



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Holger Burke, MCIP
Acting Director of Development
Date: December 13, 2005
File: DV 05-315947
Re: **Application by Bill and Sandra DeRuiter for a Development Variance Permit at 11540 Pelican Court**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Land Use Contract (LUC/002) to reduce the required rear building setback from 4.6 m (15 ft.) to 1.2 m (4 ft.) to permit construction of a garage addition on a site located at 11540 Pelican Court.

Holger Burke, MCIP
Acting Director of Development

RB/EL:blg
Att.

Staff Report

Origin

Bill and Sandra DeRuiter have applied to the City of Richmond to relax the required rear building setback from 4.6 m (15 ft.) to 1.2 m (4 ft.) in order to permit the replacement of a single-vehicle carport at the rear of the property (south end of the house) with a two-vehicle enclosed garage (refer to **Plan #1 & #2**). The site currently contains a single-family residence with carport.

Background

Development surrounding the subject site is as follows:

- To the north, Pelican Court, then single-family residential, zoned Land Use Contract (LUC/002);
- To the east, single-family residential, zoned Land Use Contract (LUC/002);
- To the south, single-family residential, zoned Land Use Contract (LUC/002) and Single-Family Housing District, Subdivision Area E (R1/E); and
- To the west, Pelican Court, then single-family residential, zoned Land Use Contract (LUC/002) and Single-Family Housing District, Subdivision Area E (R1/E).

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Land Use Contract (LUC/002) except for the variances noted below.

Finding of Facts

There are two (2) zone designations in this immediate neighbourhood: Land Use Contract (LUC/002) and Single-Family Housing District, Subdivision Area E (R1/E). Land Use Contract (LUC/002) primarily regulates the width, length, area and building envelopes for each of the associated lots as shown by an attached schedule forming part of the contract. The R1/E zone specifies the required front, rear, and side yard setbacks. There are similarities in the prescribed setbacks between the subject LUC/002 and the R1/E zone as is shown in the table below. Together, these zone designations have created a fairly homogenous housing form in this immediate neighbourhood.

It is important to note that the R1/E zone permits a reduction in the rear yard setback from 6.0 m to a minimum of 1.2 m *“in the case of a corner lot on which the side yard setback abutting a public road is maintained at a minimum of 6.0 m...”*. The existing house generally complies with the 6 m side yard setback abutting Pelican Court. An open (roofed over) porch projects into the setback along the west property line; however, no variance is required for the existing open porch. The main façade of the existing dwelling and the proposed addition will comply with the prescribed 20 feet setback of LUC/002.

Given the similarity in housing form that has resulted from both zone designations, varying the LUC/002 as requested still maintains consistency with the rear yard setback requirements

prescribed by the R1/E zone. As such, the proposed variance would not result in a building form or building massing that is inconsistent with the established neighbourhood character.

Setbacks	Existing LUC #002	Adjacent R1/E Zone	Proposed Setbacks
Front yard	6.1 m (20 ft.)	6.0 m (19.7 ft.)	6.3 m – 14.5 m (20.7 ft. – 47.6 ft.)
Side Yard	1.2 m (4 ft.)	2.0 m (6.6 ft.)	3.1 m – 7.9 m (10.2 ft. – 25.9 ft.)
Side Yard (abutting road)	6.1 m (20 ft.)	3.0 m (9.8 ft.)	6.1 m (20 ft.)
Rear Yard	4.6 m (15 ft.)	1.2 m (4 ft.) where min. side yard setback on a flanking road is 6.0 m (19.7 ft.)	1.2 m – 2.7 m (4 ft. – 8.6 ft.)
Min. Lot Area	N/A	550 m ²	591 m ²

Zoning Compliance/Variances

The applicants are seeking a Development Variance Permit to vary the provisions of Land Use Contract (LUC/002) to reduce the required rear building setback from 4.6 m (15 ft.) to 1.2 m (4 ft.) to permit construction of a garage addition on a site located at 11540 Pelican Court.

(Staff supports the proposed variance as it is largely consistent with the intent of the neighbouring R1/E zoning designation, the architectural character matches the existing condition and consequently fits the neighbourhood context. The proposed addition is limited to a single-storey structure (as describe below) and additional landscaping will be installed to screen the building addition.)

Analysis

Conditions of Adjacency

- Separating the proposed garage addition from the residence on the property immediately south is a proposed rear yard setback of 1.2 m – 2.7 m on the subject property, followed by an approximate 7.0 m setback to the two-car garage which is attached to the residence on the adjacent property.
- The proposed garage addition is limited to a single-storey and the roof forms is stepped back from the south property line; therefore, there should be no impact on privacy or shading on the neighbouring property.
- The owner of the adjacent property to the south has no objection to the proposed variance (refer to **Attachment #2**).

Urban Design and Site Planning

- The proposed garage addition would maintain a building form and siting that is consistent with existing neighbourhood and streetscape conditions.

Architectural Form and Character

- The proposed single-storey garage addition matches the existing architectural vernacular and materials.

Landscape Design and Open Space Design


- The property owners have agreed to retain the existing landscaping along the south property line including the large Japanese Maple and Pine tree.
- In order to provide better privacy screening between the subject property and the adjacent property to the south, the applicants are proposing to install a row of ten (10) 3 feet high Emerald Cedar Hedge along the portion of the south property line where existing landscaping would have to be removed (refer to **Plan #4**).

Crime Prevention Through Environmental Design

- There are no implications for crime prevention and safety associated with the subject proposal.

Conclusions

The proposed variance would permit a modest garage addition to the existing residence. The variance is consistent with the rear yard setback requirement of the adjacent residential zone designation (Single-Family Housing District, Subdivision Area E (R1/E)) and consequently, would maintain consistency with the overall character of this single-family residential neighbourhood. On this basis, staff recommends approval of this application.



Edwin Lee
Planning Technician - Design
(4121)

RB/EL:blg



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

**Development Application
 Data Sheet**
 Development Applications Department

DV 05-315947

Attachment 1

Address: 11540 Pelican Court

Applicant: Bill & Sandra DeRuiter Owner: Bill & Sandra DeRuiter

Planning Area(s): Steveston

Floor Area Gross: N/A Floor Area Net: N/A

	Existing	Proposed
Site Area:	591 m ²	No change
Land Uses:	Residential	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Land Use Contract (LUC/002)	No change
Number of Units:	One (1)	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	N/A	N/A	none permitted
Lot Coverage:	Max. 40%	29.65%	N/A
Setback – Front Yard:	Min. 6.1 m	6.3 m – 14.5 m	N/A
Setback – Side Yard (East):	Min. 1.2 m	3.1 m – 7.9 m	N/A
Setback – Side Yard (West):	Min. 6.1 m	6.1 m to building face; 4.5 m to porch	N/A
Setback – Rear Yard:	Min. 4.6 m	1.2 m – 2.7m	Required
Height (m):	N/A	No Change	N/A
Lot Size:	N/A	591 m ²	N/A
Total off-street Spaces:	2	2	N/A
Tandem Parking Spaces	not permitted	N/A	N/A

December 14, 2005

Dear Sir or Madam:

We, Mr. and Mrs *KOWALL - LAMLA* of *11580* Pelican Court Richmond B.C.
do not have any concerns with our neighbor's Bill and Sandy DeRuiter of 11540 Pelican Court for
a request of variance to expand there single carport into an enclosed double garage. We also feel
that a treed hedge along the south property line is not necessary, as an enclosed double garage will
only enhance their property as well as the neighborhood.

Sincerely,

John Kowall
JL



City of Richmond
Urban Development Division

Development Variance Permit

No. DV 05-315947

To the Holder: **BILL AND SANDRA DERUITER**

Property Address: **11540 PELICAN COURT**

Address: **C/O 11540 PELICAN COURT**
 RICHMOND, BC V73 3P4

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. "Land Use Contract No. 002" is hereby varied to reduce the required rear building setback from 4.6 m (15 ft.) to 1.2 m (4 ft.) to permit construction of a garage addition generally in accordance with Plans #1 to #4 attached hereto.
4. The dimension and siting of buildings, structures and landscaping on the land shall be generally as shown on Plan #1 attached hereto.
5. 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.
6. 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

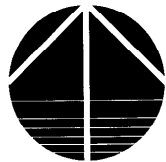
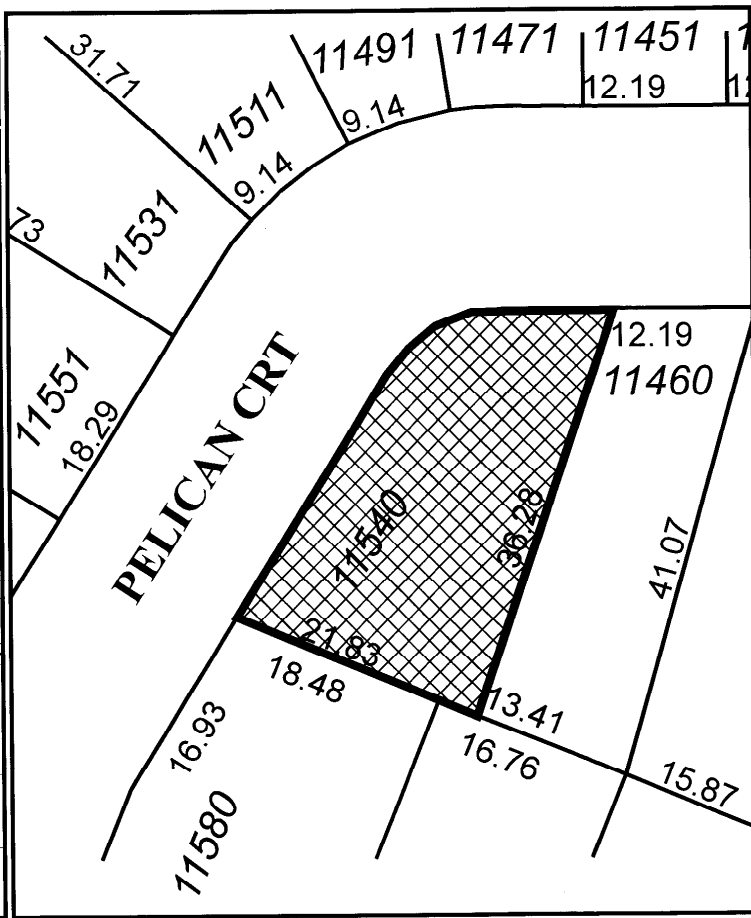
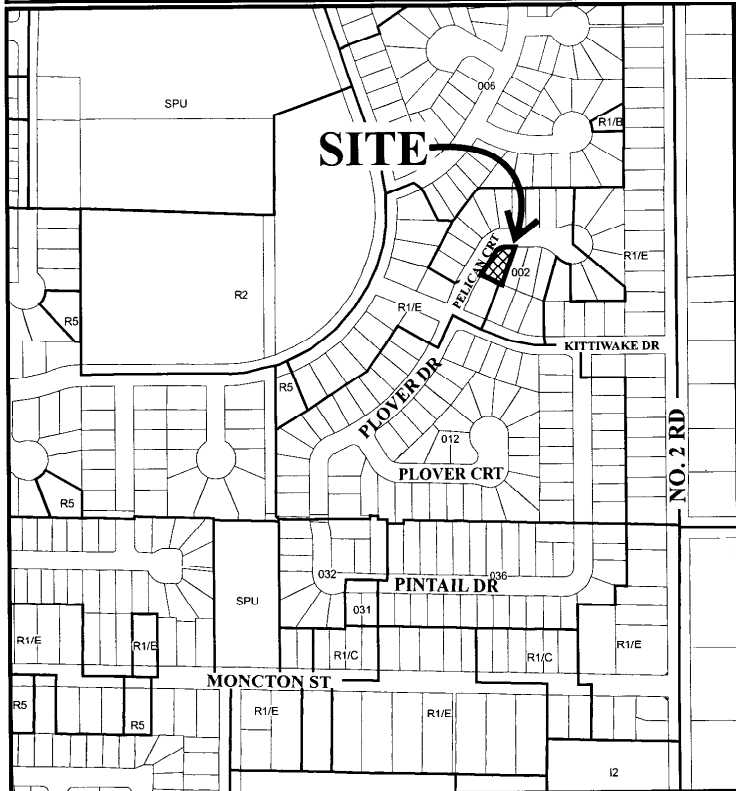
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DV 05-315947 SCHEDULE "A"

Original Date: 11/08/05

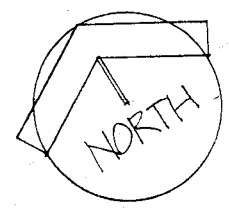
Revision Date:

Note: Dimensions are in METRES

DV 05-315947

DV 05-315947

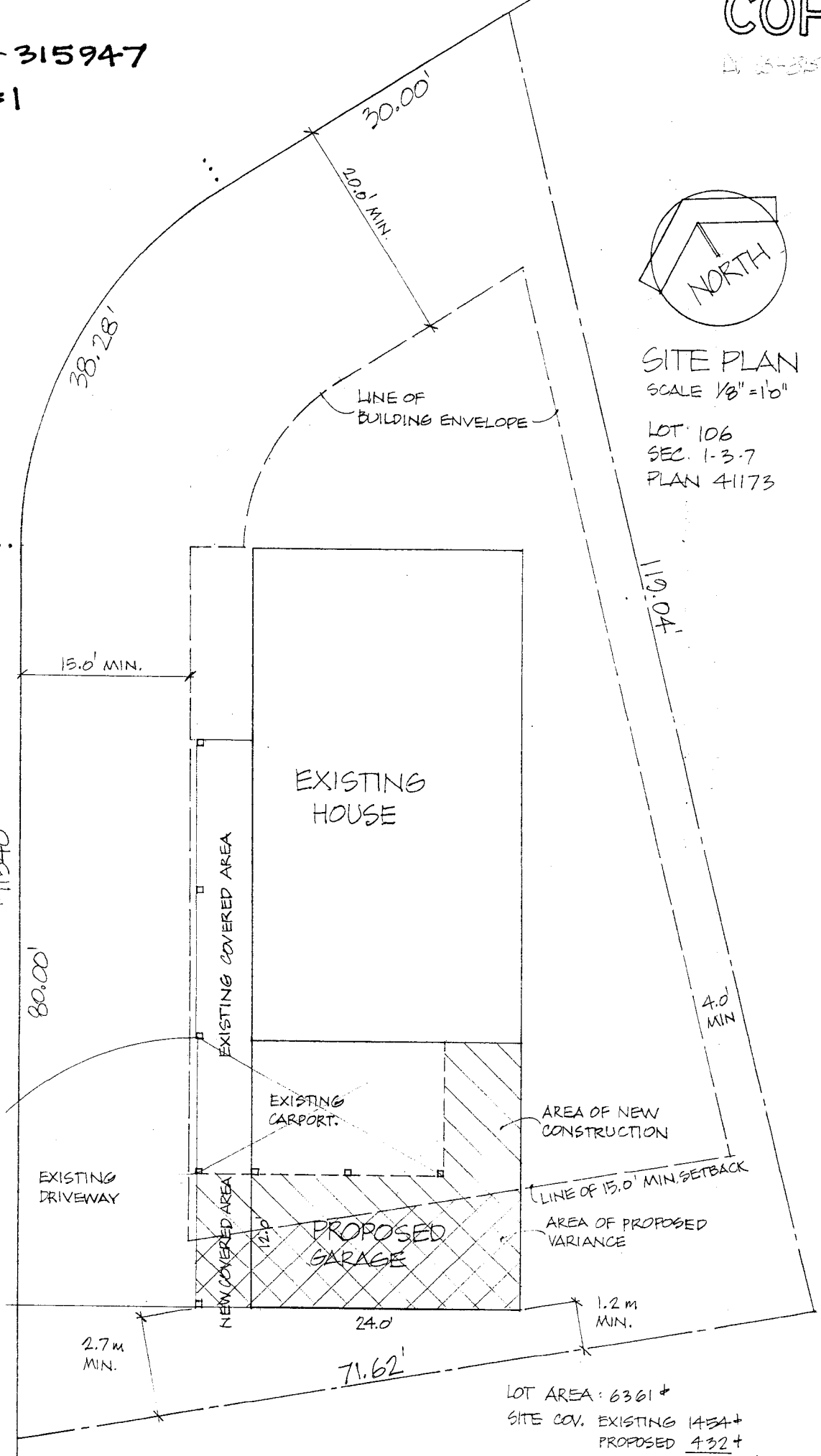
PLAN #1



SITE PLAN
SCALE 1/8" = 10'

LOT 106
SEC. 1-3-7
PLAN 41173

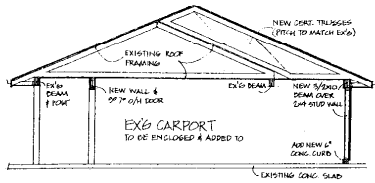
PELICAN COURT
#11540



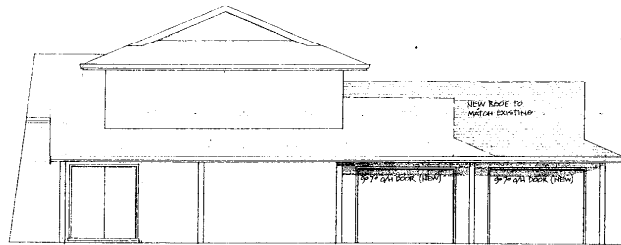
LOT AREA:	6361 +
SITE COV. EXISTING	1454 +
PROPOSED	432 +
TOTAL	1886 + (29.6%)

DV 05-315947

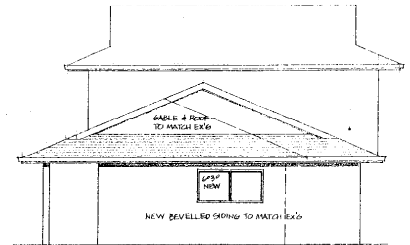
PLAN #2



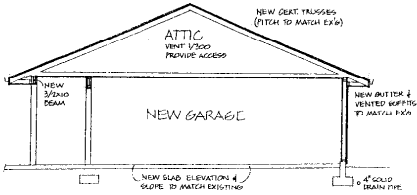
SECTION A



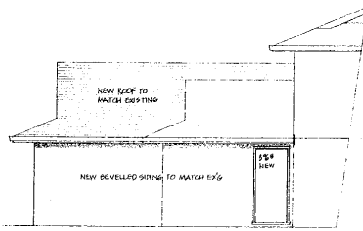
FRONT ELEVATION



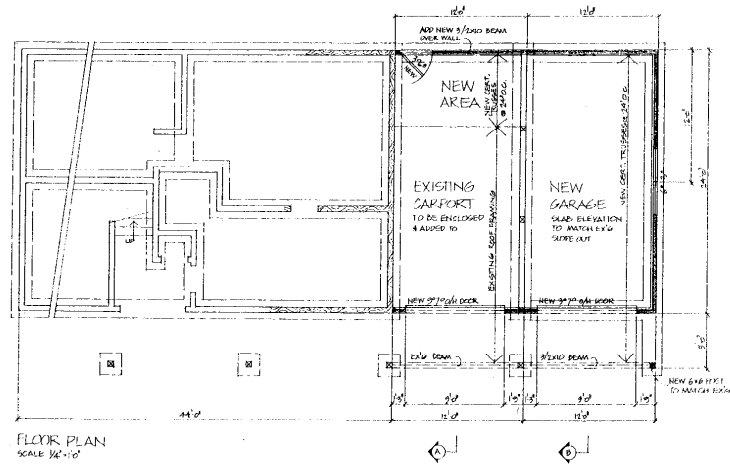
RIGHT SIDE ELEVATION



SECTION B



REAR ELEVATION

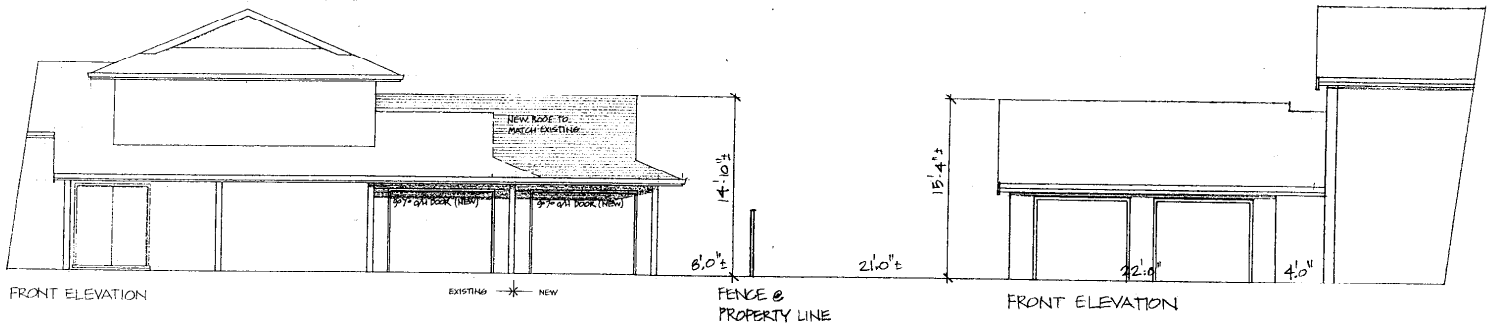
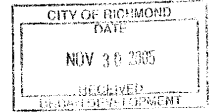


FLOOR PLAN
SCALE 1/8"=1'-0"

DE RUITER VARIANCE APPLICATION
11540 PELICAN COURT, RICHMOND B.C.

DV 05-315947

PLAN #3



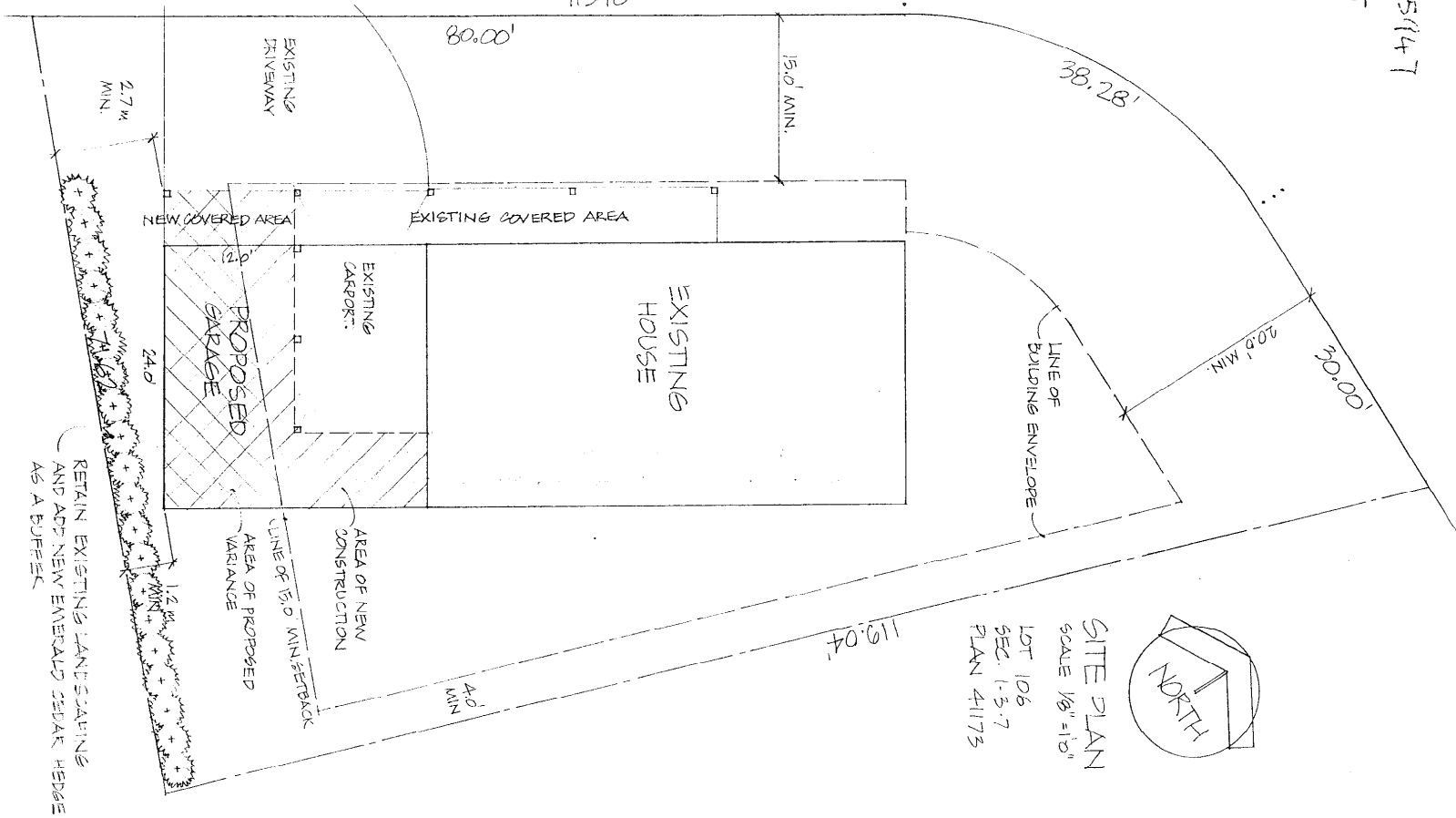
#11540 PELICAN COURT

#11580 PELICAN COURT

STREETSCAPE TO ACCOMPANY DEVELOPMENT VARIANCE APPLICATION FOR DERUITER AT #11540 PELICAN COURT, RICHMOND B.C.

SCALE 1/8" = 1'-0"

PELICAN COURT
#11540



RETAIN EXISTING LANDSCAPING
AND ADD NEW EMERALD CEDAR HEDGE
AS A BUFFER



SITE PLAN
SCALE 1/8" = 1'-0"
LOT 106
SEC. 1-3-7
PLAN 41173