

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0239-00

Planning Report Date: October 21, 2024

PROPOSAL:

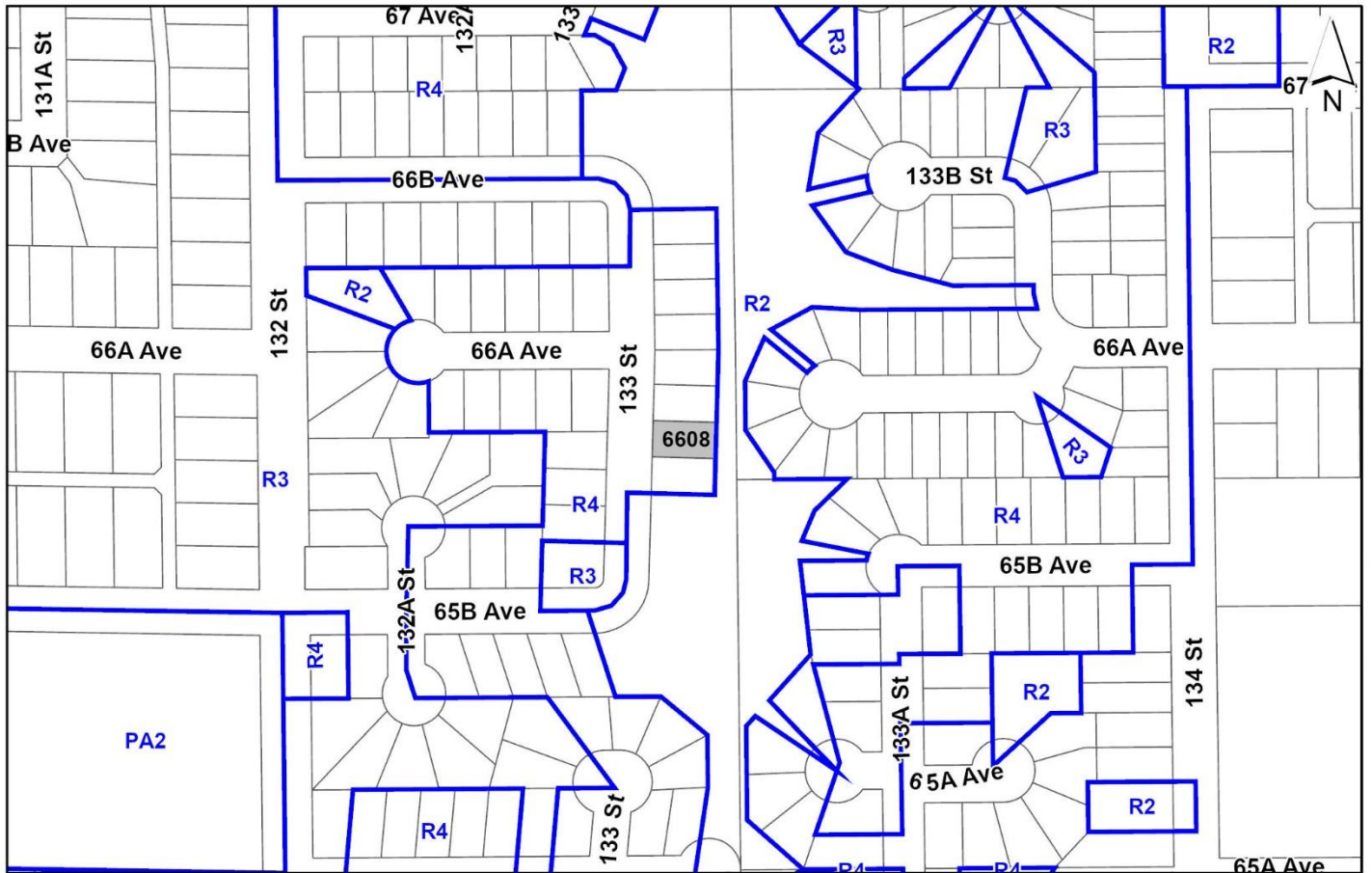
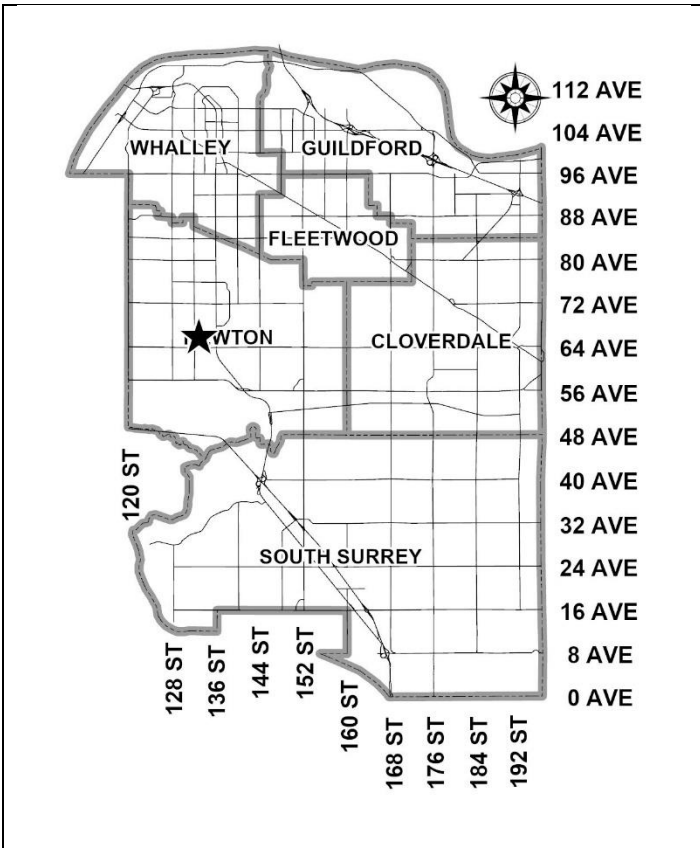
- **Development Variance Permit**

to allow the reduction of the required rear yard setback from 7.5 meters to 4.5 meters for an addition to the existing single-family dwelling.

LOCATION: 6608 - 133 Street

ZONING: R4

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard (east) setback of the of the Small Lot Residential (R4) Zone from 7.5 metres to 4.5 metres to accommodate an addition to the existing house.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed building form is appropriate for this part of Newton.
- The house will still have a functional rear yard space to the east side of the house.
- The proposed addition should have limited impact as the proposed addition is located adjacent to Pioneer Park.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0239-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the R4 Zone from 7.5 metres to 4.5 metres to the principal building face to allow for an addition to the existing single-family dwelling.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	R4
North:	Single Family Dwelling	Urban	R4
West (Across 133 Street):	Single Family Dwelling	Urban	R4
South:	Single Family Dwelling	Urban	R4
East:	City Park	Urban	R2

Context & Background

- The subject site is located at 6608 - 133 Street in Newton. The property is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Small Lot Residential Zone (R4)".
- The subject lot is 448 square metres in area and is directly adjacent to Pioneer Park to the east. There are existing single-family dwellings to the north and south and across 133 Street to the west zoned "Small Lot Residential Zone (R4)" and "Urban Residential Zone (R3)".
- The applicant began unpermitted construction of the home addition prior to submission of the subject Development Variance Permit application. Since the addition is not fully constructed, staff determined that inspections can still take place to ensure the extension complies with BC Building Code, should the proposed variance be granted.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has requested a variance to reduce the rear yard setback requirements from 7.5 metres to 4.5 metres for the "Small Lot Residential Zone (R4)" to allow for an addition of the house into the rear yard.

	Existing
Lot Area	
Net Site Area:	448 square metres
Number of Lots:	1
Unit Density:	22.3 UPH

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS).
- General Urban areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP) with a maximum density of up to 37 units per hectare. The expansion of the dwelling will increase the FAR but not increase the number of units on the lot. The existing density of 22.3 units per hectare is unchanged and is compliant with the R4 zone.

Zoning By-law

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum rear yard (east) setback of the "Small Lot Residential Zone (R4)" Zone from 7.5 metres to 4.5 metres to the principal building face to allow for an addition to the existing single family dwelling.
- The applicant is requesting the variance to accommodate an addition to the rear of the single-family dwelling. Without the proposed encroachment of 269 square feet into the 7.5 metre rear yard setback, the applicant has 88% of the potential allowable lot coverage.
- Despite the proposed variance, the lot will still have a functional rear yard space to the east side of the house.
- The proposed addition should have limited impact as the proposed addition is located adjacent to Pioneer Park.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7924-0239-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

GS/cb

ZONING CALCULATIONS:
6608 133 Street, Surrey - Zone - R4

LOT AREA - 4820 SQFT / 448 SM
ALLOWED COVERAGE 50% - 2410.00 SQFT
PROPOSED COVERAGE: 1810.94 SQFT
ALLOWED FAR 266 SM CAP - 2363.20 SQFT
PROPOSED FAR : 2862.11 SQFT

EXISTING MAIN FLOOR - 812.50 SQFT
EXISTING GARAGE: 444.50 SQFT
PROPOSED PART - 429.47 SQFT
TOTAL MAIN FLOOR - 1686.47 SQFT
EXISTING UPPER FLOOR: 1175.64 SQFT
TOTAL FAR : 2862.11 SQFT

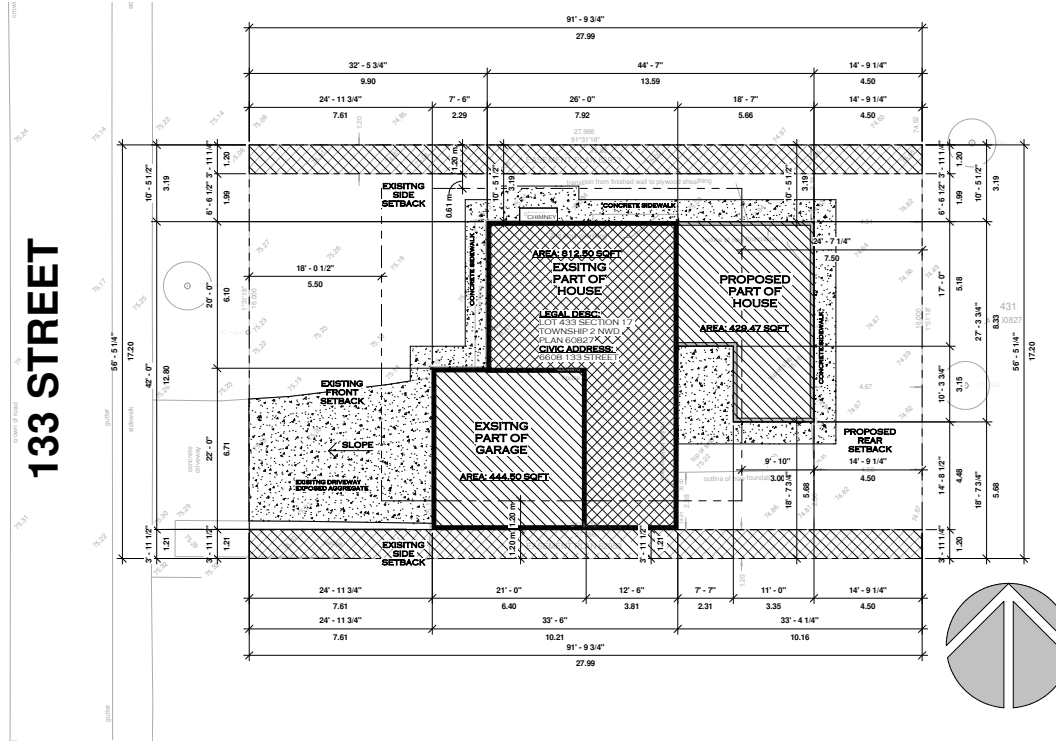
THESE PLANS CONFORM TO BCBC 2018
CONSTRUCTION SHALL FOLLOW LOCAL
BUILDING BY-LAWS ALONG WITH THESE
PLANS.

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 THESE DRAWINGS ARE
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1 Site Plan
1/8" = 1'-0"



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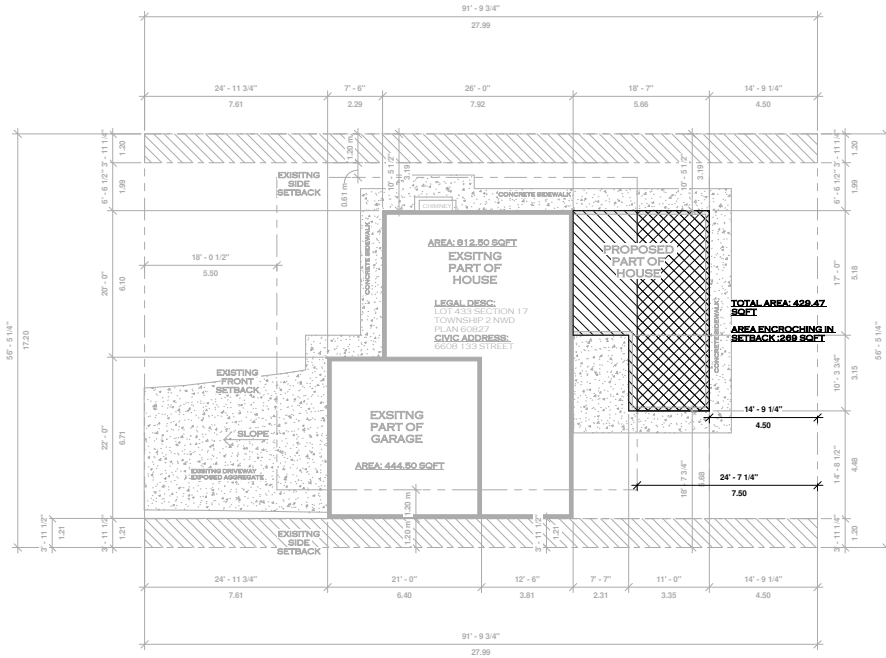


Harpreet Singh
604-700-9583
harpreetprmr256@gmail.com

6608 133St
Surrey, B.C.

SITE PLAN, NOTES & CALCULATIONS	
Project number	PVDL-24-1053-RENO-HS
Project Date	11 JULY 24
EA Plan Review Date	11 JULY 24
Drawn by	HB
A1	
Scale	1/8" = 1'-0"

133 STREET



LOT AREA - 4820 SQFT / 448 SM
ALLOWED COVERAGE 50% - 2410.00 SQFT
PROPOSED COVERAGE: 1810.84 SQFT
ALLOWED FAR 266.5M CAR - 2863.20 SQFT
PROPOSED FAR : 2862.11 SQFT

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A1.1

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(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0239-00

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: 002-640-881
Lot 433 Section 17 Township 2 New Westminster District Plan 60827
6608 - 133 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 "Small Lot Residential Zone (R4)" to reduce the minimum rear yard (east) setback from 7.5 metres to 4.5 metres to the principal building face to allow for an addition to the existing single-family dwelling.
4. This development variance permit applies to only the 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

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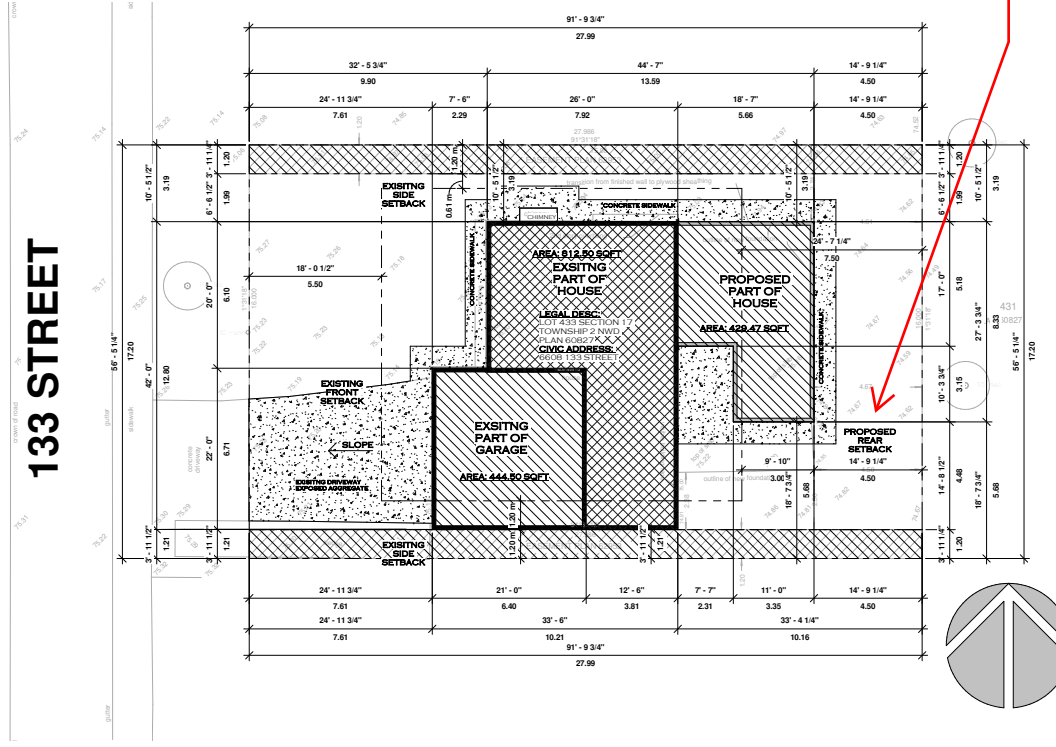
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CERTIFIED PASSIVE HOUSE DESIGNER



CERTIFIED PASSIVE HOUSE TRADESPERSON

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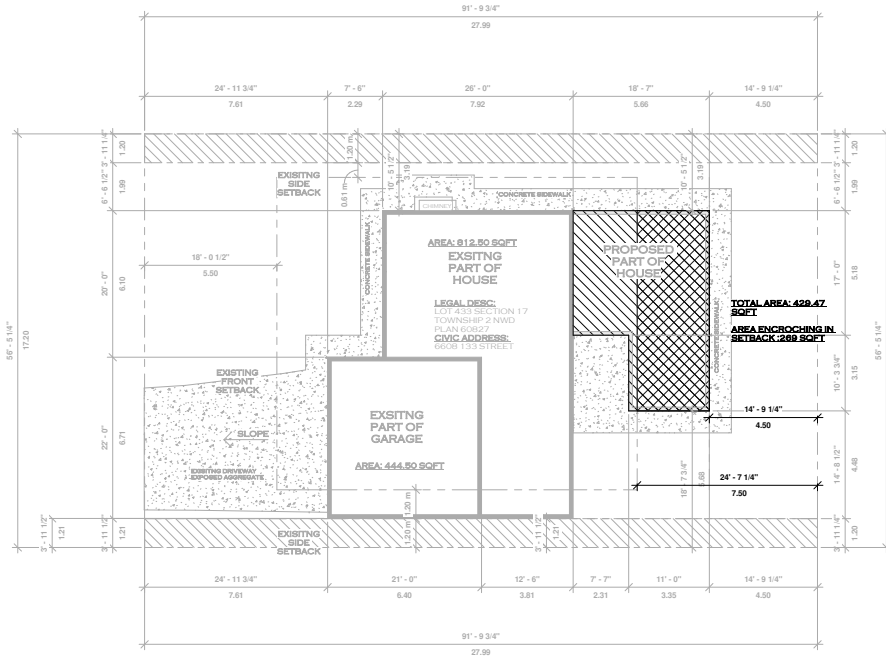
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