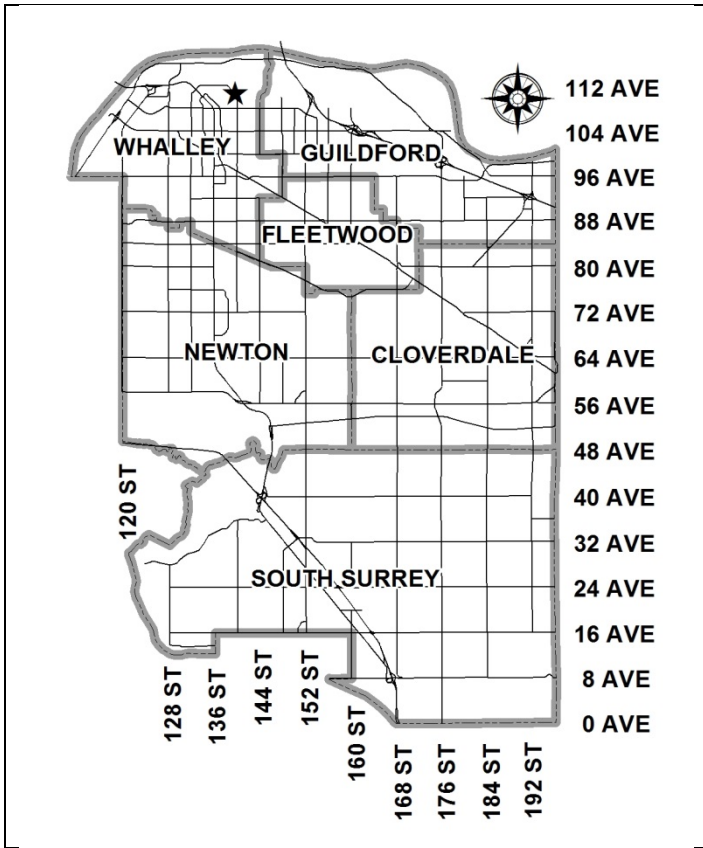


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0150-00

Planning Report Date: September 14, 2015



PROPOSAL:

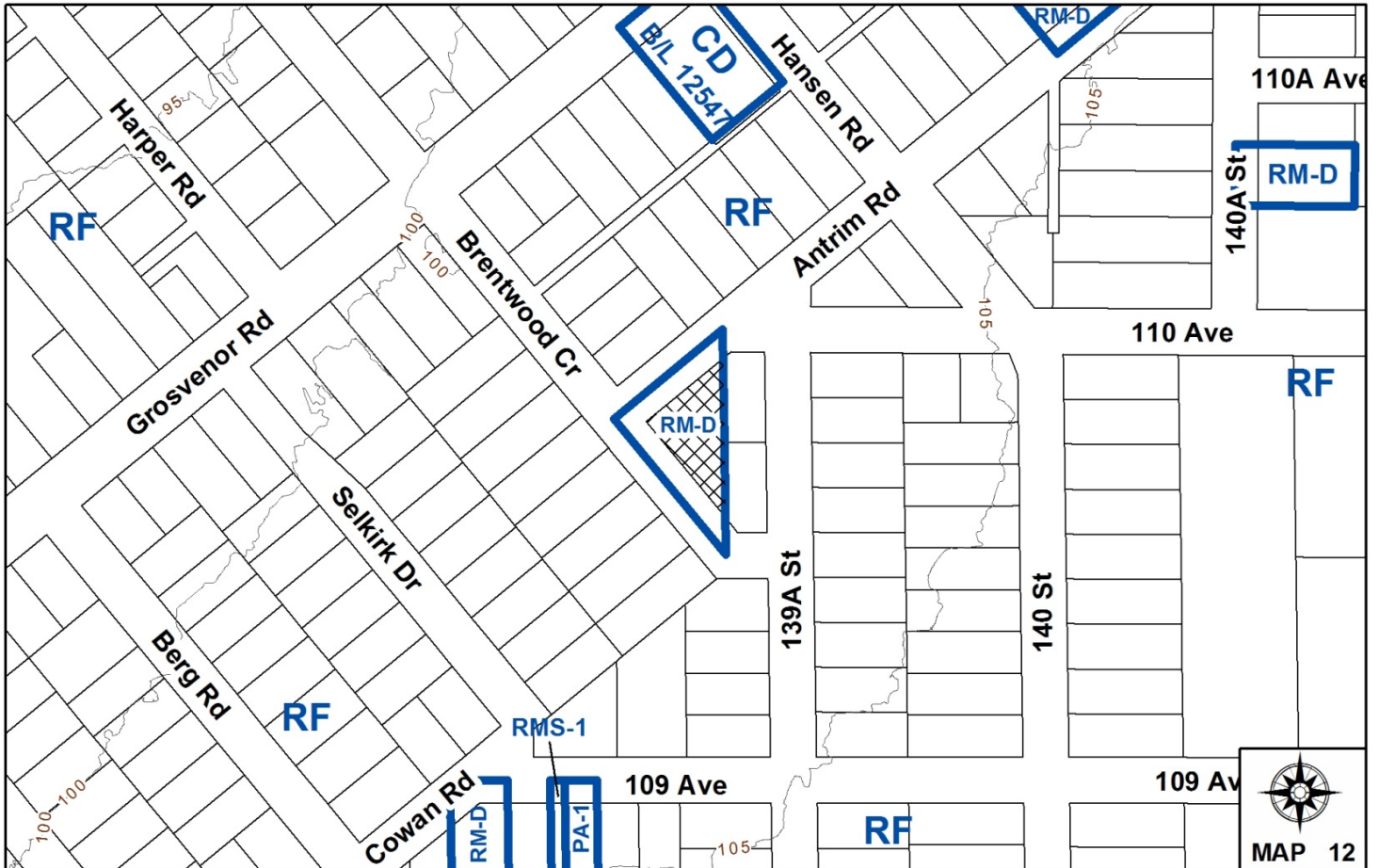
- **Development Permit**
to permit construction of a new duplex.

LOCATION: 13907 - Brentwood Crescent

OWNERS: Domenico Calandra-Checco
 Antonia Calandra-Checco

ZONING: RM-D

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval and issuance of Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan (OCP), and the existing RM-D zoning.
- The proposed duplex applies current design standards, and is an improvement over the existing, older duplex, which will be removed.
- The proposed duplex design has been reviewed by staff and found to be acceptable.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Permit No. 7915-0150-00 and authorize the Mayor and Clerk to execute the Permit.

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

REFERRALS

Engineering: The Engineering Department has no requirements relative to the issuance of the Development Permit.

SITE CHARACTERISTICS

Existing Land Use: Duplex lot with existing duplex to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Antrim Rd.):	Single family dwellings	Urban	RF
East:	Non-conforming duplex and single family dwelling	Urban	RF
South (Across Brentwood Cr.):	Single family dwellings	Urban	RF
West (Across Brentwood Cr. And Antrim Rd.):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 1,182-square metre (12,700 sq. ft.) subject site is located at 13907 Brentwood Crescent in Whalley. The site is designated "Urban" in the Official Community Plan (OCP), is zoned "Duplex Residential Zone (RM-D)", and is designated Single Family Duplex 0.6 FAR in the draft City Centre Plan.
- There is an existing one storey duplex on the property, which will be removed. The applicant has applied for a demolition permit from the Building Division.
- The current application is for a Development Permit to regulate the form and character of a proposed new duplex on the subject site.

- The subject site is triangle-shaped, with two road frontages; Brentwood Crescent and Antrim Road. One duplex unit will have access from Brentwood Crescent and the other duplex unit will have access from Antrim Road.
- The total floor area of the duplex is 336 square metres (3,615 sq. ft.), excluding the two garages which have a combined area of 83 square metres (900 sq. ft.). The floor area of the proposed duplex complies with the maximum permitted floor area of 336 square metres (3,615 sq. ft.) (excluding garages and accessory buildings) for a corner lot in the RM-D Zone.
- The eastern-most duplex unit is set back a minimum of 1.8 metres (6 ft.) from the east lot line. The western-most duplex unit is set back a minimum of 7.5 metres (25 ft.) from the east lot line. These setbacks will provide an adequate interface with the adjacent homes to the east.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed duplex will be two storeys in height and will not have a basement.
- To avoid the appearance of the dwelling units being "mirror images" of each other, one unit will face Brentwood Crescent, and the other unit will face Antrim Road.
- Each dwelling unit will contain an attached garage, which can accommodate two vehicles and meets the off-street parking requirements.
- There are three bedrooms and two full bathrooms located on the upper floor of each unit, with a living room, den, dining room, kitchen, and partial bathroom located on the main floor.
- Cladding materials will consist mainly of hardie and cedar siding and cedar shingles. Cedar shingles are used extensively on the façade facing Antrim Road. Roofing materials will consist of asphalt shingles in a grey or brown colour.
- The length of the façade fronting Antrim road is broken up through the use of several gable elements and variation of materials.
- The proposed duplex applies current design standards, and is an improvement over the existing, older duplex, which will be removed.

Landscaping

- Terry Thrale of Woodridge Tree Consulting Arborists Ltd. prepared the landscape plan. It was reviewed by the City Landscape Architect and deemed acceptable.
- There is one existing tree (Cherry) on site, which will be retained, and three additional trees will be planted.

- A 1.2-metre (4 ft.) high fence will be constructed along the two frontage roads, with a layer of shrubs planted between the fence and property line. Additional shrubs will be planted within the front yard area of each unit, helping to soften the front façades.

TREES

- Terry Thrale, 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			
Cherry	1	0	1
Total	1	0	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		N/A	
Total Retained and Replacement Trees		1	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there is one protected tree on the site and that it can be retained. Additional trees and vegetation will be planted on-site in accordance with the proposed landscape plan (Appendix II).

PRE-NOTIFICATION

Two development proposal signs were installed on the site on July 4, 2015. Staff received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Development Permit No. 7915-0150-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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DEVELOPMENT DATA SHEET

Existing Zoning: RM-D

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1,182 sq. m.
Road Widening area		n/a
Undevelopable area		n/a
Net Total		1,182 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	24%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m.	7.5 m.
Rear	n/a	n/a
Side (East)	1.8 m.	1.8 m.
Side Yard on Flanking Street	3.6 m.	5.2 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m.	7.44 m.
Accessory		n/a
NUMBER OF RESIDENTIAL UNITS		
Bachelor		0
One Bed		0
Two Bedroom		0
Three Bedroom +		2
Total		2
FLOOR AREA: Residential	336 sq. m.	336 sq. m.
FLOOR AREA: Commercial	n/a	
Retail		
Office		
Total	n/a	
FLOOR AREA: Industrial	n/a	
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA	446 sq. m.	419 sq. m.

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	(see Floor Area)	
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	n/a	
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial	n/a	
Industrial	n/a	
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	4	8 (includes garages and driveways)
Residential Visitors	n/a	
Institutional	n/a	
Total Number of Parking Spaces	4	8 (includes garages and driveways)
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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CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7915-0150-00

Issued To: DOMENICO CALANDRA-CHECCO
ANTONIA CALANDRA-CHECCO

("the Owner")

Address of Owner: 10851 - 139A Street
Surrey, BC V3R 3E6

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

Parcel Identifier: 009-803-769

Lot 12 Section 14 Block 5 North Range 2 West New Westminster District Plan 13330

13907 - Brentwood Crescent

(the "Land")

3. The Land has been designated as a Development Permit Area in Surrey Official Community Plan By-law, 2013, No. 18020, as amended.
4. The character of the development including the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7915-0150-00 (A) through to and including 7915-0150-00 (E) (the "Drawings") which are attached hereto and form part of this development permit.
5.
 - (a) The landscaping shall conform to drawing numbered 7915-0150-00 (F) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.

- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$13,135.82

- (d)
- i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.
6. Minor changes to the Drawings and Landscaping that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
8. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
9. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development permit is not a building permit.

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

Mayor - Linda Hepner

City Clerk - Jane Sullivan

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

Authorized Agent: (Signature)

Name: (Please Print)

OR

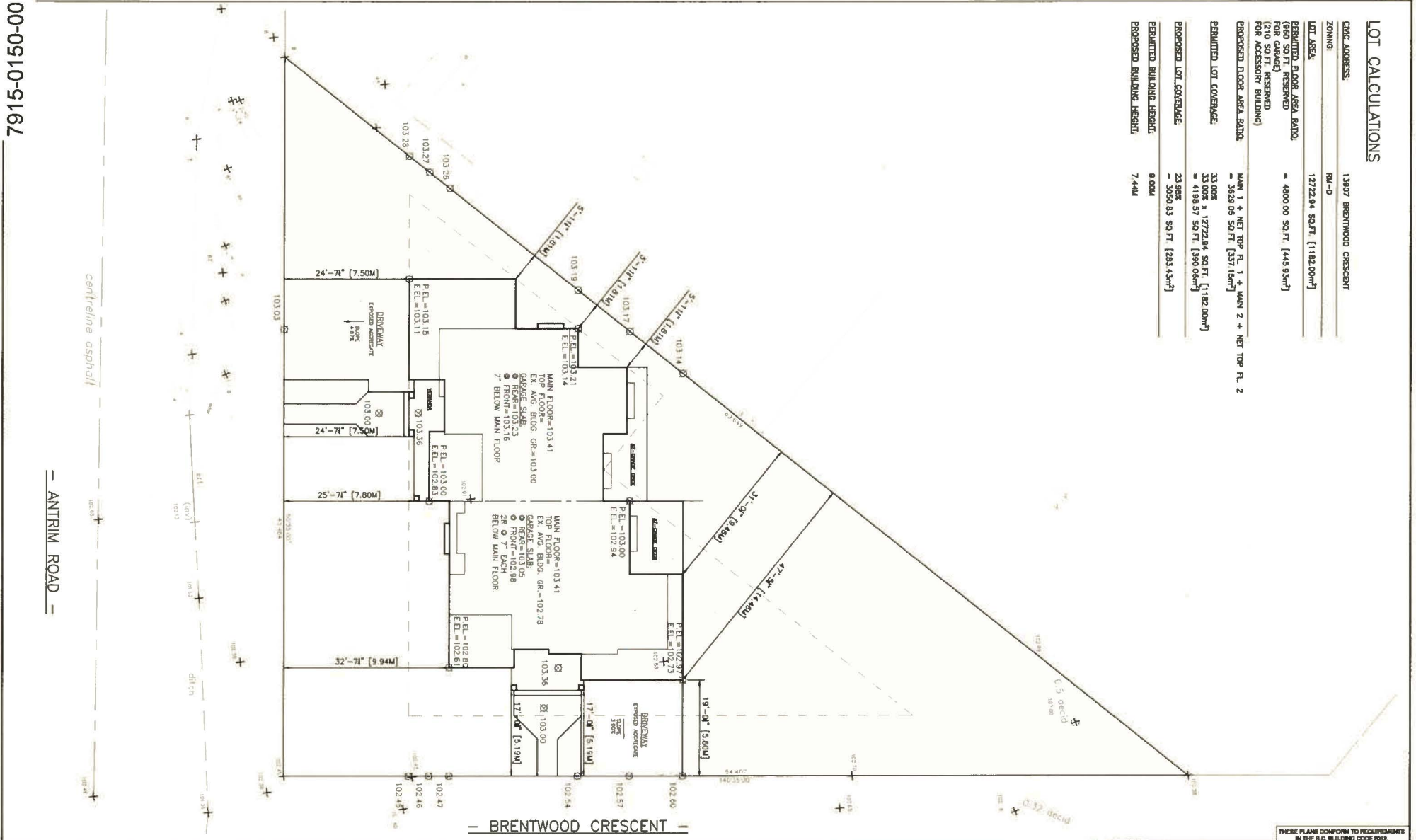
A - Calandra
Owner: (Signature)

Antonia CALANDRA-CHECCO
Name: (Please Print)

LOT CALCULATIONS

CIVIC ADDRESS:	13907 BRENTWOOD CRESCENT
ZONING:	RM-D
LOT AREA:	12722.94 SQ.FT. [1182.00m ²]
PERMITTED FLOOR AREA BATIO:	= 4800.00 SQ.FT. [445.93m ²]
(660 SQ.FT. RESERVED FOR GARAGE)	
(210 SQ.FT. RESERVED FOR ACCESSORY BUILDING)	
PROPOSED FLOOR AREA BATIO:	MAIN 1 + NET TOP FL. 1 + MAIN 2 + NET TOP FL. 2 = 3620.05 SQ.FT. [337.15m ²]
PERMITTED LOT COVERAGE:	23.95% = 3050.83 SQ.FT. [283.43m ²]
PROPOSED BUILDING HEIGHT:	9.00M
PROPOSED BUILDING HEIGHT:	7.44M

7915-0150-00 (A)



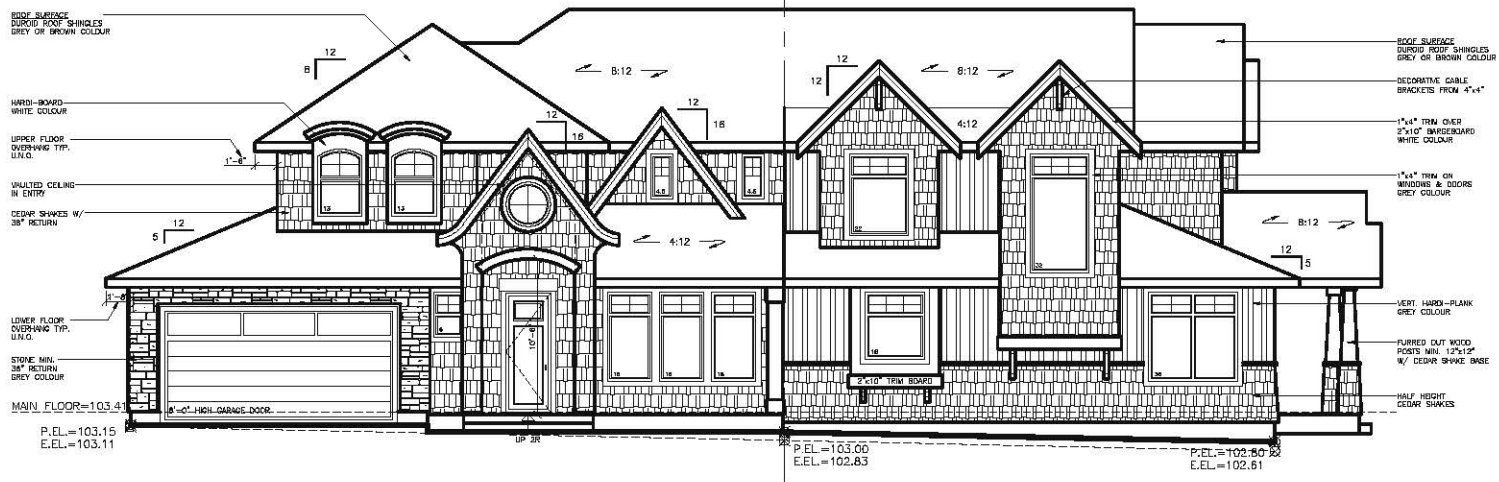
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DATE	DRAWING NO.	DESIGNER
						PROPOSED RESIDENCE FOR ANTONIA & DOMENICO CALANDRA c/o JASS GREWAL 13907 BRENTWOOD CRESCENT SURREY, B.C.	APR. 30, 2015	DD15-P	PHILLON DESIGN

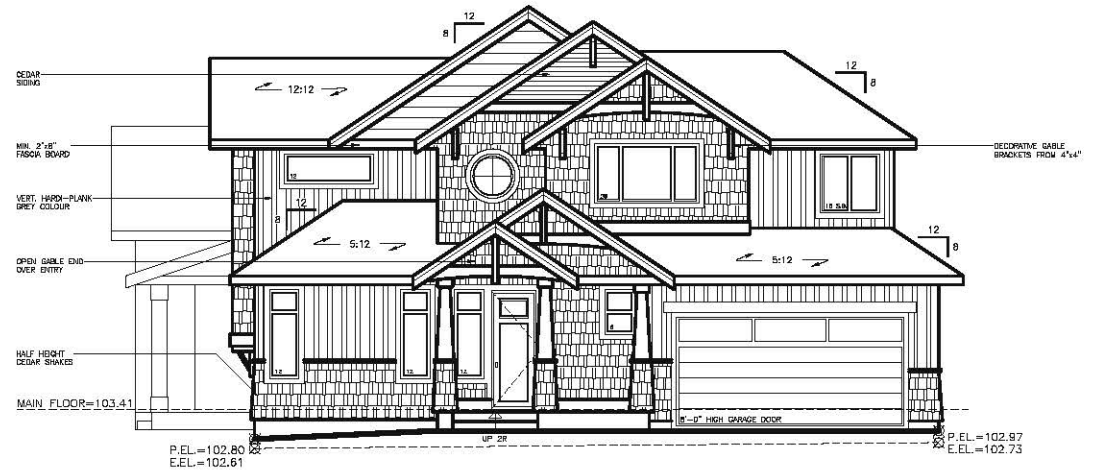


PLANS REVIEWED
 BY W. Rondeau
 DATE: July 22/15
 For D. Powell

PHILLON DESIGN
 ADDRESS: 12850-2800 AVE.
 SURREY, B.C. V3W 3A8
 PHONE: (604) 590-1800
 FAX: (604) 590-2270
 info@phillondesign.ca



— FRONT (NORTH-WEST) ELEVATION —
ANTRIM ROAD



— RIGHT (SOUTH-WEST FLANKING) ELEVATION —
BRENTWOOD CRESCENT

THESE PLANS CONFORM TO REGULATIONS IN THE B.C. BUILDING CODE

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DATE	R.N.	DRAWING NO.	DRILLON DESIGN ADDRESS:
						PROPOSED RESIDENCE FOR ANTONIA & DOMENICO CALANDRA c/o JASS GREWAL 13907 BRENTWOOD CRESCENT SURREY, B.C.	APR. 30, 2015	1/4"=1'-0"	DD15-P	UNIT: 215-12800 SURREY, B.C. V3 PHONE: (604) 581-7561 FAX: (604) 590-1100 info@dhilondesign.com





- REAR (SOUTH-EAST) ELEVATION -



- LEFT (NORTH-EAST) ELEVATION -

THESE PLANS CONFORM TO REG. IN THE B.C. BUILDING CODE.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE

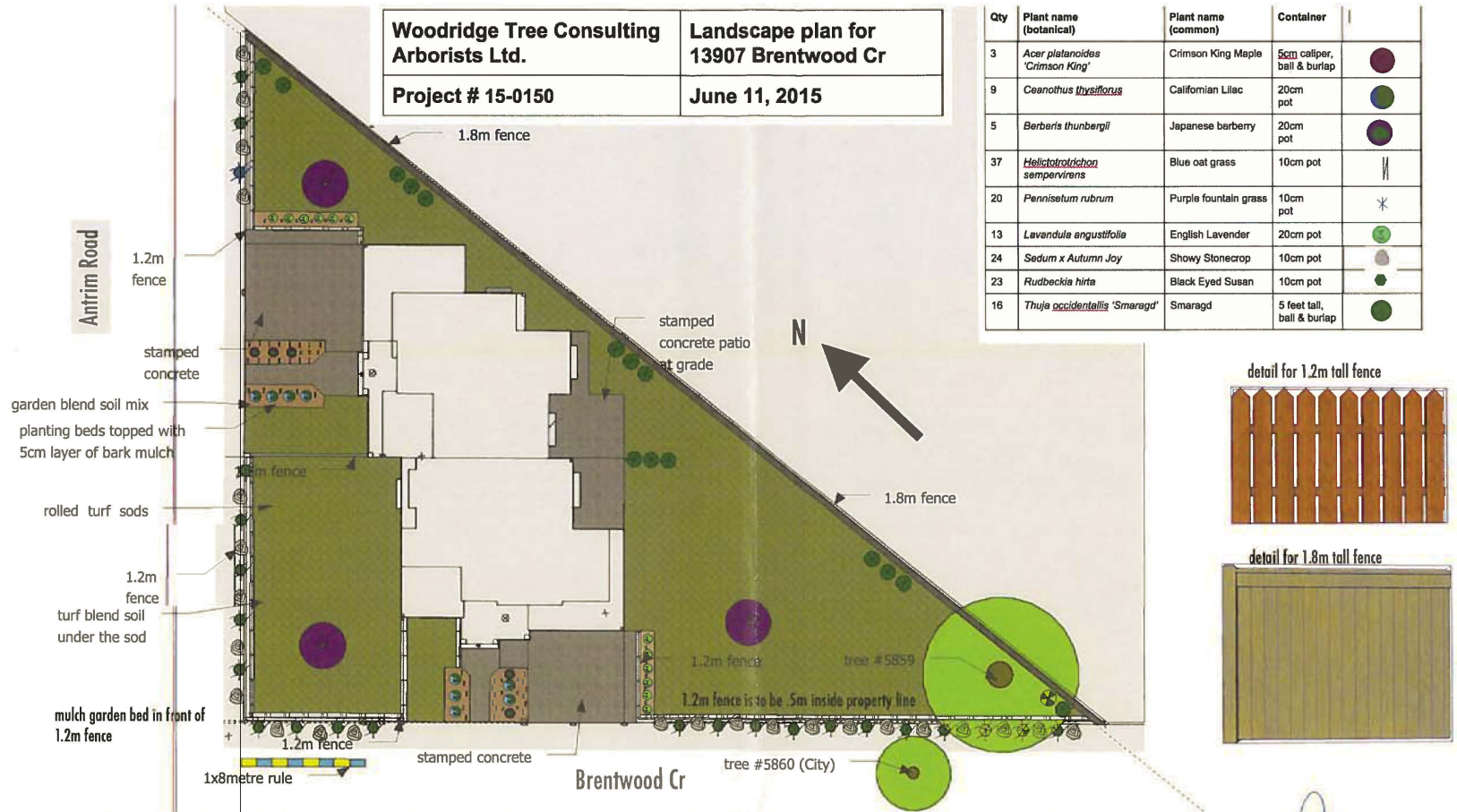


TITLE
 PROPOSED RESIDENCE FOR
 ANTONIA & DOMENICO CALANDRA c/o JASS GREWAL
 13907 BRENTWOOD CRESCENT
 SURREY, B.C.

DRN: R.N.
SCALE: 1/4"=1'-0"
DATE: APR.30, 2015
DRN:
PHONE: 778-863-2800

DRAWING NO.
 DD15-P

DHILLON DESIGN
 UNIT 215-1288
 SUITE 101, B.C. VJ
 PHONE: (604) 5
 FAX: (604) 590-
 info@dhillondesign.com



Plans checked by Am
 Planning & Development, City of Surrey
 Date 29 July 2015
 Acceptable Not Acceptable