.), slightly less than the 372-square metre (4,000 sq.ft.) maximum allowable floor area for a duplex on a lot other than a corner lot.
- The proposed duplex will front onto 152 Street. Access to the duplex will come from a rear lane connecting to 94 Avenue and to 96 Avenue.
- Basement-entry homes and secondary suites will not be permitted.
- The maximum lot coverage of the RM-D Zone is 33%. The proposal indicates a gross lot coverage of 18%, and a net lot coverage of 33%, complying with the zone.

Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by Inview Developments, and show minimal cut or fill. The plans were reviewed by staff and found acceptable.
- In-ground basements are not proposed for the site.
- Huckleberry Landscape Design prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and were deemed acceptable.
- The Arborist Report indicates there are 8 mature tree on the subject site. The report proposes the removal of 5 on-site trees because they are either located too close to the building envelope or driveway location. The Report proposes that 3 trees be retained.
- The following chart provides a summary of the proposed tree retention and removal by species:

Tree Species	Total Number of Trees (all onsite trees)	Proposed for Retention	Proposed for Removal
Cherry	2	2	0
Western red cedar	3	0	3
Lombardy poplar	3	1	2
Total	8	3	5

- Based on the Tree Protection Bylaw (No. 16100), 10 replacement trees are required. Twelve (12) replacement trees are proposed to be planted as part of the proposed Landscape Plan. With 12 replacement trees proposed and 3 existing trees to be retained, 15 trees are proposed for the subject development.

- The landscape plan will require additional review and approval before consideration of final approval of the Development Permit.

PRE-NOTIFICATION

According to Council policy, the mail-out of pre-notification letters is not required for Development Permit Applications. However, a Development Proposal Sign was installed on the site on February 9, 2012, to inform adjacent property owners about the proposed development. To date, staff have not received any comments on this proposal.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed duplex will be two storeys in height and will have no basement.
- In accordance with the Development Permit Guidelines for duplexes in the Official Community Plan (OCP), the applicant has proposed the following:
 - The living area and kitchen are located on the ground floor of each of the two units;
 - Recognizing the challenge of creating a suitable duplex design on a lot other than a corner lot, the duplex dwelling units have been designed, to a reasonable degree, to avoid the appearance of "mirror" images. This has been accomplished by varying the roof design and windows of the front entrances of each unit.
 - Each unit is designed to be identifiable through design features, yet appears unified as a whole.
 - The total floor area of the duplex is 350 square metres (3,767 sq.ft.), including garages. Both units in the duplex are equal in size; each unit is 175 square metres (1,883 sq.ft.) in floor area, including two double garages. There are two bedrooms and two full bathrooms located on the upper floor of each unit, with a living room, dining room, kitchen, bedroom, and partial bathroom located on the main floor. The size of each of the respective rooms is the same in each unit. There is no basement in either unit.
 - Cladding materials will consist mainly of 6" hardie siding (Chateau Brown), with vinyl shingles (brown) and cedar shake (natural colour), to provide visual interest. Fascia boards and trim will be in Hemp Seed colour (brown). Roofing materials will consist of asphalt shingles in a shake profile (grey).

Landscaping

- The proposed landscaping consists of a combination of trees and shrubs, including three existing trees to be retained (2 cherry and 1 poplar), and 12 replacement trees to be planted (cedar, maple, dogwood and rosebud). Shrubs proposed include azalea, boxwood, hydrangea, lily of the valley and dwarf sweetbox.

- The Parks Recreation and Culture Department requests that adjacent to the greenway right-of-way, which encumbers the southern portion of the lot, there should be low, permeable fencing, not higher than 1.2 m (4 ft.) and that landscape material at mature growth not exceed this height to protect sight lines over time.
- The proposed landscape plan and fencing detail will require additional review and approval by staff and by the affected utility companies prior to final Development Permit issuance.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the front and rear yard setbacks of the RM-D Zone for the principal building as follows:
 - Reduce the front yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.), and
 - Reduce the rear yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.)

Applicant's Reasons:

- The arterial road standard for 152 Street of 42 metres (140 ft.) requires new buildings to be set back 16.5 metres (44 ft.) from the front property line. The resulting lot depth significantly limits the developable area of the site.
- By reducing the front yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.), the effective front yard setback from the 152 Street boulevard area is 10.8 metres (35 ft.), rather than 16.5 metres (44 ft.).
- Other existing dwellings located along this portion of 152 Street are set back approximately 7.5 metres (25 ft.) from 152 Street. The requested variance would locate the proposed duplex approximately 3.3 metres (11 ft.) further away from 152 Street than the other existing dwellings along the same block. An illustration of the proposed setbacks in comparison to existing dwellings along this portion of 152 Street is shown in Appendix VII.
- Due to a significant portion of the site being encumbered by statutory rights-of-way, the effective buildable area is much smaller than a typical RM-D-zoned lot.
- The variances are proposed in order to protect for future widening of 152 Street and to achieve a reasonable duplex design.

Staff Comments:

- The subject site is located on 152 Street, which is a designated Major Arterial road in the Surrey Road Classification Map (R-91), attached as Schedule D to the Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 42-metre (140 ft.) wide road allowance for this road.
- The intent of the 42-metre (140 ft.) road allowance is to protect for a future rapid transit corridor along 152 Street from Fraser Highway to 104 Avenue.
- Part 7 Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map measured from the centre-line of the road plus the required setback of the Zone in which the lot is located.
- For the subject site, the required setback would begin 21 metres (39 ft.) from the centre line of 152 Street. This 21-metre (39 ft.) road allowance requirement plus the 7.5-metre (25 ft.) front yard setback requirement of the RM-D Zone would result in a total setback of 16.5 metres (54 ft.) from the front property line of the subject site. The front yard setback calculation from the road centre line is as follows:

21.0 metres (70 ft.)	<i>ultimate road width from centre line</i>	
-	12.0 metres (39 ft.)	<i>existing road width from centre line</i>
+	7.5 metres (25 ft.)	<i>minimum front yard setback in RM-D Zone</i>
=	16.5 metres (44 ft.)	<i>required front yard setback from current front lot line</i>
- In reviewing this portion of 152 Street between 92 Avenue and 96 Avenue, staff have concluded that there is little chance that this portion will redevelop in the near future, and that the proposed front yard setback can be supported.
- The proposed siting of the duplex, if approved, will be set back approximately 1.5 metres (5 ft.) further back from 152 Street than the other existing dwellings along the same block. An illustration of the proposed setbacks is attached as Appendix VII.
- As the variances protect for future widening of 152 Street and facilitate a reasonable duplex design, staff support the variances requested.

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 Landscape Plans
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7911-0181-00

Appendix VII. Illustration of Proposed Setbacks and Streetscape

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/kms

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Information for City Clerk

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

1. (a) Agent: Name: Ranjit Sidhu
 Address: Unit 518 - 7360 - 137 Street
 Surrey BC
 V3W 1A3

 Tel: 604-783-5450

2. Properties involved in the Application
 - (a) Civic Address: 9538 - 152 Street

 - (b) Civic Address: 9538 - 152 Street
 Owners: Swaranjit K Heran
 Jagpal S Heran
 PID: 003-839-184
 Lot 7 Section 35 Township 2 New Westminster District Plan 18185

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7911-0181-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final issuance of the associated Development Permit.

DEVELOPMENT DATA SHEET

Existing Zoning: RM-D

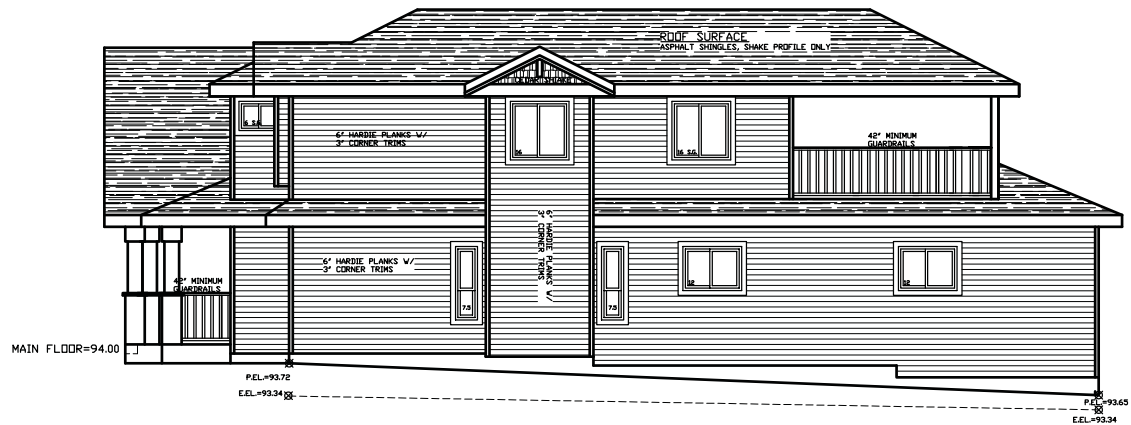
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total	1613 sq.m.	746 sq.m.
Road Widening area		
Undevelopable area	867 sq.m.	
Net Total		746 sq.m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	32.95%
Paved & Hard Surfaced Areas		14.12%
Total Site Coverage		32.95%
SETBACKS (in metres)		
Front	7.5 m	1.8 m *
Rear	7.5 m	6.0 m *
Side #1 (N)	1.8 m	1.8 m
Side #2 (S) from statutory right-of-way	0.0	0.63 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	6.94 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	2	2
Total	2	2
FLOOR AREA: Residential	282.42 sq.m.	280.60 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	282.42 sq.m.	280.60 sq.m.

* *Variances requested.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)	2	2
# of units/ha /# units/acre (net)	2	2
FAR (gross)		
FAR (net)		
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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RIGHT ELEVATION



FRONT ELEVATION

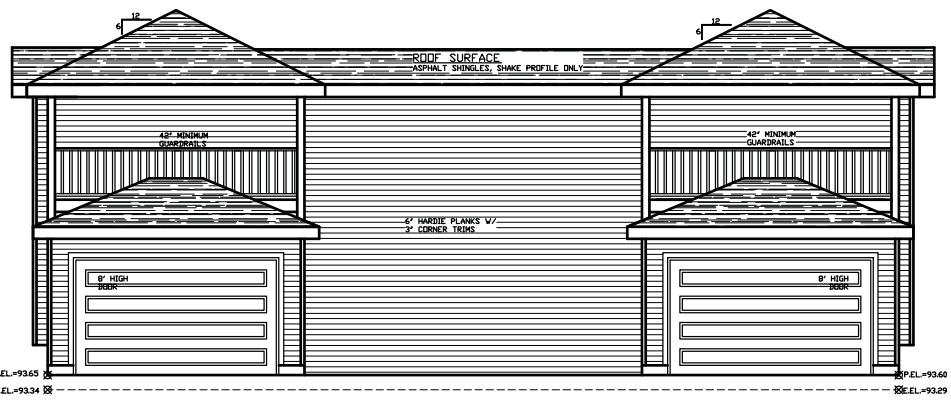
DESIGNER
RANJIT SIDHU 604.783.5450

Inview Developments
Lot#7
9538-9540&152 ST.
SURREY BC
Tel:604.783.3669
Fax:778.565.1191

THESE PLANS CONFORM TO REQUIREMENTS
IN THE B.C. BUILDING CODE 2006.



LEFT ELEVATION
 WALL FACE AREA=983 sq.ft
 ALLOWABLE AREA @8%=78.64 sq.ft
 ACTUAL AREA=75 sq.ft

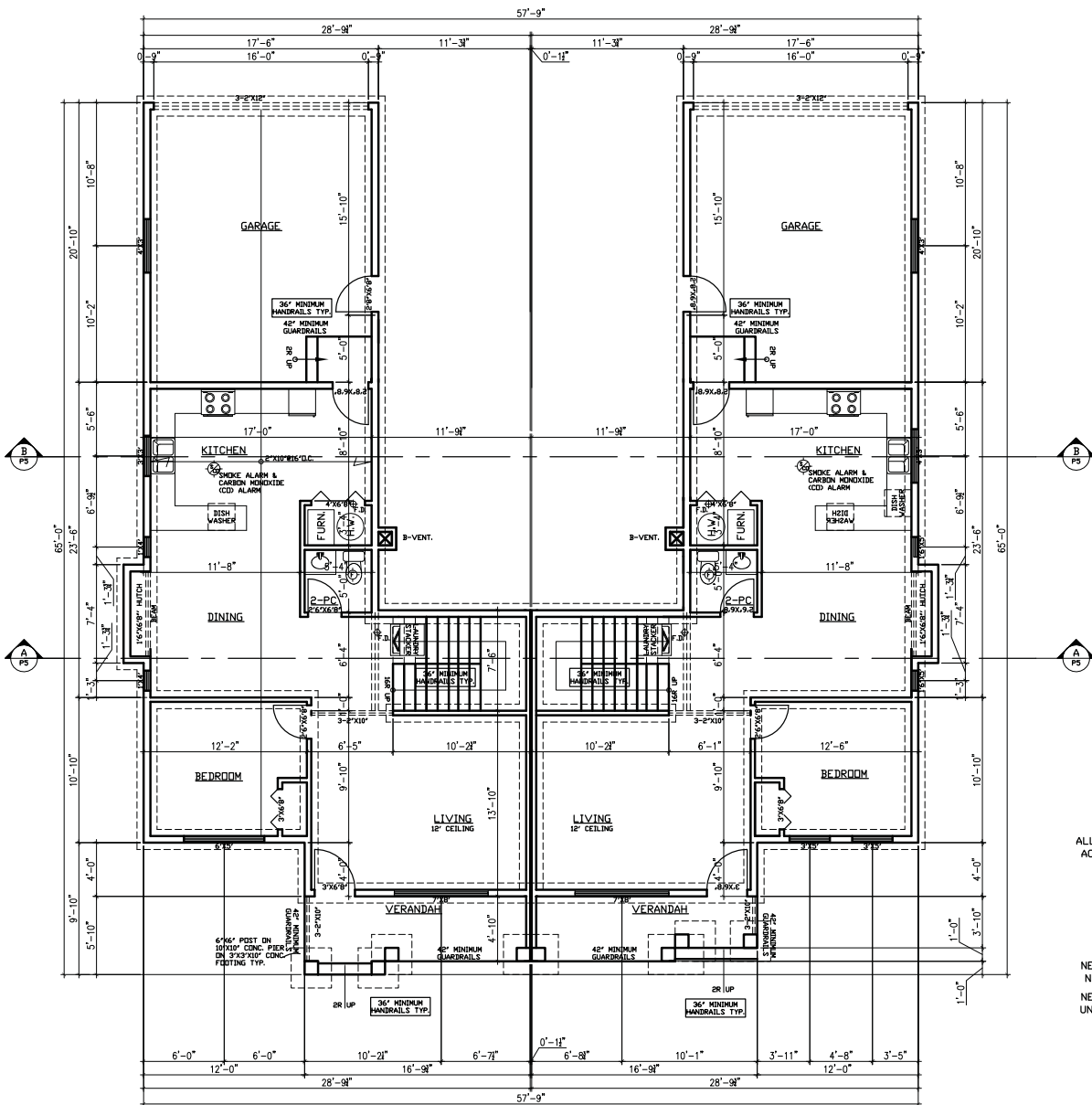


REAR ELEVATION

DESIGNER
 RANJIT SIDHU 604.783.5450

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F.A.R.
 TOTAL LOT AREA=16062 SQ.FT
 ALLOWABLE F.A.R.=3040 SQ.FT + GARAGE 750 SQ.FT
 ACTUAL F.A.R.=3020.34 SQ.FT + GARAGE 746.66 SQ.FT

SITE COVERAGE
 TOTAL LOT AREA=17364 SQ.FT
 GROSS SITE COVERAGE 33%=2650 SQ.FT
 GROSS SITE COVERAGE=2646 SQ.FT

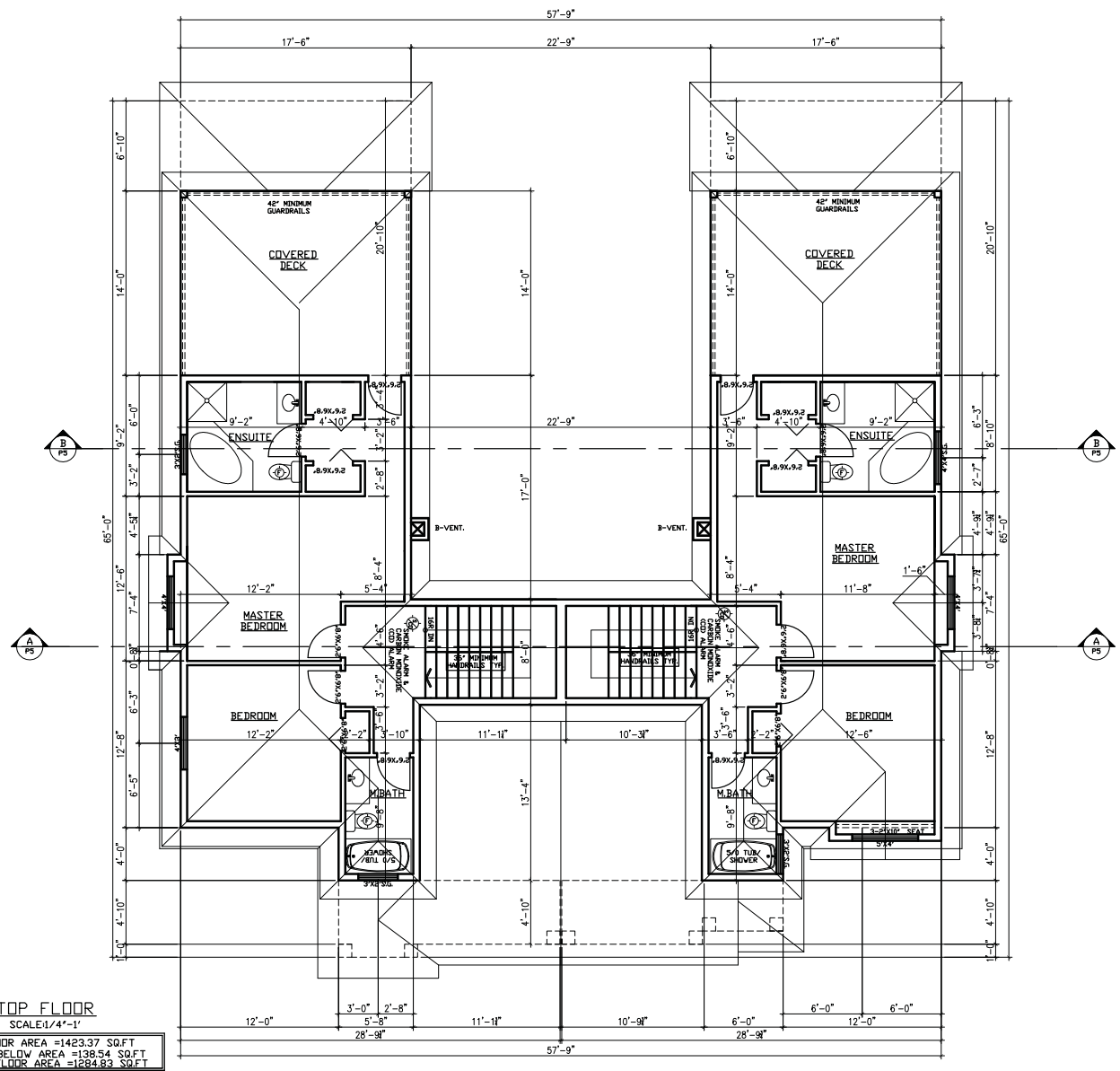
NET ALLOWABLE SITE COVERAGE 33%=2650 SQ.FT
 NET ACTUAL SITE COVERAGE 32.95%=2646 SQ.FT
 NET LOT AREA=8031 SQ.FT
 UNDEVELOPED AREA=9333 SQ.FT

MAIN FLOOR
 SCALE: 1/4"=1'-0"

MAIN FLOOR AREA = 1735.51 SQ.FT
GARAGE AREA = 746.66 SQ.FT
TOTAL MAIN FL. AREA = 2482.17 SQ.FT

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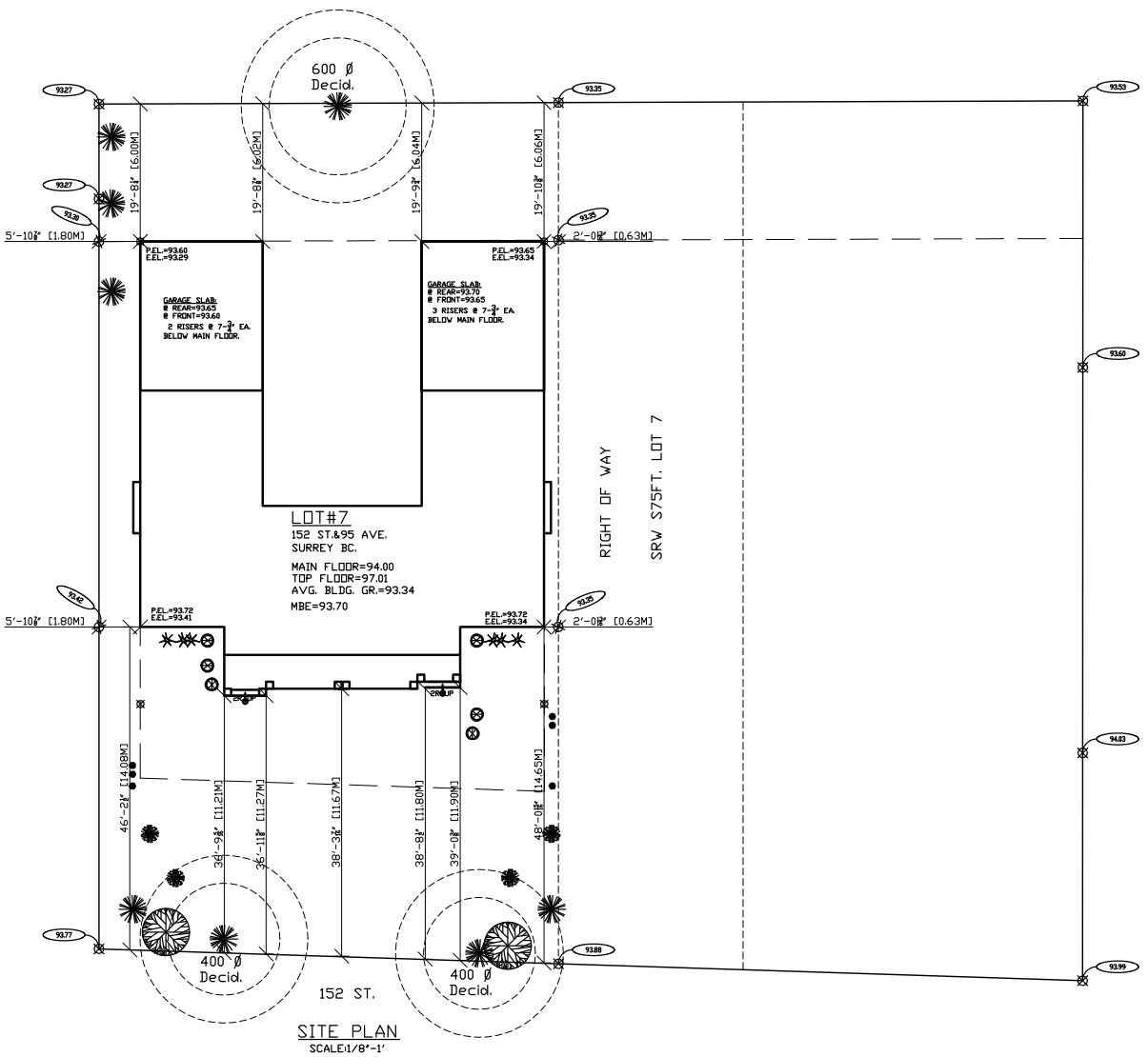


TOP FLOOR
 SCALE: 1/4" = 1'-0"
 TOP FLOOR AREA = 1423.37 SQ.FT
 OPEN TO BELOW AREA = 139.54 SQ.FT
 NET TOP FLOOR AREA = 1284.83 SQ.FT

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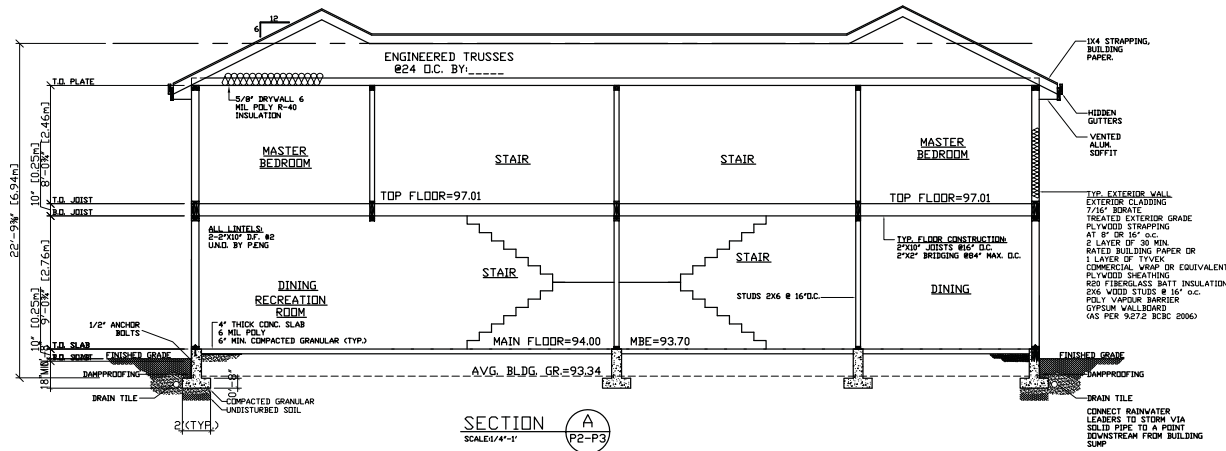


PLANT LIST					
KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	SPACING
⊙	YELLOW DOGWOOD	CORNUS CERCEA FLAVRAMEA	12	3POT	36" O/C
*	FOREST FALME	PERS JAPONNCA FORESTFLAM	6	3POT	36" O/C
⊙	HYDRANCEA	HYDRANCEA MAROROPHYLLA	5	3POT	36" O/C
●	BOXWOOD HEDOCE	BUXUS SEMPERVRENS	35	3POT	36" O/C
⊙	CONFEROUR TREE	--	2	3M HT.	
⊙	DECIDUOUS TREE	--	10	5CM CAL	

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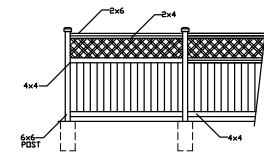


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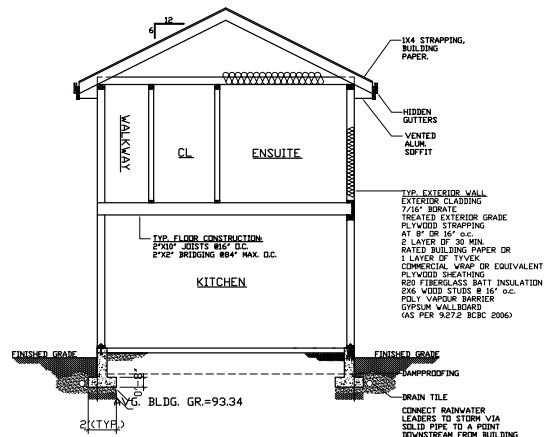
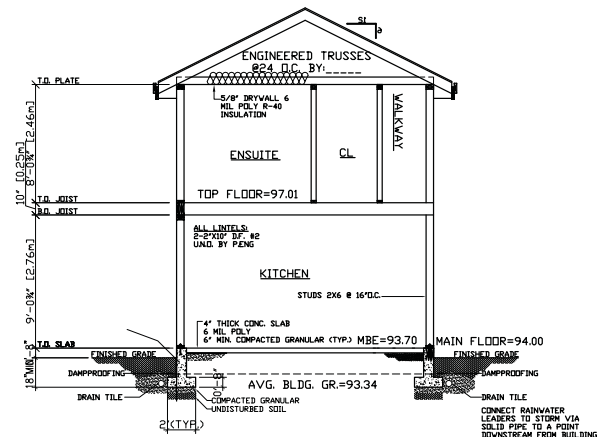
1. WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
2. CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE, LATEST EDITION.
4. ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 3A231 LATEST EDITION.
5. CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3,000 PSI.
6. ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO CSA LATEST EDITION.
7. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
8. WOOD TRUSSES SHALL BE DESIGN AND SEALED BY PENG REGISTERED IN B.C.
9. ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 0121 LATEST EDITION.
10. OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
11. ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.

NOTES:

- FENCES ARE NOT REQUIRED, BUT WHERE USED:
01. THE FENCE IS CONSTRUCTED OF TREATED MATERIAL AND SUITABLY STAINED.
 02. FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 1.8 METERS (6.0 FEET) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING.
 03. THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



FENCE DETAIL
SCALE: 1/4"=1'-0"

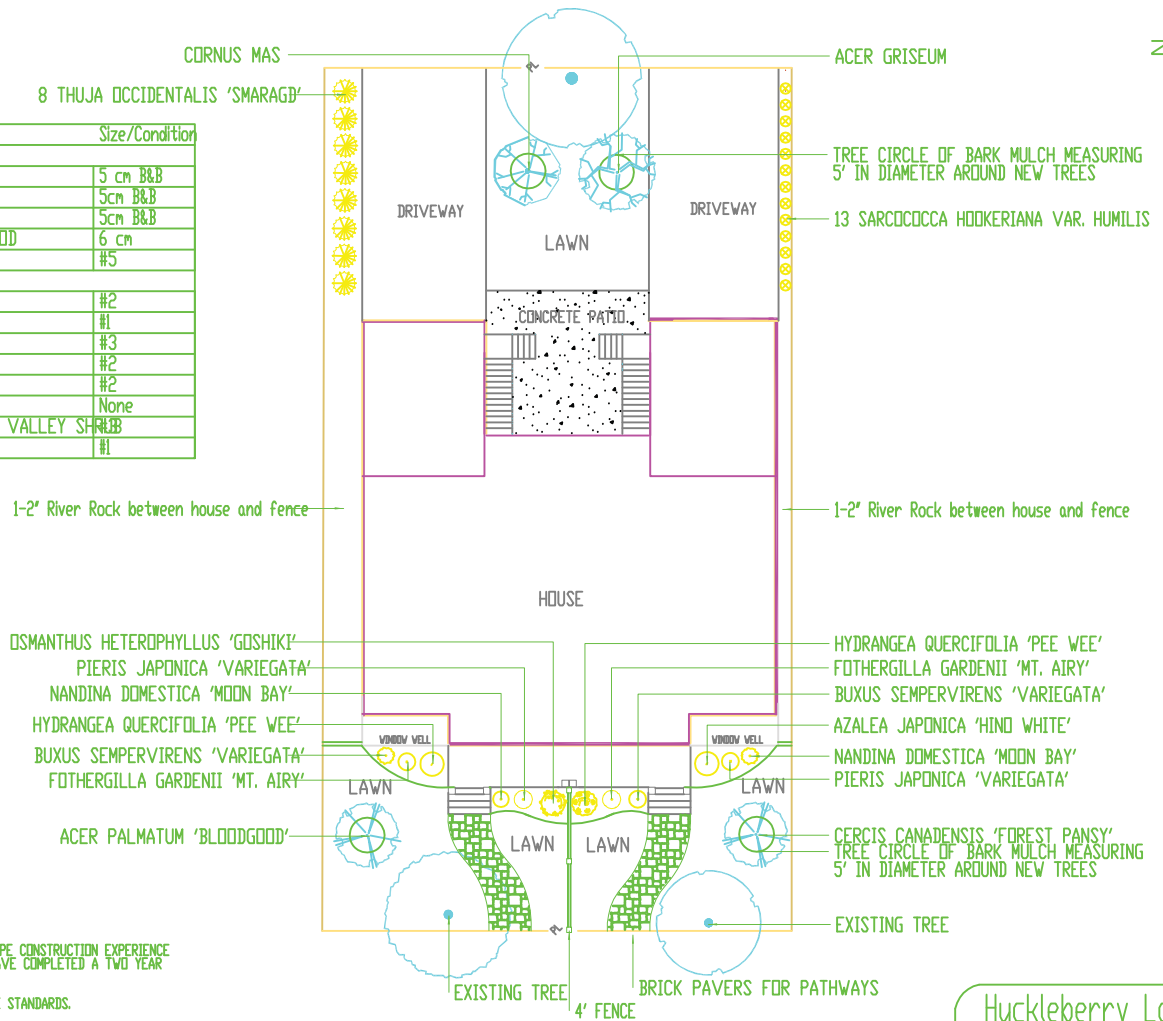


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Qty	Botanical Name	Common Name	Size/Condition
Trees			
1	ACER GRISEUM	PAPERBARK MAPLE	5 cm B&B
1	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	5cm B&B
1	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	5cm B&B
1	CORNUS MAS	CORNELIAN CHERRY DOGWOOD	6 cm
8	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD CEDAR	#5
Shrubs			
1	AZALEA JAPONICA 'HIND WHITE'	HIND WHITE AZALEA	#2
2	BUXUS SEMPERVIRENS 'VARIEGATA'	VARIEGATED BOXWOOD	#1
2	FOTHERGILLA GARDENII 'MT. AIRY'	DWARF FOTHERGILLA	#3
2	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE HYDRANGEA	#2
2	NANDINA DOMESTICA 'MOON BAY'	MOON BAY NANDINA	#2
1	OSMANTHUS HETEROPHYLLUS 'GOSHIKI'	GOSHIKI OSMANTHUS	None
2	PIERIS JAPONICA 'VARIEGATA'	VARIEGATED LILY OF THE VALLEY SHRUB	#1
13	SARCOCOLLA HOOKERIANA VAR. HUMILIS	DWARF SWEETBOX	#1



1. LANDSCAPE CONTRACTOR SHALL HAVE THE MINIMUM QUALIFICATIONS OF: THREE YEARS LANDSCAPE CONSTRUCTION EXPERIENCE AND CERTIFIED AS A LANDSCAPE TECHNICIAN; OR BE A JOURNEYMAN HORTICULTURALIST; OR HAVE COMPLETED A TWO YEAR DIPLOMA IN HORTICULTURE WITH ONE YEAR EXPERIENCE AS A LANDSCAPE CONTRACTOR.

2. ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED BRITISH COLUMBIA LANDSCAPE STANDARDS.

3. PLANT MATERIAL SHALL MEET OR EXCEED THE BRITISH COLUMBIA LANDSCAPE STANDARD, 2008, 7TH EDITION, FOR NURSERY STOCK SIZE AND QUALITY. PLANT MATERIALS LISTED IN THE ACCOMPANYING PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE CANADIAN NURSERY AND LANDSCAPE STANDARD, CANADIAN STANDARDS FOR NURSERY STOCK, THE BCLNA STANDARD FOR NURSERY STOCK AND THE BCLNA STANDARD FOR CONTAINER GROWN PLANTS. NURSERY SHALL BE CERTIFIED FREE OF SUDDEN OAK DEATH (SOD).

4. PLANT MATERIAL SHALL BE INSPECTED AT THE SOURCE NURSERY FOR APPROVAL BY THE LANDSCAPE CONSULTANT AS WELL AS AT THE TIME OF DELIVERY TO SITE.

5. PLANT MATERIALS SHALL BE GUARANTEED TO THE CLIENT FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION AGAINST DEATH DUE TO UNHEALTHY SUPPLY OR INSTALLATION CONDITIONS AND WRONG SPECIES OR VARIETY.

Huckleberry Landscape Design
Anne Kulla
604-724-3025

Client Name: Inview Construction	Drawing Number:
Client Address:	Revision:
Project: 2012 - 3	Scale: 1/8" = 1'
Drawing: KATE ROGERS	Date: 2012, Feb 16



INTER-OFFICE MEMO

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

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

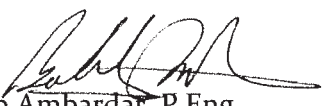
DATE: **March 7, 2012** PROJECT FILE: **7811-0181-00**

RE: **Engineering Requirements
Location: 9538 152 Street**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit/
Development Variance Permit.

- Provide separate water, sanitary, and storm connections to each duplex unit
- Provide cash-in-lieu for reconstruction of the lane



Bob Ambardar, P.Eng.
Development Project Engineer

BA



Tuesday, March 06, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0181 00

SUMMARY

The proposed 2 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

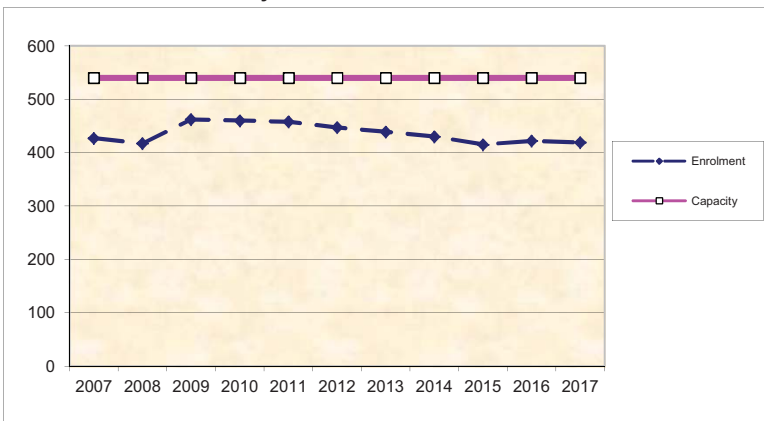
Berkshire Park Elementary	
Enrolment (K/1-7):	53 K + 405
Capacity (K/1-7):	40 K + 500
Johnston Heights Secondary	
Enrolment (8-12):	1486
Nominal Capacity (8-12):	1450
Functional Capacity*(8-12);	1566

School Enrolment Projections and Planning Update:

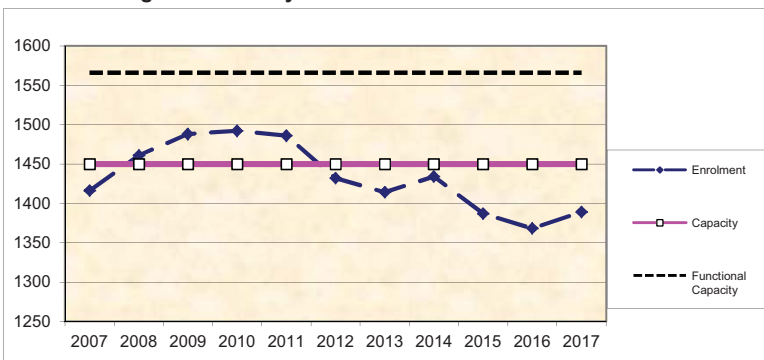
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

New housing would help fill surplus capacity at Berkshire Park Elementary and at Johnston Heights Secondary. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

Berkshire Park Elementary



Johnston Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



INTER-OFFICE MEMO

TO: Stephanie Long

FROM: Randall Epp

DATE: November 28, 2011 FILE: 7911 - 0181 - 00

RE: Review of Arborist's Report for 9538 - 152 St

Fees and Charges:

Green City Fund (cash-in-lieu)	\$.00
Permit Fee (Tree Cutting)	\$491.00
Tree Bonding Security	\$9,000.00
Tree Replacement Security	\$3,000.00

Review Results:

Arborist Report Review

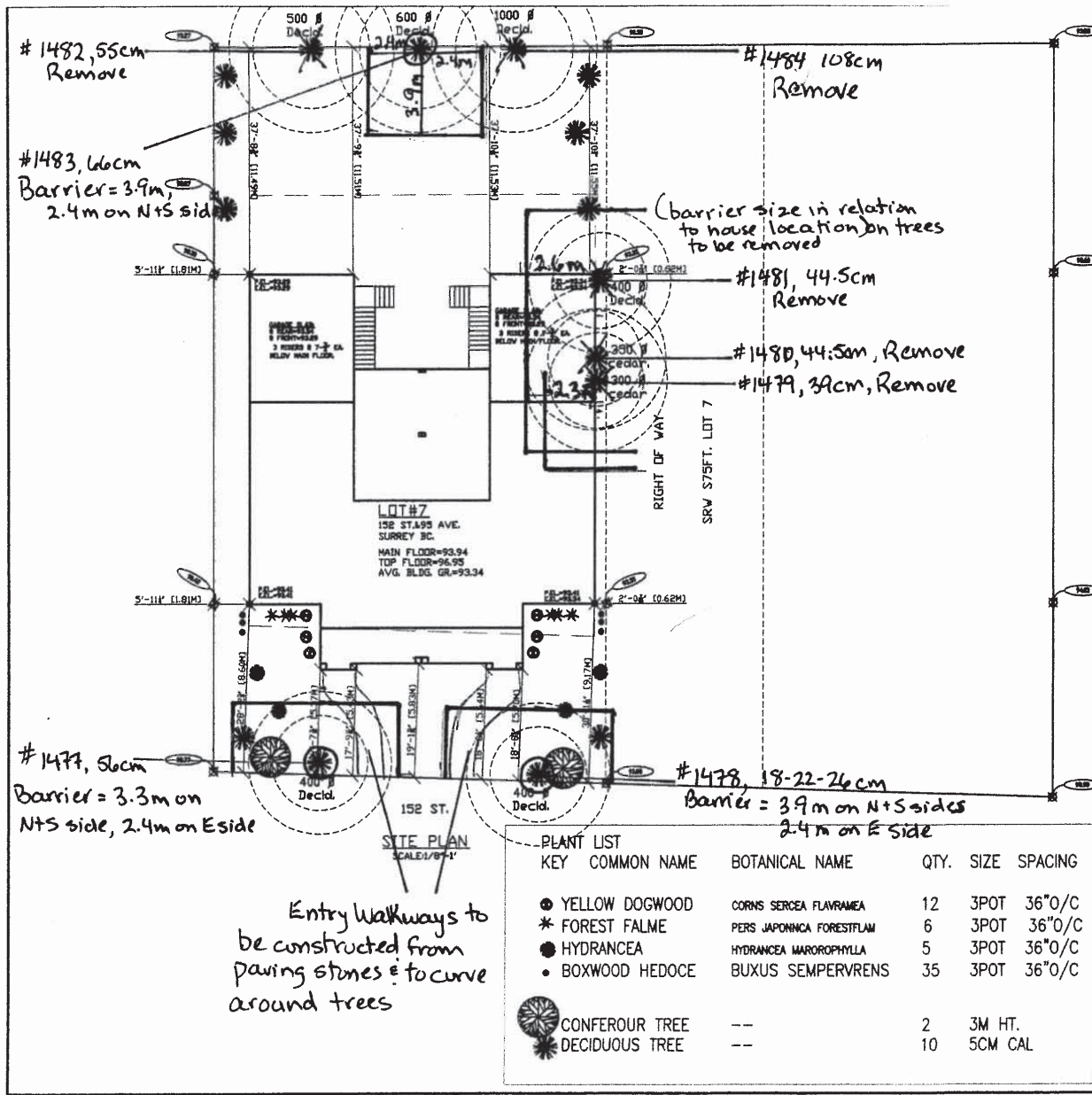
I have reviewed Ann Kulla's report, dated 1 November 2011. The Tree Preservation Summary sheet was missing, but I stamped the report acceptable nevertheless. The numbers are as follows:

Total no. of Protected Trees - 8
 No of Protected Trees removed - 5
 No. of Protected Trees retained - 3
 No. of Replacement Trees required - 10
 No. of Replacement Trees proposed - 10
 Replacement Tree deficit - 0

The landscape plan that was attached to the report is not acceptable, but your review request did not specify you wanted that plan reviewed. I trust they will be providing a new one for review. I would recommend that they hire a landscape architect or at least a landscape technician to prepare the plan.

Randall Epp
 Landscape Architect

\\file-server\1\net-data\csdc\generate\l&lprod\save\31931620038.doc
 11/28/11 1:49 PM



TREE PLAN

Retain
 Remove
 Protective Tree Barrier

Checked by RJR
Planning & Development City of Surrey
Date 2011/11/28
 Acceptable Not Acceptable

DESIGNER
RANJIT SIDHU 604.783.5450

Inview Developments
Lot#7
9538-9540&152 ST.
SURREY BC
Tel:604.783.3669
Fax:778.565.1191

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2006.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0181-00

Issued To: JAGPAL S HERAN
SWARANJIT K HERAN

("the Owner")

Address of Owner: 14589 - 67A Avenue
Surrey, BC
V3S 0Z4

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: 003-839-184
Lot 7 Section 35 Township 2 New Westminster District Plan 18185

9538 - 152 Street

(the "Land")

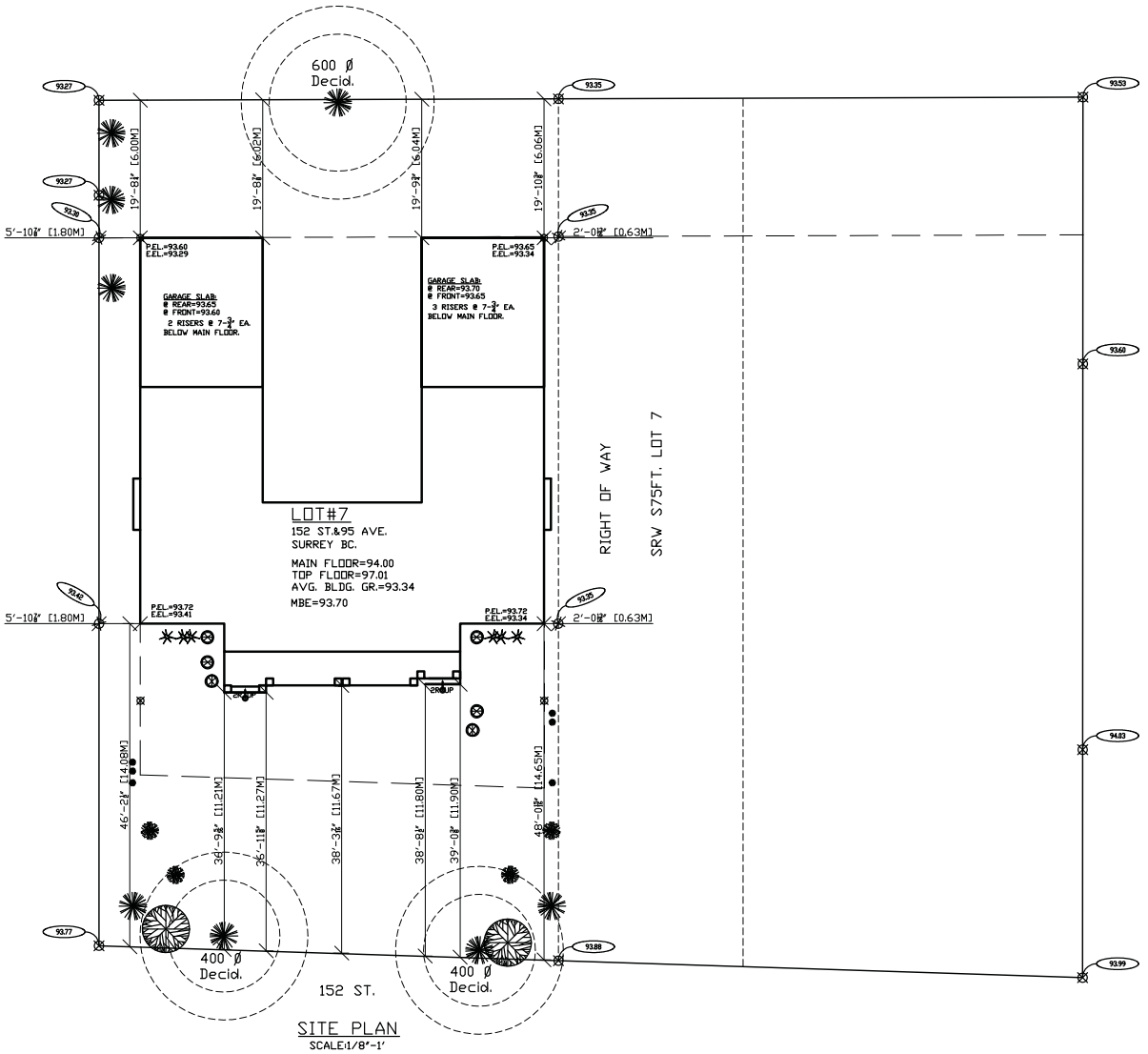
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 18 Duplex Residential Zone (RM-D), the minimum front yard setback for the principal building is reduced from 7.5 metres (25 feet) to 1.8 metres (6 feet).
 - (b) In Section F of Part 18 Duplex Residential Zone (RM-D), the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 feet) to 6.0 metres (20 feet).
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



SITE PLAN
 SCALE: 1/8"=1'

PLANT LIST					
KEY	COMMON NAME	BOTANICAL NAME	QTY.	SIZE	SPACING
⊙	YELLOW DOGWOOD	CORNUS CEREA FLAVIRAMEA	12	3POT	36" O/C
*	FOREST FALME	PERS JAPONICA FORESTFLAM	6	3POT	36" O/C
⊙	HYDRANCEA	HYDRANCEA MAROROPHYLLA	5	3POT	36" O/C
•	BOXWOOD HEDOCE	BUXUS SEMPERVRENS	35	3POT	36" O/C
⊙	CONFEROUR TREE	--	2	3M HT.	
⊙	DECIDUOUS TREE	--	10	5CM CAL	

DESIGNER
 RANJIT SIDHU 604.783.5450

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 9538-9540 & 152 ST.
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THESE PLANS CONFORM TO REQUIREMENTS
 IN THE B.C. BUILDING CODE 2006.

Illustration of proposed setbacks

