City of Richmond
Urban Development Division

Report to Development Permit Panel

To:	Development Permit Panel	**Date:**	May 27, 2004
From:	Raul Allueva Director of Development	**File:**	DV 04-267698
Re:	**Application by Amarjit and Pawanjit Hans for a Development Variance Permit at 10700 Granville Avenue**		

Staff Recommendation

That a Development Variance Permit be issued for 10700 Granville Avenue which would vary the maximum permitted area of the upper storey in the Agricultural District (AG1) zone from 2 ½ storeys (upper storey limited to 50% of the floor area situated below) to 3 storeys (upper storey limited to 68% of the floor area situated below) in order to permit construction of a new single-family dwelling that does not exceed the 10.5 m (34.449 ft.) height maximum.

Raul Allueva
Director of Development

KE:rg
Att.

1258021

Staff Report

Origin

Amarjit and Pawanjit Hans has applied to the City of Richmond for permission to vary the maximum height of dwellings from 2 ½ stories (upper storey limited to 50% of the floor area situated below) to 3 stories (upper storey limited to 68% of the floor area situated below) in order to permit the construction of a new single-family dwelling at 10700 Granville Avenue that does not exceed the maximum height of 10.5 m (34.449 ft).

The subject site is zoned Agricultural District (AG1) and is within the Agricultural Land Reserve (ALR). The site is exempt from ALR provisions as the subject lot is less than 2 acres in size.

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

Development Information

Site Area:	1,939 m^2 (20,872 ft^2)
Building Area:	Total – 662.9 m^2 (7,136 ft^2) Ground Floor – 216 m^2 (2,327 ft^2) Second Floor – 266 m^2 (2,868 ft^2) Third Floor – 180 m^2 (1,941 ft^2)
F.A.R.:	Permitted - 0.6 Floor-Area-Ratio (F.A.R.) Proposed - 0.342 Floor-Area-Ratio (F.A.R.)
Height:	Permitted - 2 ½ storeys but in no case exceeding 10.5 m (34.449 ft) Proposed – 3 storeys but dwelling height does not exceed 10.5 m (34.449 ft.)
Upper Storey:	Permitted – 50% of the floor below (2nd storey) Proposed – 68% of the floor below (2nd storey)

Findings of Fact

Surrounding residential developments consists of new and older character, large single-family dwellings on lots zoned Agricultural District (AG1). The property to the immediate south is designated as an Environmentally Sensitive Area (ESA). The subject site is not designated as an ESA.

Although the proposed dwelling is 10.48 m (34.4 ft.) in height, which is below the maximum permitted height of 10.5 m (34.449 ft.), the dwelling contains 3 storeys. As the existing zoning limits the number of storeys to 2 ½, a Development Variance Permit is being requested to address this.

Staff Comments

Development Applications

The proposed single-family dwelling is a 3 storey structure as the area for the uppermost floor is not consistent with the definition of a half-storey. The definition of a half-storey is a floor that does not exceed 50% of the floor area of the storey situated immediately below it. The proposed dwelling contains an upper storey that is approximately 68% of the floor below it.

The subject lot has an area of 1,939 m^2 (20,872 ft^2), which reflects the large size properties in this area, all of which can accommodate larger homes. The proposed single-family dwelling complies with all other regulations in the zoning district. To address potential overlook issues staff focused on the front, rear and side yard setbacks. The house is situated well within all required setbacks with a proposed front and rear yard setback of 12 m (40 ft.) and a side yard setback of 9.1 m (30 ft.).

Staff note that even though the proposed dwelling is considered to be three-storeys, the existing zoning does allow for a half-storey on the upper level. As a result, the difference in height between a 3 storey and 2 ½ storey house will be negligible, given the large setbacks and overall size of lots in the area. Furthermore, the increased floor space proposed on the upper storey (68% of the floor below versus the permitted 50%) is considered minor, and the proposed height of the single-family dwelling does not exceed the maximum permitted height stipulated in the zoning (10.5 m or 34.449 ft).

Submitted plans exhibits how the site will be graded around the dwelling. The grade around the house will be higher, with the finished grading being approximately 1.5 m (5 ft.) above the ground level floor. The design rationale behind this was to place the ground floor level at the lowest possible elevation, with the grade being sloped approximately 11% to give the appearance of a 2 storey house on a crawl space from the street and surrounding lots. This approach to grading helps mitigate the appearance of the proposed three-storey dwelling.

Public Comments

One letter of objection has been received from the property owner at 11231 Granville Avenue (refer to **Attachment 1**), which is located approximately 350 m (0.21 miles) to the east of the site on the opposite side of the street. The letter raises issues related to large extended families occupying one (1) single-family dwelling.

In response to the letter of objection received, staff note that because of the large total area of the site, a larger character dwelling can be constructed with greater flexibility in siting the dwelling in the middle of the lot, which is what is being proposed by the applicant. This minimizes overlook issues and overall massing and scale of the dwelling. The proposed dwelling is also well within the permitted 0.6 floor-area-ratio (0.342 F.A.R proposed). Generally speaking, the proposed upper storey is well articulated and steps away from the floor below it to create a sensitive massing scheme.

Environmentally Sensitive Area Review

Although the subject site is not a designated ESA, it does abut an ESA to the immediate south on property also designated within the ALR. To address this condition, installation of a 3 m (10 ft.) vegetated buffer is being implemented along the south property line next to the ESA. This buffer will consist of at least 50% native species. The applicant has agreed to this requirement. The landscape buffer will be a condition of the Development Variance Permit.

The applicant has submitted a landscape plan showing a proposed vegetated buffer and plant listing consistent with the staff recommendation for a landscape strip containing approximately 50% native species taken from the City's list of recommended plantings for natural areas in Richmond. Larger trees and shrubs are planted at the corners of the site with groundcover, wildflowers and smaller shrubs located across the centre portion of the buffer. The reason for this is to avoid interference with the septic lines running parallel to the buffer along the south property line. The applicant will be required to submit a landscape Letter of Credit to ensure the vegetated buffer is implemented.

Analysis

Staff consider the request to vary the maximum number of storeys from 2 ½ to 3 storeys in the Agricultural District (AG1) zone reasonable. The applicant is willing to implement a vegetated strip along the back property line to take into account the ESA on the neighbouring property to the south, as recommended by staff. A landscape plan consisting of native plant species has been submitted to facilitate this.

The proposed single-family dwelling has been sited in the middle of the subject lot resulting in front and rear yard setbacks of 12 m (40 ft.) and side yard setbacks of 9.1 m (30 ft.) on each side. Siting the proposed dwelling in the centre of the lot with the abovementioned setbacks minimizes the impact of overlook issues into neighbouring properties. The house plans proposes to raise the finished grade to approximately 1.5 m (5 ft.) above the lower level floor on all sides of the dwelling, which minimizes the appearance of height for the 3 storey dwelling.

Conclusions

The subject application is to vary Agricultural District (AG1) zone to permit a 3 storey house to be constructed at 10700 Granville Avenue. Staff do not foresee any negative impacts relating to overlook issues, nor does the proposed dwelling exceed the existing maximum height stated in the zoning. The applicant is also committing to plant a vegetated buffer strip along the rear property line to take into account the ESA to the south. On this basis, staff support the Development Variance application.

Kevin Eng
Planning Technician – Design
(604) 276-4000 (local 3205)

KE:rg

Prior to issuance of the Development Variance Permit, a landscaping Letter of Credit in the amount of $877.60 for the vegetated buffer along the south propety line is required.

ATTACHMENT 1

MARGARET E. STUART
11231 Granville Avenue
Richmond, B.C. V6Y 1R7
(604) 270-4515 phone
(604) 270-1553 fax

May 21, 2004

City of Richmond 276-4063 - Bldg. Approvals.

This letter is written to register my objection to the building of a three story home at 10700 Granville. I do not feel that this will be a single family home. Instead, I feel it will house a large extended family as do many homes in this area. There are so many homes on this street already (only two stories) where the back yards are parking lots for up to 8 cars. This contributes to the pollution in the area and the costs of everyone's utility bills as large extended families use substantially more energy. These monster homes in Vancouver are now selling for a fraction of their original price as the market for them has dropped. No where in our neighbourhood are there three stories homes and to allow one to be build will permanently alter the appearance. Where will it stop? Will these extended families now start applying for 4 or 5 stories homes? I know of no single familes who truly have several family members. These houses can only house multiple members of several families. They may be blood relatives but I am certain they are not a "single" family.

Sincerely,

Margaret Stuart

D.V.P. _____ 04-267698

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

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

Property Address(es): 10700 Granville Ave.

Legal Description(s):

Applicant: Amarjit + Pawanjit Hans.

Correspondence/Calls to be directed to:

Name: Pawanjit Hans

Address: 10058 Lassam Rd
Richmond, B.C V7E 2C1
Postal Code

Tel. No.: (604) 761-6558 Business
(604) 241 5603 Residence
pawantha@hotmail.com E-mail
(604) 241-5669 Fax

Property Owner(s) Signature(s): Pawanjit Hans
Pawanjit Hans.
Please print name

or

Authorized Agent's Signature:
Attach Letter of Authorization

Please print name

For Office Use

Date Received: Mar 17/04
Application Fee: $ 1,500.00
File No.: 04-267698
Only assign if application is complete
Receipt No.: 17-0014528

ENTERED

City of Richmond
Urban Development Division

Development Variance Permit

No. DV 04-267698

To the Holder:	AMARJIT AND PAWANJIT HANS
Property Address:	10700 GRANVILLE AVENUE
Address:	C/O 10088 LASSAM ROAD RICHMOND, BC V7E 2C1

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 permitting a 3 storey single-family dwelling on the subject site, where the upper storey does not exceed 68% of the second storeys total area nor the maximum height of 10.5 m (34.449 ft) in Agricultural District (AG1) for the new single-family dwelling only.
4. The dimension and siting of buildings and structures on the land shall be as shown on Plan #1 – 7 attached hereto.
5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Variance Permit

No. DV 04-267698

To the Holder:	AMARJIT AND PAWANJIT HANS
Property Address:	10700 GRANVILLE AVENUE
Address:	C/O 10088 LASSAM ROAD RICHMOND, B.C. V7E 2C1

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of $877.60

6. 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.
7. 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.

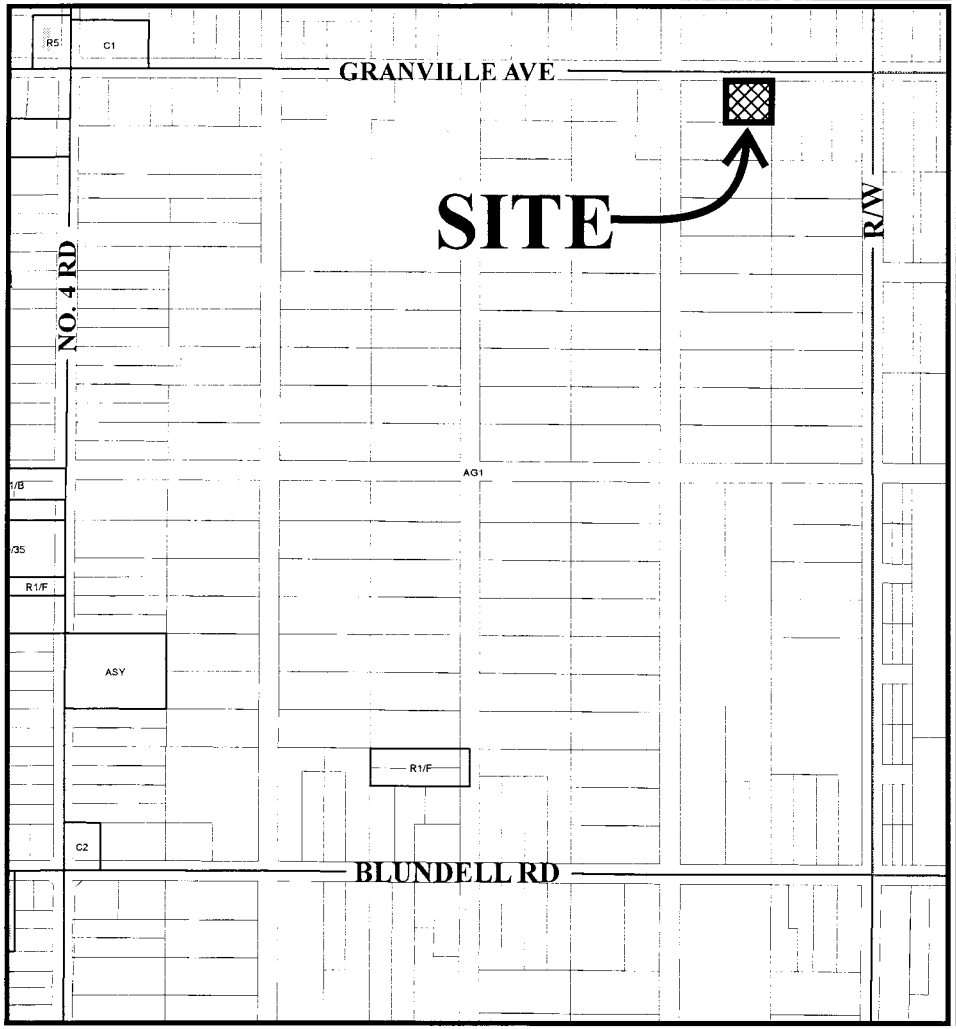
   This Permit is not a Building Permit.

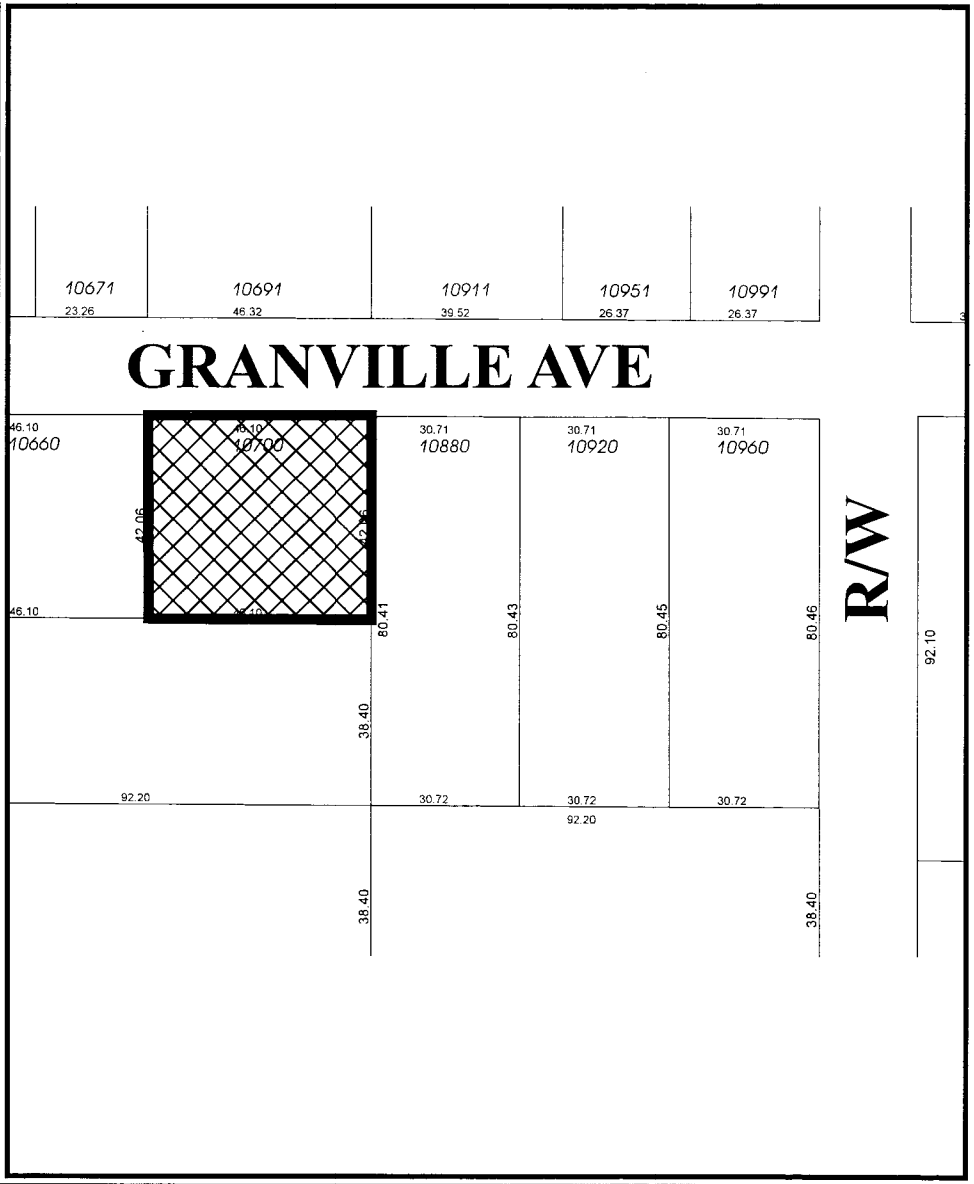
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

City of Richmond





DV 04-267698
SCHEDULE "A"

Original Date: 04/02/04

Revision Date: 05/25/04

Note: Dimensions are in METRES

Roof:
Concrete tiles on
weatherproof sheathing membrane on
1x4 spaced strapping on ½" OSB sheathing on
certified trusses @ 24" o.c. with
min. R 40 insulation on
6 mil poly vapour barrier on
5/8" drywall (typical)

Exterior Walls:
Stucco or cultured stone on
building paper on
1/2" exterior plywood sheathing on
2x6 studs @ 16" o.c. with
Min. R 20 insulation batts on
6 mil poly vapour barrier on
1/2" drywall (typical)

Interior Walls:
2x4 or 2x6 studs @ 16" o.c. with
1/2" drywall both sides (typical)

Main Floor / Upper Floor:
Finished floor on 1½" concrete topping on
5/8" T&G plywood subfloor on
on TJI joists to P. Eng. spec's with
min. R12 insulation batts on
5/8" drywall (typical)

Basement Floor / Garage Slab:
Finished floor on
3 1/2" concrete slab with
6"x6" w.w. mesh on
6 mil poly vapour barrier on
min. R12 styrofoam insulation
(under liveable floors only) on
min. 5" compacted sand (typical)

Foundation:
Exterior walls. 6" or 8" concrete walls
(height to be determined on site) or
Interior walls 6" concrete walls min. 12" high
all with 1/2" diameter anchor bolts @ 6'-0" o.c. on
8" x 24" continuous concrete footing (typical)

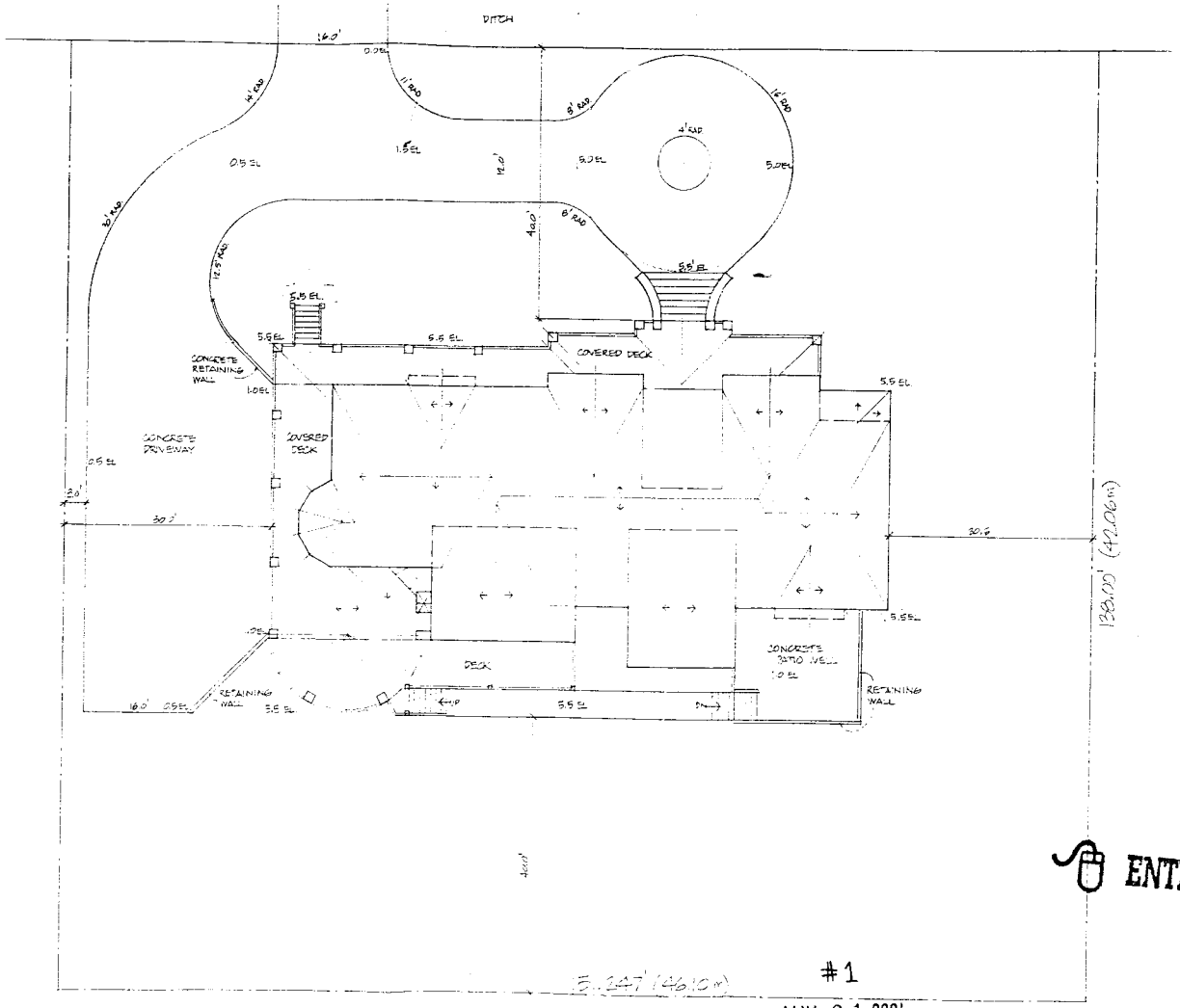
Deck:
Approved deck coating on
5/8" T&G plywood sheathing on
2x8 or 2x10 pressure treated joists @ 16" o.c.
(or on TJI joists for decks over garage areas)

LEGAL DESCRIPTION:
E ½ LOT 77
SEC 14-4-6
PLAN 1143
ZONE AG 1

ANALYSIS:
LOT AREA: 20872 ft² (1939 m²)
SITE COV: 4212 ft² (391.3 m²) = 20.2%
FLOOR AREA: LOWER FLOOR 2307 ft²
MAIN FLOOR 2865 ft²
UPPER FLOOR 1961 ft²
TOTAL 7133 ft² (662.9 m²) = 34.2%

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

10700
GRANVILLE AVENUE



ENTERED

#1

MAY 2 1 2004

DV 04-267698

FILE COPY

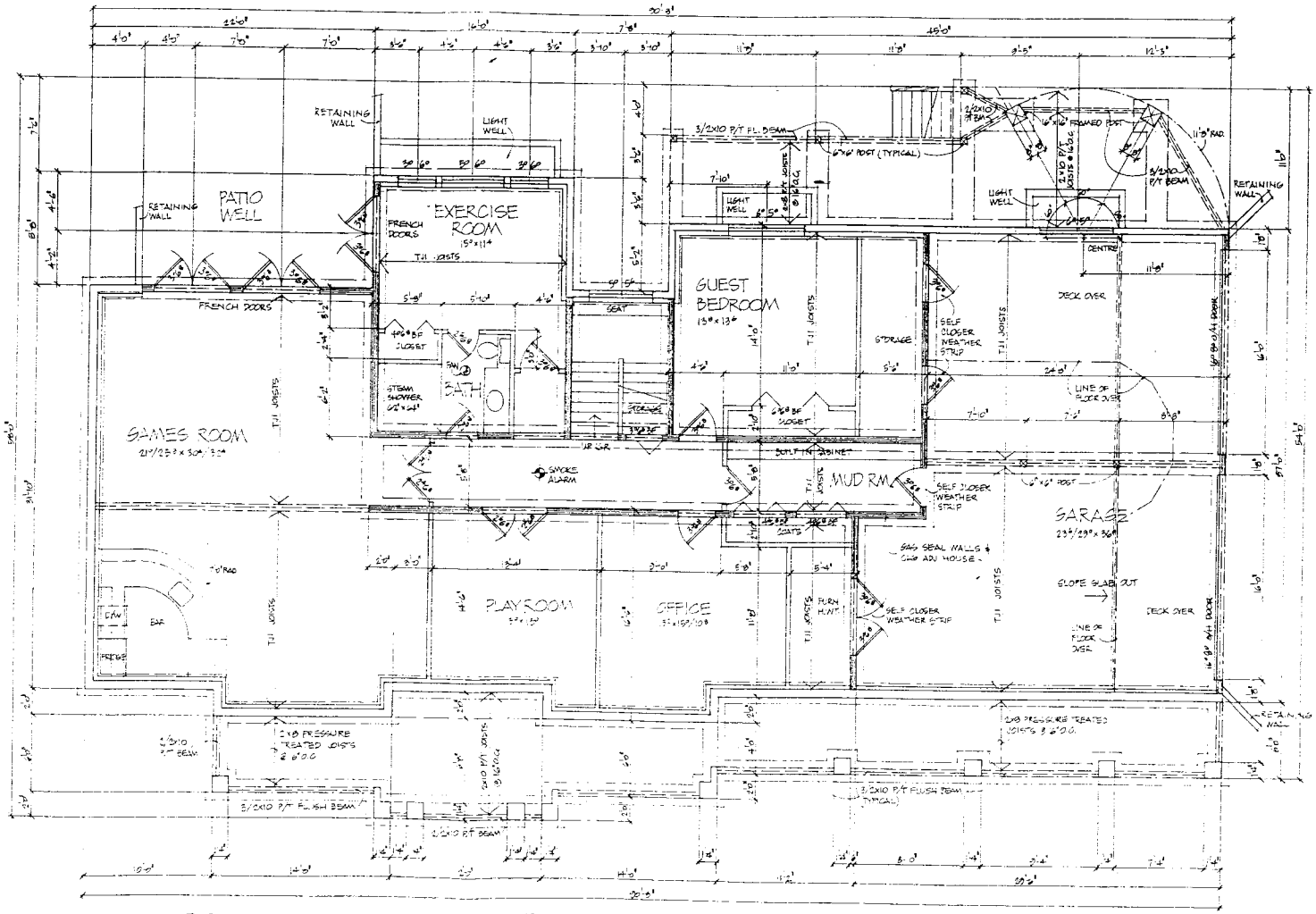
NV 04-267698

REVISED - MARCH 11/04 - FILL ELEVATIONS

DATE: FEBRUARY 9, 2004
DWG. NO.
SHEET NO.

TITLE: HOUSE FOR: FAWAN HANS
AT # 10700 - GRANVILLE AVENUE, RICHMOND B.C.

Lynde Designs ltd.



BASEMENT PLAN

SCALE 1/4" = 1'-0"

FIN. FLOOR AREA	2517+
GARAGE AREA	986+
COVERED AREA	707+
TOTAL SITE COV.	4210+

WALL LEGEND:

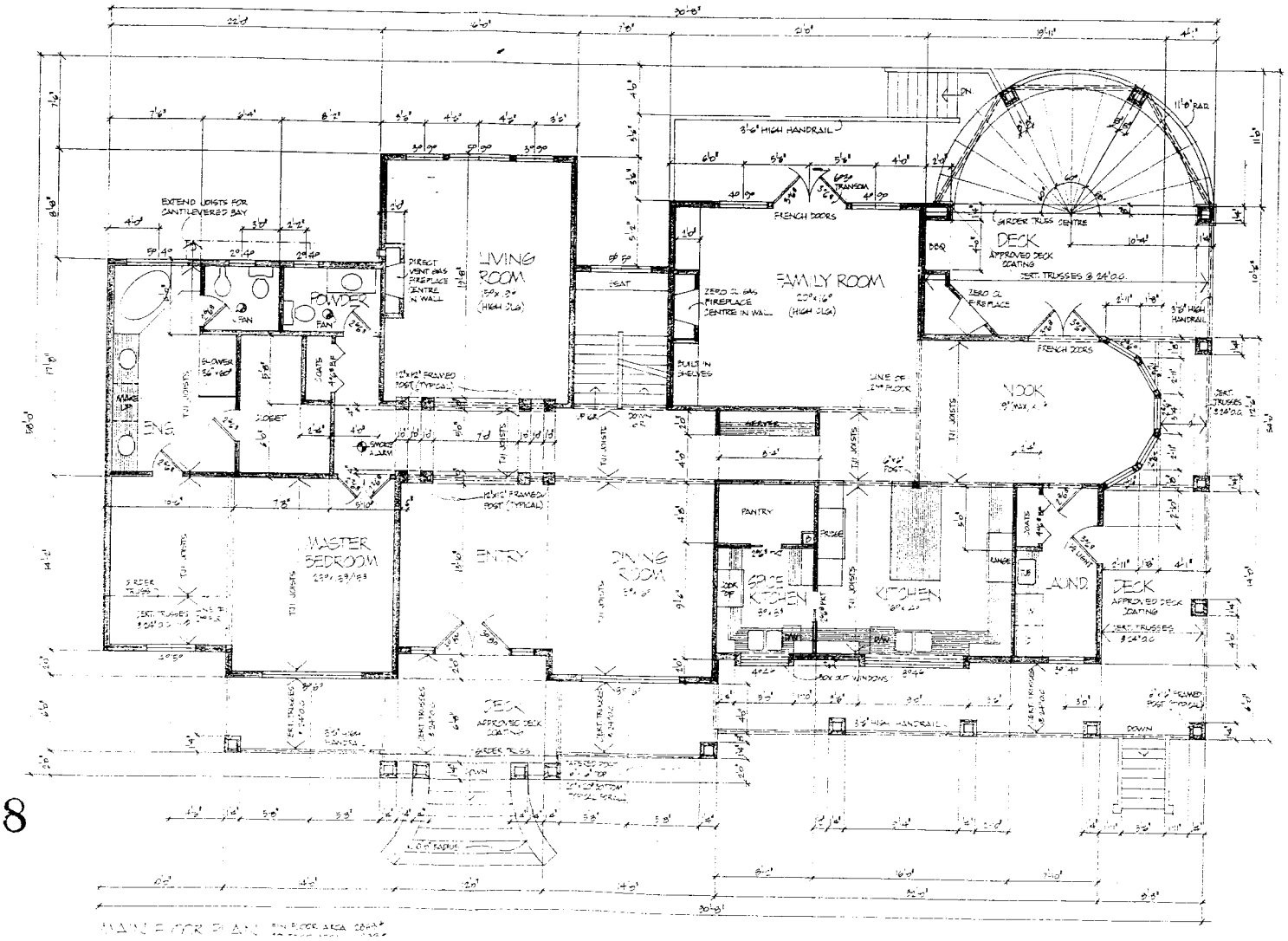
8" CONC. FOUNDATION WALL WITH 2x4 STUD WALL INSIDE

8" CONC. FOUNDATION WALL WITH 2x6 STUD BEAM NO WALL

#2

MAY 21 2004

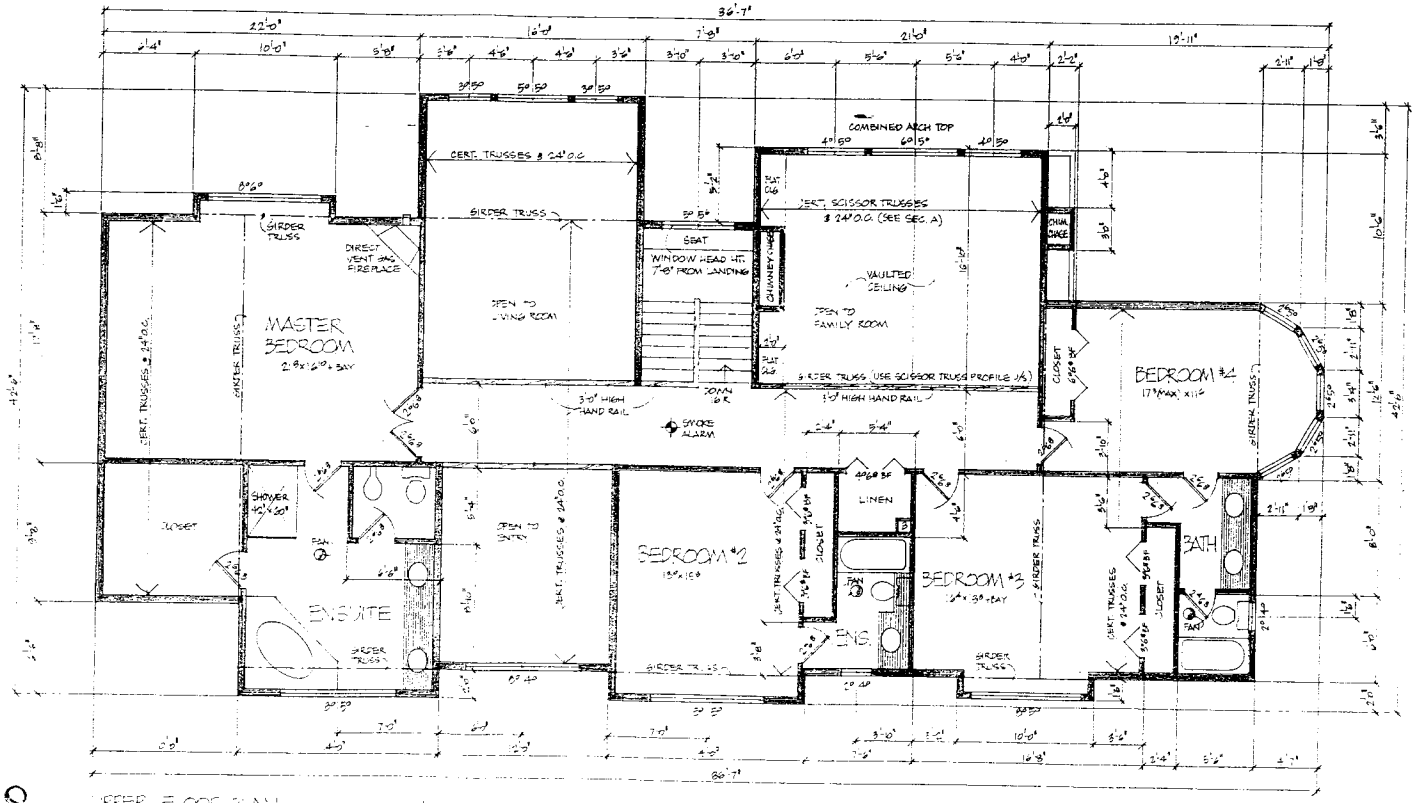
DV 04-267698



#3

MAY 2 1 2004

DV 04-267698



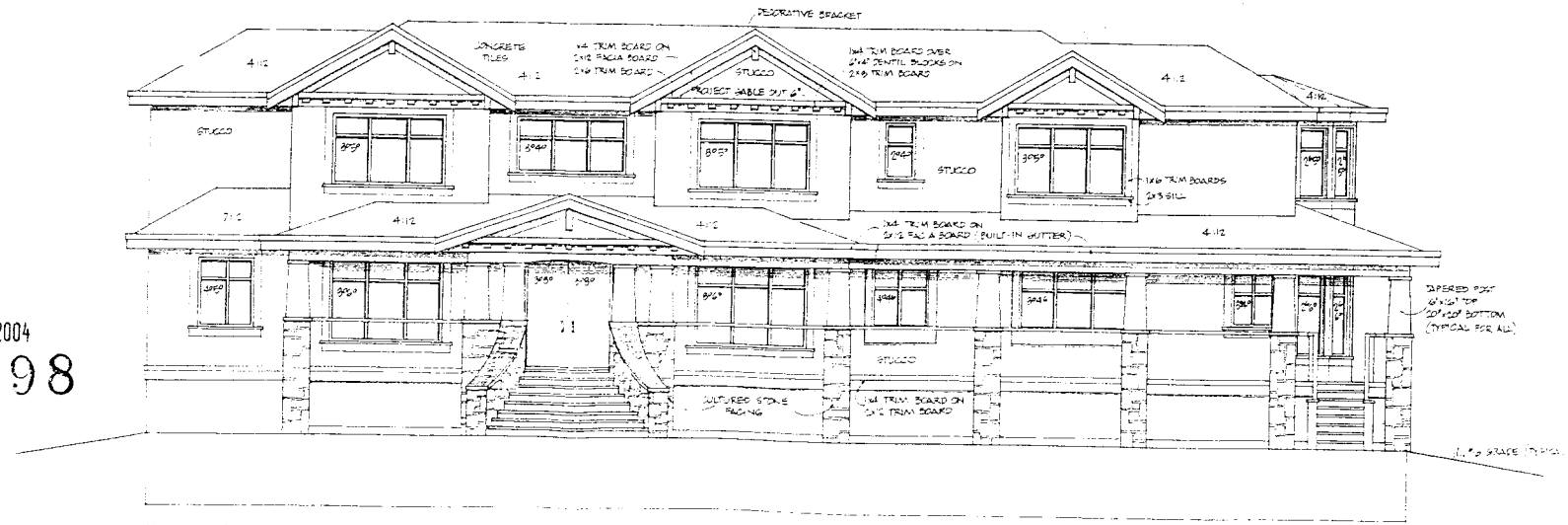
UPPER FLOOR PLAN
SCALE 1/4"=1'-0"

TOTAL AREA 2458 ft²
LESS STAIRS (-87 ft²)
LESS OPEN CLG (-330 ft²)
CALCULATED 1941 ft²

#4
MAY 21 2004
DV 04-267698

SHEET 4 OF 4

REAR ELEVATION

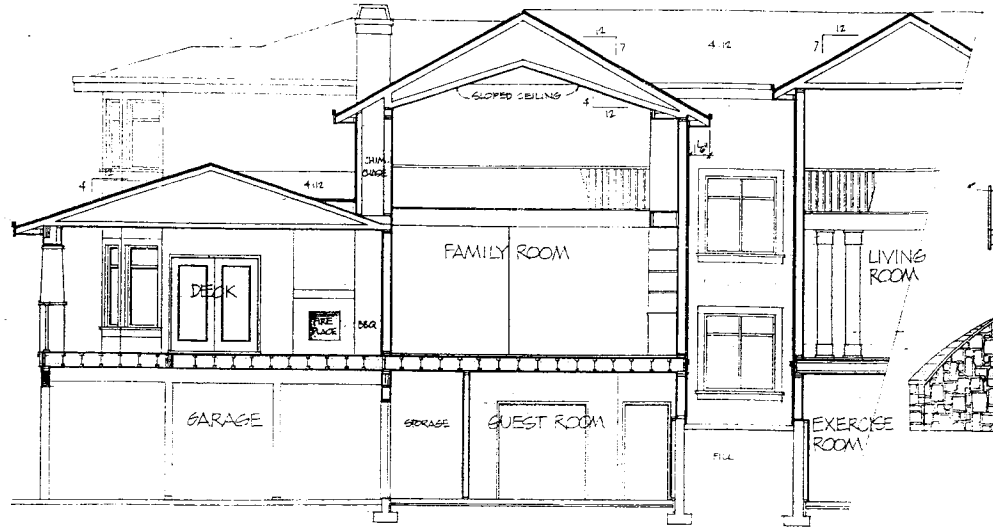


FRONT ELEVATION

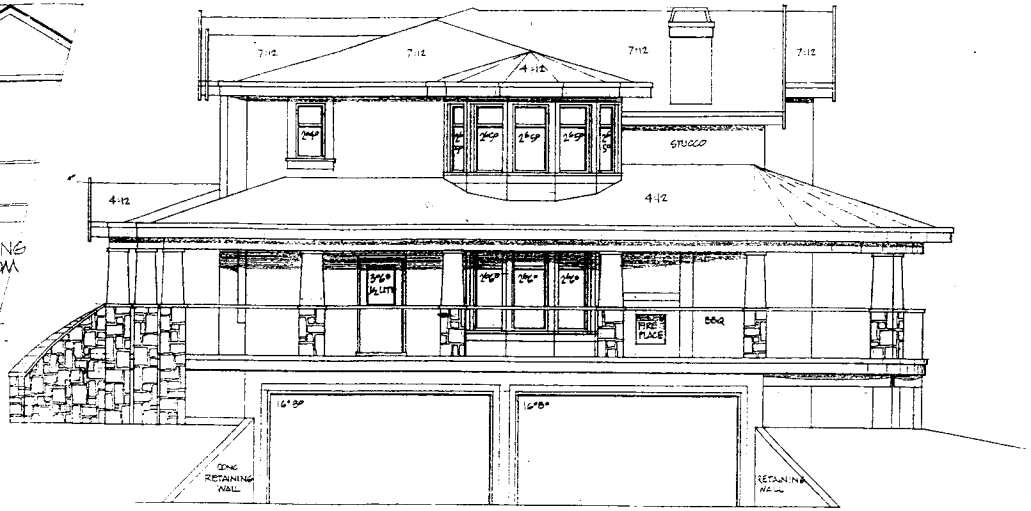
#5

MAY 2 1 2004

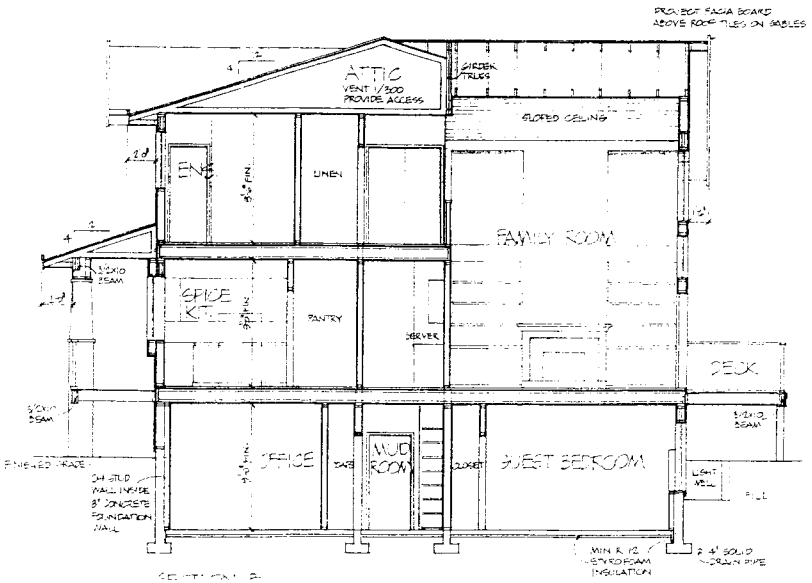
DV 04-267698



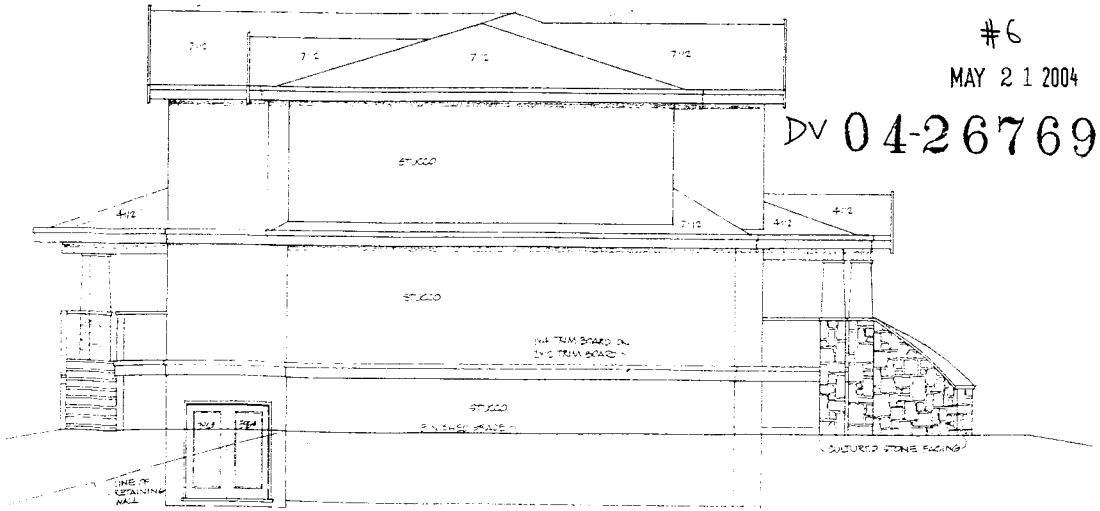
SECTION A



RIGHT SIDE ELEVATION



SECTION B



LEFT SIDE ELEVATION

#6

MAY 2 1 2004

DV 04-267698

SHEET 2 OF 2

PLAN SHOWING LANDSCAPED BUFFER ADJACENT TO ENVIRONMENTALLY SENSITIVE AREA

LEGEND:

- 2 PACIFIC CRABAPPLE (MALUS FUSCA)
- 27 SWAMP ROSE (ROSA PISACARPA)
- 50% IMPATIENS (NOLI TANGERE)
  50% FALSE LILY OF THE VALLEY (MAINANTHEMUM DILATUM)

#7 MAY 21 2004

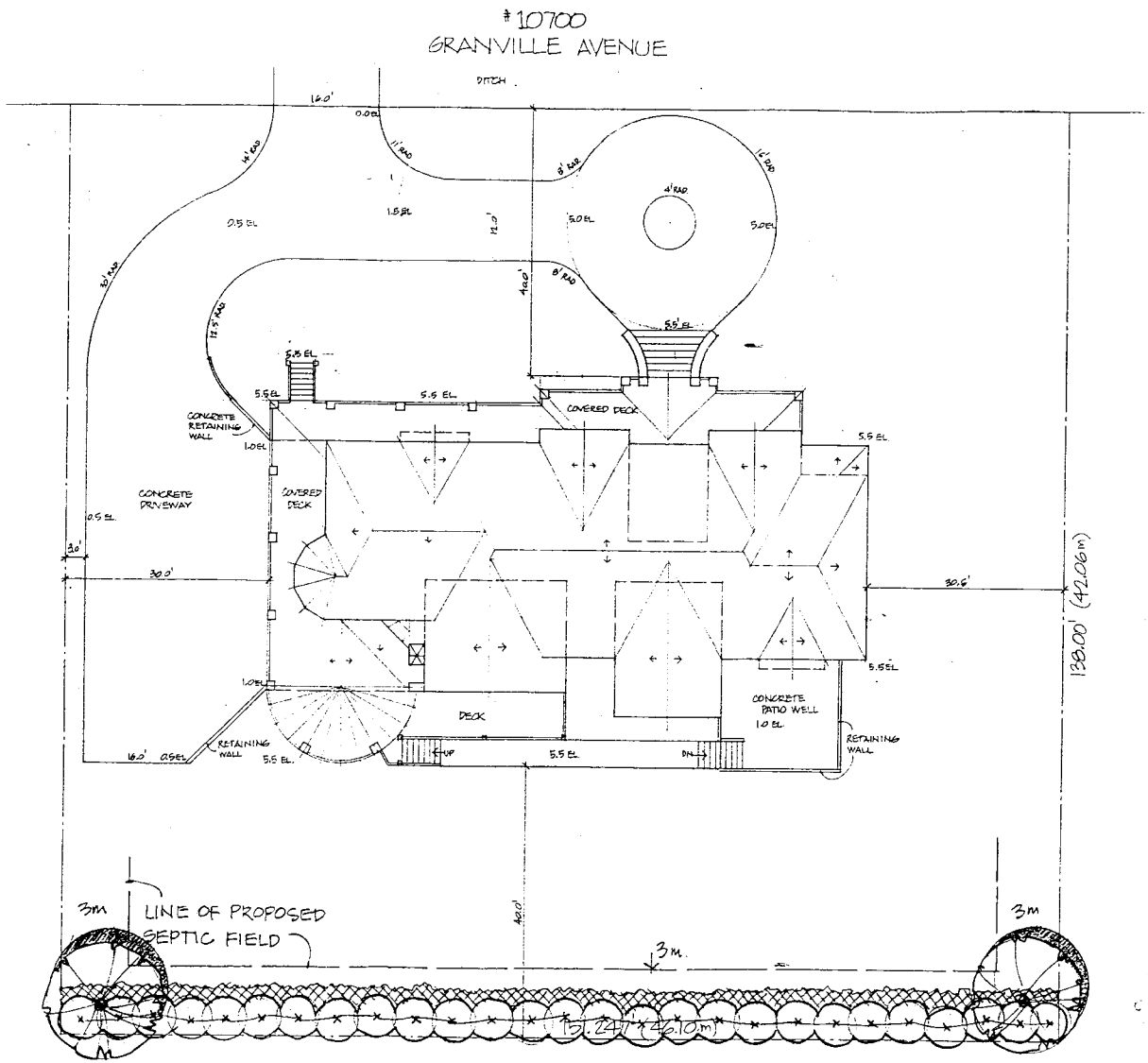
DV 04-267698

LEGAL DESCRIPTION:
E½ LOT 77
SEC 14-4-6
PLAN 1149
ZONE AG1

ANALYSIS:
LOT AREA: 20872+ (1939 m²)
SITE COV: 4212+ (391.3 m²) = 20.2%
FLOOR AREA: LOWER FLOOR 2327+
MAIN FLOOR 2663+
UPPER FLOOR 1941+
TOTAL 7136+ (662.9 m²) = 34.2%

NORTH

SITE PLAN
SCALE 1/8" = 1'0"



REVISED: MARCH 11/04: FILL ELEVATION

DATE	FEBRUARY 3, 2003	SHEET NO.
DWG NO.	04-08	1 OF 6

TITLE: HOUSE FOR PAWAN HANS AT #10700 GRANVILLE AVENUE, RICHMOND B.C.

Lynde Designs ltd.