

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0038-00

Planning Report Date: April 20, 2020

PROPOSAL:

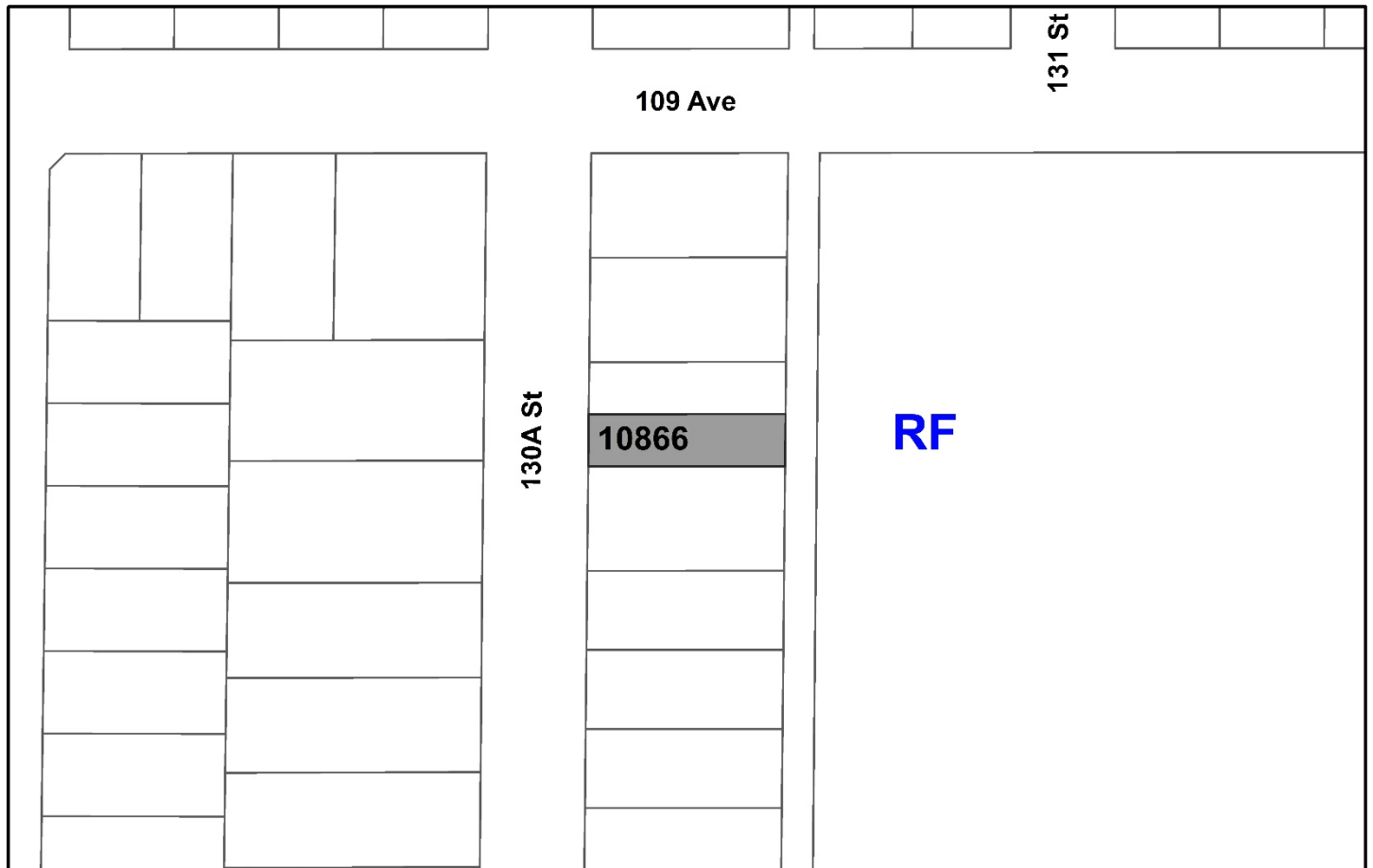
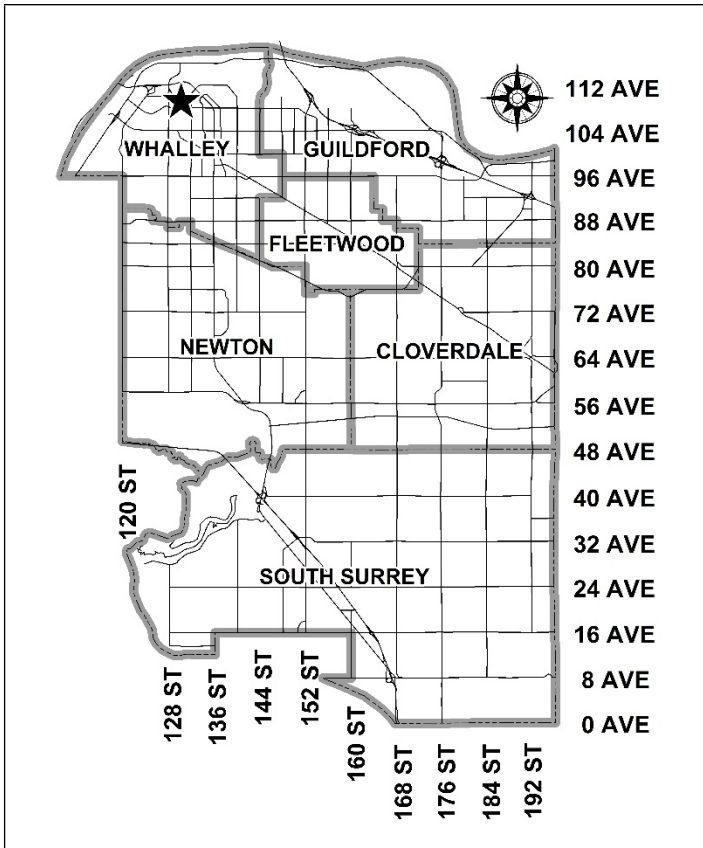
- **Development Variance Permit**

to reduce the minimum width of a building to allow the construction of a single-family dwelling with a secondary suite on a historic narrow lot in Whalley.

LOCATION: 10866 - 130A Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the minimum width requirement of a building from 7 metres to 6.4 metres to allow for the construction of a single-family dwelling with a secondary suite in the Single Family Residential (RF) Zone (Appendix I).

RATIONALE OF RECOMMENDATION

- The proposed new single-family dwelling with secondary suite complies with the Urban designation in the Official Community Plan (OCP) and the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed single-family residential density and building form are appropriate for this part of Whalley.
- The subject undersized RF-zoned lot has an existing lot area of 381 square metres and width of 10 metres. It does not meet the minimum lot area requirement of 560 square metres or lot width of 15 metres of the RF Zone.
- The property is an historic RF lot that was created through subdivision in 1912. The subject lot is one of a few undersized RF lots in the Whalley neighbourhood. It is noted that the neighbouring lot the north is of similar size and dimensions.
- It is not possible to meet the minimum 1.8 metre side yard setback requirements of the RF Zone on the lot and still achieve a building width of 7 metres. The proposed 6.4 metre width is the maximum width that can be achieved while still meeting the setback requirements.
- The applicant's proposed house plan demonstrates that the narrower dwelling will retain a suitable streetscape and provides the necessary parking for both the principle dwelling and secondary suite.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0038-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum building width of a single-family dwelling under Part 4 General Provisions, Section E.15, of the Zoning By-law No. 12000, from 7 metres to 6.4 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North:	Single family dwelling	Urban	RF
East:	Institutional	Urban	RF
South:	Single family dwelling	Urban	RF
West (Across 130A Street):	Single family dwelling	Urban	RF

Context & Background

- The 381 square metre subject property is located at 10866 130A Street in Whalley. The subject property is approximately 10 metres in width and 37.83 metres in depth.
- The lot is designated "Urban" under the Official Community Plan and currently zoned "Single Family Residential Zone (RF)" under the Surrey Zoning By-law No. 12000.
- The lot was created through subdivision in 1912 and is undersized based on current zoning standards. It does not meet the minimum lot area requirement of 560 square metres or the minimum lot width of 15 metres of the RF Zone.
- The property was purchased by the current owners in 2011. They have demolished the previous single-family dwelling on the lot and are proposing to build a new single-family dwelling with a secondary suite.
- In order to meet the minimum 1.8 m side yard setback requirements of the RF Zone and still construct a new single family dwelling on the narrow lot, a variance to the minimum building width of 7 metres under Part 4 General Provisions, Section E.15, of the Zoning By-law No. 12000, is necessary.

- Due to the narrow width of the lot, the proposed single-family dwelling will have a tandem garage. The third parking space for the secondary suite will be in front of the attached garage on the driveway.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the minimum building width for a proposed new single-family dwelling on the lot in the Single Family Residential (RF) Zone from 7 metres to 6.4 metres.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The proposed new single-family dwelling complies with the General Urban designation.

Official Community Plan

Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). The proposed new single-family dwelling complies with the Urban designation.

Themes/Policies

- The proposed infill house construction contributes positively to an established neighbourhood context and maintains a suitable streetscape.

Zoning By-law

Building Width Variance

- The applicant is requesting the following variance:
 - to reduce the minimum building width under Part 4 General Provisions, Section E.15, of the Zoning By-law No. 12000, from 7 metres to 6.4 metres.
- The property is a historic lot created by subdivision in 1912 and does not meet current lot area or width standards of the RF Zone.

- The owners have demolished the previous single-family dwelling on the lot and are proposing to build a new single-family dwelling with a secondary suite. It is not possible to meet the minimum 1.8 metre side yard setback requirements of the RF Zone on the lot and still achieve a building width of 7 metres. The proposed 6.4 metre width is the maximum width that can be achieved while still meeting the setback requirements.
- The applicant's proposed house plan demonstrates that the narrower dwelling will retain a suitable streetscape and provides the necessary parking for both the principle dwelling and secondary suite (total 3 parking spaces).
- Staff support the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

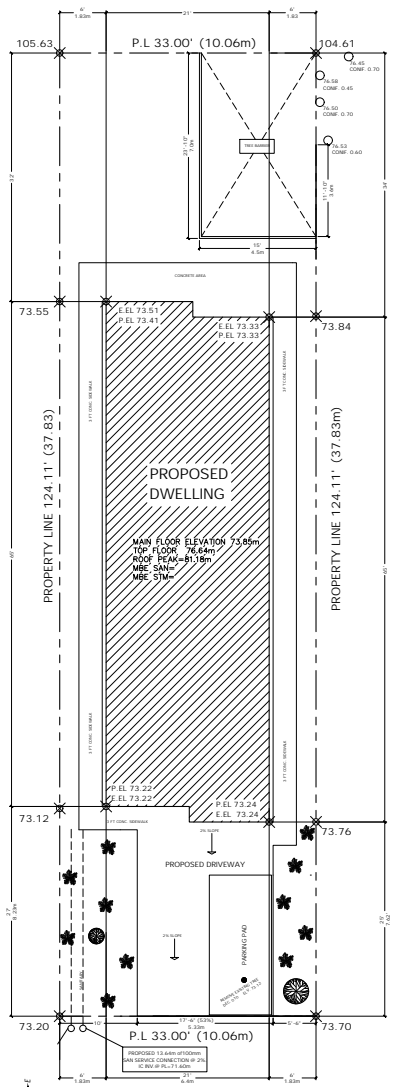
The following information is attached to this Report:

Appendix I. Site Plan and Building Elevations
Appendix II. Development Variance Permit No. 7920-0038-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DQ/cm



SITEPLAN

SCALE: 1/8"=1'

PROPOSED RESIDENCE for GURPREET SAINI
THESE PLANS CONFORM TO B.C.B.C 2018.

ENERGY EFFICIENCY REQUIREMENTS (PART 9)

- PERSPECTIVE METHOD USED
- W HRV
- VENTILATION METHOD 9.32.3.4 (4)

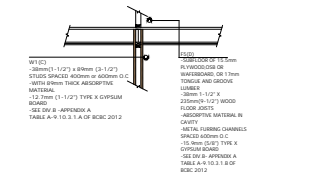
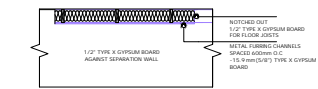
AIR BARRIER SYSTEM

WILL CONSIST OF FLEXIBLE SHEET MATERIALS SHALL HAVE ALL JOINTS LAP NOT LESS THAN 50mm SEALED WITH A NON-HARDENING TYPE SEALANT AND BE STRUCTURALLY SUPPORTED AS PER 9.36.2 10(5)(6) OF BCBC

THIS HOME IS DESIGNED TO COMPLY WITH SECTION 9.36.2-9.36.4 OF BC BUILDING CODE 2018 ENERGY EFFICIENCY REQUIREMENTS FOR CLIMATE ZONE 4

- DWELLING TO BE VENTILATED IN COMPLIANCE TO 9.32.3.5 BY INDEPENDENTLY BUILDING SPEC'S
- AIR BARRIER TO BE INSTALLED PER BCBC 2018 SECTION 9.36
- ALL INSULATION TO BE INSTALLED PER BCBC 2012 SECTION 9.36
- GARAGE DOOR WITH MINIMUM NOMINAL R.S.1.1
- ALL ACCESS HATCHES TO UNCONDITIONED SPACES : MAX U VALUE OF 2.6
- ALL WINDOWS & DOORS: MAX U VALUE OF 1.8 EXPECT FOR 1 ENTRY UNIT
- ALL SKYLIGHTS: MAX U VALUE OF 2.9

PROJECT DESCRIPTION:			
CIVIC ADDRESS:	10866 130A ST SURREY, B.C.		
ZONING:	RSF		
LEGAL DESCRIPTION:	LOT B SECTION 16, BLOCK 8 NORTH RANGE 2 WEST NEW WESTMINSTER		
LOT AREA : 4104 SQFT			
	PERMITTED	PROPOSED	
FLOOR SPACE RATIO : (0.60)	2455 SQFT	2455 SQ.FT	
LOT COVERAGE: (.40)	1637 SQFT	1365 SQFT	
LANDSCAPING: (30%)	254.70 SQFT	254 SQFT	
MAN FLOOR AREA:	945 SQFT		
GARAGE:	420 SQFT		
SECONDARY SUITE:	426 SQFT		
TOTAL:	1365 SQFT		
UPPER FLOOR AREA:	953 SQFT		
OPEN TO BELOW + STAIRS:	120 SQFT		
NET FLOOR AREA:	1089 SQFT		
COVERED BALCONY:	133 SQFT		
BALCONY:	124 SQFT		



BUILDING ENVELOPE REQUIREMENTS	
WINDOWS AND SLIDING GLASS DOORS	U5I-VALUE OF 1.4 W/(K*M2) (R4.04)
SKYLIGHTS	U5I VALUE OF 2.4 W/(K*M2) (R2.4)
WALL INSULATION	RSI 3.85 (R22) EFFECTIVE SECT SECTION
UNDER SLAB INSULATION	RSI 2.1 (R12)
ATTIC INSULATION	RSI 8.8 (R50)
SOLAR READY	TWO 50MM DIA. PIPES
PIPE RUN	CHASE FOR CONNECTION
AIR BARRIER	AIR BARRIER TO BE CONTINUOUS THROUGHOUT EXT. BLDG. ENV.
LIVABILITY REQUIREMENTS	
*NOTE: MIN. REQUIREMENTS BELOW, SEE PLAN TO CONFORM	
SPATIAL SEPARATION	"GLAZED OPENINGS" HAVE BEEN REPLACED WITH "UNPROTECTED OPENINGS" INCLUDE DOORS, VENTS AND UNRAISED WALS
LOCATION OF EXHAUST VENTS FOR HVAC/ SIMILAR EQUIPMENT	VERTICALLY THROUGH ROOF 1.5M AWAY FROM PROPERTY LINE OR HORIZONTALLY THROUGH EXT. WALL FACING STREET AND 3M FROM PROPERTY LINE
ADAPTABLE HOUSING REQUIREMENTS	
ENTRANCE DOOR WIDTH	865MM
ENTRANCE DOOR PEEPHOLE HEIGHTS	1075MM 1524MM
INTERIOR DOOR WIDTH	800MM
INTERIOR CORRIDOR WIDTH	900MM
INTERIOR STAR WIDTH	ATLEAST ONE @ 915MM
KITCHEN & BATHROOM FAUCETS	LEVER TYPE
KITCHEN SINK DRAINS	"P" TRAP TO DRAIN STAC + 800MM
BATHROOM SPACE	CLEAR SPACE 750MM X 1200MM
BATHROOM CONVERSION FROM TUB TO SHOWER	STRUCTURAL REINF. BARRIER FREE SHOWER
OUTLET, SWITCH & CONTROL HEIGHTS	450MM TO 1200MM ABOVE FLOOR
LIVING ROOM WINDOW HEIGHT ABOVE FLOOR	ONE = 800MM
DOOR OPENING DEVICES	LEVER ACTION W/O GRASPING OR TWISTING OF WRIST
DOOR THRESHOLDS	13MM MAX
EQUIPMENT REQUIREMENTS	
DOMESTIC HOT WATER	MAX. 78% EFF.
DOMESTIC HOT WATER (ELEC.)	RSI 1.75 (R10) TANK WRAP
HOT WATER PIPE WRAP	PIPE INSUL. 3M OUTLET 1M INPUT OR ALL RECIRCULATION
ELECTRIC VEHICLE CHARGING	DEDICATED 240V OUTLET IN GARAGE OR CARPORT
HEATING FURNACE OR BOILER	MIN. 92% EFF. NO SIDEWYD VENTING
GAS FIREPLACES	INTERMITTENT PILOT IGNITION (PI) ELECTRONIC IGNITION SYSTEMS; MUST BE DIRECT VENT
WOOD BURNING APPLIANCES	MAX. 2.5 GRAMS/HOUR-CATALYTIC MAX. 4.5 GRAMS/HOUR-NON
HRV	CLIA TO INFORM THAT HRV WITH 65% OR BETTER SENSIBLE HEAT RECOVERY IN CONDITIONED SPACE ACCEPTABLE FOR FILTER MAINTENANCE INDICATED ON PLANS

Notes:

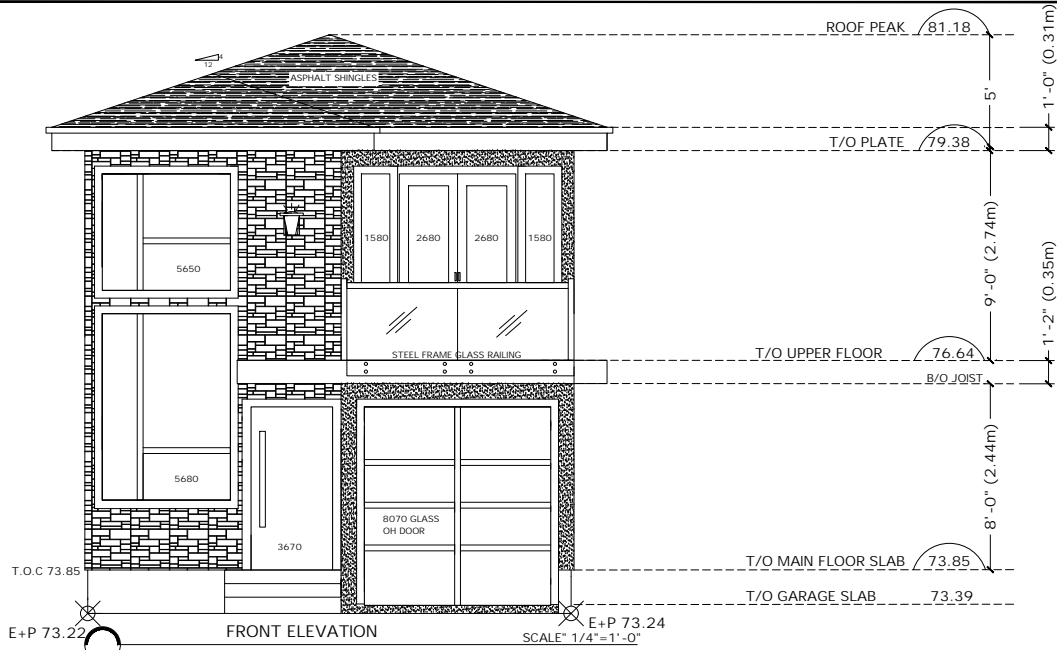
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5. DREAMWORKS DESIGN-BUILD HAS TAKEN CARE IN PROVIDING ACCURATE INFORMATION CONFIRMED TO BE CORRECT BY THE OWNER/BUILDER/CONTRACTOR & ALL AUTHORITIES TO GOVERN & REGULATE CONFORMANCE OF ALL PROVINCIAL & LOCAL CODES AND BY LAWS & OWNERS' CONTRACTOR BULES TO CHECK AND VERIFY ALL DIMENSIONS BEFORE THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME
7. ALL TRUSSES TO BE TO ENGINEER BY MANUFACTURERS AND SPANS TO BE CONFIRMED PRIOR TO FABRICATION. TRUSS MANUFACTURERS SHALL CHECK AND CONFIRM THE FEASIBILITY OF ALL TRUSSES IF ANY DISCREPANCY OCCURS PLEASE CONSULT DESIGNER
8. ALL BEAM SIZES AND SUPPORT SYSTEMS SHOULD BE CHECKED AND VERIFIED BY P.ENG REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME
9. CONFIRM ALL WINDOW SIZES AT SITE AFTER TRUSS AND ROOF INSTALLATION
10. ALL CONSTRUCTION TO COMPLY WITH BCBC2018 OR CURRENT EDITION AND ALL LOCAL MUNICIPAL BUILDING AND ZONING BYLAWS
11. IT IS OWNERS/BUILDERS RESPONSIBILITY TO GET CORRECT ZONING, ROW, LOT GRADING INFORMATION FROM CONCERNED AUTHORITIES. DREAMWORKS DESIGN-BUILD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME
12. EXTERIOR STAIRS/CONCRETE FOUNDATION WALLS AND GRADING SHOWN MAY NOT REFLECT THE ACTUAL SITE CONDITIONS. GRADING AND FOUNDATION STIPS SHOULD BE DETERMINED BY OTHER WORK COMMENCED
13. FOUNDATION PLANS FOR GENERAL USE ONLY. BUILDER MAY HAVE TO REVISE AS NECESSARY AS DUE TO SITE CONDITIONS AND LOCAL BUILDING STANDARDS AND PRACTICES
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NOTES:

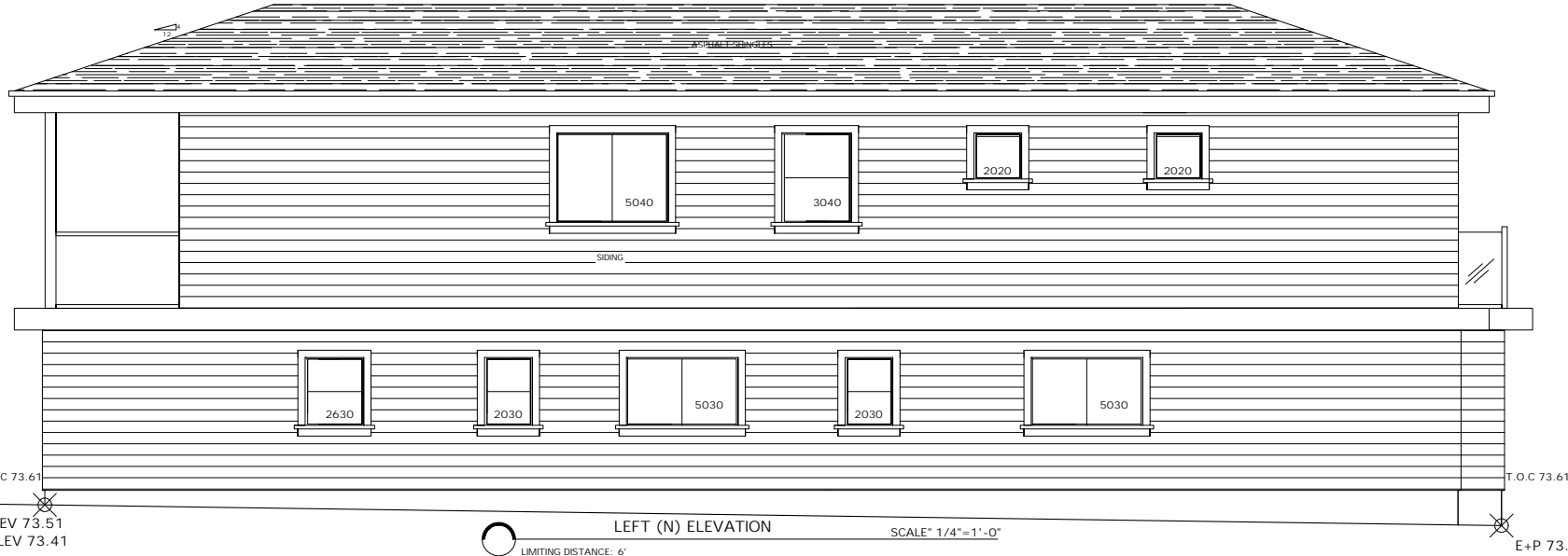
- WINDOWS SHALL HAVE A MAXIMUM THERMAL CONDUCTIVE OF 2 W/(K*M2) AT LEAST 40% OF HARD WIRED ELECTRICALLY POWERED LIGHT FIXTURES LOCATED IN BEDROOMS, CLOSETS, SERVICE ROOMS STORAGE ROOMS, GARAGES OR CARPORTS OR ON THE EXTERIOR OF THE DWELLING SHALL BE PROVIDED WITH NON-INCANDESCENT LIGHT BULBS.
- ELECTRICALLY INSTALLATIONS SHALL HAVE AN ENERGY DISPLAY METER IN THE DWELLING UNIT CAPABLE OF CALCULATING AND DISPLAYING ELECTRICAL CONSUMPTION ON ATLEAST A MONTHLY BASIS.
- ELECTRICALLY POWERED HOT WATER TANKS SHALL HAVE INSULATION THAT PROVIDES MINIMUM ASV VALUE OF 1.74
- THE FIRST 3M OF THE RE-CIRCULATING HOT WATER PIPING LEADING FROM BOTH ELECTRICALLY POWERED AND GAS POWERED HOT WATER TANKS; AND THE LAST 1M OF PIPING PRIOR TO CONNECTING TO THE HOT WATER TANK SHALL HAVE INSULATION THAT PROVIDES A MINIMUM ASV VALUE OF .35.
- THE ENTIRE HOT WATER PIPE SYSTEM, IF IT IS OF CONSTANT RECIRCULATION DESIGN, SHOULD ALSO HAVE INSULATION ASV VALUE OF .35.
- GAS FUELED DIRECT VENTED FIREPLACES IN CONDITIONED SPACES SHALL USE ON DEMAND ELECTRONIC IGNITION SYSTEMS, AND STANDING PILOT LIGHTS FOR IGNITION ARE NOT PERMISSIBLE
- TUBETS SHALL BE OF DUAL FLUSH DESIGN, WITH A MAXIMUM WITH A MAXIMUM SINGLE FLUSH OF 6L OR SINGLE FLUSH DESIGN WITH A MAXIMUM SINGLE FLUSH OF 4L
- EACH DWELLING UNIT SHALL HAVE A HEAT RECOVERY VENTILATOR. A VERTICAL SERVICE SHAFT SHALL EXTEND FROM THE SERVICE ROOM WHICH CONTAINS THE SERVICE WATER HEATER TO THE ATTIC SPACE. CONSTRUCTION AT LEAST AN ANGLE OF 30 DEGREES.
- EACH DWELLING UNIT SHALL HAVE A CABLE RACEWAY LEADING FROM THE ELECTRICALLY CIRCUIT PANEL TO AN ENCLOSED OUTLET BOX IN THE GARAGE OR CARPORT.



CLIENT:	GURPREET SAINI		
DESIGNER:	PAVIT RANDHAWA		
PHONE:	604-710-0861		
CELL:	778-387-6607		
SITE:	10866 130A ST SURREY BC RF ZONING		
TITLE:	SITEPLAN		
SCALE AT:	DATE:	DRAWN:	CHECKED:
1/8" = 1'-0"	MAY2519	PR	PR
PROJECT NO.:	PAGE NO.:	DATE:	REVISION:



FRONT ELEVATION
 LIMITING DISTANCE: 27'
 TOTAL WALL AREA: 377.83 SQFT
 PROPOSED OPENINGS: 94.22 SQFT
 SCALE: 1/4" = 1'-0"



LEFT (N) ELEVATION
 LIMITING DISTANCE: 6'
 TOTAL WALL AREA: 1035 SQFT
 SCALE: 1/4" = 1'-0"

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9. CONFIRM ALL WINDOW SIZES AT SITE AFTER TRUSS AND ROOF INSTALLATION.
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13. FOUNDATION PLANS FOR GENERAL USE ONLY. BUILDER MAY HAVE TO REVISE AS NECESSARY AS DUE TO SITE CONDITIONS AND LOCAL BUILDING STANDARDS AND PRACTICES.
14. SURVEYOR TO CONFIRM BUILDING SIZE AND LOCATION. IF THERE IS ANY DISCREPANCY THAT PARTY SHALL CONTACT THE DESIGNER.

NOTES:

WINDOWS SHALL HAVE A MAXIMUM THERMAL CONDUCTIVE OF 2 W/(K*M²) AT LEAST 40% OF HARD WIRED ELECTRICALLY POWERED LIGHT FIXTURES LOCATED IN BEDROOMS, CLOSETS, SERVICE ROOMS, STORAGE ROOMS, GARAGES OR CARPORTS OR ON THE EXTERIOR OF THE DWELLING SHALL BE PROVIDED WITH NON-INCANDESCENT LIGHT BULBS.
 ELECTRICALLY INSTALLATIONS SHALL HAVE AN ENERGY DISPLAY METER IN THE DWELLING UNIT CAPABLE OF CALCULATING AND DISPLAYING ELECTRICAL CONSUMPTION ON AT LEAST A MONTHLY BASIS.
 ELECTRICALLY POWERED HOT WATER TANKS SHALL HAVE INSULATION THAT PROVIDES MINIMUM ASV VALUE OF 1.76.
 THE FIRST 3M OF THE RE-CIRCULATING HOT WATER PIPING LEADING FROM BOTH ELECTRICALLY POWERED AND GAS POWERED HOT WATER TANKS AND THE LAST 1M OF PIPING PRIOR TO CONNECTING TO THE HOT WATER TANK SHALL HAVE INSULATION THAT PROVIDES A MINIMUM ASV VALUE OF .35.
 THE ENTIRE HOT WATER PIPING SYSTEM IF IS OF CONSTANT RECIRCULATION DESIGN, SHOULD ALSO HAVE INSULATION ASV VALUE OF .35.
 GAS FUELLED DIRECT VENTED FURNACES IN CONFINED SPACES SHALL USE ON DEMAND ELECTRONIC IGNITION SYSTEMS, AND STANDING PILOT LIGHTS FOR IGNITION ARE NOT PERMISSIBLE.
 TOILETS SHALL BE OF DUAL FLUSH DESIGN, WITH A MAXIMUM WITH A MAXIMUM SINGLE FLUSH OF 6L OR SINGLE FLUSH DESIGN WITH A MAXIMUM SINGLE FLUSH OF 4.8L.
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	604-710-0861			
DESIGNER:	PAVIT RANDHAWA			
	778-387-6607			
SITE:	10866 130A ST SURREY BC RF ZONING			
TITLE:	ELEVATIONS			
SCALE AT A1:	DATE:	DRAWN:	CHECKED:	
3/8" = 1'-0"	MAY2519	PR	PR	
PROJECT NO.:	PAGE NO.:	REVISION:		
	3 of 6			



RIGHT (S) ELEVATION

SCALE" 1/4"=1'-0"

LIMITING DISTANCE: 6'
TOTAL WALL AREA: 1035 SQFT
PROPOSED OPENINGS: 73 SQFT



REAR (W) ELEVATION

SCALE" 1/4"=1'-0"

LIMITING DISTANCE: 32'
TOTAL WALL AREA: 378 SQFT
PROPOSED OPENINGS: 80 SQFT

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CLIENT:	PREETI SAINI		
	604-710-0861		
DESIGNER:	PAVIT RANDHAWA		
	778-387-6607		
SITE:	10866 130A ST SURREY BC RF ZONING		
TITLE:	ELEVATIONS		
SCALE AT A1:	DATE:	DRAWN:	CHECKED:
3/8" = 1'-0"	MAY2519	PR	PR
PROJECT NO:	PAGE NO:	REVISION:	
	4 OF 6		

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0038-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owners 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: 002-297-639

South Half of Lot 8 Section 16 Block 5 North Range 2 West New Westminster District Plan 2305

10866 - 130A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section E.15 of Part 4 General Provisions, the minimum building width of a single family dwelling is reduced from 7 metres to 6.4 metres.
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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A

PROJECT DESCRIPTION:		
CIVIC ADDRESS:	10866 130A ST SURREY, B.C.	
ZONING:	RSF	
LEGAL DESCRIPTION:	LOT B SECTION 16, BLOCK 8 NORTH RANGE 2 WEST NEW WESTMINSTER	
LOT AREA : 4104 SQFT		
	PERMITTED	PROPOSED
FLOOR SPACE RATIO : (0.60)	2455 SQFT	2455 SQ.FT
LOT COVERAGE: (.40)	1637 SQFT	1365 SQFT
LANDSCAPING: (30%)	254.70 SQFT	254 SQFT
MAIN FLOOR AREA:	945 SQFT	
GARAGE:	420 SQFT	
SECONDARY SUITE:	426 SQFT	
TOTAL:	1365 SQFT	
UPPER FLOOR AREA:	953 SQFT	
OPEN TO BELOW + STAIRS:	120 SQFT	
NET FLOOR AREA:	1089 SQFT	
COVERED BALCONY:	133 SQFT	
BALCONY:	124 SQFT	

BUILDING ENVELOPE REQUIREMENTS	
WINDOWS AND SLIDING GLASS DOORS	USI VALUE OF 1.4 W/(K*M ²) (R4.04)
SKYLIGHTS	USI VALUE OF 2.4 W/(K*M ²) (R2.4)
WALL INSULATION	RSI 3.85 (R22) EFFECTIVE SECT SECTION
UNDER SLAB INSULATION	RSI 2.1 (R12)
ATTIC INSULATION	RSI 8.8 (R50)
SOLAR READY	TWO 50MM DIA. PIPES
PIPE RUN	CHASE FOR CONNECTION
AIR BARRIER	AIR BARRIER TO BE CONTINUOUS THROUGHOUT EXT. BLDG. ENV.
LIVABILITY REQUIREMENTS	
*NOTE: MIN. REQUIREMENTS BELOW. SEE PLAN TO CONFORM	
SPATIAL SEPARATION	*GLAZED OPENINGS* HAVE BEEN REPLACED WITH *UNPROTECTED OPENINGS* INCLUDE DOORS, VENTS AND UNRAISED WALLS
LOCATION OF EXHAUST VENTS FOR HVAC/ SIMILAR EQUIPMENT	VERTICALLY THROUGH ROOF 1.5M AWAY FROM PROPERTY LINE OR HORIZONTALLY THROUGH EXT. WALL FACING STREET AND 3M FROM PROPERTY LINE
ADAPTABLE HOUSING REQUIREMENTS	
ENTRANCE DOOR WIDTH	865MM
ENTRANCE DOOR PEEPHOLE HEIGHTS	1076MM 1524MM
INTERIOR DOOR WIDTH	800MM
INTERIOR CORRIDOR WIDTH	900MM
INTERIOR STAR WIDTH	AT LEAST ONE @ 915MM
KITCHEN & BATHROOM FAUCETS	LEVER TYPE
KITCHEN SINK DRAINS	"P" TRAP TO DRAIN STAC + 800MM
BATHROOM SPACE	CLEAR SPACE 750MM X 1200MM
BATHROOM CONVERSION FROM TUB TO SHOWER	STRUCTURAL REINFORCING BARRIER FREE SHOWER
OUTLET, SWITCH & CONTROL HEIGHTS	450MM TO 1200MM ABOVE FLOOR
LIVING ROOM WINDOW HEIGHT ABOVE FLOOR	ONE = 800MM
DOOR OPENING DEVICES	LEVER ACTION W/O GRASPING OR TWISTING OF WRIST
DOOR THRESHOLDS	13MM MAX
EQUIPMENT REQUIREMENTS	
DOMESTIC HOT WATER	MAX. 78% EFF.
DOMESTIC HOT WATER (ELEC.)	RSI 1.75 (R10) TANK WRAP
HOT WATER PIPE WRAP	PIPE INSUL. 3M OUTLET 1M INPUT OR ALL RECIRCULATION
ELECTRIC VEHICLE CHARGING	DEDICATED 240V OUTLET IN GARAGE OR CARPORT
HEATING FURNACE OR BOILER	MIN. 92% EFF. NO SIDEWALL VENTING
GAS FIREPLACES	INTERMITTENT PILOT IGNITION (IPI) ELECTRONIC IGNITION SYSTEMS MUST BE DIRECT VENT
WOOD BURNING APPLIANCES	MAX. 2.5 GRAMS/HOUR-CATALYTIC MAX. 4.5 GRAMS/HOUR-NON
HRV	CIA TO INFORM THAT HRV WITH 65% OR BETTER SENSIBLE HEAT RECOVERY IN CONDITIONED SPACE ACCEPTABLE FOR FILTER MAINTENANCE INDICATED ON PLANS

Notes:

- THE COPYRIGHT OF THIS DRAWING IS VESTED IN DREAMWORKS HOME DESIGN LTD. AND IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR USED FOR THE MANUFACTURE OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.
- WORK TO FIGURED DIMENSIONS ONLY.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT INFORMATION CONFIRMING TO BCBC2018. HOWEVER, IT IS SOLE RESPONSIBILITY OF THE OWNER/BUILDER/CONTRACTOR & ALL AUTHORITIES TO GOVERN & REGULATE CONFORMANCE OF ALL PROVINCIAL & LOCAL CODES AND BY LAWS. OWNERS/CONTRACTOR/BUILDER TO CHECK AND VERIFY ALL DIMENSIONS BEFORE THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME.
- ALL TRUSSES TO BE TO ENGINEER BY MANUFACTURERS AND SPANS TO BE CONFIRMED PRIOR TO FABRICATION. TRUSS MANUFACTURERS SHALL CHECK AND CONFIRM THE FEASIBILITY OF ALL TRUSSES IF ANY DISCREPANCY OCCURS PLEASE CONSULT DESIGNER.
- ALL BEAM SIZES AND SUPPORT SYSTEMS SHOULD BE CHECKED AND VERIFIED BY P.ENG REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
- CONFIRM ALL WINDOW SIZES AT SITE AFTER TRUSS AND ROOF INSTALLATION.
- ALL CONSTRUCTION TO COMPLY WITH BCBC2018 OR CURRENT EDITION AND ALL LOCAL MUNICIPAL BUILDING AND ZONING BYLAWS.
- IT IS OWNERS/BUILDERS RESPONSIBILITY TO GET CORRECT ZONING, ROW, LOT GRADING INFORMATION FROM CONCERNED AUTHORITIES. DREAMWORKS DESIGN-BUILD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME.
- EXTERIOR STAIRS/CONCRETE FOUNDATION WALLS AND GRADING SHOWN MAY NOT REFLECT THE ACTUAL SITE CONDITIONS. GRADING AND FOUNDATION STEPS SHOULD BE DETERMINED BY OTHER WORK COMMENCED.
- FOUNDATION PLANS FOR GENERAL USE ONLY. BUILDER MAY HAVE TO REVISE AS NECESSARY AS DUE TO SITE CONDITIONS AND LOCAL BUILDING STANDARDS AND PRACTICES.
- SAVORATOR TO CONFIRM BUILDING SIZE AND LOCATION, IF THERE IS ANY DISCREPANCY THAT PARTY SHALL CONTACT THE DESIGNER.

NOTES:

WINDOWS SHALL HAVE A MAXIMUM THERMAL CONDUCTIVE OF 2 W/(K*M²) AT LEAST 40% OF HARD WIRED ELECTRICALLY POWERED LIGHT FIXTURES LOCATED IN BEDROOMS, CLOSETS, SERVICE ROOMS, STORAGE ROOMS, GARAGES, OR CARPORTS, OR ON THE EXTERIOR OF THE DWELLING, SHALL BE PROVIDED WITH NON-INCANDESCENT LIGHT BULBS. ELECTRICALLY INSTALLATIONS SHALL HAVE AN ENERGY DISPLAY METER IN THE DWELLING UNIT CAPABLE OF CALCULATING AND DISPLAYING ELECTRICAL CONSUMPTION ON AT LEAST A MONTHLY BASIS. ELECTRICALLY POWERED HOT WATER TANKS SHALL HAVE INSULATION THAT PROVIDES MINIMUM ASV VALUE OF 1.74. THE FIRST 3M OF THE RE-CIRCULATING HOT WATER PIPING LEADING FROM BOTH ELECTRICALLY POWERED AND GAS POWERED HOT WATER TANKS, AND THE LAST 1M OF PIPING PRIOR TO CONNECTING TO THE HOT WATER TANK SHALL HAVE INSULATION THAT PROVIDES A MINIMUM ASV VALUE OF .35. THE ENTIRE HOT WATER PIPING SYSTEM, IF IT IS OF CONSTANT RECIRCULATION DESIGN, SHOULD ALSO HAVE INSULATION ASV VALUE OF .35. GAS FUELED DIRECT VENTED FIREPLACES IN CONDITIONED SPACES SHALL USE ON DEMAND ELECTRONIC IGNITION SYSTEMS, AND STANDING PILOT LIGHTS FOR IGNITION ARE NOT PERMISSIBLE. TOILETS SHALL BE OF DUAL FLUSH DESIGN, WITH A MAXIMUM WITH A MAXIMUM SINGLE FLUSH OF 6L OR SINGLE FLUSH DESIGN WITH A MAXIMUM SINGLE FLUSH OF 4L. EACH DWELLING UNIT SHALL HAVE A HEAT RECOVERY VENTILATOR. A VERTICAL SERVICE SHAFT SHALL EXTEND FROM THE SERVICE ROOM WHICH CONTAINS THE SERVICE WATER HEATER TO THE ATTIC SPACE. CONDUITS OR AT LEAST TWO 50MM PVC PIPES CAPPED AT BOTH ENDS AND HAVING AT LEAST AN ANGLE OF 30 DEGREES. EACH DWELLING UNIT SHALL HAVE A CABLE RACEWAY LEADING FROM THE ELECTRICALLY CIRCUIT PANEL TO AN ENCLOSED OUTLET BOX IN THE GARAGE OR CARPORT.

DreamWorks
Home Design + Build

CLIENT: GURPREET SAINI
604-710-0861

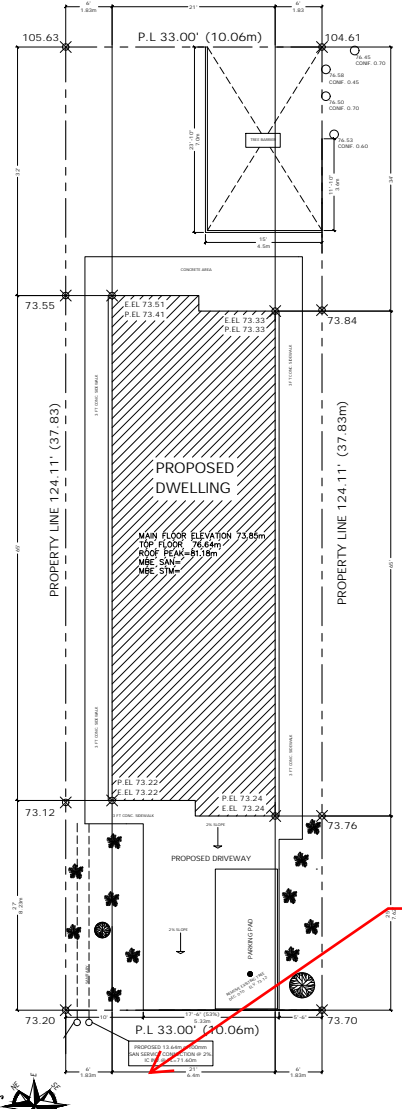
DESIGNER: PAVIT RANDHAWA
778-387-6607

SITE: 10866 130A ST
SURREY BC RF ZONING

TITLE: SITEPLAN

SCALE AT: 1/8" = 1'-0"
DATE: MAY 25 2019
DRAWN: PR
CHECKED: PR

PROJECT NO.: **PAGE NO.:** 1 OF 6
REVISION:



PROPOSED RESIDENCE for GURPREET SAINI
THESE PLANS CONFORM TO B.C.B.C 2018.

ENERGY EFFICIENCY REQUIREMENTS (PART 9)

- PERSPECTIVE METHOD USED
- W HRV
- VENTILATION METHOD 9.32.3.4 (4)

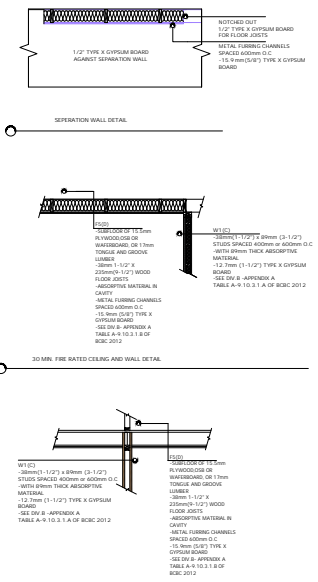
AIR BARRIER SYSTEM

WILL CONSIST OF FLEXIBLE SHEET MATERIALS SHALL HAVE ALL JOINTS LAP NOT LESS THAN 50mm SEALED WITH A NON-HARDENING TYPE SEALANT AND BE STRUCTURALLY SUPPORTED AS PER 9.36.2.10(5)(6) OF BCBC

to reduce the minimum width requirement of a building from 7 metres to 6.4 metres

THIS HOME IS DESIGNED TO COMPLY WITH SECTION 9.36.2-9.36.4 OF BC BUILDING CODE 2018 ENERGY EFFICIENCY REQUIREMENTS FOR CLIMATE ZONE 4

- DWELLING TO BE VENTILATED IN COMPLIANCE TO 9.32.3.5 BY INDEPENDENTLY BUILDING SPEC.
- AIR BARRIER TO BE INSTALLED PER BCBC 2018 SECTION 9.36
- ALL INSULATION TO BE INSTALLED PER BCBC 2012 SECTION 9.36
- GARAGE DOOR WITH MINIMUM NOMINAL R.S.1.1
- ALL ACCESS HATCHES TO UNCONDITIONED SPACES : MAX U VALUE OF 2.6
- ALL WINDOWS & DOORS: MAX U VALUE OF 1.8 EXPECT FOR 1 ENTRY UNIT
- ALL SKYLIGHTS: MAX U VALUE OF 2.9



SITEPLAN
SCALE: 1/8"=1'