

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0215-00

Planning Report Date: November 23, 2020

PROPOSAL:

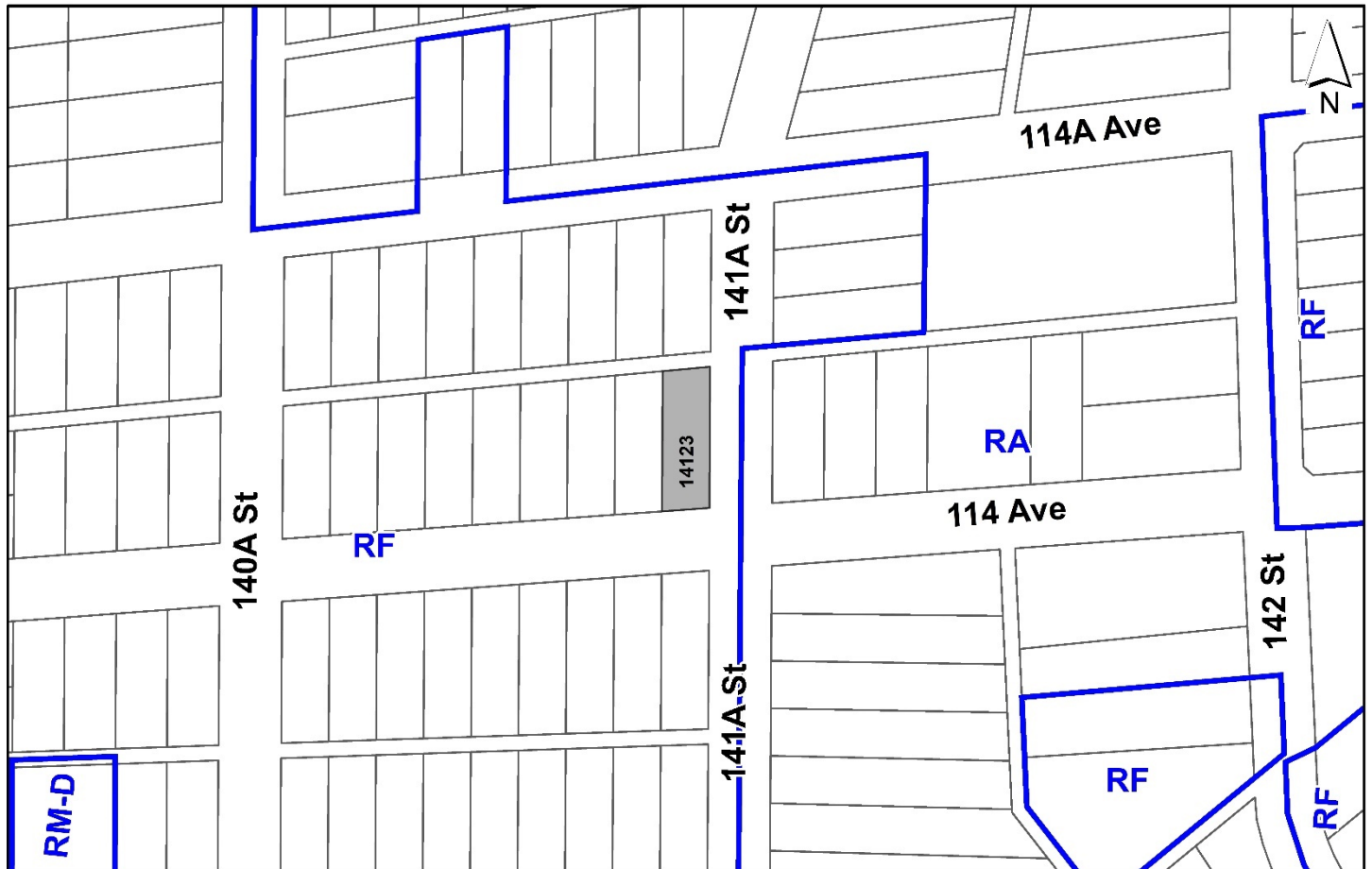
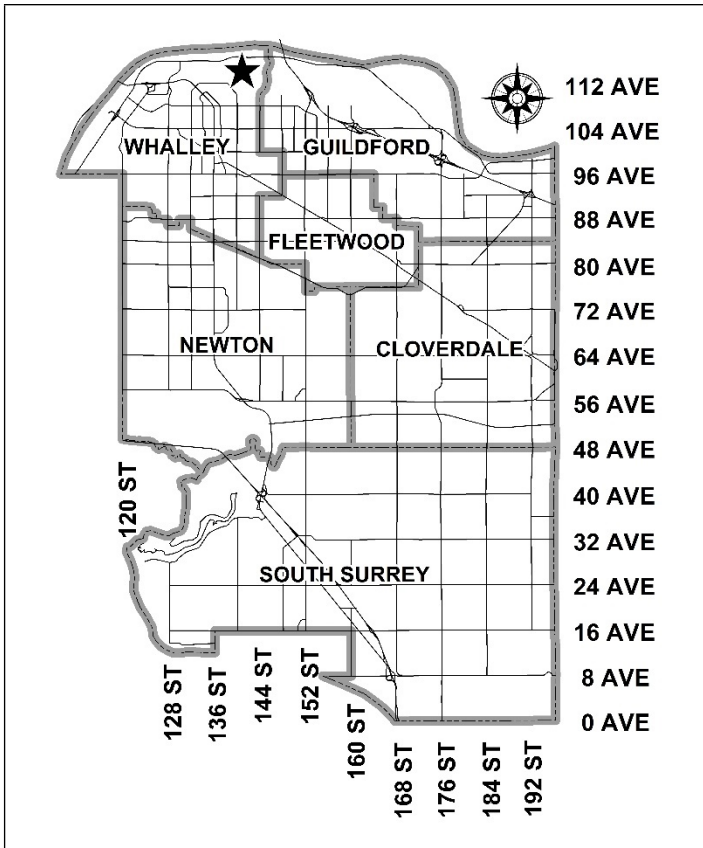
- **Development Variance Permit**

to reduce the side (east) yard on flanking street setback in order to accommodate the construction of a new single-family dwelling on the lot.

LOCATION: 14123 - 114 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the side (east) yard on flanking street setback from 3.6 metres to 1.8 metres to accommodate a new single-family dwelling.

RATIONALE OF RECOMMENDATION

- The proposed setback will allow for a driveway access to 114 Avenue while also allowing the owner to construct a single family home that maximizes allowable floor area permitted on the lot under the RF Zone.
- The unopened 141A Street road allowance to the east of the subject property is not anticipated to be constructed for the foreseeable future. As such, the reduced side yard on flanking street setback has merit.
- The varied setback will achieve a consistent streetscape with the other existing houses along this section of 114 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0215-00 (Appendix II) to reduce the minimum side (east) yard on flanking street setback of the RF Zone from 3.6 metres to 1.8 metres, for the principal building, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North (Across unopened lane):	Single family dwellings	Urban	RF
East (Across unopened 141A Street):	Single family dwellings	Urban	RA
South (Across 114 Avenue):	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF

Context & Background

- The 688 square metre subject property is located at 14123 – 114 Avenue in Bolivar Heights. The subject property is approximately 15 metres wide and 45 metres deep.
- The lot is designated "Urban" in the Official Community Plan (OCP) and currently zoned "Single Family Residential Zone (RF)" under Surrey Zoning By-law, 1993, No. 12000, as amended.
- The subject property has an existing single-family dwelling, which utilizes the unconstructed 141A Street road allowance to access a driveway at the rear of the property.
- The property owner is seeking to demolish the existing single family dwelling and to construct a new single family dwelling on the lot. The owner originally contemplated designing the new house with a rear driveway access, similar to the historic driveway configuration for the existing house.
- The owner submitted a Building Permit application that was reviewed by staff, who identified issues with respect to setbacks, driveway location and utilization of an unconstructed road allowance. Staff also identified slope issues with a proposed rear driveway access and instead determined that the driveway access must come from 114 Avenue for new house construction.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum side (east) yard on flanking street setback of the RF Zone, as the requirement to construct a driveway and garage at the front of the property has impacted the owners ability to construct a single family home that maximizes the allowable floor area on the lot under the RF Zone.

Referrals

Engineering: The Engineering Department has no objection to the project

Transportation Considerations

- 141A Street is unconstructed road allowance. There are currently no plans to construct this portion of road.
- The applicant will be required to ensure there are no encroachments within the 141A Street road allowance.
- The driveway is to be located as far as possible from the east property line.

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 redevelopment supports the Sensitive Infill policy of the OCP. The proposed new single family dwelling is appropriate in scale and density to its neighborhood context. The compatible house design reinforces the neighborhood character.

Zoning By-law

- The subject property is zoned RF.

Variances

- The applicant is requesting to reduce the minimum side (east) yard on flanking street setback of the RF Zone from 3.6 metres to 1.8 metres, for the principal building (single family dwelling).
- Due to driveway design standards as per the Master Municipal Construction Document and the City's Design Criteria Manual, a driveway access located at the rear of the property is not feasible as it would exceed the maximum grade of 5%.
- The proposed setback will allow for a driveway access to 114 Avenue while also allowing the owner to construct a single family home that maximizes the allowable floor area permitted on the lot under the RF Zone.
- The unopened 141A Street road allowance to the east of the subject property is not anticipated to be constructed for the foreseeable future. As such, the reduced side yard on flanking street setback has merit.
- The varied setback will achieve a consistent streetscape with the other existing houses along this section of 114 Avenue.
- Staff supports the proposed variance to proceed to Public Notification.

TREES

- Kimberly Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Magnolia	1	1	0
Big Leaf Maple	1	0	1
Coniferous Trees			
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	3	1	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		4	
Contribution to the Green City Program		\$800	

- The Arborist Assessment states that there is a total of 4 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 2 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 4 replacement trees on the site. Since only 2 replacement trees can be accommodated on the site, the deficit of 2 replacement trees will require a cash-in-lieu payment of \$800.00, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 4 trees are proposed to be retained or replaced on the site with a contribution of \$800.00 to the Green City Program.
- Parks Recreation and Culture is reviewing the proposed city tree (Ci1) removal and will determine a compensation value shortly.

INFORMATION ATTACHED TO THIS REPORT

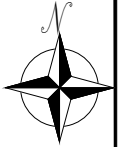
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Development Variance Permit
Appendix III.	Summary of Tree Survey and Tree Preservation

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm



Legend :

- STP Denotes stump of tree
- DT Denotes deciduous tree
- CT Denotes coniferous tree
- x 0.00 Denotes spot elevation
- PP Denotes power pole
- WV Denotes water valve
- WM Denotes water meter
- SAN MH Denotes sanitary manhole
- STM MH Denotes storm manhole
- RTW Denotes retaining wall
- IC Denotes inspection chamber

Sanitary Manhole
Rim Elev.= 79.29m
S INV. Elev.= 77.20m

Storm Manhole
Rim Elev.= 79.61m
S INV. Elev.= 75.76m

PROJECT DESCRIPTION:

ADDRESS: 1423 114 Ave V3R 2M5
 FOLIO: 4000-09046-X
 PID: 010-923-1B7
 PLAN: 2546
 PLAN DESCRIPTION: LOT 10 BLOCK 91 PLAN NWP2546 NWD
 SIZE: 688.30 sq. METERS (7,408.80 sq. FEET)

ZONING DETAILS

PERMITTED FAR:

LIVING AREA: : 3673 SQ.FT
 GARAGE : 420 SQ.FT
 TOTAL : 4093 SQ.FT

PROPOSED AREA:

MAIN FLOOR AREA: 1836 SQ.FT
 UPPER FLOOR AREA NET: 1300 SQ.FT
 TOTAL LIVING AREA: =3136 SQ.FT

80/20 CALCULATIONS

MAIN FLOOR AREA: 1998 SQ.FT (INCL.FRONT.PORCH)
 PERMITTED UPPER FLOOR : 1998-20%= 1598 SQ.FT
 PROPOSED UPPER FLOOR GROSS AREA: 1389 SQ.FT

LOT COVERAGE:

PERMITTED LOT COV: 37.18% OF 7409= 2555 SQ.FT
 PROPOSED LOT COV: 2527 SQ.FT

BUILDING HEIGHT:

PERMITTED: 9 M
 PROPOSED: 8.49 M

GENERAL NOTES:-

1. BUILDING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED DRAWINGS.
2. PURPOSE OF THESE DRAWINGS IS TO OBTAIN THE BUILDING PERMIT ONLY. IF CITY REGULATIONS, DESIGNER PROVIDES ADDITIONAL DETAILS TO OBTAIN PERMIT.
3. CONSTRUCTION DETAILS REQUIRED AFTER BUILDING PERMIT OBTAINED WILL BE AN ADDITIONAL CHARGE TO CLIENT.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS AND INFORMATION PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO DESIGNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSURANCE AND HOV REGULATIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSURANCE AND HOV REGULATIONS.
7. OPENING SIZES FOR MANUFACTURED COMPONENTS ARE NOMINAL SIZES ONLY. VERIFY WITH SUPPLIER OR MANUFACTURER.
8. PROVIDE ALUMINUM GALVANNEED METAL FLASHING OVER EXTERIOR DOORS, WINDOWS, PARAPETS, ROOF CURBS AND AROUND ALL THE ROOF PENETRATIONS.
9. GASKET AND SEAL ALL EXTERIOR WALL PENETRATIONS.
10. PROVIDE THE STOPPING IN ALL CONCEALED SPACES AS REQUIRED. EXPOSED CONSTRUCTION MATERIALS TO HAVE ADEQUATE FLAME SPREAD RATING.
11. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH COPROTECT GLOSS CELLULOSE TO PREVENT MOISTURE DAMP PROOFING STRIP.
12. PROVIDE MINIMUM 1" CLEARANCE BETWEEN FRAMES, DOORS AND FRAMES. WOOD OR OTHER DEGRADABLE FINISHES.
13. ALL GLAZING EXTENDING LESS THAN 1" ABOVE FINISHED FLOOR SHALL BE TEMPERED GLASS.
14. ALL SIDE LIGHTS EXPOSED TO THE EXTERIOR CORNER TO HAVE TEMPERED GLAZING.
15. CEILING INSULATION IF REQUIRED SHALL NOT OBSTRUCT SOFT VENTILATION STOPS OR OTHER METHODS SHALL BE USED TO MAINTAIN MIN. 2" CLEARANCE BETWEEN INSULATION AND MEMBERS OF ROOF ASSEMBLY.
16. DESIGNER IS NOT LIABLE TO ANY TYPE OF LIABILITY FOR ERRORS IN PLANS. ALL PLANS ARE FINALIZED AFTER DETAILED DISCUSSION WITH CONTRACTOR/OWNER.
17. ALL THE WORK CARRIED OUT SHALL CONFORM TO PART OF THE BC BUILDING CODE 2018 INCLUDING ALL SUPPLEMENT AMENDMENTS AND/OR REGULATIONS.
18. BUILDER OBLIGED TO ENSURE GRAVITY OF STORM AND SANITARY TO CONNECT WITH CITY SERVICES.
19. ALL SHOCK ALARMS, FIRE ALARMS AND PROBES ARE TO BE ENGINEERED THROUGH AS PER MANUFACTURER.
20. ALL SHOCK ALARMS TO BE INTERCONNECTED A/C.
21. ATTIC VENT FOR MECHANICAL DRIVERS.

BCBC 2018 REFERENCES NOTE:

- ALL HAND RAILS AS PER BCBC 9.8.7
- ALL GUARD RAILS AS PER BCBC 9.8.8
- ALL BEDROOM WINDOWS AS PER BCBC 9.9.10.1
- ALL SPATIAL SEPARATIONS AS BCBC 9.10.15
- FOOTING TO BE LOCATED & SIZED AS PER SUBSECTION-9.13.3
- FDN. WALL THICKNESS & HT. TO COMPLY WITH TABLE-9.15.4.2.A
- DAMP-PROOFING ON BELOW GRADE STRUCTURES REQUIRED AS PER ARTICLE-9.13.2.1
- WATERPROOFING REQUIRED ON- GRADE SLABS BELOW GRADE WALLS WHERE HYDROSTATIC PRESSURE MAY OCCUR AS PER SENTENCE-9.13.3.1.(1)
- CONCRETE SLABS SHALL COMPLY WITH SUBSECTION-9.16.4
- ROOF ACCESS AND VENTING SHALL COMPLY WITH SECTION-9.19
- UN-REINFORCED MASONRY VENEER TO BE BUILT AS SECTION-9.20
- FIREPLACES TO BE DESIGNED & INSTALLED AS PER SECTION-9.22
- WALL STUDS SHALL COMPLY WITH SUBSECTION-9.23.10
- WOOD-FRAME CONSTRUCTION SHALL COMPLY WITH S.SEC.-9.23.2
- WOOD-FRAME FASTENERS SHALL COMPLY WITH S.SEC.9.23.3
- SPANS FOR BEAMS, JOISTS & LINTELS SHALL WITH-9.23.4
- BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS PER SUBSECTION-9.23.6
- SILL PLATES SHALL BE MIN.38MMx89MM WHERE THEY PROVIDE BEARING FOR FLOOR SYSTEM
- BEAMS SUPPORTING FLOORS SHALL COMPLY WITH S.SEC. 9.23.8
- FLOOR JOISTS SHALL COMPLY WITH SUBSECTION-9.23.9
- WALL STUDS SHALL COMPLY WITH SUBSECTION-9.23.10
- WALL PLATES SHALL COMPLY WITH SUBSECTION-9.23.11
- FRAMING OVER OPENINGS SHALL COMPLY WITH SUBSECTION-9.23.12
- ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION-9.23.13
- SUB-FLOORING SHALL COMPLY WITH SUBSECTION-9.23.14
- ROOF SHEATHING SHALL COMPLY WITH SUBSECTION-9.23.15
- WALL SHEATHING SHALL COMPLY S.SEC.-9.23.16
- INSULATION REQUIRED AS PER ARTICLE-9.25.2.1
- LOOSE-FILL INSULATION SHALL BE USED ON HORIZONTAL SURFACE ONLY (SEE -9.25.2.4(1))
- AIR BARRIER REQUIRED AS PER ARTICLE-9.25.3.1
- CONTINUITY OF AIR BARRIER IS CRITICAL AS PER ARTICLE-9.25.3.3
- VAPOUR BARRIER REQUIRED AS PER ARTICLE -9.25.4.1, & MATERIAL-9.25.4.2
- CRAWL SPACE SHALL COMPLY WITH SEC.-9.16.4
- WOOD ROOF SHINGLES COMPLY SUB SEC-9.26.9
- ASPHALT SHINGLES SHALL COMPLY-9.26.7
- UNDERLAY BENEATH SHINGLES SHALL COMPLY WITH S.SEC.9.26.6
- EAVE PROTECTION FOR SHINGLES COMPLY-9.26.5
- ROOF FLASHING SHALL COMPLY-9.26.4
- STAPLES FOR ROOFING SHALL COMPLY-9.26.2.3
- NAILS FOR ROOFING SHALL COMPLY-9.26.2.2

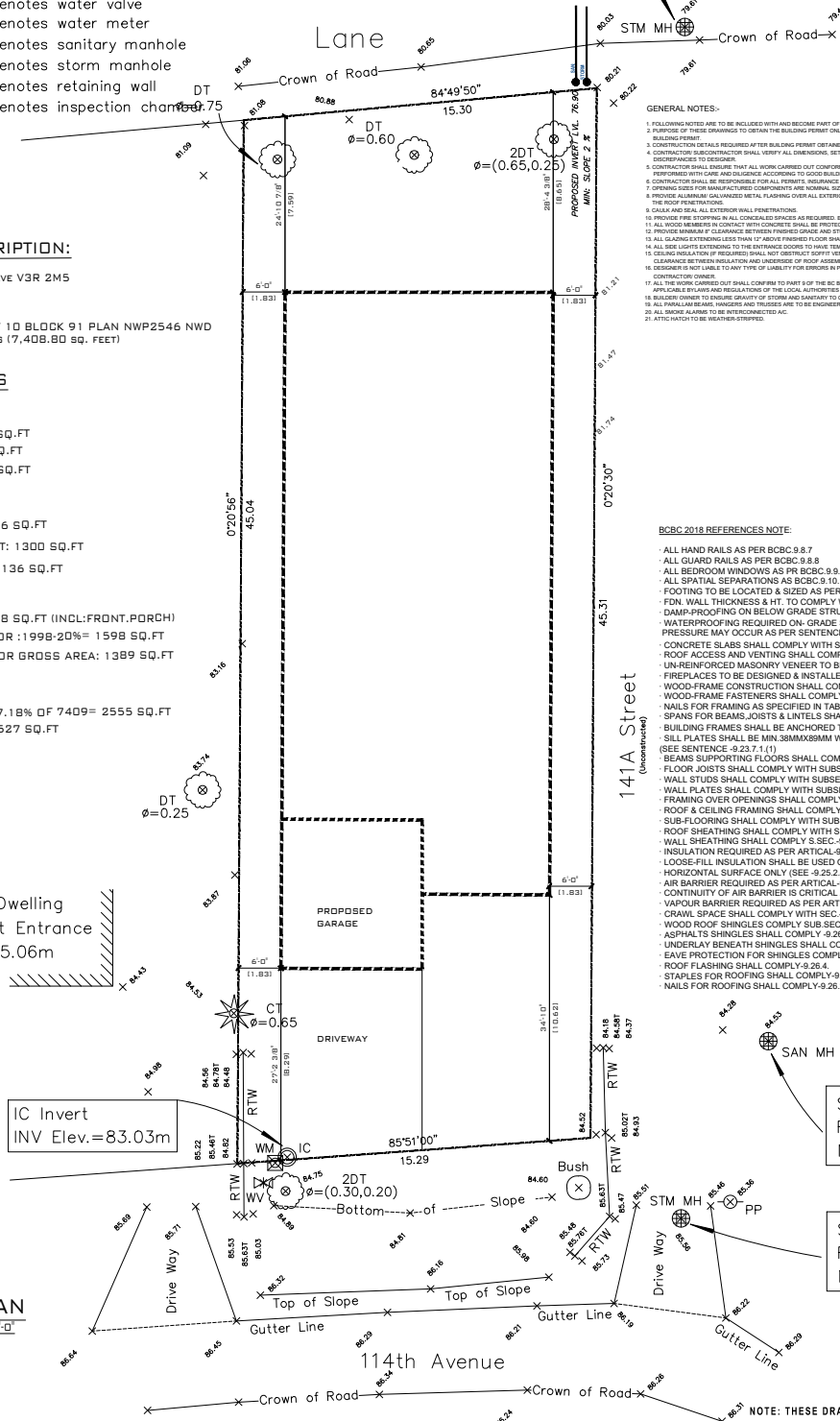
Existing Dwelling
Main Floor at Entrance
Elev. = 85.06m

IC Invert
INV Elev.=83.03m

Sanitary Manhole
Rim Elev.= 84.53m
N INV. Elev.= 81.81m

Storm Manhole
Rim Elev.= 85.56m
N INV. Elev.= 81.44m

SITE PLAN
SCALE: 1/8" = 1'-0"



NOTE: THESE DRAWINGS CONFIRM TO BCBC 2018 EDITION

<p>Project No: 2024-001</p> <p>Drawn By: [Name]</p> <p>Checked By: [Name]</p> <p>Scale: 1/8"=1'-0"</p> <p style="font-size: 24pt; font-weight: bold; text-align: center;">A-01</p>	<p>Project Name and Address</p> <p>Mr. Noureddin (existing house) 1033-Glenwood Crescent North Surrey BC</p>	<p>Site Title:</p> <p style="font-size: 24pt; font-weight: bold; text-align: center;">SITE PLAN</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p style="font-size: 8pt;">THIS DRAWING IS THE PROPERTY OF UDC DESIGN CENTER LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF UDC DESIGN CENTER LTD.</p>	No.	Revision/Issue	Date						
No.	Revision/Issue	Date										
<p>UDC DESIGN CENTER LTD BUILDING & INTERIOR DESIGN CONSULTANTS</p> <p>TEL: 778-858-8194 7204-750-178 STREET A/B EVALUATION/DESIGN/SURVEY WEB: WWW.UDCDESIGN.CA</p>												

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0215-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-923-187
Lot 10 Block 91 New Westminster District Plan 2546

14123 - 114 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum side (east) yard on flanking street setback for the principal building from the side property line is reduced from 3.6 metres to 1.8 metres.
4. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

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

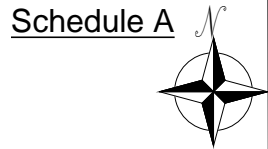
City Clerk – Jennifer Ficocelli

Legend :

- STP Denotes stump of tree
- DT Denotes deciduous tree
- CT Denotes coniferous tree
- x 0.00 Denotes spot elevation
- PP Denotes power pole
- WV Denotes water valve
- WM Denotes water meter
- SAN MH Denotes sanitary manhole
- STM MH Denotes storm manhole
- RTW Denotes retaining wall
- IC Denotes inspection chamber

Sanitary Manhole
Rim Elev. = 79.29m
S INV. Elev. = 77.20m

Storm Manhole
Rim Elev. = 79.61m
S INV. Elev. = 75.76m



PROJECT DESCRIPTION:

ADDRESS: 14123 114 Ave V3R 2M5
 FOLIO: 4000-09046-X
 PID: 010-923-1B7
 PLAN: 2546
 PLAN DESCRIPTION: LOT 10 BLOCK 91 PLAN NWP2546 NWD
 SIZE: 688.30 sq. METERS (7,408.80 sq. FEET)

ZONING DETAILS

PERMITTED FAR:

LIVING AREA: : 3673 SQ.FT
 GARAGE : 420 SQ.FT
 TOTAL : 4093 SQ.FT

PROPOSED AREA:

MAIN FLOOR AREA: 1836 SQ.FT
 UPPER FLOOR AREA NET: 1300 SQ.FT
 TOTAL LIVING AREA: =3136 SQ.FT

80/20 CALCULATIONS

MAIN FLOOR AREA: 1998 SQ.FT (INCL.FRONT.PORCH)
 PERMITTED UPPER FLOOR : 1998-20%= 1598 SQ.FT
 PROPOSED UPPER FLOOR GROSS AREA: 1389 SQ.FT

LOT COVERAGE:

PERMITTED LOT COV: 37.18% OF 7409= 2555 SQ.FT
 PROPOSED LOT COV: 2527 SQ.FT

BUILDING HEIGHT:

PERMITTED: 9 M
 PROPOSED: 8.49 M

- GENERAL NOTES:-**
1. BUILDING NOTES ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED DRAWINGS.
 2. PURPOSE OF THESE DRAWINGS IS TO OBTAIN THE BUILDING PERMIT ONLY. IF CITY REQUIRE, DESIGNER PROVIDES ADDITIONAL DETAILS TO OBTAIN APPROVAL.
 3. CONSTRUCTION DETAILS REQUIRED AFTER BUILDING PERMIT OBTAINED WILL BE ADDITIONAL CHARGE TO CLIENT.
 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS AND INFORMATION PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO DESIGNER.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSURANCE AND HOV REQUIREMENTS.
 6. CONTRACTOR SHALL VERIFY THAT ALL WORK CARRIED OUT CONFORMS TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND IS PERFORMED WITH CARE AND DILIGENCE ACCORDING TO GOOD BUILDING PRACTICES.
 7. OPENING SIZES FOR MANUFACTURED COMPONENTS ARE NOMINAL SIZES ONLY. VERIFY WITH SUPPLIER OR MANUFACTURER.
 8. PROVIDE ALUMINUM GALVANNEZED METAL FLASHING OVER INTERESTED PENETRATIONS, ROOF CURBS AND AROUND ALL THE ROOF PENETRATIONS.
 9. GASKET AND SEAL ALL EXTERIOR WALL PENETRATIONS.
 10. PROVIDE THE STOPPING IN ALL CONCEALED SPACES AS REQUIRED. EXPOSED CONSTRUCTION MATERIALS TO HAVE ADEQUATE FLAME SPREAD RATING.
 11. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH CONTINUOUS GLOTTED CELL FIBRE GLASS DAMP PROOFING STRIP.
 12. PROVIDE MINIMUM 1" CLEARANCE BETWEEN FINISHED DRIVE AND STRUCT. WOOD OR OTHER DEGRADABLE FINISHES.
 13. ALL GLAZING EXTENDING LESS THAN 1" ABOVE FINISHED FLOOR SHALL BE TEMPERED GLASS.
 14. ALL SIDE LIGHTS EXTENDING TO THE ENTRANCE COVERED BY THE TEMPERED GLAZING.
 15. CEILING INSULATION IF REQUIRED SHALL NOT OBSTRUCT SOFT VENTILATION STOPS OR OTHER METHODS SHALL BE USED TO MAINTAIN MIN. 2" CLEARANCE BETWEEN INSULATION AND MEMBERS OF ROOF ASSEMBLY.
 16. DESIGNER IS NOT LIABLE TO ANY TYPE OF LIABILITY FOR ERRORS IN PLANS, ALL PLANS ARE FINALIZED AFTER DETAILED DISCUSSION WITH CONTRACTOR'S DESIGNER.
 17. ALL THE WORK CARRIED OUT SHALL CONFORM TO PART 9 OF THE BC BUILDING CODE 2018 INCLUDING ALL SUPPLEMENT AMENDMENTS AND/OR REGULATIONS AND REGULATIONS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
 18. BUILDER OWNER TO ENSURE GRAVITY OF STORM AND SANITARY TO CONNECT WITH CITY SERVICES.
 19. ALL SIGNAL ALARMS, FIRE ALARMS AND PROBES ARE TO BE ENGINEERED THROUGH AS PER MANUFACTURER.
 20. ALL SHOCK ALARMS TO BE INTERCONNECTED A/C.
 21. ATTIC WATCH FOR BEANER/DRIVER.

Variance to reduce the minimum side (east) yard on flanking street setback from 3.6 metres to 1.8 metres to the principal building.

- BCBC 2**
- ALL HV
 - ALL GI
 - ALL BE
 - ALL SF
 - FOOTI
 - FDN. V
 - DAMP.
 - WATER
- PRESSURE MAY OCCUR AS PER SENTENCE-9.13.3.1.(1).
- CONCRETE SLABS SHALL COMPLY WITH SUBSECTION-9.16.4.
 - ROOF ACCESS AND VENTING SHALL COMPLY WITH SECTION-9.19.
 - UN-REINFORCED MASONRY VENEER TO BE BUILT AS PER SECTION-9.20.
 - FIREPLACES TO BE DESIGNED & INSTALLED AS PER SECTION-9.22.
 - WOOD-FRAME CONSTRUCTION SHALL COMPLY WITH S.SEC.-9.23.2.
 - WOOD-FRAME FASTENERS SHALL COMPLY WITH S.SEC.-9.23.3.
 - NAILS FOR FRAMING AS SPECIFIED IN TABLE-9.23.3.4.
 - SPANS FOR BEAMS, JOISTS & LINTELS SHALL WITH-9.23.4.
 - BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS PER SUBSECTION-9.23.6.
 - SILL PLATES SHALL BE MIN.38MMx89MM WHERE THEY PROVIDE BEARING FOR FLOOR SYSTEM.
 - (SEE SENTENCE-9.23.7.1.1)
 - BEAMS SUPPORTING FLOORS SHALL COMPLY WITH S.SEC.-9.23.8.
 - FLOOR JOISTS SHALL COMPLY WITH SUBSECTION-9.23.9.
 - WALL STUDS SHALL COMPLY WITH SUBSECTION-9.23.10.
 - WALL PLATES SHALL COMPLY WITH SUBSECTION-9.23.11.
 - FRAMING OVER OPENINGS SHALL COMPLY WITH SUBSECTION-9.23.12.
 - ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION-9.23.13.
 - SUB-FLOORING SHALL COMPLY WITH SUBSECTION-9.23.14.
 - ROOF SHEATHING SHALL COMPLY WITH SUBSECTION-9.23.15.
 - WALL SHEATHING SHALL COMPLY S.SEC.-9.23.16.
 - INSULATION REQUIRED AS PER ARTICLE-9.25.2.1
 - LOOSE-FILL INSULATION SHALL BE USED ON HORIZONTAL SURFACE ONLY (SEE-9.25.2.4(1)).
 - AIR BARRIER REQUIRED AS PER ARTICLE-9.25.3.1.
 - CONTINUITY OF AIR BARRIER IS CRITICAL AS PER ARTICLE-9.25.3.3.
 - VAPOUR BARRIER REQUIRED AS PER ARTICLE-9.25.4.1 & MATERIAL-9.25.4.2.
 - CRAWL SPACE SHALL COMPLY WITH SEC.-9.16.4.
 - WOOD ROOF SHINGLES COMPLY SUB SEC-9.26.9.
 - ASPHALT SHINGLES SHALL COMPLY-9.26.7.
 - UNDERLAY BENEATH SHINGLES SHALL COMPLY WITH S.SEC.9.26.6.
 - EAVE PROTECTION FOR SHINGLES COMPLY-9.26.5.
 - ROOF FLASHING SHALL COMPLY-9.26.4.
 - STAPLES FOR ROOFING SHALL COMPLY-9.26.2.3.
 - NAILS FOR ROOFING SHALL COMPLY-9.26.2.2.

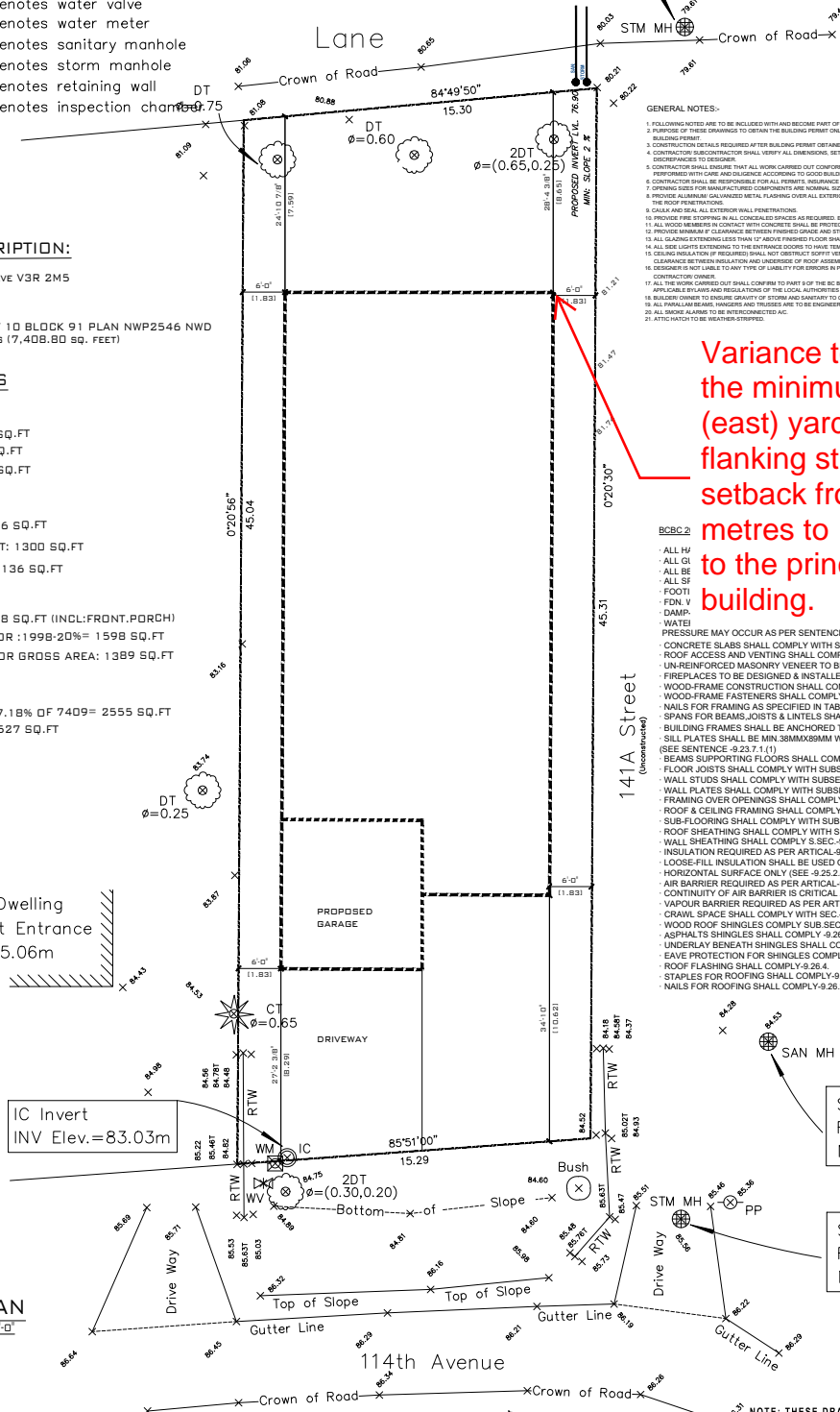
Existing Dwelling
Main Floor at Entrance
Elev. = 85.06m

IC Invert
INV Elev.=83.03m

Sanitary Manhole
Rim Elev.= 84.53m
N INV. Elev. = 81.81m

Storm Manhole
Rim Elev.= 85.56m
N INV. Elev. = 81.44m

SITE PLAN
SCALE: 1/8" = 1'-0"



NOTE: THESE DRAWINGS CONFIRM TO BCBC 2018 EDITION

<p>Project Name and Address</p> <p>Mr. Noureddin (existing house) 1033-Glenwood Crescent North Surrey BC</p>	<p>SITE PLAN</p>	<p>Revision/Issue</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Revision/Issue	Date				<p>UDC DESIGN CENTER LTD BUILDING & INTERIOR DESIGN CONSULTANTS</p> <p>TEL: 778-858-8194 7204-750-178 STREET W. #8 VANCOUVER, BC V6P 4C4 EVALUATION@UDCDESIGN.COM WEB: WWW.UDCDESIGN.COM</p>	
No.	Revision/Issue	Date								
<p>Project No. 2546</p> <p>Drawn By Henry</p> <p>Checked By Henry</p> <p>Scale 1/8"=30.00"</p> <p style="font-size: 2em; font-weight: bold; text-align: center;">A-01</p>										

Summary of Tree Preservation by Species

Alders and Cottonwoods			
Tree Species	Existing	Remove	Retain
Total	0	0	0

All Other Deciduous Trees			
Tree Species	Existing	Remove	Retain
Magnolia	1	1	0
Big leaf maple	1	0	1
Total	2		

Total Deciduous and Coniferous Trees (excluding Alders and Cottonwoods)			
	Existing	Remove	Retain
Total	3	1	2

Coniferous Trees			
Tree Species	Existing	Remove	Retain
Western red cedar	1	0	1
Total	1		

Replacement Trees	
Total Replacement Trees Proposed	2
Total Retained and Replacement Trees	4

Conclusion

Property, plans and trees have been assessed by an arborist to determine tree management recommendations for construction. Those recommendations follow:

Recommended Tree Removals:

- Tree #ci1 is in poor condition and is recommended for removal regardless of other factors.
- Other tree removal recommendations will depend on coordination with site plans.

Recommended Tree Protection:

- Tree barriers shown on the “Tree Plan for Construction” are to be installed and kept in place during the entire duration of construction.

Service Locations:

- Service locations are specified on the “Tree Plan for Construction”

Next Action:

- Supply the arborist with site plans, tree management details require coordination of plans.

Limitations and Assumptions

- This report was prepared for and on behalf of the client and it is intended solely for their use. Woodridge Tree Consulting Arborists Ltd. shall not accept any liability derived from the partial, unintended, unauthorized or improper use of this report.
- This report is restricted to the subject trees as detailed in the report. No other trees were inspected or assessed as part of the work related to the preparation of this report.
- The accuracy and ownership of the locations of trees, property lines and other site features were not verified by Woodridge Tree. Third party information to the consultant may have been relied upon in the formation of the opinion of the consultant in the preparation of this report, and that information is assumed to be true and correct.
- The use of maps, sketches, photographs and diagrams are intended only as a reference for the readers use in understanding the contents and findings of this report, and are not intended as a representation of fact.
- Approvals from a municipal or senior government agency may be required in relation to certain recommendations and treatments provided in this report. The owner is responsible to make an application for, pay related fees and meet all requirements and conditions for the issuance of such permits, approvals or authorizations.

I certify to the best of my knowledge or belief that:

- staff from this firm have performed site inspections on the dates as stated herein.
- the findings are based on information known to the consultant at that time.
- the statements of fact determined by the consultant are true and correct.

If there are questions regarding the contents of this report please contact our office.



Kimberley Dahl

ISA Certified Arborist and Tree Risk Assessor

PN 7658A

Diploma in Horticulture

Woodridge Tree Consulting Arborists Ltd.

kimberley@woodridgetree.com



Preliminary Tree Plan for Construction at 14123 114 Ave Surrey, BC

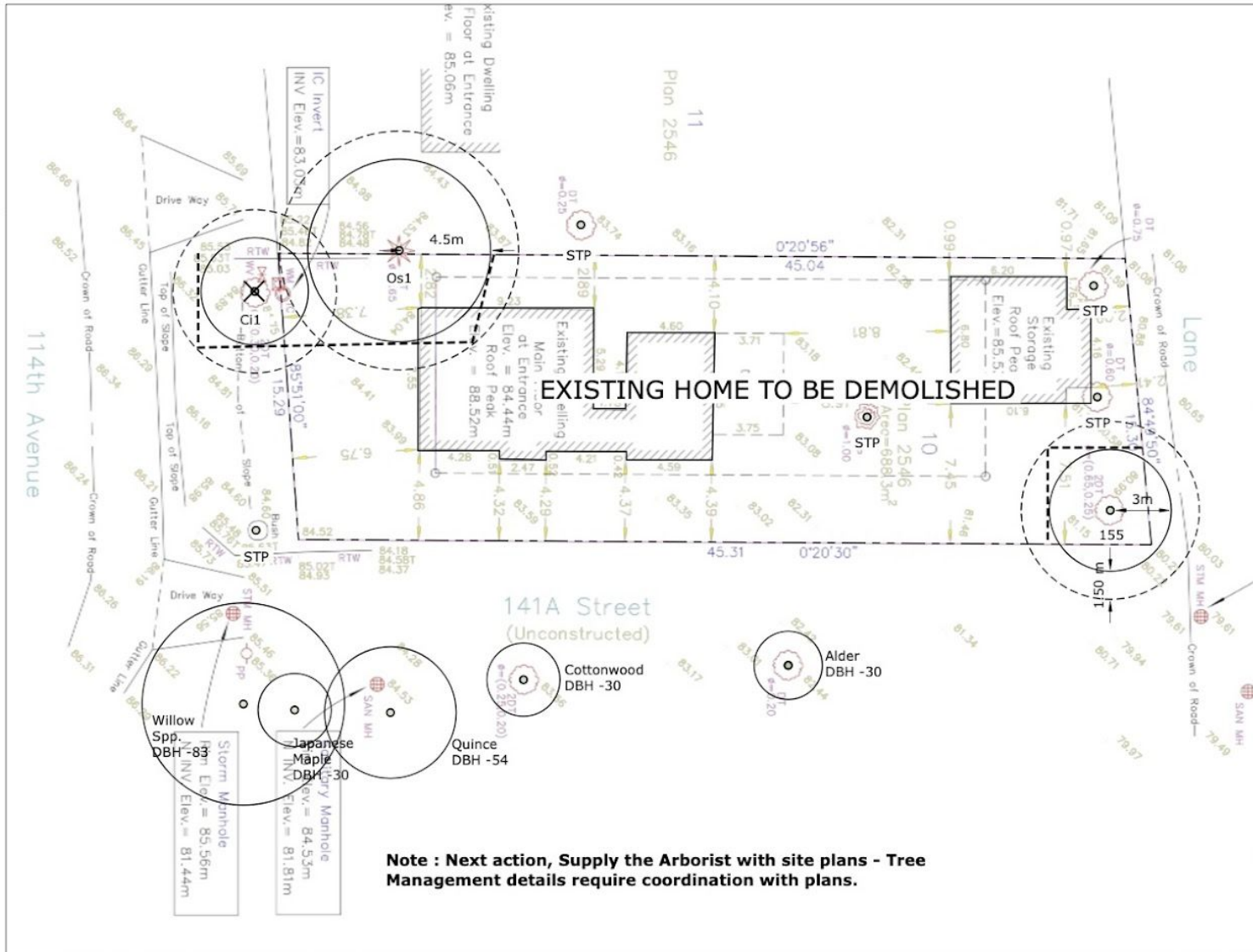
Date: October 26, 2020

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
Cl1	Magnolia	44	2.64
155	Big Leaf Maple	50	3.00
Os1	Western Red Cedar	75	4.50

Legend

- N —>
- x = remove tree
- tree barrier
- STP = Stump



Note : Next action, Supply the Arborist with site plans - Tree Management details require coordination with plans.