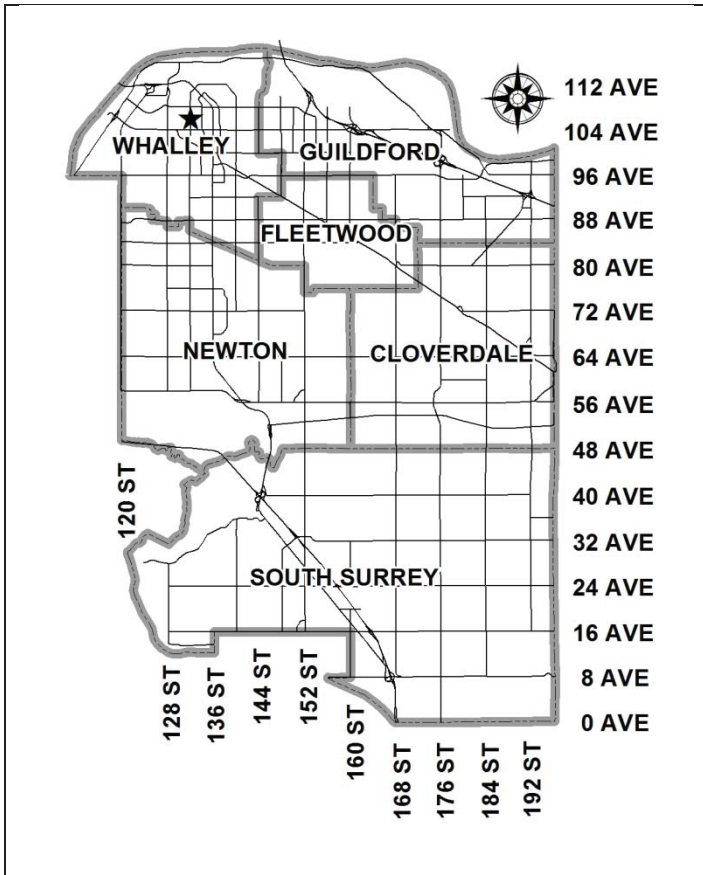


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0381-00

Planning Report Date: October 3, 2016



**PROPOSAL:**

- **Development Variance Permit**  
 to vary the RF Zone to permit the second storey to exceed 80% of the main floor area (up to 85%) for a proposed new single family dwelling.

**LOCATION:** 10615 - 132 Street  
**OWNERS:** Satinder S Nijjer  
 Balwinder S Nijjer  
**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 vary the RF Zone to increase the floor area of the second storey from a maximum of 80% of the floor area of the main floor level to 85% of the floor area of the main floor level, for a proposed new single family dwelling.

### RATIONALE OF RECOMMENDATION

- The applicant is seeking to construct a single family dwelling on the subject corner lot, which has been vacant since 2013.
- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, the side yard setback for lots flanking an arterial or collector road are measured from the centerline of the ultimate road allowance. This narrows the allowable building footprint on the lot.
- As recommended by staff, on May 16, 2016, Council denied a requested variance to relax the flanking side yard setback for the subject site, as 132 Street is intended to be widened to its full 30-metre (98 ft.) standard and any setback relaxation would bring the house closer to the road edge (Application No. 7916-0077-00).
- However, as recommended by staff, on May 16, 2016, Council approved the variance reducing the interior (west) side yard setback which allows for a larger building envelope and will achieve a consistent setback with the existing house to the north (Application No. 7916-0077-00).
- Even with the previously approved variance, the applicant is still unable to construct a maximum sized house under the RF Zone. The proposed relaxation of the “80% rule” will accommodate approximately 10 square metres (107 sq. ft.) of additional floor area on the second floor and a more functional floor plan.
- The larger side yard on flanking street setback requires that the house be long and narrow. The narrower width of the house helps to mitigate the massing impacts of the proposed larger second storey. The applicant is also proposing additional design features to reduce the massing and add articulation to the house.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0381-00 (Appendix III) varying the RF Zone, to increase the floor area of the second storey of the principal building from a maximum of 80% of the floor area of the main floor level to 85% of the floor area of the main floor, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East (Across 132 Street):	Single family dwellings under Application No. 7913-0285-00 for a 5-storey apartment building with a 2-storey townhouse base (at Third Reading).	Urban	RF
South (Across 106 Avenue):	Vacant single family small lot (recently approved on May 2, 2016).	Urban	RF-9
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject lot is located at 10615 – 132 Street, just west of the boundary of City Centre. The site is approximately 683 square metres (7,351 sq. ft.) in size, 19.3 metres (63 ft.) wide and 35.3 metres (116 ft.) deep. The lot is zoned "Single Family Residential Zone (RF)" and is designated Urban in the Official Community Plan (OCP).

- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, the side yard setback for lots flanking an arterial or collector road are measured from the centerline of the ultimate road allowance. In the case of the subject lot, the required setback is 15 metres (49 ft.) from the ultimate centerline of 132 Street plus the 3.6-metre (12 ft.) flanking side yard setback requirement of the RF Zone, for a total setback of 18.6 metres (61 feet) from the ultimate centerline of 132 Street. This equates to an additional 4.942 metres (16 ft.) of setback being required from the existing flanking side lot line along 132 Street. The total flanking side yard setback requirement is 8.542 metres (28 ft.) which has made constructing a maximum sized house on the lot problematic.
- A previous variance application (File No. 7916-0077-00) for the subject property was presented to Council on May 16, 2016 with the applicant receiving a variance on May 30, 2016 to reduce the minimum interior (west) side yard setback of the RF Zone for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).
- As recommended by staff, a second variance was proposed on May 16, 2016 to reduce the minimum flanking side yard setback of the RF Zone for the principal building, from 3.6 metres (12 ft.) to 2.1 metres (7 ft.). The variance was denied as 132 Street is intended to be widened to its full 30-metre (98 ft.) standard and the requested setback relaxation would have brought the house closer to the ultimate road edge.
- The applicant's rationale for both variances was to allow the construction of a maximum sized house within the RF Zone and to allow for a more functional floor plan. However, as only the interior (west) side yard setback was approved, the applicant is only able to construct a 368-square metre (3,971 square feet) dwelling, which is 10 square metres (107 sq. ft.) less than the maximum sized dwelling construction of 379 square metres (4,080 sq. ft.) permitted on this 683-square metre (7,351 sq. ft.) lot.
- Under the RF Zone, the second storey of a principal building must not exceed 80% of the floor area of the main floor level, including an attached garage and a porch at the front that is covered by a sloped roof. This provision is commonly referred to as the "80% rule."
- The applicant is proposing to vary the "80% rule" to increase the permitted size of the second storey from 80% of the floor area of the main floor level to 85% of the floor area for the main floor level to allow for an additional 10 square metres (107 sq. ft.) of total floor area.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF Zone to increase the floor area of the second storey floor of the principal building from a maximum of 80% to 85% of the floor area of the main floor.

Applicant's Reasons:

- The total flanking side (east) yard setback requirement is 8.542 metres (28 ft.) which has made constructing a maximum size dwelling problematic on this lot.

- With the proposed variance, the floor area of the second floor will be increased from 162 square metres (1,746 sq. ft.) to 172 square metres (1,852 sq. ft.) which equates to an additional 10 square metres (107 sq. ft.) of floor area.
- The proposed variance is minimal as it only increases the second floor by 10 square metres (107 sq. ft.) while providing for a maximum sized dwelling of 379 square metres (4,080 sq. ft.) under the RF Zone.
- There is no basement planned for this new house.
- The proposed variance will allow for the second floor to have more functional space.
- Part of the intent of the “80% rule” is to assist in creating more interesting façades and help with massing and articulation. The intent of the “80% rule” is being met through the design of the house using articulation of different siding materials, additional dormers, bump-outs and other one-and-a-half storey elements along the east elevation.
- The applicant proposes that the second floor is offset from the main floor by approximately 2 metres (7 ft.) to 3.5 metres (11 ft.) along the front elevation to provide the majority of the reduced second storey massing. If additional offset was taken from the front it could result in the loss of one of the two proposed washrooms.

Staff Comments:

- The total flanking side (east) yard setback requirement is 8.542 metres (28 ft.) which has made constructing a maximum sized house on the lot problematic.
- The applicant proposes a 203-square metre (2,182 sq. ft.) main floor and a 172-square metre (1,852 sq. ft.) second floor. In total, the applicant will be able to construct a 379-square metre (4,080 square feet) house, which is the maximum size permitted under the RF Zone for a 683-square metre (7,351 sq.ft.) lot.
- The proposed variance is minimal as it adds only 10 square metres (107 sq. ft.) of floor area on the second storey to meet the maximum floor area of 379 square metres (4,080 square feet).
- The applicant has been able to demonstrate that the additional 10 square metres (107 sq. ft.) of floor area on the second storey contributes to the functionality of the second floor without significant massing impacts given the relative narrowness of the proposed house and design articulation features proposed.
- Staff supports this proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Building Elevations
Appendix III	Development Variance Permit No. 7916-0381-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/dk







1 Right Elevation  
1/4" = 1'-0"



2 Front Elevation  
1/4" = 1'-0"



3 Rear Elevation  
1/4" = 1'-0"

THESE PLANS CONFORM TO BCBC 2012  
CONSTRUCTION SHALL FOLLOW LOCAL  
BUILDING BY-LAWS ALONG WITH THESE PLANS.  
CONTRACTOR MUST CONFIRM ALL  
DIMENSIONS PRIOR TO START OF  
CONSTRUCTION.  
THE DESIGNER ASSUMES NO LIABILITY FOR  
ANY ERRORS AND OMISSIONS IN THESE PLANS.  
IT IS THE BUILDER/OWNER'S RESPONSIBILITY  
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Sandeep Ganger

PH.-

No.	Description	Date

10615-132 Street  
Surrey, B.C.

FRONT, RIGHT &  
REAR ELEVATIONS

Project number PVDL-1602-SN-16-1015  
Date 19 FEB 2016  
Drawn by HB  
Checked by GS

A2

Scale 1/4" = 1'-0"





1 Left Elevation  
1/4" = 1'-0"

**GENERAL NOTES**

- DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS
  - ALL DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOOKHER SHALL BE INFORMED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.
  - CONSTRUCTION MUST COMPLY WITH B.C. BUILDING CODE 2012, ELECTRICAL B.C. CODE 2012, PLUMBING B.C. CODE 2012 AND WINDOWS AND GLAZING B.C. CODE 2012.
  - EXACT LOCATION OF THE BUILDING MUST BE CONFIRMED WITH LOCAL AUTHORITIES OR SURVEYOR. ADJUST SITES GRADES AS REQUIRED.
  - FOOTINGS MUST BE TAKEN DOWN PROST LEVEL TO UNDISTURBED SUBSTRATA. INTERIOR FACE OF CONCRETE (FOOTINGS AND WALLS) MUST BE INSULATED WITH 25mm (1") OF RIGID INSULATION.
  - PROVIDE 2" CLEARANCE BETWEEN GRADIC AND SIDING
  - CONCRETE OF FOOTINGS OR WALLS MUST HAVE #4S REEL AND MUST BE ANCHORED WITH 1/2" DIA. BARS @ 47" O.C.
  - ALL FOOTINGS ARE TO EXTEND 1'0" BELOW GRADE MINIMUM.
  - PROVIDE VENTILATION TO ROOMS IN COMPLIANCE WITH B.C.B.C. SECTION 9.35
  - WATERPROOF WALLBOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS
  - DWELLING SECURITY AS OUTLINED IN B.C.B.C. SECTION 9.4.8.
  - ANCHOR POSTS TO FOOTING TO RESIST UPLIFT
  - GLASS IN WINDOWS + DOORS TO BE DOUBLE GLAZED SAFETY GLASS.
  - WINDOW FRAMES TO BE THERMALLY BROKEN.
  - TUBS WITH SHOWERS MUST HAVE A MIN. HEIGHT OF 3'11" FROM TUB RIM.
  - 1" MOSING REQUIRED ON TREADS LESS THAN 1'0"
  - R12 RIGID INSULATION REQUIRED UNDER ENTIRE SLAB AREA FOR SLABS WITH RADIANT HEATING
  - CROSS BRIDGING REQUIRED @ 7'0" MAX. OR GULC + 1/4" DIA. PANEL SUBFLOOR.
  - LINO OR EQUAL REQUIRED TO BATHROOM FLOORS
  - GLASS IN ENTRANCE, SHOWER AND SLIDING DOORS ARE TO BE SAFETY GLASS.
  - ANCHORED DOORS AT ENTRANCES TO WALK-IN CLOSETS ARE TO BE BACKED W/ SOLID MATERIAL AS PER #4.3.3.
  - FLASHING MUST BE PROVIDED OVER ALL EXTERIOR OPENINGS.
  - PROVIDE WEATHER-STRIPPING FOR ALL EXTERIOR DOORS.
  - PROVIDE CALLING AROUND ALL EXTERIOR OPENINGS.
  - FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.
  - ALL EXTERIOR AND GARAGE ELECTRICAL OUTLETS TO BE WATERPROOFED.
  - PROVIDE WEATHER-STRIPPING FOR ALL EXTERIOR DOORS.
  - FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.
  - ALL EXTERIOR AND GARAGE ELECTRICAL OUTLETS TO BE WATERPROOFED.
  - PROVIDE 2" CLEAR SPACE BETWEEN FIREPLACE AND FRAMING.
  - PROVIDE TEMPLERD GLASS WHEN DISTANCE BETWEEN GLASS AND FINISH FLOOR IS LESS THAN 1'0"
  - HEADERS AND TRIMMERS MUST COMPLY WITH B.C. BUILDING CODE 2012.
  - ALL JOIST HANGERS TO HAVE A RESISTANCE OF 2000 Lbs. Ref. STRUCTURAL ENG. UNLESS OTHERWISE NOTED.
  - ALL LINTELS NOT SPECIFIED ARE 2x12 DOUBLE.
  - ATTIC OR CRAWL SPACE ACCESS TO BE HATCHED AND INSULATED. MINIMUM SIZE 20"x20" + HATCH/STRIPPED
  - PROVIDE SCREENED VENTILATION TO ALL ATTIC SPACES AS REQUIRED 1:300
  - PROVIDE BRACING TO ALL CORNERS.
  - PROVIDE 2" CONTINUOUS SCREENED VENTILATION AT SOFFITS.
  - BALCONY RAILINGS TO BE MINIMUM 3'0" OVER FINISH FLOORS.
  - CONFIRM ALL ROUGH OPENINGS OF WINDOWS AND DOORS
  - OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE, AND SHOP DRAWINGS FOR GLUE-LAMINATED BEAMS
  - OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE FOR TRUSSES.
  - FOR INSTALLATION, REFER TO SHOP DRAWINGS. SKYLIGHTS TO BE INSTALLED ACCORDING TO SHOP DRAWINGS BY OTHERS.
  - DOUBLE JOIST UNDER ALL WALLS RUNNING IN THE SAME DIRECTION OF FLOOR JOIST
  - ALL FRAMING ELEMENTS MUST BE No. 2 DOUBLAS FIR.
  - REGISTERED STRUCTURAL ENGINEER SUBMITS LETTER OF UNDERTAKING FOR REVIEW, DESIGN AND SUPERVISION OF STRUCTURAL COMPONENTS.
  - ALSO SEE SMC + WIND DESIGN AS PER CWC GUIDE.
- MISCELLANEOUS**
1. FINISH GRADES ON SITE TO DIRECT ANY SURFACE WATER FLOW FROM THE BUILDING.
  2. WHERE A WINDOW OPENS TO A WINDOW WELL THE OPERATION OF THE SASH SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD RESTRICT ESCAPE IN CASE OF EMERGENCY.
  3. PROVIDE BUILDING AND SITE DRAINAGE AS PER LOCAL REQUIREMENTS.
  4. ALL DOWNSPOUTS WILL TO CONNECTED TO DRAIN PIPES INSTALLED ALL AROUND THE PROPOSED BUILDING.

THESE PLANS CONFORM TO ECBC 2012  
CONSTRUCTION SHALL FOLLOW LOCAL BUILDING BY-LAWS ALONG WITH THESE PLANS.

CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.  
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**Sandeep Ganger**  
PH.

No.	Description	Date

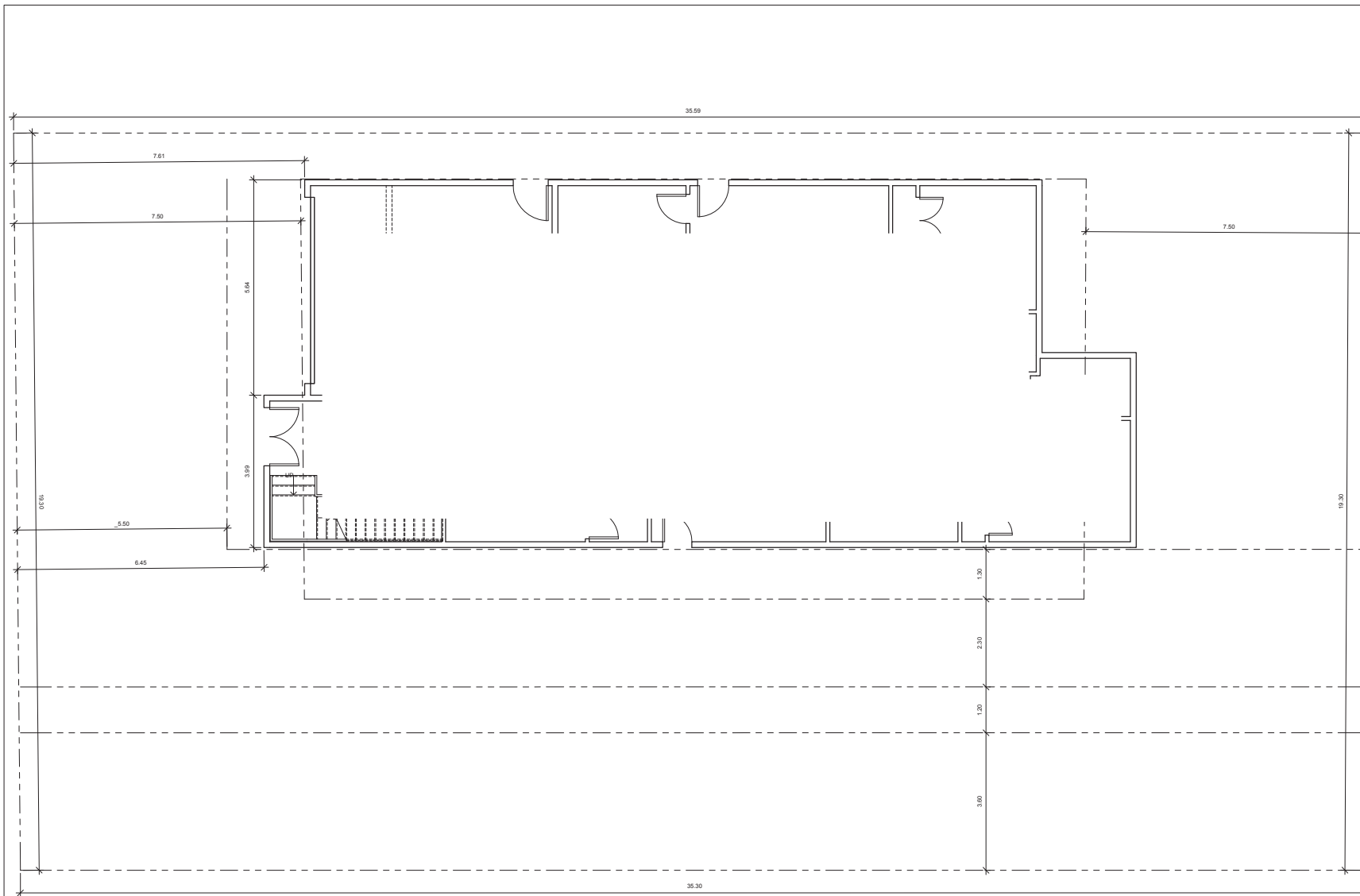
10615-132 Street  
Surrey, B.C.

**LEFT ELEVATION & NOTES**

Project number PVDL-1602-SN-16-1015  
Date 19 FEB 2016  
Drawn by HB  
Checked by GS

**A3**

Scale 1/4" = 1'-0"



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Satinder Nijjar

10615-132 Street  
 Surrey, B.C.

Prelim Main Floor  
 Plan

Project number PVDL-1602-SN-16-1015  
 Date 19 FEB 2016  
 Drawn by HB  
 Checked by GS

A-1  
 Scale 1/4" = 1'-0"

① MAIN FLOOR  
 1/4" = 1'-0"

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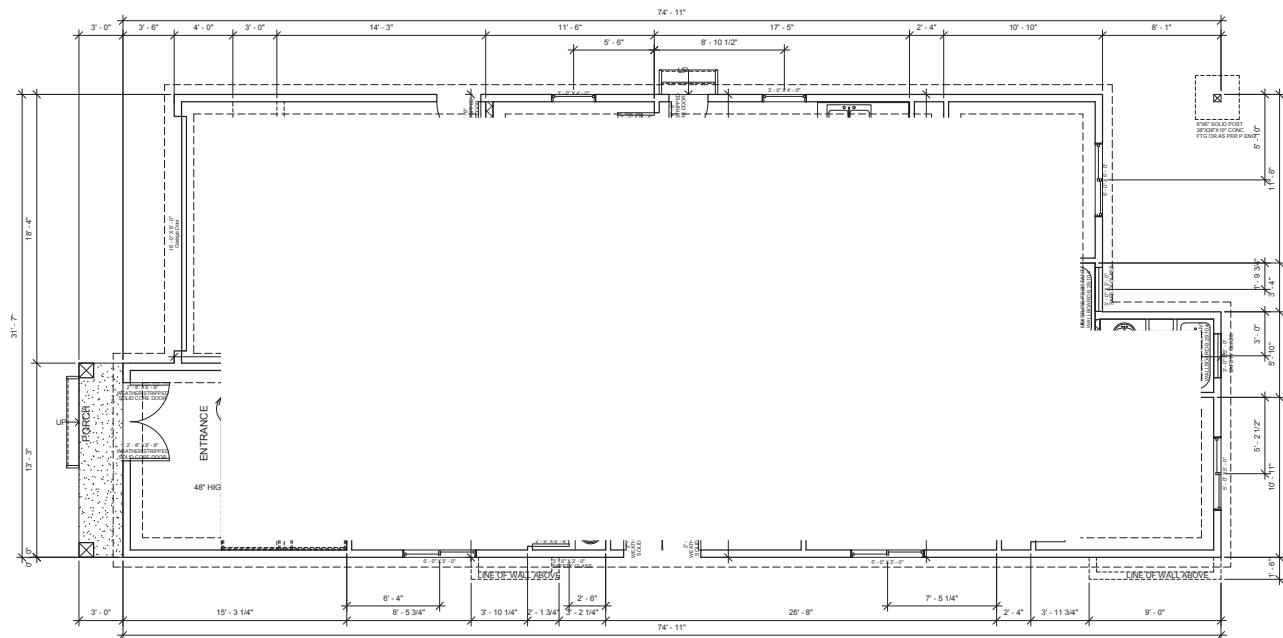
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MAIN FLOOR AREA: 1792.42 SQFT  
GARAGE: 389.58 SQFT  
TOTAL: 2182 SQFT

NET UPPER FLOOR: 1852.64 SQFT

BALCONY-1: 119.95 SQFT  
BALCONY-2: 56.50 SQFT  
PORCH: 24.00 SQFT

MAIN FLOOR: 2182.00 SQFT (INCL GARAGE SQFT)  
UPPER FLOOR: 1852.64 SQFT  
TOTAL: 4034.64 SQFT

**MAIN FLOOR**  
TOTAL FLOOR AREA: 2182.00 SQFT  
9'-0" HIGH CEILING  
RADIANT HEAT

FIRE RATED WALL & CEILING  
BETWEEN DWELLING UNITS  
SEE WALL & CEILING DETAILS

FIRE RATED WALLBOARD ON  
BOTH SIDES OF THE FIRE  
SEPARATION MUST CONTINUE  
BEHIND PLUMBING FIXTURES,  
CABINETS AND EQUIPMENT

1 Main Floor Plan  
1/4" = 1'-0"



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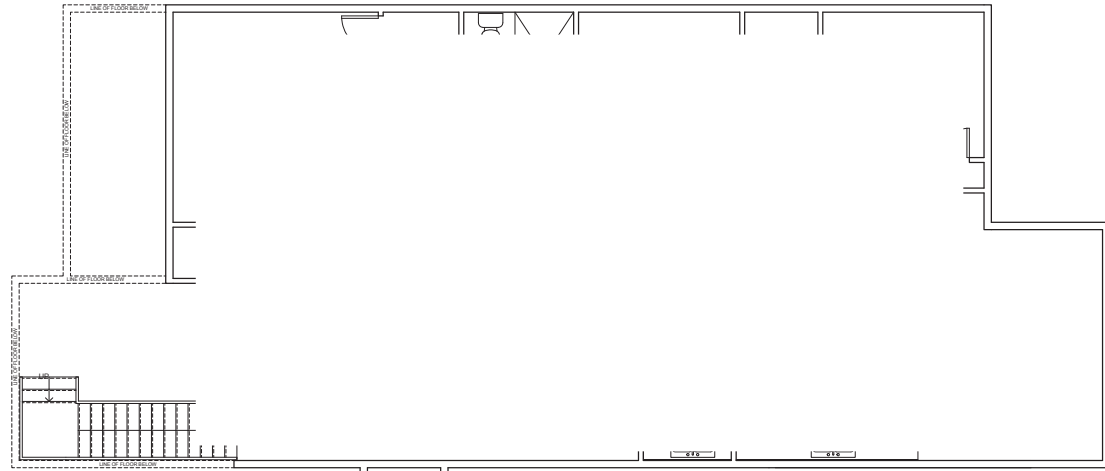
**Sandeep Ganger**  
PH.-

No.	Description	Date

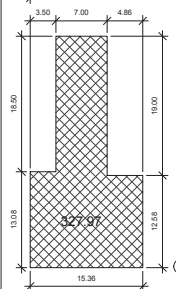
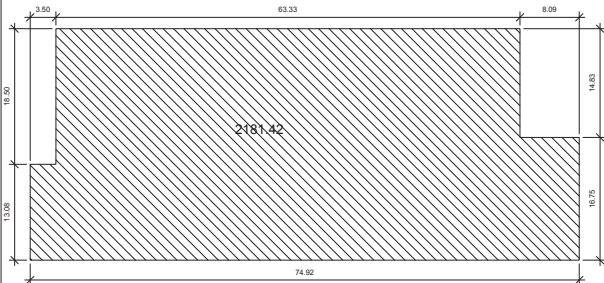
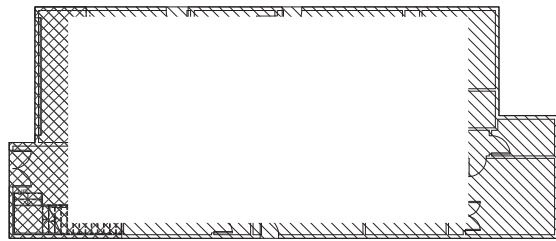
10615-132 Street  
Surrey, B.C.

**MAIN FLOOR PLAN**

Project number	PVDL-1602-SN-16-1015
Date	19 FEB 2016
Drawn by	HB
Checked by	GS
<b>A4</b>	
Scale	1/4" = 1'-0"

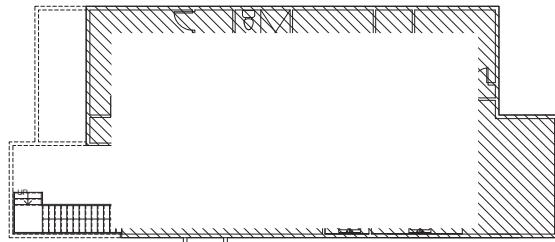


① UPPER FLOOR  
1/4" = 1'-0"

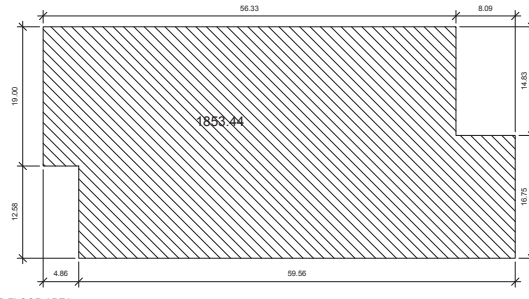


TOTAL AREA COUNTED TOWARDS 90-10: 2181.42 SQFT  
 MIN. 10% AREA SETBACK REQUIRED: 218.14 SQFT  
 PROP. 10% AREA SETBACK: 327.97 SQFT  
 MAX. 90% AREA ON UPPER FLOOR: 1953.28 SQFT  
 PROP. 90% AREA ON UPPER FLOOR: 1853.44 SQFT

② MAIN FLOOR AREA  
1/8" = 1'-0"



③ UPPER FLOOR AREA  
1/8" = 1'-0"



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Satinder Nijjar

10615-132 Street  
 Surrey, B.C.

Prelim Upper Floor  
 & 90/10

Project number PVDL-1602-SN-16-1015

Date 19 FEB 2016

Drawn by HB

Checked by GS

A-2

Scale As indicated

10/07/2016 10:29:54 PM

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0381-00

Issued To: Satinder S Nijjer

Address of Owner: 10615 132 Street  
SURREY BC V3T 3V9

Issued To: Balwinder S Nijjer

Address of Owner: 10615 - 132 Street  
Surrey, BC V3T 3V9

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: 009-757-287  
009-757-287  
Lot 17 Section 21 Range 2 Plan 12973 New Westminster District  
10615 - 132 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section D.2(a)iii of Part 16 Single Family Residential Zone (RF), the maximum floor area of a second storey of a principal building is increased from 80% of the main floor level floor area to 85% of the main floor level floor area.
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, 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 – Linda Hepner

---

City Clerk – Jane Sullivan



① Right Elevation  
1/4" = 1'-0"



② Front Elevation  
1/4" = 1'-0"



③ Rear Elevation  
1/4" = 1'-0"

THESE PLANS CONFORM TO BCBC 2012  
CONSTRUCTION SHALL FOLLOW LOCAL  
BUILDING BY-LAWS ALONG WITH THESE PLANS.

CONTRACTOR MUST CONFIRM ALL  
DIMENSIONS PRIOR TO START OF  
CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR  
ANY ERRORS AND OMISSIONS IN THESE PLANS.  
IT IS THE BUILDER/OWNER'S RESPONSIBILITY  
TO REVIEW AND VERIFY THE WHOLE PLAN (I.E.  
ALL LEVELS, DIMENSIONS, STRUCTURAL  
ADEQUACIES) PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS.

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PLEASE NOTE THAT THIS DRAWING IS FOR  
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INTENDED TO BE ISSUED FOR CONSTRUCTION  
UNTIL APPROVED BY CITY.



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Sandeep Ganger

PH.-

No.	Description	Date

10615-132 Street  
Surrey, B.C.

FRONT, RIGHT &  
REAR ELEVATIONS

Project number PVDL-1602-SN-16-1015

Date 19 FEB 2016

Drawn by HB

Checked by GS

A2

Scale 1/4" = 1'-0"

2016-02-19 10:26:49 AM





1 Left Elevation  
1/4" = 1'-0"

**GENERAL NOTES**

- DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS
  - ALL DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND TOOKHER SHALL BE INFORMED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.
  - CONSTRUCTION MUST COMPLY WITH B.C. BUILDING CODE 2012, ELECTRICAL B.C. CODE 2012, PLUMBING B.C. CODE 2012 AND WINDOWS AND GLAZING B.C. CODE 2012.
  - EXACT LOCATION OF THE BUILDING MUST BE CONFIRMED WITH LOCAL AUTHORITIES OR SURVEYOR. ADJUST SITES GRADES AS REQUIRED.
  - FOOTINGS MUST BE TAKEN DOWN PROST LEVEL TO UNDISTURBED SUBSTRATA. INTERIOR FACE OF CONCRETE (FOOTINGS AND WALLS) MUST BE INSULATED WITH 25mm (1") OF RIGID INSULATION.
  - PROVIDE 2" CLEARANCE BETWEEN GRADIC AND SIDING
  - CONCRETE OF FOOTINGS OR WALLS MUST HAVE #4S REEL AND MUST BE ANCHORED WITH 1/2" DIA. BOLTS @ 47" O.C.
  - ALL FOOTINGS ARE TO EXTEND 1'0" BELOW GRADE MINIMUM.
  - PROVIDE VENTILATION TO ROOMS IN COMPLIANCE WITH B.C.B.C. SECTION 9.35
  - WATERPROOF WALLBOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS
  - DWELLING SECURITY AS OUTLINED IN B.C.B.C. SECTION 9.4.8.
  - ANCHOR POSTS TO FOOTING TO RESIST UPLIFT
  - GLASS IN WINDOWS + DOORS TO BE DOUBLE GLAZED SAFETY GLASS.
  - WINDOW FRAMES TO BE THERMALLY BROKEN.
  - TUBS WITH SHOWERS MUST HAVE A MIN. HEIGHT OF 3'11" FROM TUB RIM.
  - 1" MOSING REQUIRED ON TREADS LESS THAN 1'0"
  - R12 RIGID INSULATION REQUIRED UNDER ENTIRE SLAB AREA FOR SLABS WITH RADIANT HEATING
  - CROSS BRIDGING REQUIRED @ 7'0" MAX. OR GULC + 1/4" DIA. PANEL SUBFLOOR.
  - LINO OR EQUAL REQUIRED TO BATHROOM FLOORS
  - GLASS IN ENTRANCE, SHOWER AND SLIDING DOORS ARE TO BE SAFETY GLASS.
  - ANCHORED DOORS AT ENTRANCES TO WALK-IN CLOSETS ARE TO BE BACKED W/ SOLID MATERIAL AND FOR #4x4x3.
  - FLASHING MUST BE PROVIDED OVER ALL EXTERIOR OPENINGS.
  - PROVIDE WEATHER-STRIPPING FOR ALL EXTERIOR DOORS.
  - PROVIDE CALLING AROUND ALL EXTERIOR OPENINGS.
  - FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.
  - ALL EXTERIOR AND GARAGE ELECTRICAL OUTLETS TO BE WATERPROOFED.
  - PROVIDE WEATHER-STRIPPING FOR ALL EXTERIOR DOORS.
  - FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.
  - FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.
  - ALL EXTERIOR AND GARAGE ELECTRICAL OUTLETS TO BE WATERPROOFED.
  - PROVIDE 2" CLEAR SPACE BETWEEN FIREPLACE AND FRAMING.
  - PROVIDE TEMPLERD GLASS WHEN DISTANCE BETWEEN GLASS AND FINISH FLOOR IS LESS THAN 1'0"
  - HEADERS AND TRIMMERS MUST COMPLY WITH B.C. BUILDING CODE 2012.
  - ALL JOIST HANGERS TO HAVE A RESISTANCE OF 2000 Lbf. Ref. STRUCTURAL ENG. UNLESS OTHERWISE NOTED.
  - ALL LINTELS NOT SPECIFIED ARE 2x12 DOUBLE.
  - ATTIC OR CRAWL SPACE ACCESS TO BE HATCHED AND INSULATED. MINIMUM SIZE 20"x20" + HATCH/STRIPPED
  - PROVIDE SCREENED VENTILATION TO ALL ATTIC SPACES AS REQUIRED 1:300
  - PROVIDE BRACING TO ALL CORNERS.
  - PROVIDE 2" CONTINUOUS SCREENED VENTILATION AT SOFFITS.
  - BALCONY RAILINGS TO BE MINIMUM 3'0" OVER FINISH FLOORS.
  - CONFIRM ALL ROUGH OPENINGS OF WINDOWS AND DOORS
  - OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE, AND SHOP DRAWINGS FOR GLUE-LAMINATED BEAMS
  - OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE FOR TRUSSES.
  - FOR INSTALLATION, REFER TO SHOP DRAWINGS. SKYLIGHTS TO BE INSTALLED ACCORDING TO SHOP DRAWINGS BY OTHERS.
  - DOUBLE JOIST UNDER ALL WALLS RUNNING IN THE SAME DIRECTION OF FLOOR JOIST
  - ALL FRAMING ELEMENTS MUST BE No. 2 DOUBLAS FIR.
  - REGISTERED STRUCTURAL ENGINEER SUBMITS LETTER OF UNDERTAKING FOR REVIEW, DESIGN AND SUPERVISION OF STRUCTURAL COMPONENTS.
  - ALSO SEE SMC + WIND DESIGN AS PER CWC GUIDE.
- MISCELLANEOUS**
1. FINISH GRADES ON SITE TO DIRECT ANY SURFACE WATER FLOW FROM THE BUILDING.
  2. WHERE A WINDOW OPENS TO A WINDOW WELL THE OPERATION OF THE SASH SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD RESTRICT ESCAPE IN CASE OF EMERGENCY.
  3. PROVIDE BUILDING AND SITE DRAINAGE AS PER LOCAL REQUIREMENTS.
  4. ALL DOWNSPOUTS WILL TO CONNECTED TO DRAIN PIPES INSTALLED ALL AROUND THE PROPOSED BUILDING.

THESE PLANS CONFORM TO BCBC 2012  
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**Sandeep Ganger**  
PH.

No.	Description	Date

10615-132 Street  
Surrey, B.C.

**LEFT ELEVATION & NOTES**

Project number PVDL-1602-SN-16-1015  
Date 19 FEB 2016  
Drawn by HB  
Checked by GS

**A3**

Scale 1/4" = 1'-0"