



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 24, 2022

From: Wayne Craig
Director, Development

File: DV 22-015216

Re: **Application by Randhill Construction Ltd. for a Development Variance Permit at 11251 Clipper Court**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback under the “Single Detached (RS1/B)” zone for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.) and the second story from 8.5 m (27.9 ft.) to 5.27 m (17.3 ft.) to permit the retention of an existing addition at 11251 Clipper Court.

Wayne Craig
Director, Development
(604-247-4625)

WC:ac
Att. 2

Staff Report

Origin

Randhill Construction Ltd. has applied to the City of Richmond on behalf of the property owner, Surjit Dixit, for permission to reduce the minimum rear yard setback for the property at 11251 Clipper Court for sixty per cent of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.), as well as the setback for a portion of the second storey from 8.5 m (27.9 ft.) to 5.27 m (17.3 ft.). This would permit the retention of an existing non-conforming sunroom on the ground floor and second storey deck that were constructed without a Building Permit. No new construction, nor changes to on-site parking or trees is proposed as part of this permit.

Background

The original home was constructed in 1976. Subsequent Building Permits were issued for a second floor addition in 1990, with a further garage addition permitted in 1998. The additions complied with provisions outlined in the Land Use Contract (LUC) in place for the property when these Building Permits were issued. The LUC was ultimately discharged on November 24, 2016 and the property became subject to the provisions of the RS1/B Zone. Between 1998 and 2002 an unpermitted addition was constructed on the west and north side of the home. The addition consists of a games room, den and sunroom on the ground floor. The current owners purchased the home in March of 2016 with the belief that all construction had been legally permitted.

In 2019, the roof began to leak above the unpermitted addition to the home. The homeowner hired a contractor (Randhill Construction Ltd.) to address structural issues and fix the leaks. Following completion of repairs, the contractor installed a second storey deck above the roof he had fixed. In both instances there were no applications made for a Building Permit. The homeowner advises they were unaware that Building Permits were required for the work.

In 2021, staff became aware of the unauthorized construction upon receipt of a complaint. An inspection was conducted by Building Approvals Department staff in May of 2021. Staff determined that certain work to the home was constructed without appropriate Building Permits and requested the owners make a Building Permit application to address all unpermitted alterations. Upon receipt of a Building Permit application from the homeowners, it was determined that portions of the structure project into the required rear setback and it would not be possible to obtain a Building Permit unless a setback variance was approved by the City. A Development Variance Permit has been applied for to bring the construction into compliance with the zoning bylaw.

Development Information

Please refer to attached Development Application Data Sheet (Attachment 1) for a comparison of the proposed development data with the relevant Bylaw requirements.

Development surrounding the subject site is as follows:

- To the north: City of Richmond owned public trail between Railway Avenue and McMath Secondary School.
- To the east: Fronting Clipper Court, single-family residential lots zoned “Single Detached (RS1/B)”
- To the south: Fronting Clipper Court, single-family residential lots zoned “Single Detached (RS1/B)”.
- To the west: Fronting Galleon Court, single-family residential lots zoned “Single Detached (RS1/B)”.

Existing Legal Encumbrances

There is an existing statutory right-of-way along the rear property lines for the sanitary sewer, which will not be impacted by the requested variance.

Analysis

A site plan of the subject property is provided in the permit plans (Plan #1-3). The unpermitted addition at the rear yard consists of a games room, a den and a sunroom on the ground floor. The second storey deck was constructed on top of the games room and den portion of the addition.

The “Single Detached (RS1/B)” zone establishes a minimum rear yard for the subject property as:

- 6.79 m (22.3 ft.) for sixty per cent of the rear wall of the first storey, and 8.50 m (27.9 ft.) for forty per cent of the rear wall of the first storey; and
- 8.50 m (27.9 ft.) for the second storey.

The applicant seeks to vary the setback for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.), as well as a portion of the second storey from 8.5 m (27.9 ft.) to 5.27 m (17.3 ft.) in order to accommodate the second storey deck.

The applicant has advised that the second storey deck was constructed for the owners aging parents who also live on the property. Due to mobility issues they struggle accessing outdoor space in the rear yard. The second storey deck provides outdoor access without the need to go up and down stairs. The owners feel that retention of the deck is important for the family and their ability to age in place. There are existing trees and foliage along the rear property lines that effectively screen the deck from view of neighbouring properties and the City Park/Trail to the north.

As part of the staff review process for the requested variances, the applicant was asked to approach adjacent neighbours to discuss the setback variance request. The applicant has provided signatures of support from adjacent properties located at 11271 Clipper Court to the south; 11240, 11260 and 11280 Galleon Court to the west; and 11231 Clipper Court to the east (Attachment 2).

The proposed variance is specific to the existing portions of the building as they appear on the plans provided by the applicant. Issuance of a Development Variance Permit would not allow any further expansion or encroachment of the house or deck into the rear yard. The balance of the house conforms to all remaining requirements contained in the "Single Detached (RS1/B)" zone. There is no new construction proposed as part of this permit and no changes are proposed to existing trees or on-site parking.

The applicant will need to obtain a Building Permit to legitimize construction if this variance is approved.

Zoning Compliance/Variations

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum required rear yard setback under the "Single Detached (RSB/1)" zone for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.) and the second story from 8.5 m (27.9 ft.) to 5.27 m (17.3 ft.) to permit the retention of an existing addition at 11251 Clipper Court.

Staff support the requested variance for the following reasons:

- ***Both the first storey and second story deck are screened from adjacent neighbours by existing tall trees in the rear yard.***
- ***The retention of the existing structures projecting into the rear setback will not negatively impact the City of Richmond Park/Trail area to the rear of the property.***
- ***The owners have obtained letters of support from their immediate neighbours for retaining the structures and bringing the home into conformance. Letters were received from 11271 Clipper Court to the south, 11240, 11260, & 11280 Galleon Court to the west, and 11231 Clipper Court to the east (Attachment 2).***

Conclusions

The purpose of the requested variance is to reduce the rear yard setback requirements in order to allow the retention of an existing sunroom and second storey deck at 11251 Clipper Court.

The existing development meets all other applicable policies and guidelines beyond the requested variances of specific rear yard element. As such, staff recommend that the Development Variance Permit be endorsed, and issuance by council is recommended.



Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:JS

Att. 1: Development Application Data Sheet
2: Signatures of Support

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



DV 22-015216

Attachment 1

Address: 11251 Clipper Court

Applicant: Randhill Construction Ltd.

Owner: Surjit Dixit

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	586 m ²	586 m ²
Land Uses:	Single-Family Residential	Single-Family Residential
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS1/B)	No change
Number of Units:	1	1

On Future Subdivided Lots	Bylaw Requirement	Existing Condition	Variance
Lot Coverage:	Max. 45%	37.4%	None
Setback – Front Yard:	Min. 6 m	6 m	None
Setback – Side Yard:	Min. 1.2 m	1.33 m	None
Setback – Side Yard:	Min. 1.2 m	1.15 m	Constructed in accordance with Land Use Contract
Setback – Rear Yard (1 st Storey):	• 6.79 m for 60% of the 1 st storey;	• 5.95 m for 60% of the 1 st storey;	Variance Requested
	• 8.5 m for 40% of the 1 st storey	• 8.5 m for 40% of the first storey	None
Setback – Rear Yard (2 nd Storey):	• 8.5 m for any portion of the 2 nd storey	• 5.27 for a portion of the 2 nd storey	Variance Requested
Height (m):	Max. 7.5 m	7.11 m	None
Lot Size:	568 m ²	568 m ²	None

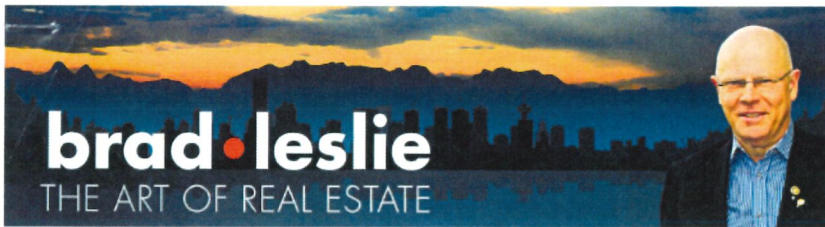
Attachment 2

Dixit's @ 11251 Clipper Crt, Richmond, BC V7E 4M3

The Dixit family is large, comprising of Surjit & Gargi, 2 kids (Vishnugupt and Vishwanath), one set of grandparents living with us permanently and the other set of grandparents visiting us frequently.

Back in 2016, we were living in a two-level townhouse with all bedrooms and bathrooms on top floor. Grand-dad (who lives with us) had started developing Parkinson's Disease and Dementia and grand-mom had been having lower back problems requiring spine surgery, making it difficult for them to climb stairs. We were looking for a larger home for our family with a bedroom and bath on the ground floor for the grandparents to occupy.

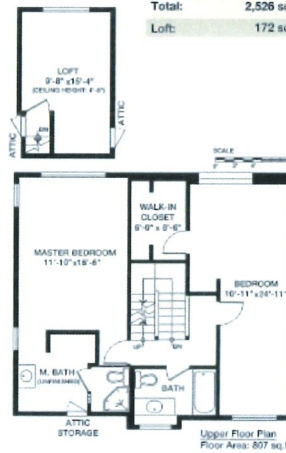
The house (11251 Clipper Crt, Richmond) came on market in March 2016. Following is how the house was described.



Brad Leslie
604.826.3961 bradleslie@telus.net

**11251 Clipper Court,
Richmond, B.C.**

Main Floor: 1,719 sq.ft.
Upper Floor: 807 sq.ft.
Total: 2,526 sq.ft.
Loft: 172 sq.ft.



The floor plan is not suitable for architectural/construction, space design/renovations of 450-2750 word & is covered under 1813



Contact Brad Leslie bradleslie.ca
604.263.2823

Community Care
Rotary International
Free Masons
Mensa Canada
Toastmasters
United Way

Senior Specialist
Relocation Specialist
Hall of Fame
RE/MAX 25 Years
REALTOR® of the Year
Platinum Club



RE/MAX REAL ESTATE SERVICES

brad@artofrealestate.ca

Images hereby owned and prepared. Not responsible in whole or in part for use of other content.

It met our needs, providing the bedroom and bath on ground floor, with bright solarium and recreational rooms that our parents and family could use to get the sun without having to go out or climb stairs. We went ahead and purchased the house in a bidding war for \$1.28 M. The property was sold to us as a three-bedroom home with two bathrooms on the top floor and one bathroom on the ground floor, without any indication that there were alterations made in the house without required permits.



**PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL**

PAGE 1 of 3 PAGES

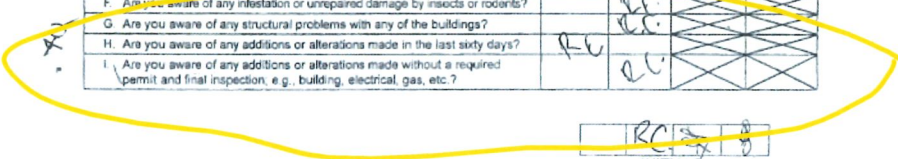


Date of disclosure: February 25, 2016

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 11251 CLIPPER COURT V7E 4M3 (the "Premises")
Richmond

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply 'Do Not Know'. This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.	THE SELLER SHOULD INITIAL THE APPROPRIATE REPLIES.			
	YES	NO	DO NOT KNOW	DOES NOT APPLY
1. LAND				
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		RC		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		RC		
C. Is there a survey certificate available?	RC			
D. Are you aware of any current or pending local improvement levies/charges?		RC		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		RC		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other	RC			
B. Are you aware of any problems with the water system?		RC		
C. Are records available regarding the quantity of the water available?			RC	RC
D. Are records available regarding the quality of the water available?			RC	RC
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other	RC			
F. Are you aware of any problems with the sanitary sewer system?		RC		
G. Are there any current service contracts, (i.e., septic removal or maintenance)?		RC		
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				RC
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	RC			
B. To the best of your knowledge, is the ceiling insulated?	RC			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		RC		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	RC			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			RC	
F. Are you aware of any infestation or unrepaired damage by insects or rodents?		RC		
G. Are you aware of any structural problems with any of the buildings?		RC		
H. Are you aware of any additions or alterations made in the last sixty days?	RC			
I. Are you aware of any additions or alterations made without a required permit and final inspection, e.g., building, electrical, gas, etc.?		RC		



RC
INITIALS

January 25, 2016 PAGE 2 of 3 PAGES
DATE OF DISCLOSURE

ADDRESS/BARE LAND STRATA LOT #: 11251 CLIPPER COURT Richmond V7E 4M3

3. BUILDINGS (continued):	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		RC		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		RC		
L. Are you aware of any damage due to wind, fire or water?		RC		
M. Are you aware of any roof leakage or structural roof damage? (Age of roof known: 1 years, MAY 12 2015)	RC			
N. Are you aware of any problems with the electrical or gas system?		RC		
O. Are you aware of any problems with the plumbing system?		RC		
P. Are you aware of any problems with the swimming pool and/or hot tub?		RC		
Q. Do the Premises contain unauthorised accommodation?		RC		
R. Are there any equipment leases or service contracts, e.g. security systems, water purification, etc?		RC		
S. Were these Premises constructed by an "owner builder" as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for after July 1, 1997 (if so, attach required Owner Builder Declaration and Certificate Notice)		RC		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		RC		
U. Is there a current "EnerGuide for Houses" rating number available for these premises? (1) If yes, what is the rating number? (2) When was the energy assessment report prepared?		RC		

4. GENERAL

A. Are you aware if the Premises have been used as a marijuana grow operation or to manufacture illegal drugs?

B. Are you aware of any material defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?

C. Are you aware if the property or any portion of the property is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?

For the purposes of Clause 4(B) of this form, Council Rule 5-13(1)(a)(i) and (ii) is set out below:

5-13 Disclosures of latent defects

(1) For the purposes of this section:
Material latent defect means a material defect that cannot be discovered through a reasonable inspection of the property, including any of the following:
(a) a defect that renders the real estate
(i) dangerous or potentially dangerous to the occupants
(ii) unfit for habitation

RC RC RC
INITIALS

BC1602 REV. JUN 2014 COPYRIGHT - BC REAL ESTATE ASSOCIATION

January 25, 2016 PAGE 3 of 3 PAGES
DATE OF DISCLOSURE

ADDRESS/BARE LAND STRATA LOT #: 11251 CLIPPER COURT Richmond V7E 4M3

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary)

3K. LEAK IN REC ROOM FIXED

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

R. Dietz
SELLER(S)

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the 25th day of January, 2016.

The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries. The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER(S)

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

BC1602 REV. JUN 2014 COPYRIGHT - BC REAL ESTATE ASSOCIATION

We started living in the home, making changes so it would be more comfortable. In particular, we found the house to be cold, esp for the seniors in the home. We changed and upgraded the heating system in the home, included in the recreational room. In every case we did the work with permit from the city. Copy of the more recent heater installation and permit below.

Invoice

CAMPBELL CARE PLUMBING, HEATING & AIR

#108 7660 VENTURE STREET
DIEBOLD BC V6C 1S6
604-946-1000 FAX: 604-946-3781
GST#19312169

Account # 12566 Invoice # 42929
Date: 1/28/2020
Page # 1 of 2

Service At: MR and MRS. SURIT GARGI DEUT
11251 CLIPPER COURT
RICHMOND BC V7E 4M3

Service Date: 2/5/2020 PO # Job # 309637 Contract # Clean #

TO SUPPLY AND INSTALL 3 WILLIAMS WALL GAS HEATERS AND 1 LARGER WILLIAMS WALL HEATER FOR THE SUNROOM/GAMES ROOMS.
TO SUPPLY AND SET UP 4 HAND HELD PROGRAMMABLE THERMOSTATIC REMOTE CONTROLS.
INSTALLATION INCLUDES EXTENDING AND CONVERTING ALL GAS LINES TO ACCOMMODATE 2" GAS PRESSURE LIAISON WITH PERMITS TO ARRANGE GAS UPGRADE, GAS REGULATORS FOR ALL APPLIANCES, MISC MATERIALS, LABOR AND GAS PERMIT

MASTER BEDROOM
MODEL #443322
SERIAL #6192626

KIDS ROOM UPSTAIRS
MODEL #443322
SERIAL #6192626

GRANDPARENTS ROOM
MODEL #443322
SERIAL #6192445

SUNROOM/GAMES ROOMS
MODEL #309322
SERIAL #317322

PERMIT #20-899418
ACCESS CODE #1348741
AC 1348741

Description Of Service	Quantity	Unit Price	Extended Price	Tax
SUPPLY/INSTALL 1 UNIT HEATERS	1	\$11,800.00	\$11,800.00	
SUPPLY 1 ADDITIONAL HEATER IN SUNROOM	1	\$4,500.00	\$4,500.00	
		Sub Total	\$16,300.00	
		GST Tax	\$15.00	
		Total	\$17,115.00	
	2/7/2020	Payment	\$17,115.00	
		Balance Due	\$0.00	

Inspection Fri 3PM

Richard Dietz
Plumbing & Gas Services
Building Approval Department
Tel: 604-263-4652
Fax: 604-776-0513
rde@richmond.ca

City of Richmond
5911 No. 1 Road, Richmond
BC, Canada V6V 3C1

VALS
GAS

www.richmond.ca

Owner: Surit Gargi Deut
Address: 11251 Clipper Ct
Permit No: 20-899418

Final Gas for 4x unit heaters

OK

Re-inspection Required

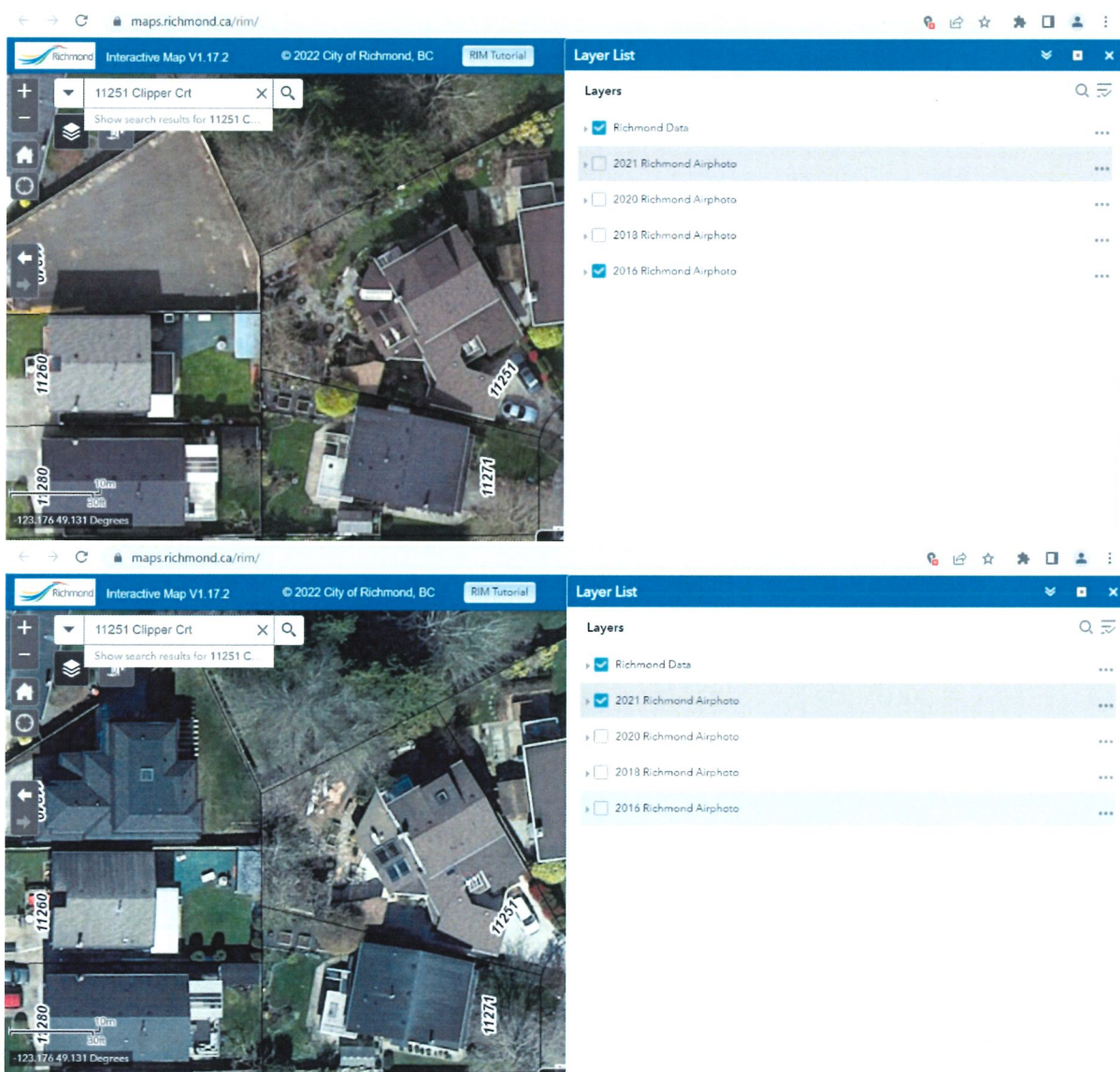
To schedule an inspection, call the 24 hour request line at: 604-276-4111 or use our Online Inspection Scheduling System (inspections.richmond.ca)

Permit number and address are required to schedule an inspection. Inspections requested prior to 8:00 p.m. will be scheduled for the next working day.

July 9 2020 Richard Dietz 604-204-9552
Date Inspector Tel. No.

The recreational room and the solarium started showing leaks (the leak in the rec room was also described in the PDS), which we decided to have fixed by Randy Montroy of Randhill Construction Ltd. While working on the roof to fix the leak and repair the rot, we also got the windows & skylights upgraded (they had also developed leaks and the insulating gas had escaped) and the flooring redone for better insulation to keep the house warm during winters. We did not change the footprint of the house during any of this work.

Following are two satellite images of the home from 2016 when we had purchased the home and more recently in 2021.

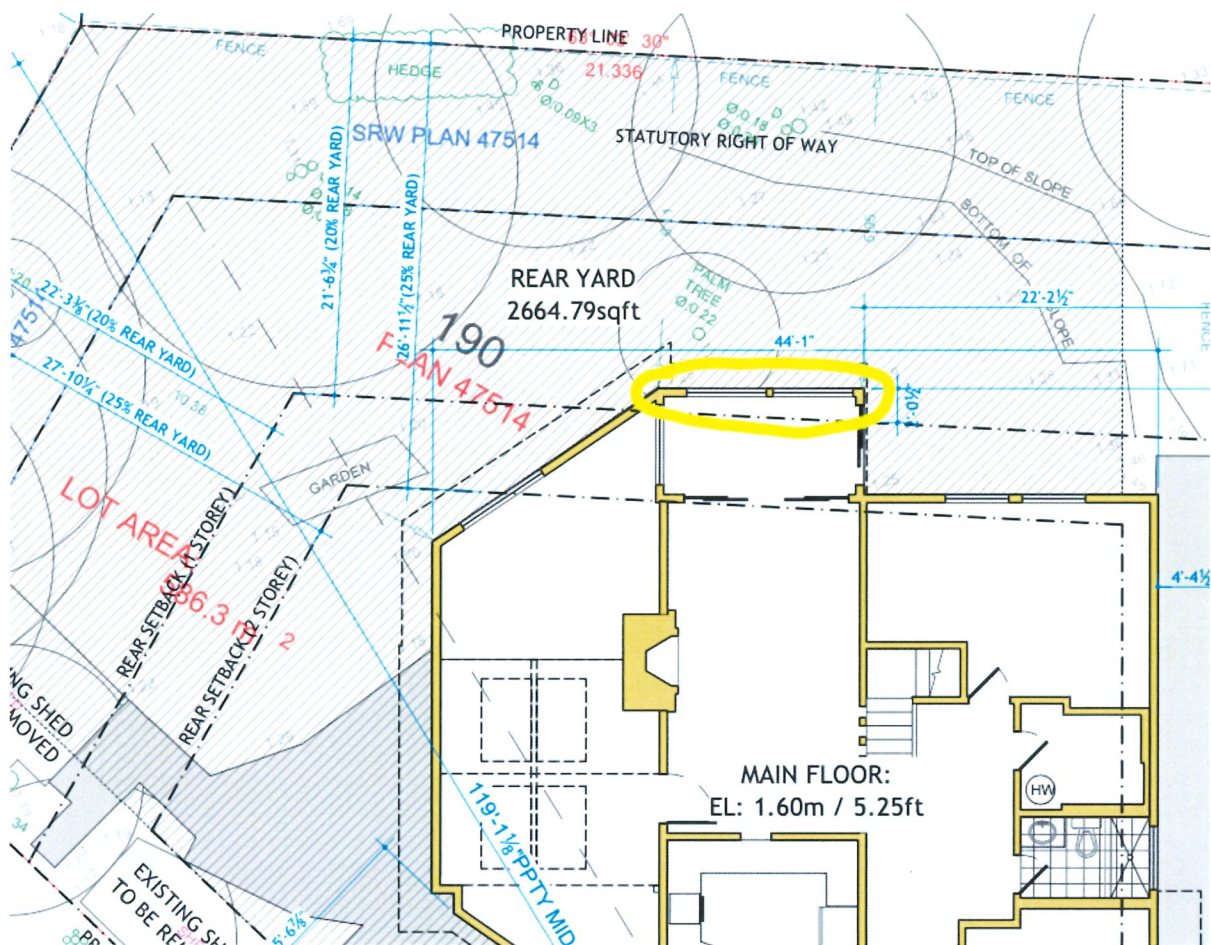


As you see, nothing has changed in terms of the footprint of the house.

When the contractor fixed the rot and roofing in the rec area, he indicated to us that the new roof was strong enough to be a deck we could walk on to from our master bedroom. He indicated that it was a small enough change, that it would not require a permit. We decided to have the deck built, it meant replacing a window in our master bedroom with a door and installing rails around the deck.

At this point, there was a complain about construction which brought the city inspectors to our home. They brought to our notice that the bathrooms in the top floor, the rec room and the solarium in our home were not in the plans of the city and do not have a permit.

We would like to do the right thing and get the necessary permit for our home from the city so we can move on with our life. It now appears that an edge of the rec room and solarium are outside the currently permitted setback. In the following drawing the section which is outside the setback is highlighted in yellow. Again this is an area we renovated but did not build into.



The city has asked us to apply for a variance. The variance description is the following:

“The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback.”

As immediate neighbours your support is critical for an approval of the variance application. We are grateful for your help in sorting out this permit.

Thank you.
Gargi & Surjit

Letter of support for variance application

11231 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

11271 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

11240 Galleon Court

As residents of 11240 Galleon Court, we support the variance application.

11260 Galleon Court

As residents of 11260 Galleon Court, we support the variance application.

11280 Galleon Court

As residents of 11280 Galleon Court, we support the variance application.

"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."

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Thank you.
Gargi & Surjit

Letter of support for variance application

11231 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

Rock Moore Aug. 14, 2022
Rodger Macre
604-304-5590

11271 Clipper Court

As residents of 11271 Clipper Court, we support the variance application.

Fred G. Harwood Aug 20, 2022
Fred G. Harwood
604-270-3596

11240 Galleon Court

As residents of 11240 Galleon Court, we support the variance application.

11260 Galleon Court

As residents of 11260 Galleon Court, we support the variance application.

11280 Galleon Court

As residents of 11280 Galleon Court, we support the variance application.

"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."

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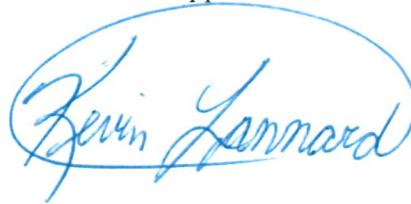
11271 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

11240 Galleon Court

As residents of 11240 Galleon Court, we support the variance application.

KEVIN LANNARD
20 Aug 2022



11260 Galleon Court

As residents of 11260 Galleon Court, we support the variance application.

11280 Galleon Court

As residents of 11280 Galleon Court, we support the variance application.

"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."

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11271 Clipper Court


As residents of 11231 Clipper Court, we support the variance application.

11240 Galleon Court

As residents of 11240 Galleon Court, we support the variance application.


11260 Galleon Court

As residents of 11260 Galleon Court, we support the variance application.

Frederick Winston Danells
 604-277-8307

11280 Galleon Court

As residents of 11280 Galleon Court, we support the variance application.

 604-365-8047
Helen Tsenbels



City of Richmond

Development Variance Permit

No. DV 22-015216

To the Holder: Surjit B Dixit
 Property Address: 11251 Clipper Court
 Address: 11251 Clipper Court

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
 - a) That section 8.1.6.6 reduce the required rear yard setback for a portion of the first storey from 6.79 m to 5.95 m
 - b) That section 8.1.6.6 reduce the required rear yard setback for a portion of the second storey from 8.5 m to 5.27 m
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof (Plan #1-3).
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

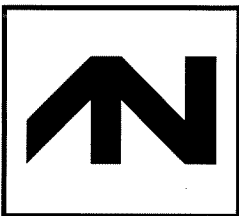
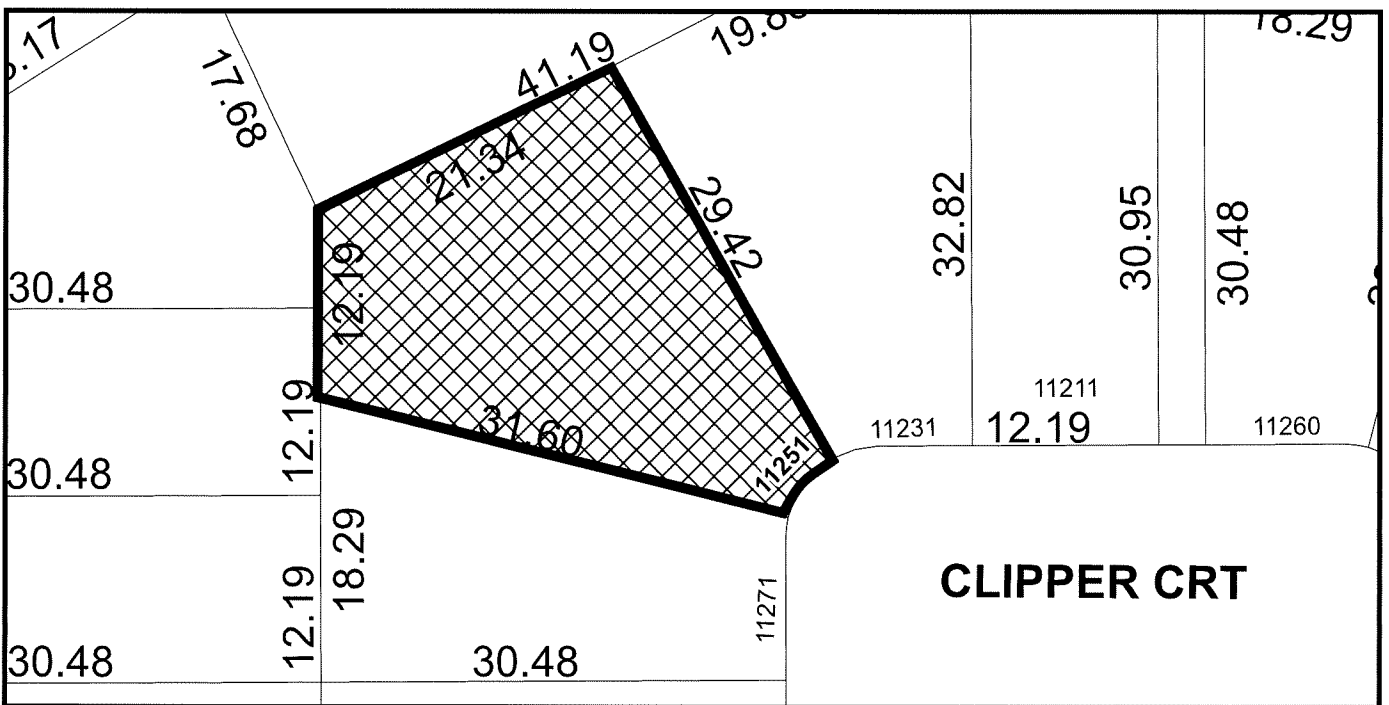
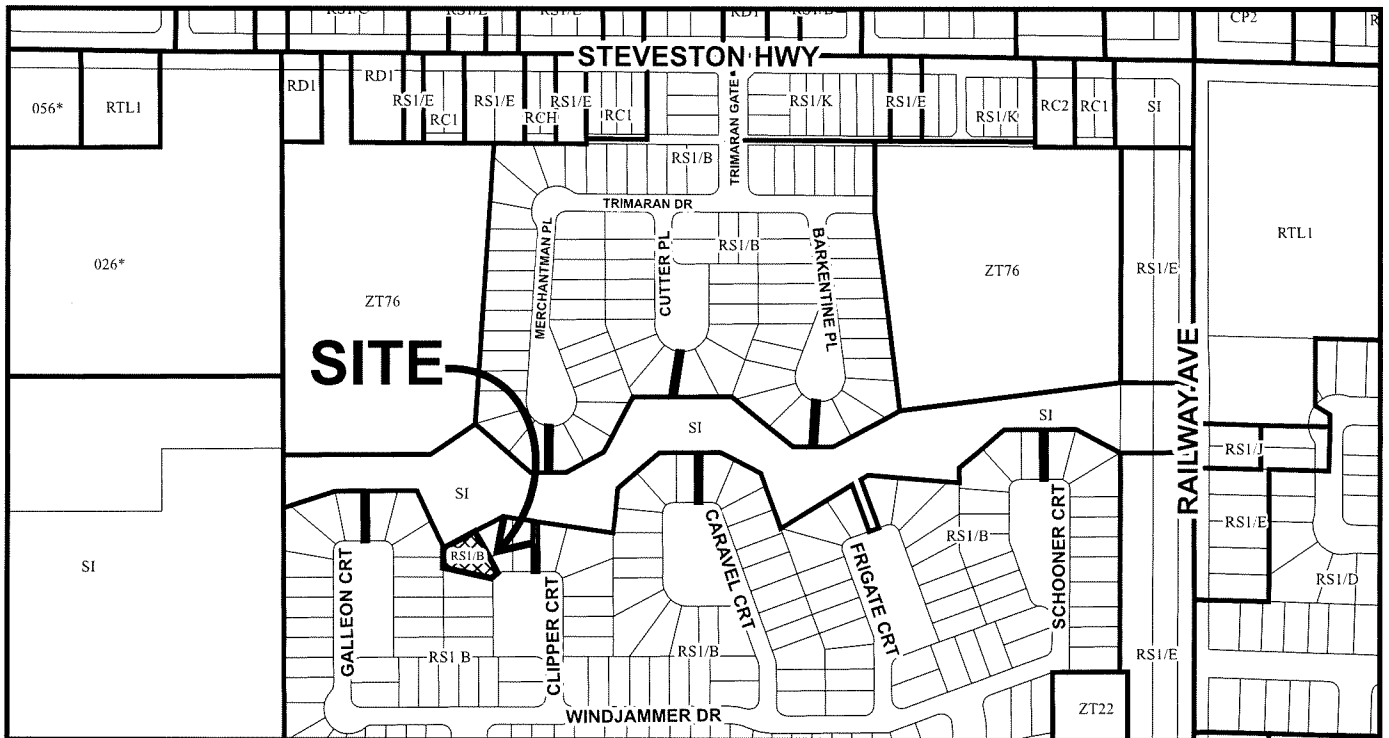
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



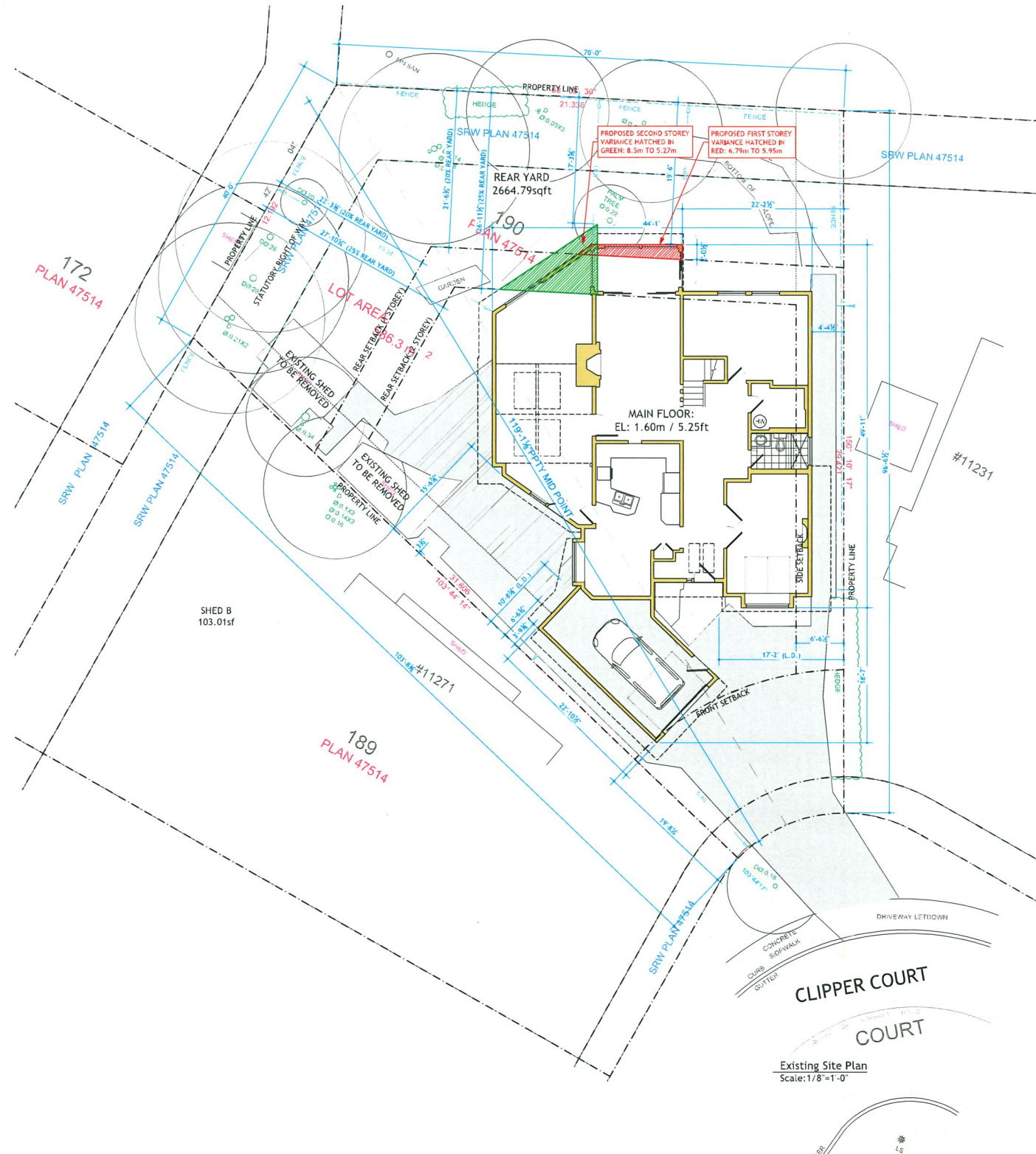
DV 22-015216
SCHEDULE "A"

Original Date: 07/13/22

Revision Date:

Note: Dimensions are in METRES

Plan # 1



Statistics: 11251 Clipper Court

ZONING: RS-1/B

LOT AREA:	6,310.88 sq.ft.
Allowable Lot Coverage (45%):	2,839.90 sq.ft.
Existing (36.1%):	2,279.07 sq.ft.
Proposed (37.4%):	2,359.28 sq.ft.

FSR SUMMARY:	
5000 x .55 =	2,750.00 sq.ft.
1310.88 x .30 =	393.26 sq.ft.
Allowable FSR:	3,143.26 sq.ft.

Proposed:	
Main Floor:	1,872.41 sq.ft.
Upper Floor:	998.02 sq.ft.
Total Proposed FSR:	2,870.43 sq.ft.

Exclusions:	
Attic Storage:	174.66 sq.ft.
Garage:	265.10 sq.ft.
Garage Roof Deck:	281.18 sq.ft.
Upper Balcony:	205.68 sq.ft.

Existing:	
Main Floor:	1,789.01 sq.ft.
Upper Floor:	799.10 sq.ft.
Total Existing FSR:	2,588.11 sq.ft.

Exclusions:	
Attic Storage:	174.66 sq.ft.
Garage:	268.30 sq.ft.
Upper Balcony:	205.68 sq.ft.

Accessory Bldg in Rear Yard:	
Allowable (40% of 2664.79):	1,065.92 sq.ft.
Existing Shed:	103.01 sq.ft.

SETBACKS:	
Front: 6m	19.69 ft.
Rear: 25% of Avg Lot Depth	25.03 ft.
Side: 2m	6.56 ft.
Accessory / Garage side:	4.00 ft.
Max Bldg depth:	65.00 ft.

HEIGHT:	
Principal Building: 2.5 Storeys	
*measured from FSG of 1.36m	
	ft.

Allowable (Flat Roof): 7.5m	24.61 ft.
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Proposed:	ft.
Existing: (7.11m)	23.33 ft.

Accessory Building: 9m	29.53 ft.
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Owner:
Gargi Surjit Dixit

Legal Description:
Lot 190 Section 2
Block 3 North Range 7 West
New Westminster District Plan 47514



Date:	Submission:
July 21, 2021	Preliminary Issue
August 10, 2021	Revised Preliminary Issue
August 17, 2021	Revised Progress Issue
August 31, 2021	Revised Progress Issue
September 30, 2021	Revised Progress Issue
November 1, 2021	Issued for Building Permit
February 2, 2022	Revised L.F. Building Permit
February 16, 2022	Revised L.F. Building Permit
March 29, 2022	Revised L.F. Building Permit

Seal:

All dimensions are for design intent only. It is contractor's responsibility to verify dimensions and notify Arata Hatanaka Design Atelier of any discrepancies prior to construction. All Drawings and Specifications are the exclusive property of Arata Hatanaka Design Atelier, without consent it may not be used.

Project:
Surjit Residence
11251 Clipper Court
Richmond, BC

Sheet Title:
Site Plan

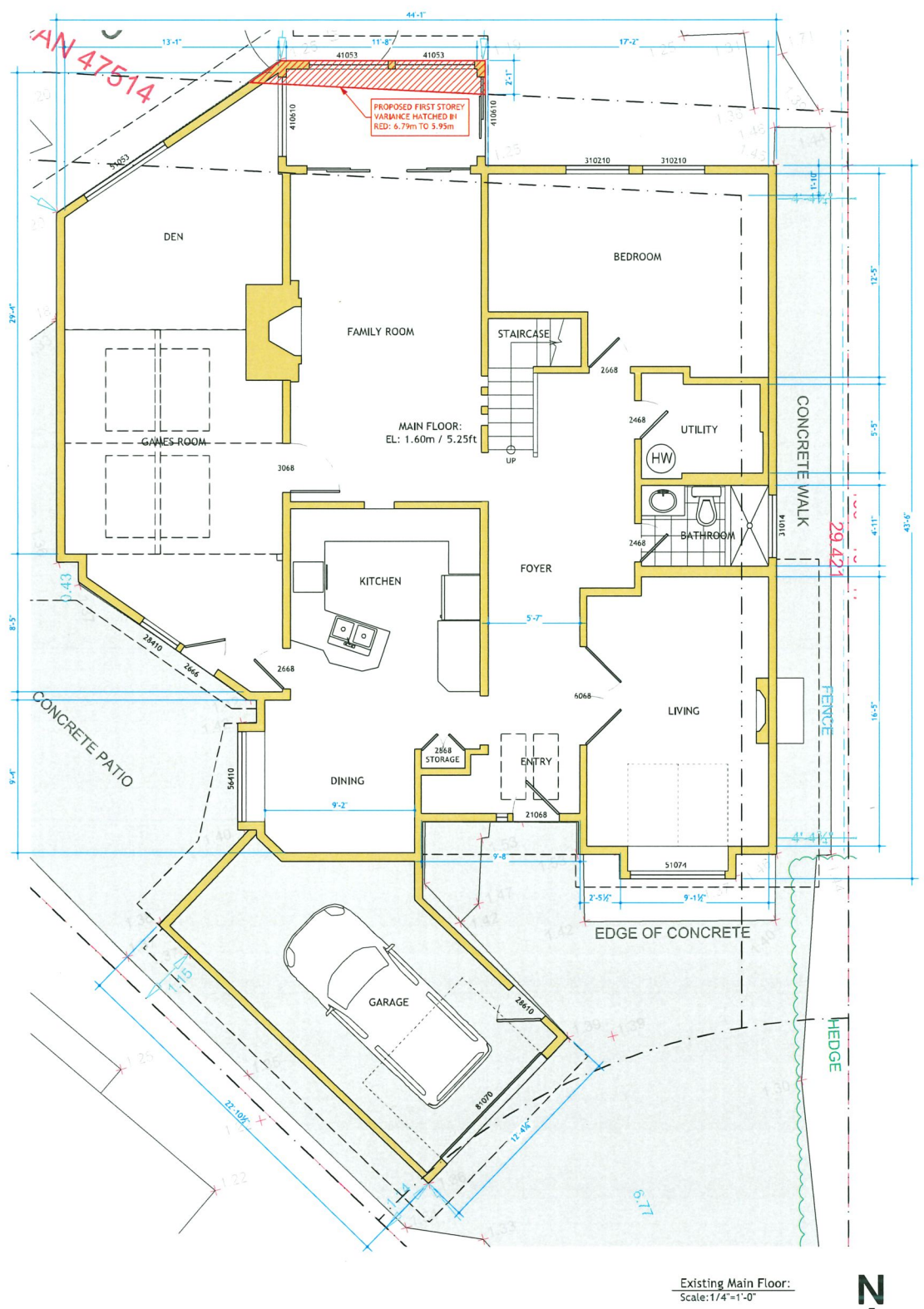
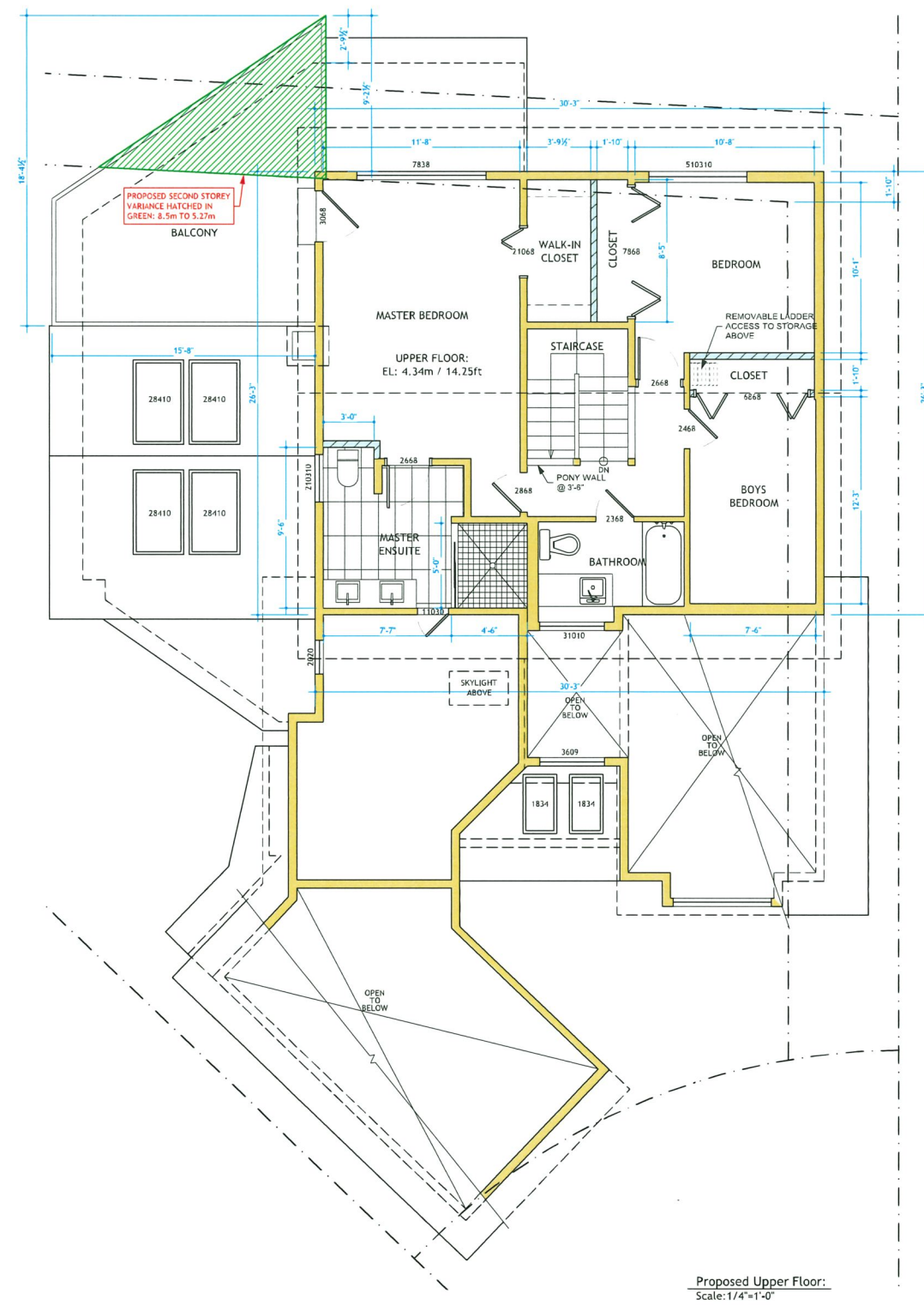
Project Number:
21-03

Scale:
1/8" = 1'-0"

Sheet Number:
A-1.01

Revised Issue for Building Permit - March 29, 2022





Plan # 2



Date:	Submission:
July 21, 2021	Preliminary Issue
August 10, 2021	Revised Preliminary Issue
August 17, 2021	Revised Progress Issue
August 31, 2021	Revised Progress Issue
September 30, 2021	Revised Progress Issue
November 1, 2021	Issued for Building Permit
February 2, 2022	Revised I.F., Building Permit
February 16, 2022	Revised I.F., Building Permit
March 29, 2022	Revised I.F., Building Permit

Seal:

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Project:
Surjit Residence
11251 Clipper Court
Richmond, BC

Sheet Title:
Main/Upper
Floor Plan

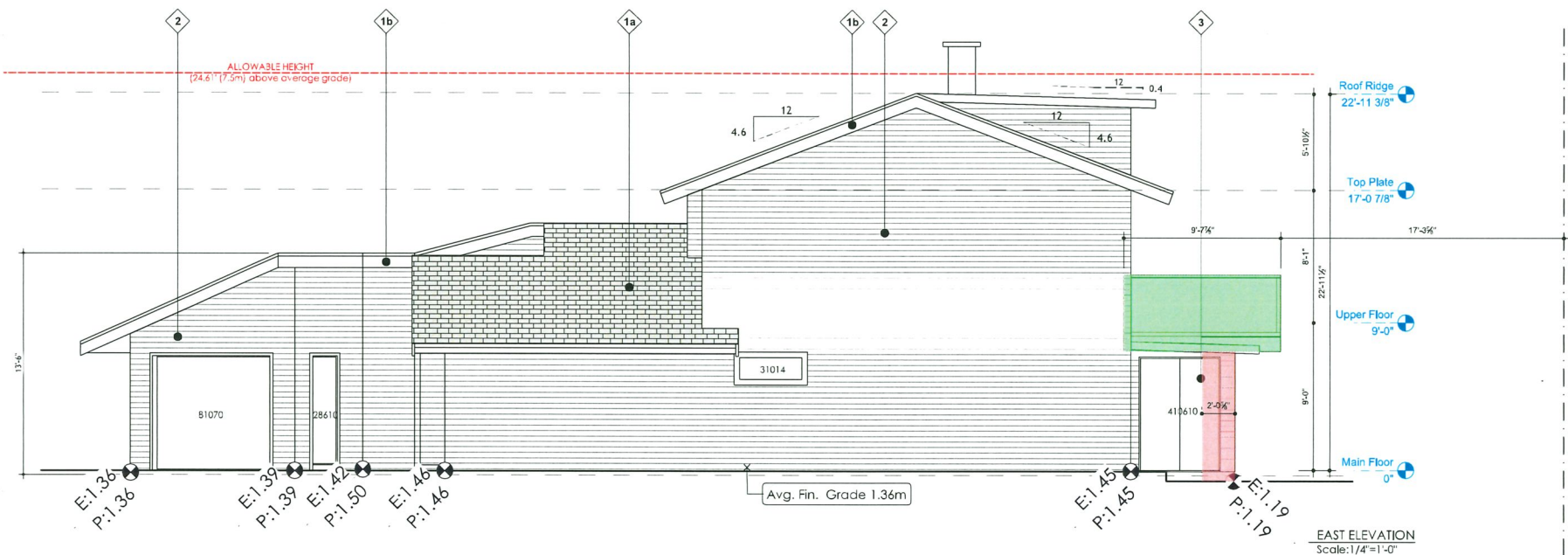
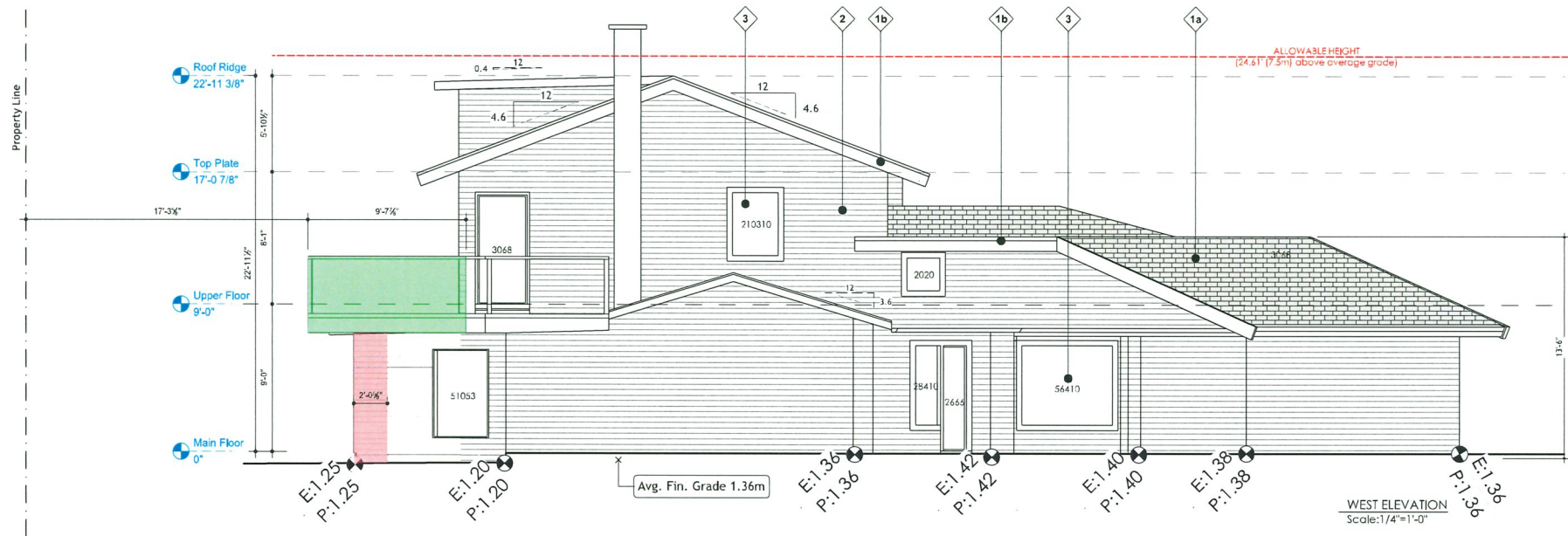
Project Number:
21-03

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

Sheet Number:
A-2.01



Revised Issue for Building Permit - March 29, 2022



Plan # 3