



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: March 7, 2005

From: Raul Allueva
Director of Development

File: DV 05-288400

Re: **Application by Frank Isaak for a Development Variance Permit at
10231 Williams Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Single-Family Housing District (R1/E) to permit a new single-family house to be built 1.2m (3.94 ft) instead of 2m (6.56 ft) from the west property line of 10231 Williams Road.

Raul Allueva
Director of Development

RA:js
Att.

Staff Report

Origin

Frank Isaak has applied to the City of Richmond for permission to vary the side yard setback in the Single-Family Housing District, Subdivision Area E (R1/E) for 10231 Williams Road (**Attachment 1**) in order to permit one new single-family residence to be built 1.2 m rather than 2 m from the western property line.

Findings of Fact

Frank Isaak wishes to eventually rezone and subdivide 10231 Williams Road into two (2) smaller lots. However, there is a moratorium affecting Williams Road limiting the site's rezoning and subdivision at this time until storm sewer upgrades are completed.

While Mr. Isaak is not able to pursue rezoning and subdivision at this time, it is expected that in the longer term, rezoning and subdivision in the area will be permitted. In the meantime, Mr. Isaak wishes, and is permitted under existing regulations, to construct one (1) house on the property. In the future, when permitted, he will apply for rezoning and subdivision to create a second lot (and build a second house on the second lot).

To facilitate this, Mr. Isaak has requested a Development Variance Permit in order to build 1.2 m (3.937 ft.) from the side property line, as is permitted for lots under 18 m (59.055 ft.) wide, rather than 2 m from the property line as is required for lots over 20 m (65.617 ft.) wide. The future lot width will eventually be less than 18 m wide upon successful completion of a rezoning and subdivision application. This variance would give him an extra 0.8 m (2.6 ft.) which, on a small lot is substantial, potentially provides approximately 10% more building width.

Development Information

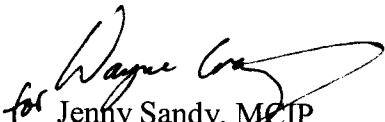
Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements. The area of the proposed variance is also illustrated on **Attachments 3**.

Background

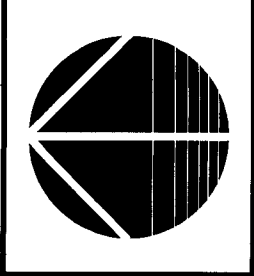
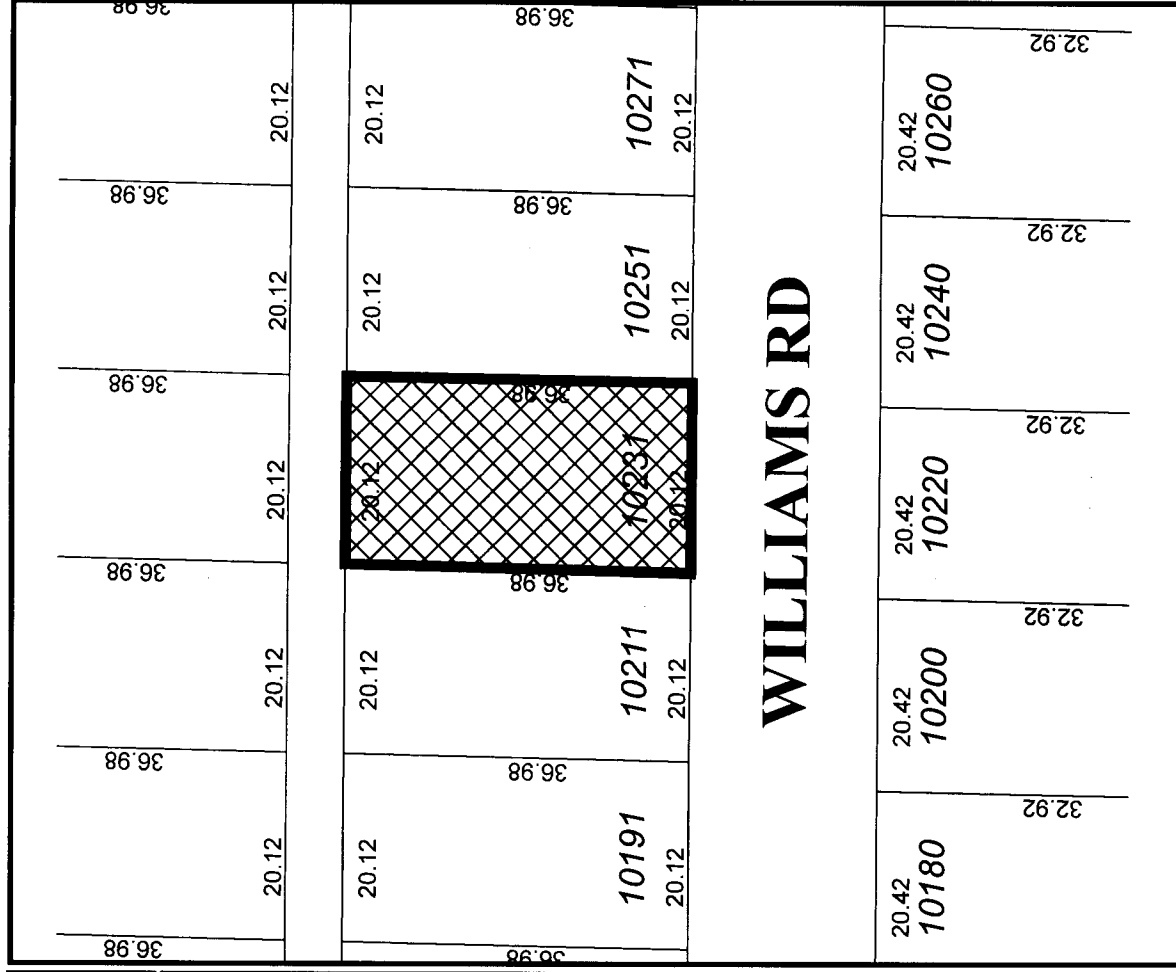
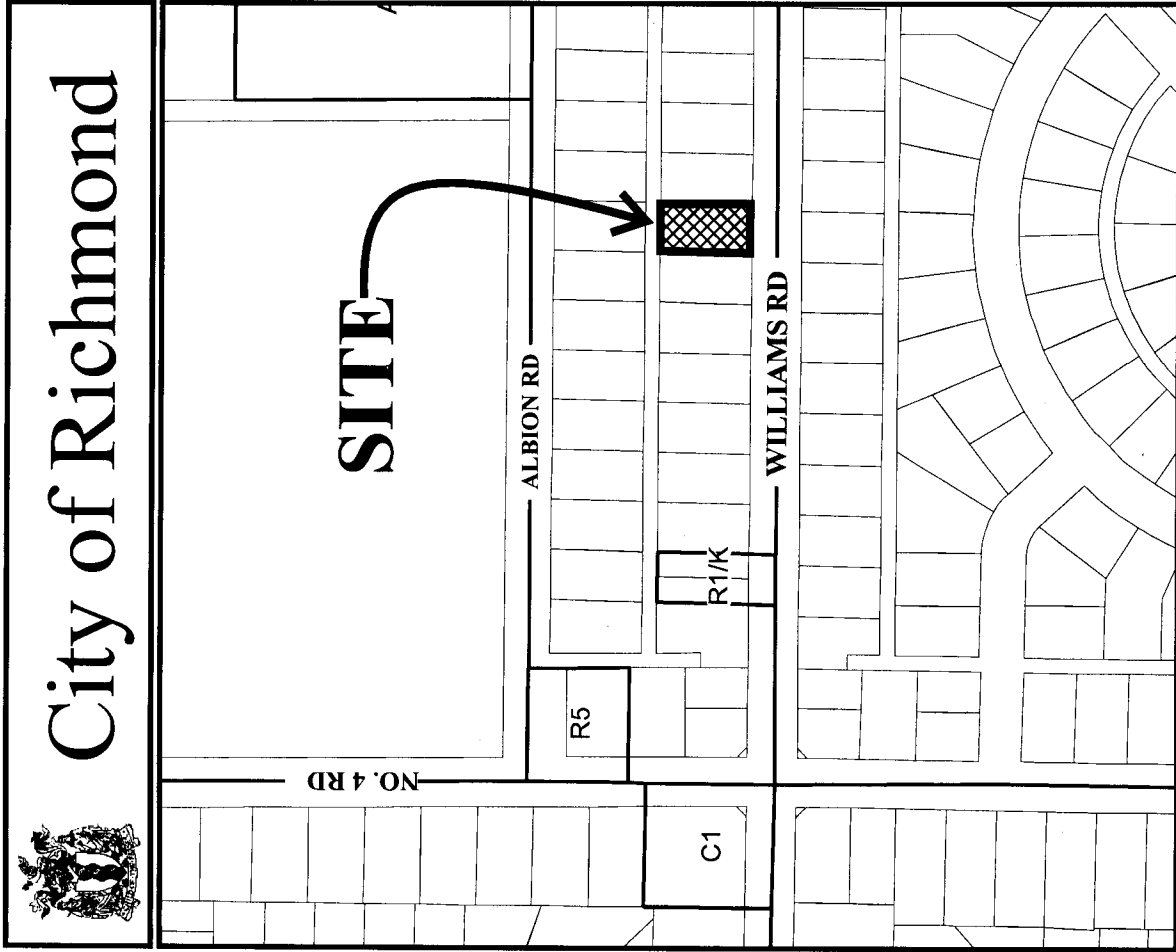
Development surrounding the subject site is primarily larger lot single family. A Development Variance Permit application with the same intent was approved on March 8, 2004 for a property across the street (10120 Williams Road – DV 03-254376). Another property in the block was also rezoned for small lot single family development prior to the Williams Road moratorium.

Conclusion

Staff have no objection to the proposed Development Variance Permit application to vary the side yard provisions of the Single Family Housing District (R1).


for Jenny Sandy, MCIP
Planner, Urban Development

JMS:cas



Original Date: 03/01/05
 Revision Date:
 Note: Dimensions are in METRES

**City of Richmond**

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

**Development Application
Data Sheet**
Development Applications Department**DV 05-288400****Attachment 2**Address: 10231 Williams RdApplicant: Frank IsaakOwner: Frank and Kathy IsaakPlanning Area(s): Shellmont

	Existing	Proposed
Site Area:	744 m ²	No change
Land Uses:	Large lot single family	Small lot single family (with future rezoning application)
OCP Designation:	Low Density Residential	No change
Zoning:	R1/E	No change
Number of Units:	1	2 (subject to future rezoning & subdivision application)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.55 to 464.5 m ² + 0.3 to balance	No change	none permitted
Lot Coverage:	Max. 45%	45%	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Western Side Yard:	Min. 2.0 m	1.2 m	0.8m
Setback – Eastern Side Yard:	Min. 2.0 m	11.26 m	none
Setback – Rear Yard:	Min. 6 m	6 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys m	none

LANE

ATTACHMENT 3

20.12 M - 66.0



MIN. BACK YARD
6.0 M
19.68'

PROPOSED BUILDING
LOCATION

REQ. SIDE YARD
SETBACK FOR
SECOND FLOOR
FOR LOTS 20.0 M
OR GREATER
- 2.0 M
- 6.56'

36.98 M - 121.33'

FUTURE SUBDIVISION

36.98 M - 121.33'

PROPOSED SIDE YARD
- 1.2 M
- 3.93'

MIN. FRONT YARD
6.0 M
19.68'

20.12 M - 66.0'

10231 WILLIAMS RD.

SCALE = 1/4" = 1 METER



City of Richmond
Urban Development Division

Development Variance Permit

No. DV 05-288400

To the Holder: FRANK ISAAK
Property Address: 10231 WILLIAMS ROAD
Address: c/o 10091 NO. 5 ROAD
RICHMOND BC V7A 4E4

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 and Development Bylaw No. 5300" is hereby varied by reducing the side yard setback from 2.0m (6.562 ft) to 1.2m (3.937 ft) along the west property line only.
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.
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.

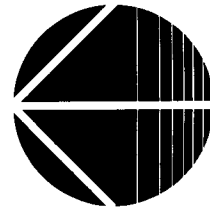
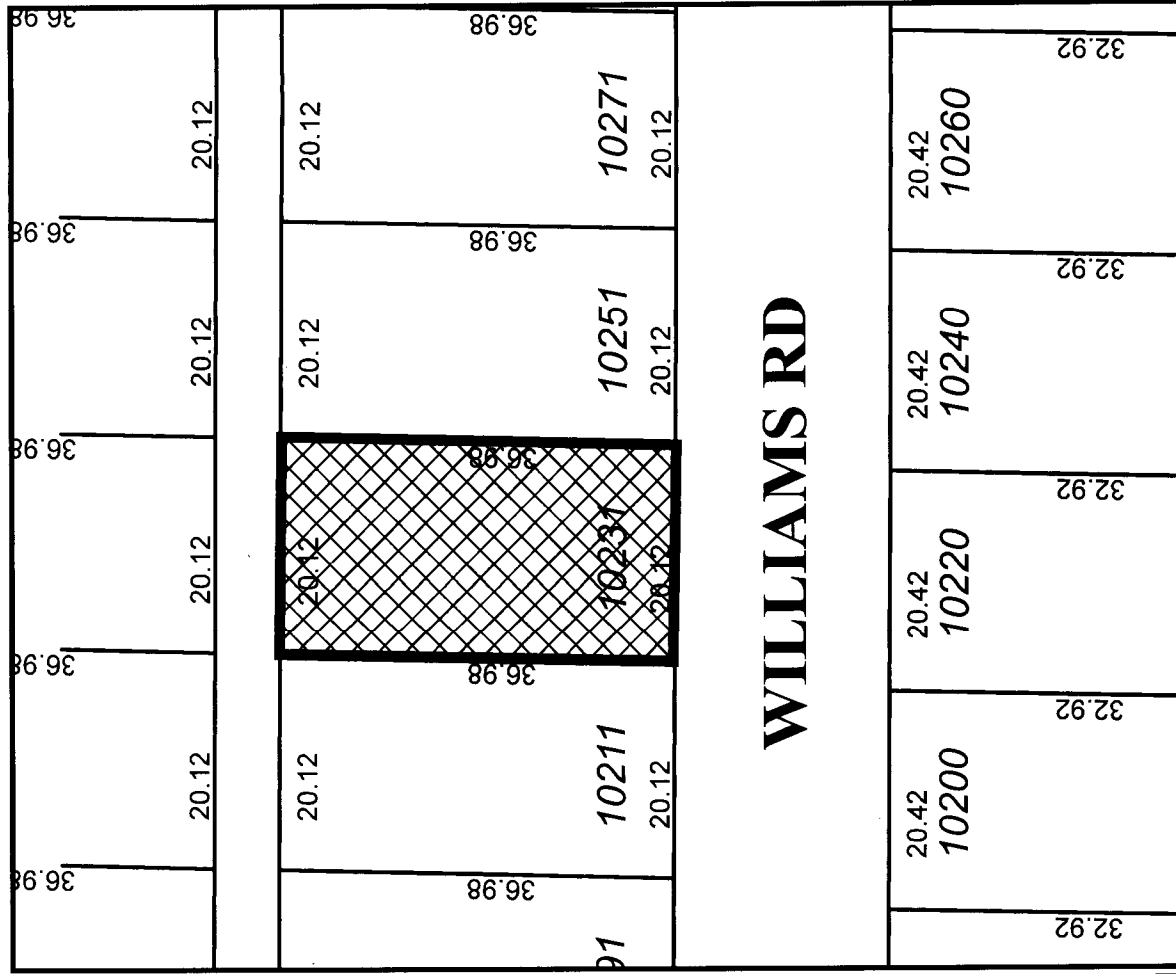
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



DV 05-288400
SCHEDULE "A"

Original Date: 01/21/05

Revision Date:

Note: Dimensions are in METRES