



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: May 6, 2003
File: DV 03-230499
Re: **Application by Loren and Janie Slye for a Development Variance Permit at
11911 Third Avenue and 3540 Broadway Street**

Manager's Recommendation

That a Development Variance Permit be issued that would vary the minimum depth requirement for the Single-Family Housing District, Subdivision Area A (R1/A) zone from 24 m (78.74 ft.) to 20.134 m (66.06 ft.) in order to permit 11911 Third Avenue and 3540 Broadway Street to be re-subdivided into two (2) single-family residential lots fronting onto Third Avenue rather than Broadway Street.



Joe Erceg
Manager, Development Applications

JDK:blg

Staff Report

Origin

The subject site is located at the south-west corner of Third Avenue and Broadway Street and is zoned Single-Family Housing District, Subdivision Area A (R1/A).

The applicants are requesting permission to vary the minimum depth for the Single-Family Housing District, Subdivision Area A (R1/A) zone from 24 m (78.74 ft.) to 20.134 m (66.06 ft.) in order to re-subdivide the two (2) existing lots into two (2) new single-family lots fronting onto Third Avenue rather than Broadway Street. The applicants plan to maintain their existing home and construct a new home for their daughter's family on the south lot of the proposed subdivision.

A copy of the development application filed with the Urban Development Division is appended to this report.

Findings of Fact

The existing "craftsman style" heritage house was built in the 1930's and fronts Third Avenue. The house is located on two (2) 10.067 m (33.028 ft.) lots which technically front onto Broadway Street. The applicants purchased their home from Janie Slye's parents, Kazuo and Kiyoko Kimura in 1977.

Staff Comments

Development Applications Department staff commented that the applicant should verify that the proposed lot with the existing house on it will comply with the 0.55 Floor Area Ratio (FAR) and 45% lot coverage permitted in the Single-Family Housing District, Subdivision Area A (R1/A) zone. *Staff and the applicant's surveyor/architect have confirmed that the existing 185 m² (1991.50 ft²) house meets the maximum FAR and lot coverage for the proposed north lot.* The existing house side and rear yard setbacks have historically been non-conforming. They will continue to be non-conforming after subdivision, however, with the re-orientation of the lots the setbacks are improved.

Zoning staff commented that this application could be contrary to Section 202.4 (.05) Diagram 1 of Zoning and Development Bylaw 5300. The setbacks are controlled by this diagram, which is also intended to encourage lots to be subdivided in a north-south direction. *The existing "heritage" house, which is to be retained, does not comply with these setback requirements. The proposed new house will be appropriately setback from Third Avenue. The applicant has indicated that he will discuss his proposal not to subdivide in a north-south direction with the Committee that established Diagram 1.*

Analysis

The applicants wish to share their property with their daughter, son-in-law and grandson, in order to continue the family presence in Steveston, which the Slye family has called home for many years. Their daughter and son-in-law wish to raise their growing family in Steveston. The proposed new home will match the "craftsman style" of the present home. The existing and new home will share a common side yard for the entire family to enjoy.

Staff view this application as a rare opportunity to preserve a "heritage" home in the Steveston area as well as encourage the younger generation to remain in Richmond as opposed to moving to other parts of the Lower Mainland.

The applicants have provided a list of neighbour's signatures who are in support of the proposed variance and re-subdivision of their property.

Conclusions

Staff support the variance as requested.

A handwritten signature in cursive script, appearing to read "J. DeKleer", with a long horizontal flourish extending to the right.

Jim DeKleer
Engineering Assistant - Development & Processing

JDK:blg



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

B.M.
March 12/03

Development Application
 Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: DEVELOPMENT VARIANCE PERMIT APPLICATION

Property Address(es): 11911 THIRD AVE & 3540 Broadway Street.

Legal Description(s): LOTS 15 AND 16 BLOCK 20 SECTION 3 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 249

Applicant: LOREN & JANIE SLYE

Correspondence/Calls to be directed to:

Name: LOREN & JANIE SLYE

Address: 11911 THIRD AVE

RICHMOND BC CANADA

V7E-3J9
 Postal Code

Tel. No.: 604-250-4510
 Business

604-275-2890
 Residence

1511c@telus.net
 E-mail

604-2
 Fax

Property Owner(s) Signature(s): *Loren Slye* *Janie Slye*
LOREN SLYE JANIE SLYE
 Please print name

or

Authorized Agent's Signature: _____
 Attach Letter of Authorization

 Please print name

For Office Use	
Date Received: <u>Mar 11/03</u>	Application Fee: <u>\$1,500.00</u>
File No.: <u>03-230499</u> <small>Only assign if application is complete</small>	Receipt No.: <u>17-0005275</u>

11:35
D.

RECEIVED
MAY - 6 2003
CITY OF RICHMOND
INFO. CENTRE

FILE : DV 03-230499

To our neighbors,

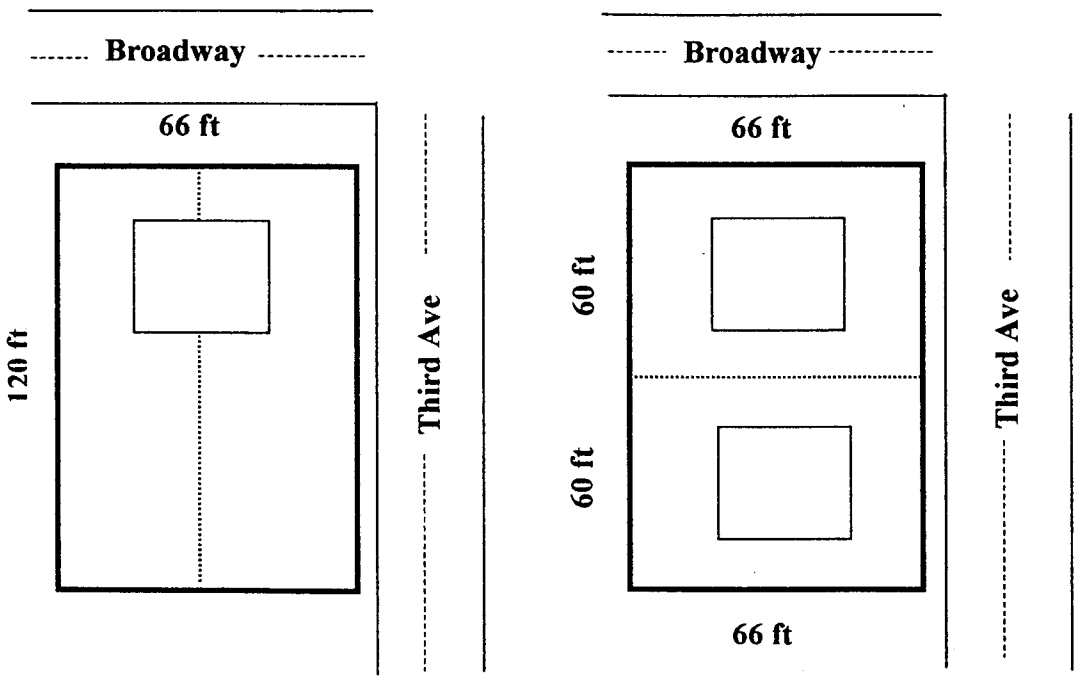
We, Loren and Janie Slye are asking for your support to build a home for our daughter, son-in-law and grandson.

We are requesting an allowance for a 'Directional Lot Change' from the City of Richmond for our two lots in the Steveston community. This allowance will permit us to build a similar Craftsman style Heritage home to match our Heritage type home rather than tear down our existing home to build two new houses.

The lots are situated on the corner of Broadway and Third Ave (11911 Third Ave).

Existing home on two lots:

Proposed homes on two lots:

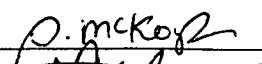
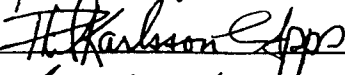
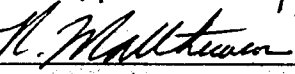


Thank you for your support in our endeavor.

Please sign below:



 Loren Slye

Name	Address	Signature	Date
Sue McKoryk.	3511 Broadway St		May 5/03.
Phil Karlsson /c/ Apps	3560 Broadway St		May 5/03
R. MATTHEWSON	3520 BROADWAY ST.		May 5/03



No. DV 03-230499

To the Holder: LOREN & JANIE SLYE

Property Address: 11911 THIRD AVENUE & 3540 BROADWAY STREET

Address: 11911 THIRD AVENUE
RICHMOND, BC V7E 3J9

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 minimum depth for the Single-Family Housing District, Subdivision Area A (R1/A) zone, in the "Richmond Zoning and Development Bylaw No. 5300" is hereby varied from 24 m (78.74 ft.) to 20.134 m (66.06 ft.) as shown on attached Plan #1.
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



City of Richmond



53

347134913511

35713:

BROADWAY ST

3RD AVE

350035203540

3560358031

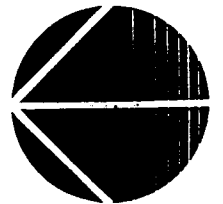
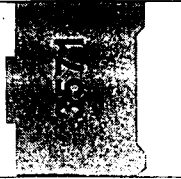
36.58 36.58 36.58 36.58

36.56 36.58

40.23

36.58 36.58

20.12



DV 03-230499 SCHEDULE "A"

Original Date: 03/24/03

Revision Date:

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR - CERTIFICATE
 OF LOCATION SHOWING BUILDINGS ON
 LOTS 15 AND 16 BLOCK 20 SECTION 3
 BLOCK 3 NORTH RANGE 7 WEST
 NEW WESTMINSTER DISTRICT
 PLAN 249

R-03-13789



PARCEL IDENTIFIER: LOT 15 - 003-609-596
 PARCEL IDENTIFIER: LOT 16 - 003-609-642
 TO ACCOMPANY APPLICATION TO SUBDIVIDE

CURRENT ADDRESS:
 11911 THIRD AVENUE
 RICHMOND, B.C.

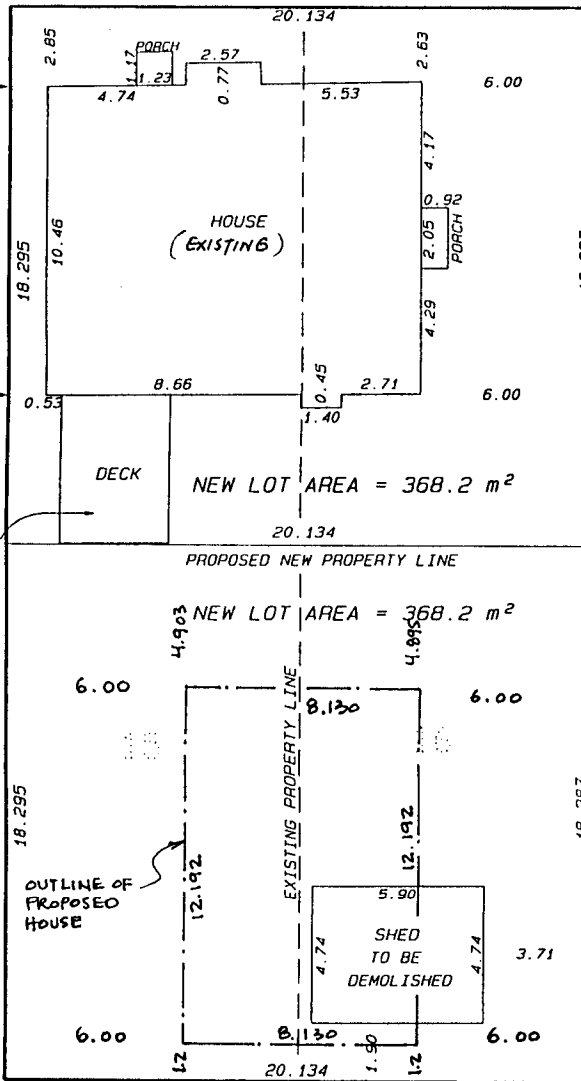
BROADWAY STREET

SCALE 1:200
 DIMENSIONS ARE IN METRES
 UNLESS NOTED OTHERWISE

DIMENSIONS ARE MEASURED
 AT GRADE, TO VERTICAL FACE
 OF OUTSIDE BUILDING WALLS
 UNLESS INDICATED OTHERWISE.

SMALL OUT-BUILDINGS ON
 NON-PERMANENT FOUNDATIONS
 MAY NOT BE SHOWN.

ALL OR PORTION OF
 DECK TO BE REMOVED
 TO COMPLY WITH 1.2m
 SIDEYARD SETBACK



DATE OF SURVEY:
 10th DAY OF FEBRUARY, 2003

LANE

Stu Campbell
 B.C. LAND SURVEYOR

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED.

CLIENT REF: LOREN SLYE

R-03-13786

CAOFILE: 13789.APP

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MATSON PECK & TOPLISS
 SURVEYORS & ENGINEERS

210 - 8171 Cook Road
 Richmond, B.C.

V6Y 3T8

Ph: 604-270-9331

Fax: 604-270-4137

MAY 6 2003

DV 03-230499 # 1