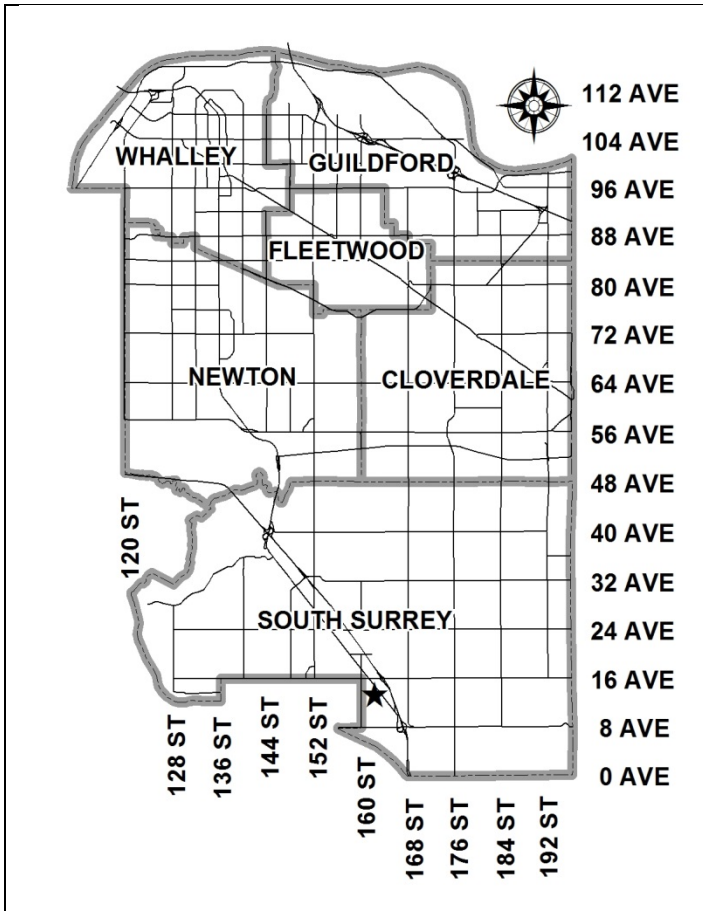


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0396-00

Planning Report Date: February 1, 2016



**PROPOSAL:**

- **Development Variance Permit**  
 to reduce the minimum rear yard setback of a proposed single family dwelling.

**LOCATION:**

1162 - 163B Street

**OWNER:**

Robert S Richardson  
 Lorraine K Richardson

**ZONING:**

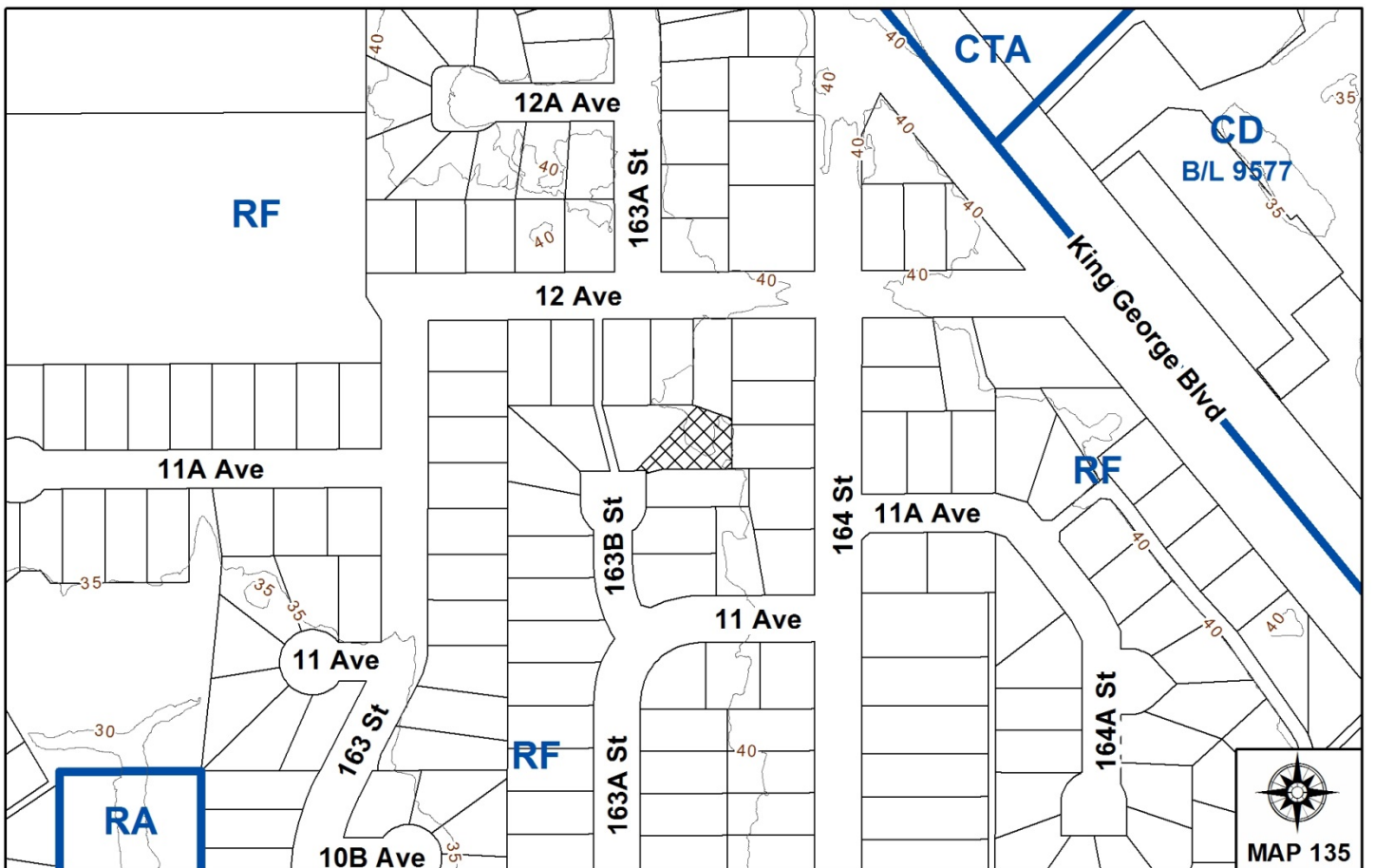
RF

**OCP DESIGNATION:**

Urban

**SECONDARY PLAN DESIGNATION:**

Single Family Residential (6 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to the rear yard setback of the RF Zone.

RATIONALE OF RECOMMENDATION

- The requested rear yard setback variance is to permit the expansion of the house on the main floor only.
- The rear yard will continue to have ample useable space despite the proposed rear yard reductions, given the substantial area of the pie-shaped lot in the rear yard.
- The applicant has demonstrated support of neighbouring property owners for the proposal.
- Staff supports the requested variances to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0396-00 (Appendix V) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.); and
- (b) to reduce the minimum rear yard (north) setback of the RF Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

| Direction | Existing Use            | OCP / Secondary Plan Designation          | Existing Zone |
|-----------|-------------------------|---|---------------|
| North:    | Single Family Dwellings | Urban / Single Family Residential (6 upa) | RF            |
| East:     | Single Family Dwellings | Urban / Single Family Residential (6 upa) | RF            |
| South:    | Single Family Dwelling  | Urban / Single Family Residential (6 upa) | RF            |
| West:     | Single Family Dwelling  | Urban / Single Family Residential (6 upa) | RF            |

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is a pie-shaped lot located at 1162 163B Street. The property is zoned “Single Family Residential Zone“(RF), designated “Single Family Residential (6 u.p.a.)” in the King George Highway Corridor Development Concept Plan, and designated “Urban” in the OCP.
- The floor area of the existing house and accessory buildings on the property is approximately 234 square metres (2,519 sq. ft.), which is less than the maximum floor area permitted in the RF Zone for a lot of this size (i.e. 387 square metres or 4,167 sq. ft.).

### Current Proposal

- The applicant is requesting a Development Variance Permit to reduce the rear yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.), and to reduce the minimum rear yard (north) setback of the RF Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) (Appendix II).
- The requested rear yard setback variances are to allow for the expansion of the home by 27 square metres (291 sq. ft.) on the main floor only.
- The rear yard of the subject property backs onto the rear yards of three neighbouring properties to the east and north.
- The floor area of the house after the proposed addition, including accessory buildings, will be 261 square metres (2,809 sq. ft.), which is below the maximum permitted Floor Area Ratio (FAR) for a RF lot of this size (i.e. 387 sq. m. or 4,167 sq. ft.). The Lot Coverage of the house after the proposed addition, including accessory buildings, will be 26%, which is also below the maximum permitted for a RF lot of this size (i.e. 36%).

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To reduce the minimum rear yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.); and
- To reduce the minimum rear yard (north) setback of the RF Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

#### Applicant's Reasons:

- The requested rear yard setback variances are to permit the expansion of the home by 27 square metres (291 sq. ft.) on the main floor only.
- The variances are required due to the pie-shape of the lot in order to accommodate a modest proposed extension to the house.
- The applicant has provided five signed letters of support from all surrounding neighbours.

#### Staff Comments:

- The requested rear yard setback variances are to permit a modest expansion of the home on the main floor only.
- The rear yard will continue to have ample useable space despite the proposed rear yard reductions, given the substantial width of the rear yard of the lot.

- Impacts to the neighbouring properties will be negligible, given that the rear yard of the subject property backs onto the rear yards of the neighbouring properties to the east and north.
- Staff support the requested variances to proceed to Public Notification.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

|               |  |
|---------------|--|
| Appendix I.   | Lot Owners and Action Summary                |
| Appendix II.  | Proposed Site Plan                           |
| Appendix III. | Proposed Building Addition Drawings          |
| Appendix IV.  | Letters of Support                           |
| Appendix V.   | Development Variance Permit No. 7915-0396-00 |

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/ar

Information for City Clerk

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

1. (a) Agent:      Name:                  Robert S Richardson  
  
   Address:                  1162 - 163B Street  
   Surrey, BC V4A 8E8  
  
   Tel:                          604-542-1162 - Primary  
   604-961-6110 - Cellular
  
2.      Properties involved in the Application
  - (a)      Civic Address:                  1162 - 163B Street
  
  - (b)      Civic Address:                  1162 - 163B Street  
   Owner:                          Lorraine K Richardson  
   Robert S Richardson  
   PID:                                  004-610-610  
   Lot 6 Section 12 Township 1 New Westminster District Plan 72369
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7915-0396-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

LEGAL DESCRIP:  
 LOT 6, SEC. 12, TWP 1,  
 NWD PLAN 72367

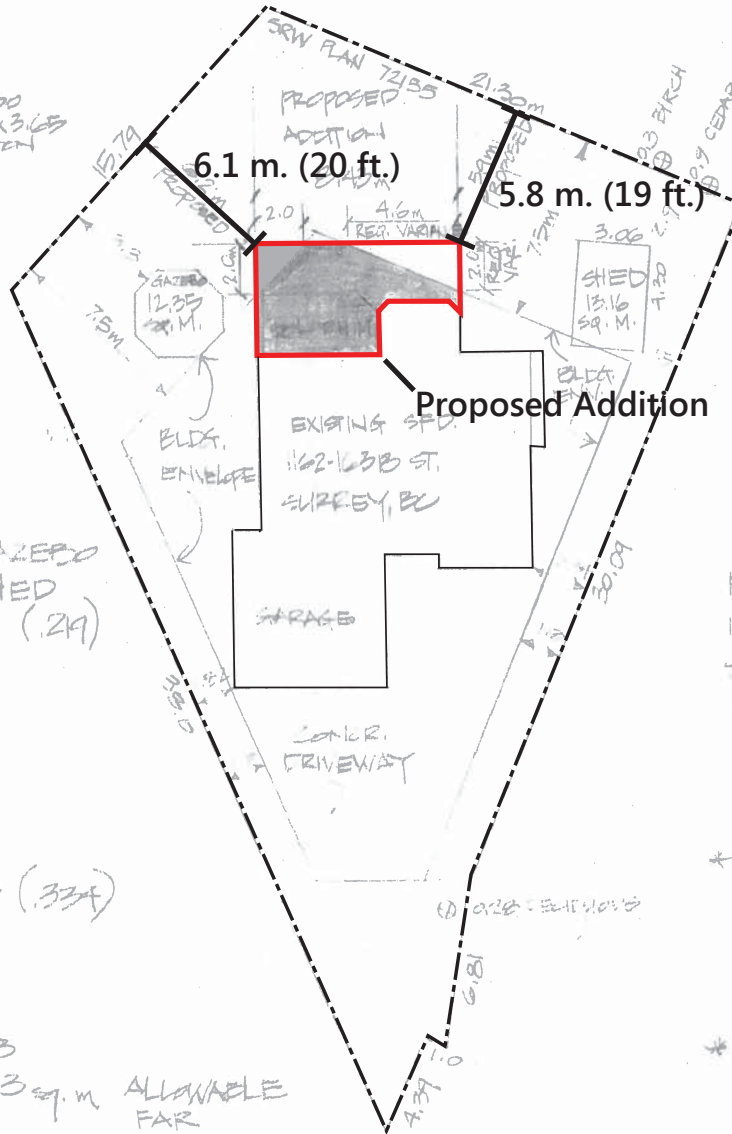
ZONE: RF  
 LOT AREA: 706.1 sq. m  
 LOT COVER:  
 $706.1 \times .36 = 254.2 \text{ sq. m}$   
 ACTUAL: MAIN FL. 95.44  
 GAR 34.75  
 PROP. ADDITION 27.03  
 ACCESSORY BLDGS. 11.21 STAZEDO  
 13.16 SHED  
 TOTAL = 134.56 (.29)

FAR: MAIN FL. 95.44  
 GAR 34.75  
 UPPER FL. 79.52  
 STAZEDO 11.213  
 SHED 3.16  
 TOTAL 234.08 (.334)

LOT: 706.1 sq. m  
 $660 \times 6 = 336.0$   
 $660 \times 35 = 70.03$   
 TOTAL = 406.03 sq. m ALLOWABLE FAR

STAZEDO  
 3.65 X 3.65  
 STATION

2.0m  
 PROPOSED  
 ADDITION



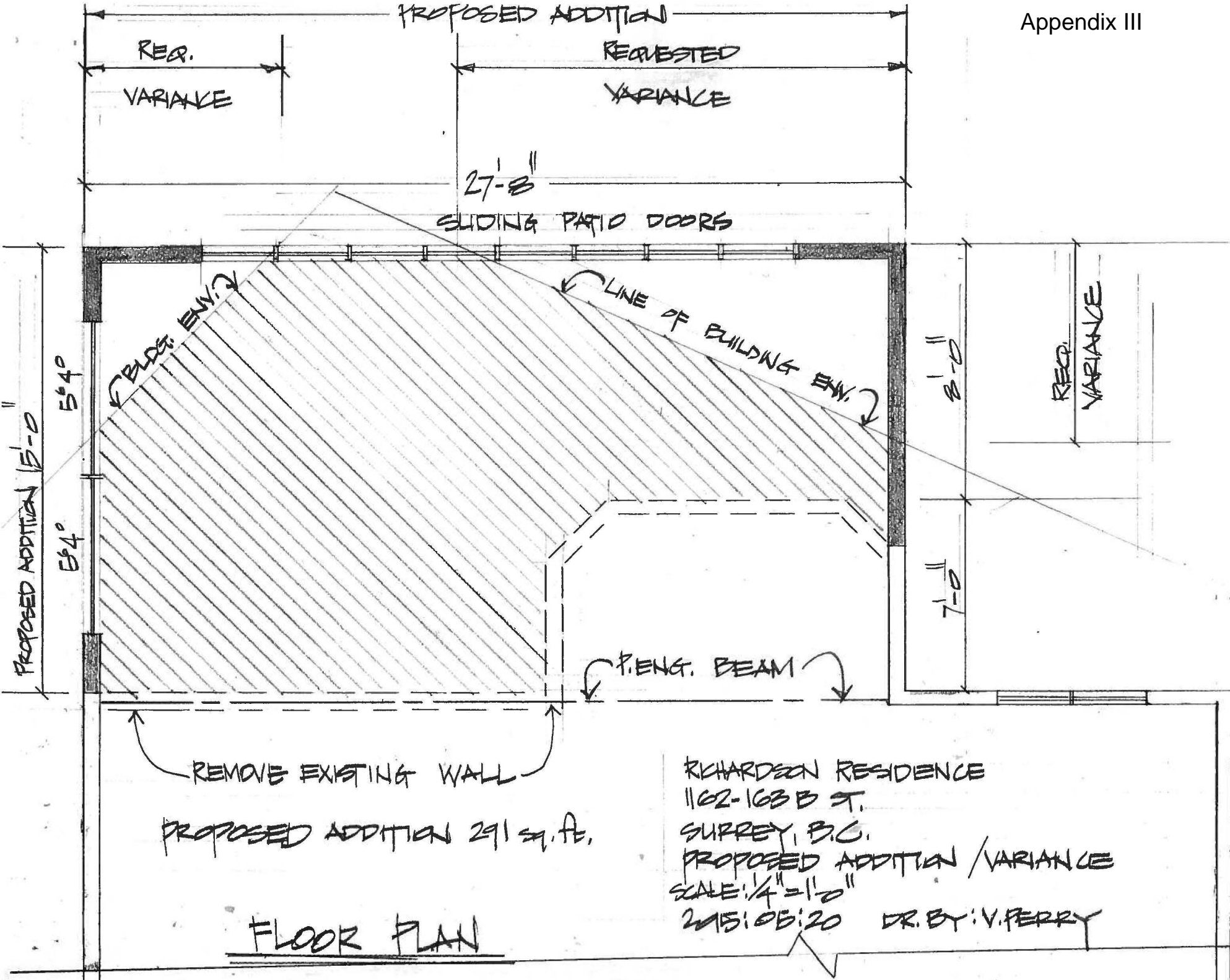
RICHARDSON RESIDENCE  
 1162-163B ST.  
 SURREY, B.C.  
 PROPOSED ADDITION, VARIABLE  
 2015/05/20  
 DR. BY: J. PERCY

\*NOTE\* BC LAND SURVEYOR  
 TO CONFIRM SETBACKS

SITE PLAN

\*REVISED 2016/01/11  
 SITE CALCULATIONS

163B STREET



REQ. VARIANCE

PROPOSED ADDITION

REQUESTED VARIANCE

27'-8"

SLIDING PATIO DOORS

PROPOSED ADDITION 15'-0"

5'-4"

5'-4"

BLDG. ENW.

LINE OF BUILDING ENW.

8'-0"

REQ. VARIANCE

7'-0"

P. ENG. BEAM

REMOVE EXISTING WALL

PROPOSED ADDITION 291 sq. ft.

FLOOR PLAN

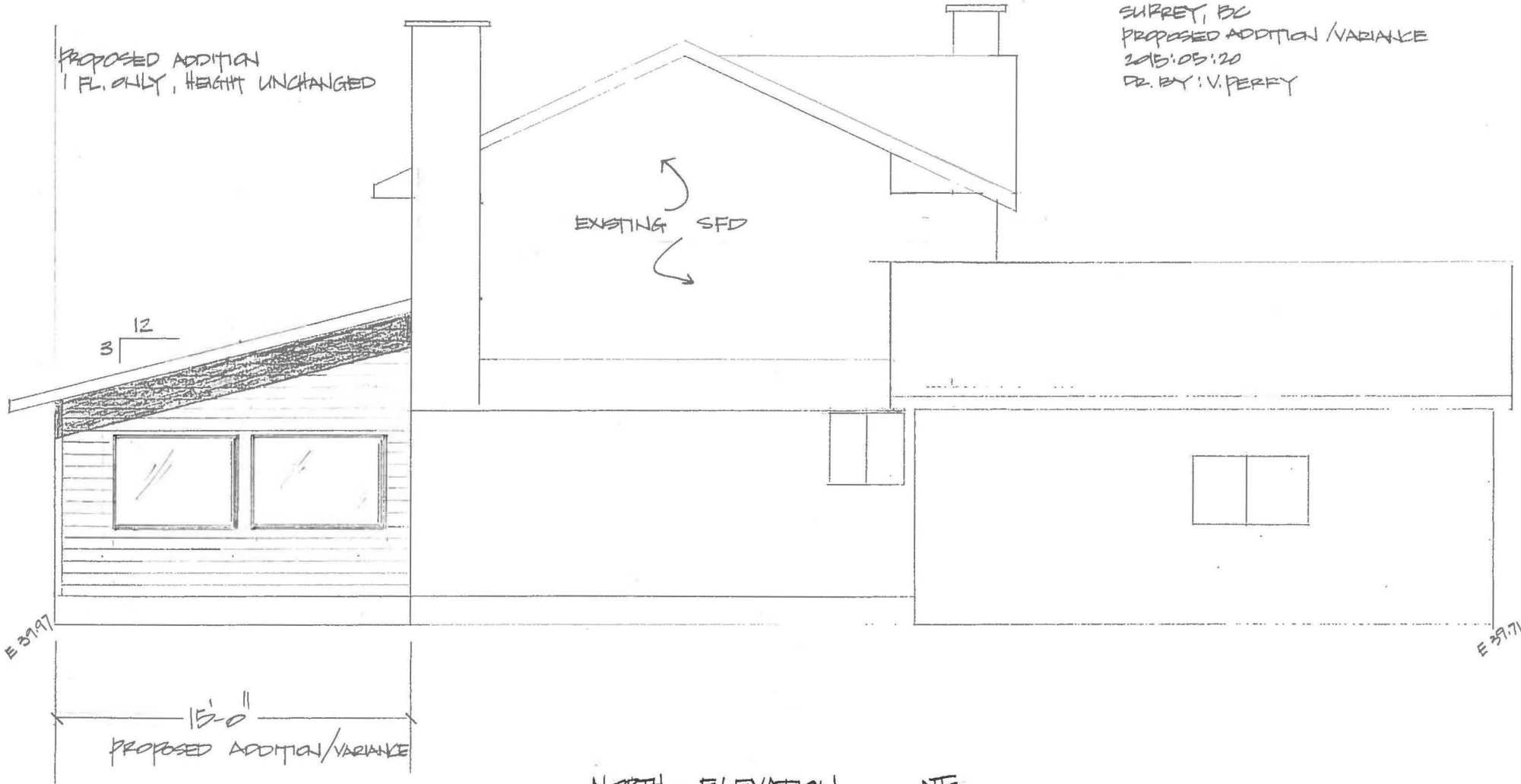
RICHARDSON RESIDENCE  
 1162-163 B ST.  
 SURREY, B.C.  
 PROPOSED ADDITION / VARIANCE  
 SCALE: 1/4" = 1'-0"  
 2/15/05:20 DR. BY: V. FERRY



RICHARDSON RESIDENCE  
1162-1638 ST.  
SURREY, BC  
PROPOSED ADDITION / VARIANCE  
2015.05.20  
DR. BY: V. PERRY

PROPOSED ADDITION  
1 FL. ONLY, HEIGHT UNCHANGED

EXISTING SFD



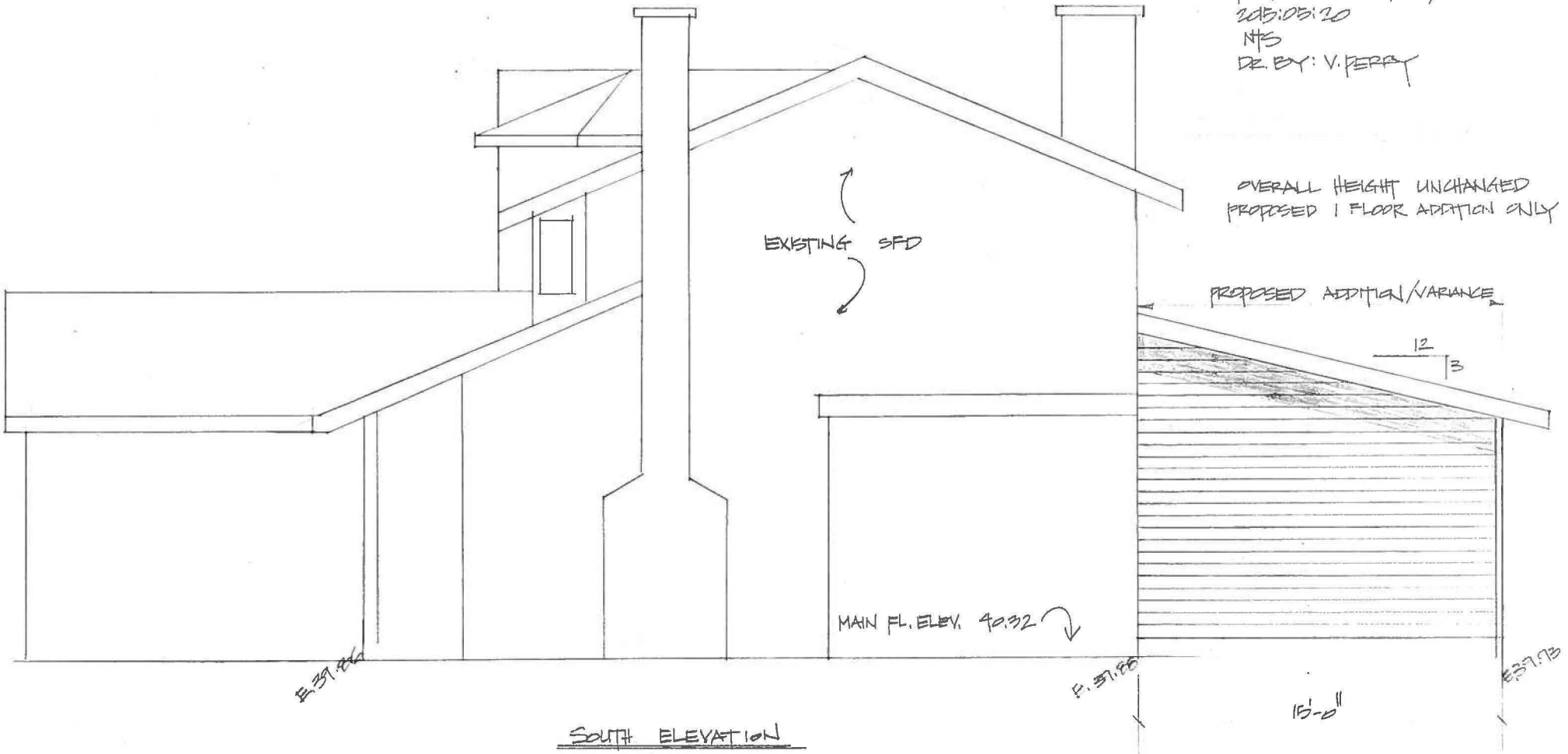
NORTH ELEVATION NTS.

E 3797

E 3771

RICHARDSON RESIDENCE  
162-163 B ST.  
SURREY, BC  
PROPOSED ADDITION/VARIANCE  
205:051:20  
NTS  
DR. BY: V. PERRY

OVERALL HEIGHT UNCHANGED  
PROPOSED 1 FLOOR ADDITION ONLY



E. 39.86

EXISTING SFD

PROPOSED ADDITION/VARIANCE

MAIN FL. ELEV. 40.32

E. 37.86

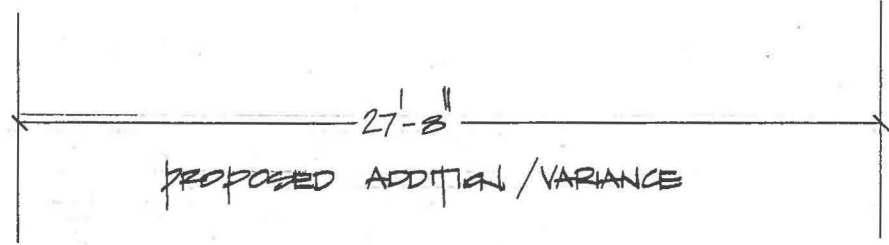
15'-0"

E. 37.73

SOUTH ELEVATION

REHARDSON RESIDENCE  
1162-1133 B ST.  
SURREY, B.C.  
PROPOSED ADDITION/VARIANCE  
20E105120  
DR BY: V. PERRY

OVERALL HT. UNCHANGED



EAST ELEVATION \* NTS \*

APPENDIX IV

May 21, 2015

Dear Neighbor,

We are coming to you to ask for your approval of our proposed addition to the main floor of the back of our house. (See drawing)

We are going thru the approval process with the city of Surrey, and are also going thru all steps in regards to permits, building codes etc.

This will be a small addition, taking off the existing sunroom, and adding a small amount to our current footprint on the main level only.

Our neighbors are important to us as well as our neighborhood as a whole, so we feel that you should know our future plans and hope this meets with your approval.

Sincerely

Bob & Lorraine Richardson

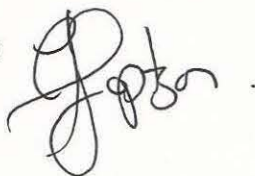
1162 163B St.

Surrey

604-542-1162

Name: Carl Richardson

Address: 16372 12<sup>th</sup> Ave.

Signature: 

May 21, 2015

Dear Neighbor,

We are coming to you to ask for your approval of our proposed addition to the main floor of the back of our house. (See drawing)

We are going thru the approval process with the city of Surrey, and are also going thru all steps in regards to permits, building codes etc.

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Our neighbors are important to us as well as our neighborhood as a whole, so we feel that you should know our future plans and hope this meets with your approval.

Sincerely

Bob & Lorraine Richardson

1162 163B St.

Surrey

604-542-1162

Name: 

Address: 1175 164

Signature: 

May 21, 2015

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Our neighbors are important to us as well as our neighborhood as a whole, so we feel that you should know our future plans and hope this meets with your approval.

Sincerely

Bob & Lorraine Richardson

1162 163B St.

Surrey

604-542-1162

Name:

*Donna F. Wilkinson*

Address:

*1183-164 St. Surrey, BC*

Signature:

*DONNA WILKINSON.*

May 21, 2015

Dear Neighbor,

We are coming to you to ask for your approval of our proposed addition to the main floor of the back of our house. (See drawing)

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Our neighbors are important to us as well as our neighborhood as a whole, so we feel that you should know our future plans and hope this meets with your approval.

Sincerely

Bob & Lorraine Richardson

1162 163B St.

Surrey

604-542-1162

Name: *Nichelle Bailey*

Address: *1158-163<sup>B</sup> ST*

Signature: *N Bailey*



May 21, 2015

Dear Neighbor,

We are coming to you to ask for your approval of our proposed addition to the main floor of the back of our house. (See drawing)

We are going thru the approval process with the city of Surrey, and are also going thru all steps in regards to permits, building codes etc.

This will be a small addition, taking off the existing sunroom, and adding a small amount to our current footprint on the main level only.

Our neighbors are important to us as well as our neighborhood as a whole, so we feel that you should know our future plans and hope this meets with your approval.

Sincerely

Bob & Lorraine Richardson

1162 163B St.

Surrey

604-542-1162

Name:

Andrew Loge

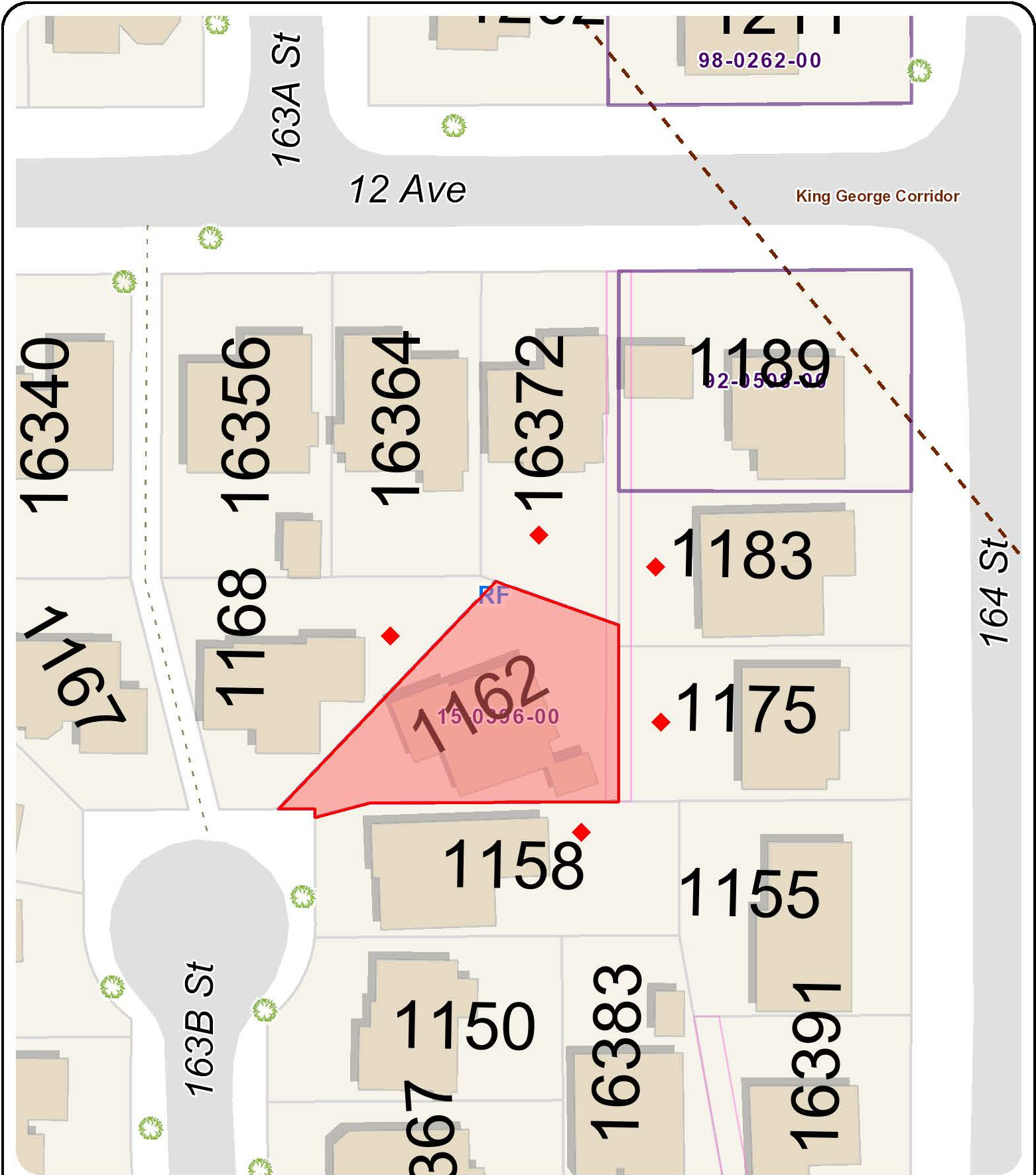
Address:

1168 163 B St. Surrey, BC

Signature:

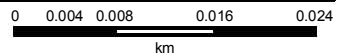






Enter Map Description

Scale: 1:605



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0396-00

Issued To: Robert S Richardson

("the Owner")

Address of Owner: 1162 163B Street  
SURREY BC V4A 8E8

Issued To: Lorraine K Richardson

("the Owner")

Address of Owner: 1162 163B Street  
SURREY BC V4A 8E8

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: 004-610-610  
LT 6 SW SC 12 T1 PL72369 PART: SW1/4 PID 004610610  
1162 163B St

(the "Land")

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

(a) In Subsection F. Yards and Setbacks of Part 16 Single Family Residential Zone, the minimum rear yard setback (east) is reduced from 7.5 metres (25 ft.) to 5.8 metres (19 ft.); and

(b) In Subsection F. Yards and Setbacks of Part 16 Single Family Residential Zone, the minimum rear yard setback (north) is reduced from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan

LEGAL DESCRIP:  
 LOT 6, SEC. 12, TWP 1,  
 NWD PLAN 72367

ZONE: RF  
 LOT AREA: 706.1 sq. m  
 LOT COVER:

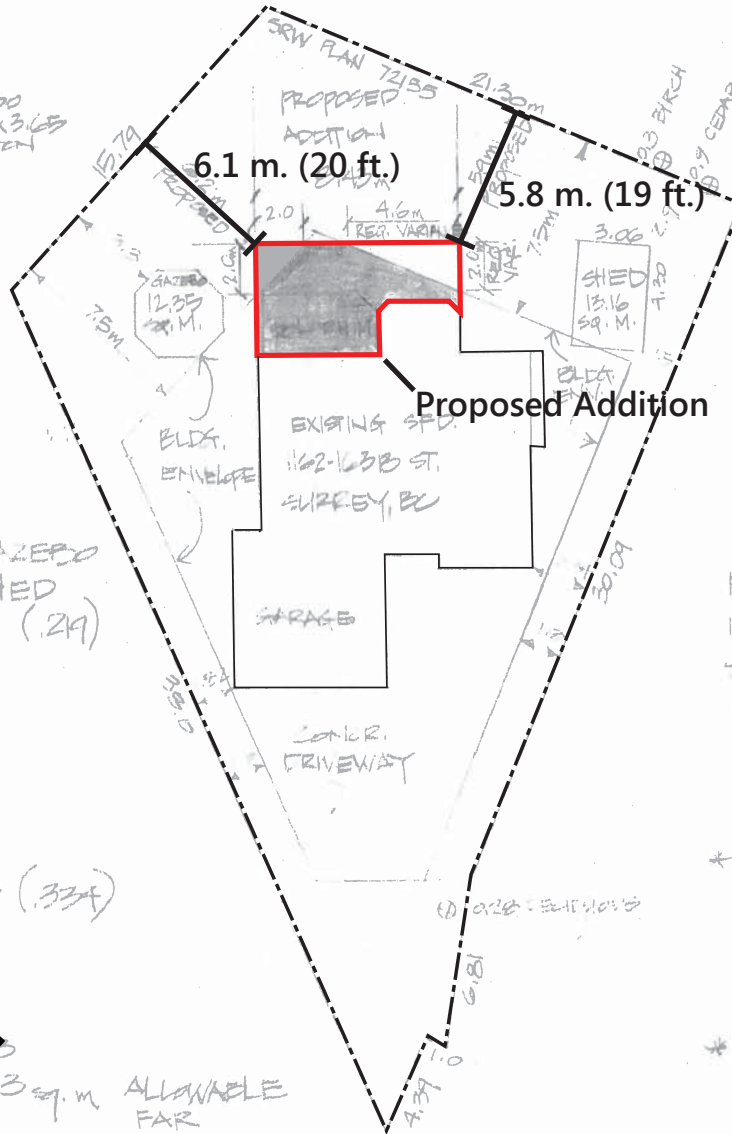
$706.1 \times .30 = 211.83 \text{ sq. m}$   
 ACTUAL: MAIN FL. 95.44  
 GAR 34.75  
 PROP. ADDITION 27.03  
 ACCESSORY BLDGS. 11.21  
 SHED 13.16  
 TOTAL = 181.59 (29)

FAR: MAIN FL. 95.44  
 GAR 34.75  
 UPPER FL. 79.52  
 STAZERO 11.213  
 SHED 3.16  
 TOTAL 234.08 (.334)

LOT: 706.1 sq. m  
 $660 \times .6 = 396.0$   
 $600 \times .35 = 210.0$   
 TOTAL = 606.03 sq. m  
 ALLOWABLE FAR

STAZERO  
 3.65 X 3.65  
 SECTION

2.0m  
 PROPOSED  
 ADDITION



RICHARDSON RESIDENCE  
 1162-163B ST.  
 SURREY, BC.  
 PROPOSED ADDITION, VARIABLE  
 2015/05/20  
 DR. BY: J. PERCY

\*NOTE\* BC LAND SURVEYOR  
 TO CONFIRM SETBACKS

SITE PLAN

\*REVISED 2016/01/11  
 SITE CALCULATIONS

163B STREET