



**City of Richmond**  
Urban Development Division

## **Report to Development Permit Panel**

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**To:** Development Permit Panel

**Date:** October 12, 2004

**From:** Raul Allueva  
Director of Development

**File:** DP 04-268922

**Re:** Application by Timothy Tse for a Development Permit at 7920 Bennett Road

### **Staff Recommendation**

That a Development Permit be issued which would permit the construction of four (4) dwelling units at 7920 Bennett Road on a site proposed to be zoned Comprehensive Development District (CD/28).

*H. Bulee*

*for* Raul Allueva  
Director of Development

KN:blg  
Att.

## Staff Report

### Origin

Timothy Tse has applied to the City of Richmond for permission to develop four (4) dwelling units at 7920 Bennett Road in the form of two (2) two-storey buildings.

The site is in the process of being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/28) for this project under Bylaw 7658 (rezoning application RZ 03-235494).

### 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.

### Background

The subject site is located on 7920 Bennett Road between No. 3 Road and Minoru Boulevard. The existing development surrounding the site is described as follows:

- To the north, on Bennett Road is a mix of Single-Family Housing District, Subdivision Area E (R1/E) and Comprehensive Development District (CD/28) zoned properties;
- To the west, on Bennett Road, is a R1/E zoned property;
- To the south, on Acheson Road, are two properties being rezoned CD/28; and
- To the east, on Bennett Road, is a R1/E zoned property.

### Rezoning and Public Hearing Requirements

The rezoning application for this development (RZ 03-235494) was presented to Planning Committee on February 17, 2004. A Public Hearing was held on March 15, 2004 and the bylaw was given second and third reading thereafter. At the public hearing, concerns were expressed about the loss of existing trees. In response, the applicant has provided an arborist's report and a tree replacement rationale that provides for replanting at a greater than 2:1 ratio.

### 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 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 Comprehensive Development District (CD/28) Schedule.

### Analysis

Criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan (OCP):

- Schedule 1: 9.2 General Guidelines
- 9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)
- Schedule 2: 2.10 City Centre Area Plan
- 2.10B Acheson-Bennett Sub Area Plan

Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development.

Site Planning and Urban Design:

- The subdivision of the subject site into two (2) sites is a requirement prior to Building Permit issuance;
- Vehicle access to the development will be through a lane that goes through 7731 Acheson Road;
- Parking will be provided at a rate of 1.5 resident parking spaces per dwelling unit as required by the zoning district schedule (visitor parking stalls are not required as each future lot will contain less than four (4) dwelling units); and
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

Architectural Form and Character:

- The building forms are well articulated; and
- The proposed building materials (wood shingles, Hardi-plank siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design:

- The landscape plan includes a replanting scheme that will integrate well with the existing streetscape; and
- The applicant will utilize grass-crete for the visitor parking areas and a mix of paving stone materials. These materials will improve the permeability of the site.

**Advisory Design Panel Comments**

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

**Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Kimberly Needham,  
Contract Planner 2  
(Local 4635)

KN:blg

Prior to forwarding this application to Council for approval the following condition has to be met:

- Receipt of a Letter of Credit for landscaping in the amount of \$12,029.71 (based on a total floor area of 6014.85 ft<sup>2</sup>); and
- Adoption of rezoning Bylaw 7658 and fulfillment of all rezoning conditions.



**City of Richmond**  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

**Development Application  
Data Sheet**  
Development Applications Department

**DP 04-268922**

**Attachment 1**

Address: 7920 Bennett Road

Applicant: Timothy Tse Owner: W&A Homes Ltd.

Planning Area(s): Bennett-Acheson Sub-Area of City Centre Area

Site Area Existing: 826.16 m<sup>2</sup> After future Subdivision: 413.8 m<sup>2</sup> each

Floor Area Gross: 558.78 m<sup>2</sup> each Net: 420.42 m<sup>2</sup>

Zoning Proposed: CD/28 Existing: R1/E

	<b>Existing</b>	<b>Proposed</b>
Land Uses	Single-family home	4 units
OCP Designation	Residential, 2 ½ Storeys typical (3 storeys Max.)	Residential, 2 Storeys
Number of Units	1	4 total, 2 on each future lot

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.55	0.5497	none permitted
Lot Coverage – Building:	Max. 45%	42.98%	none
Lot Size:	Min. 312 m <sup>2</sup> Max. 1,560 m <sup>2</sup>	382.22 m <sup>2</sup>	none
Setback – Front Yard:	Min. 4.5 m	4.5 m	none
Setback – Side Yards:	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yards:	Min 6 m	10.75 m	none
Setback – Lane:	Min. 1.2 m	1.2 m	none
Height (m):	9 m	8.98 m	none
Off-street Parking Spaces – Regular/Visitor*:	6 and 0	6 and 0	none
Off-street Parking Spaces – Total:	6	6	none
Amenity Space – Indoor*:	None	none	none
Amenity Space – Outdoor*:	None	none	none

Other: \*Variances are not required for not providing visitor parking, indoor or outdoor amenity space as each future subdivided lot will only contain two (2) dwelling units.



**No. DP 04-268922**

To the Holder:                   TIMOTHY TSE  
Property Address:               7920 BENNETT ROAD  
Address:                         C/O 5271 MERGANSER DRIVE  
                                      RICHMOND, BC V7E 3X8

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1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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 or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plans #1 to #6 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 attached hereto.
  - c) Landscaping and screening and porous surfaces shall be provided around the different uses generally in accordance with the standards shown on Plans #1a and #2 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #2 attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
  - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 through #6 attached hereto.
4. 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 Permit

No. DP 04-268922

To the Holder:                   TIMOTHY TSE  
Property Address:               7920 BENNETT ROAD  
Address:                         C/O 5271 MERGANSER DRIVE  
                                      RICHMOND, BC V7E 3X8

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There is filed accordingly:

    An Irrevocable Letter of Credit in the amount of \$12,029.71

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 and the security shall be returned in full.

    This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF                   ,           .

ISSUED BY THE COUNCIL THE

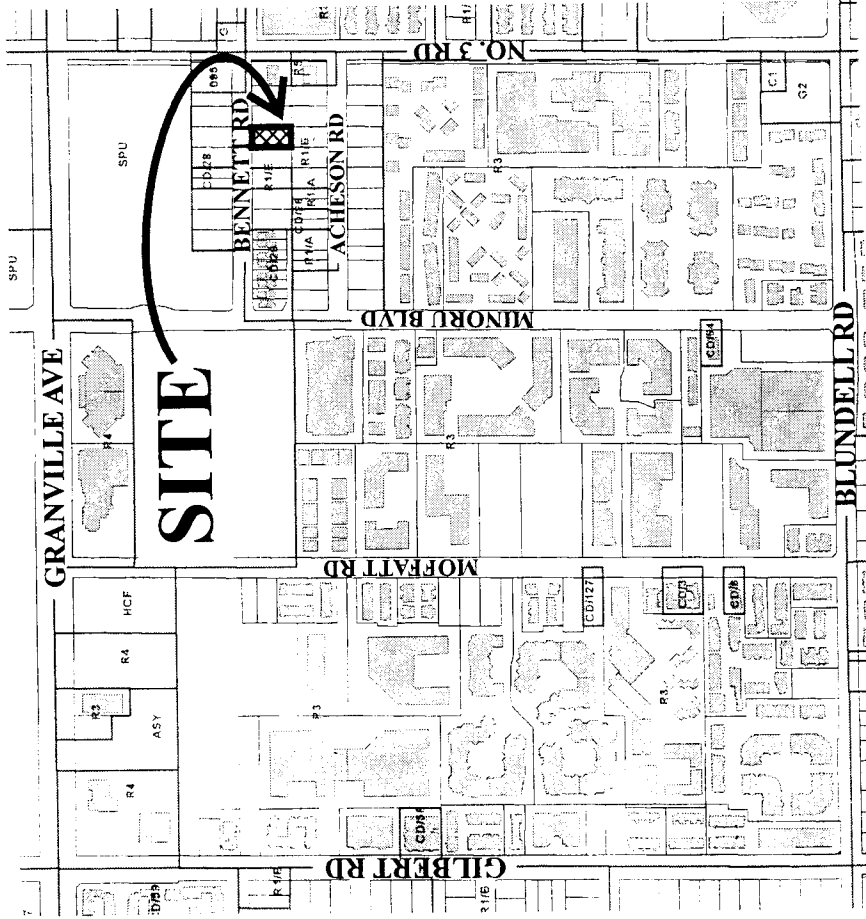
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MAYOR



# City of Richmond



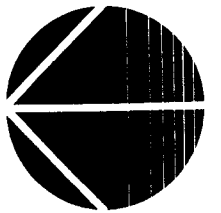
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1	7891	7911	7931	7951	797
2		20.42	20.42	20.42	13.7

3	7886	7906	7926	7946	796
4	10.42	40.42	40.42	40.42	40.42
5	0.21	20.42	20.42	20.42	20
6	16.54	36.58	36.58	36.58	36.58

# DP 04-268922

## SCHEDULE "A"



Original Date: 04/20/04

Revision Date:

Note: Dimensions are in METRES

ENTERED

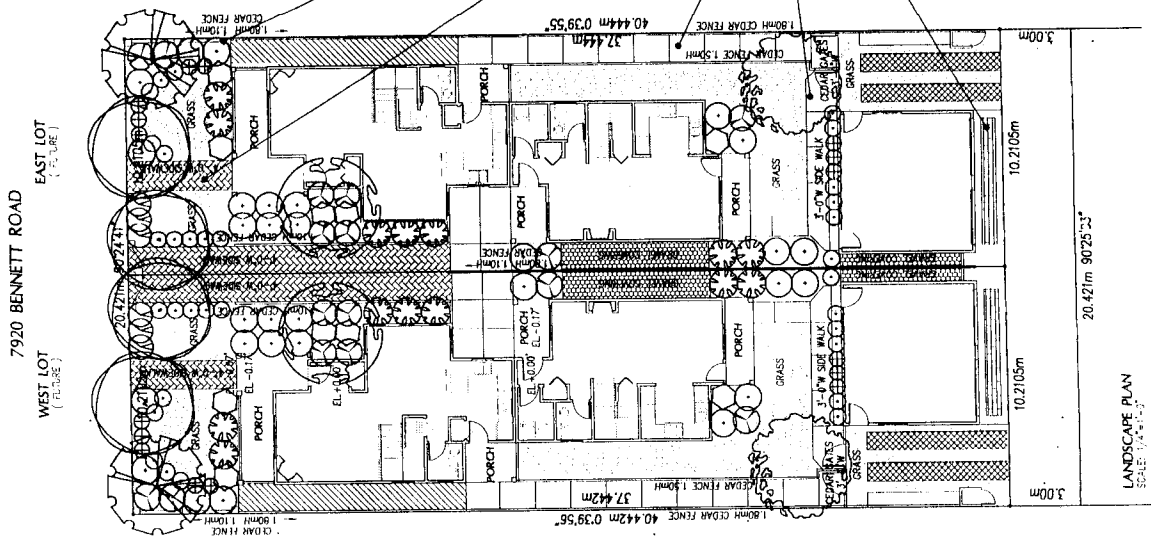
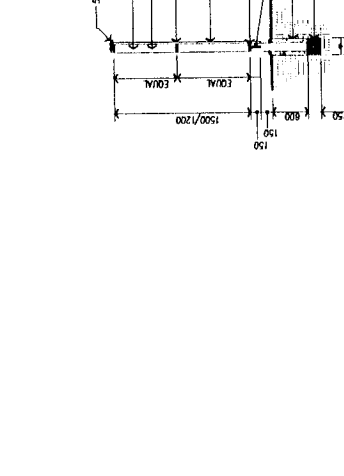
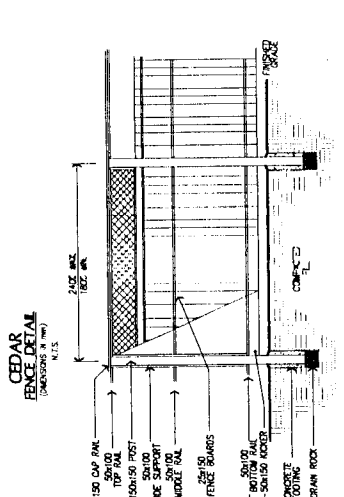
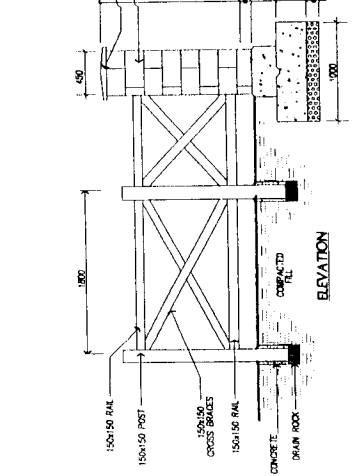
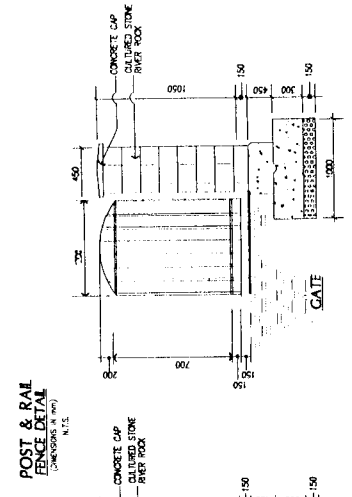






RD 03-235494 / SD 04-268921 / DP 04-268922

L-2



PLANT LIST	KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
ACER PALMATUM 'OSMAZUMI'	○	ACER PALMATUM 'OSMAZUMI'	REDY JAPANESE MAPLE	2	5 CM CAL	AS SHOWN	B.B.B.
MAKINOIA SOJANGANGA	○	MAKINOIA SOJANGANGA	SALIX MANDCHURICA	2	8 CM CAL	AS SHOWN	B.B.B.
ACER PALMATUM 'BLOODGOOD'	○	ACER PALMATUM 'BLOODGOOD'	SALIX MANDCHURICA	4	7 CM CAL	AS SHOWN	B.B.B.
AZALEA JAPONICA 'LOUISE BALE'	○	AZALEA JAPONICA 'LOUISE BALE'	BLOODGOOD JAP. MAPLE	32	1.5 FT	85 CM O.C.	B.B.B.
ABDELIA EDWARD JONCHER	○	ABDELIA EDWARD JONCHER	SPRING BLOODED VIBURNUM	16	1.5 FT	85 CM O.C.	B.B.B.
PRUNUS 'MUS DUMAR'	○	PRUNUS 'MUS DUMAR'	SPRING BLOODED VIBURNUM	14	1.5 FT	85 CM O.C.	B.B.B.
RHOODODENDRON 'KUSUSHIMANU 'TEDDY BEAR'	○	RHOODODENDRON 'KUSUSHIMANU 'TEDDY BEAR'	*K. RHODODENDRON	6	1.5 FT	85 CM O.C.	B.B.B.
ARTICUS/PHILUS UVA URSI	○	ARTICUS/PHILUS UVA URSI	SEABERRY	100	1.5 FT	45 CM O.C.	B.B.B.
MASKED RIVER ROCK	○	MASKED RIVER ROCK		6m <sup>2</sup>			

#2  
 NOV 10 2004  
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PLAN #3 - LANDSCAPE PLAN

LANDSCAPE PLAN  
 SCALE: 1/4"=1'-0"

20.421m 90725.33"

10.2105m

10.2105m

3.00m

3.00m

37.44m

40.44m 0.3955'

1.80m CEDAR FENCE 1.50m

1.0m

1.0m

1.0m

1.0m

1.0m

1.0m

1.0m

1.0m

1.0m

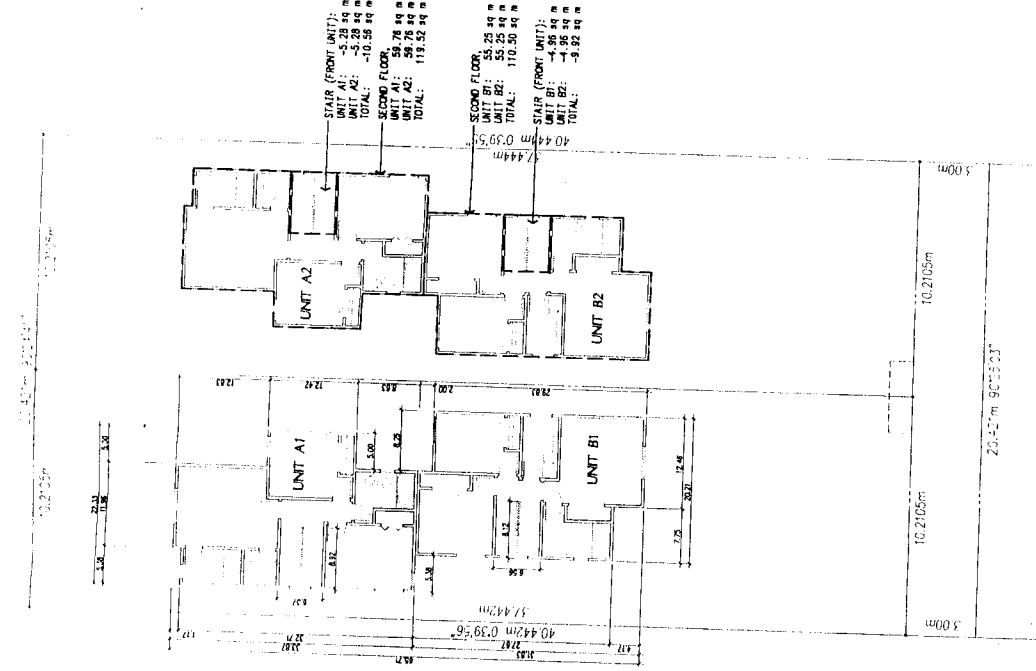
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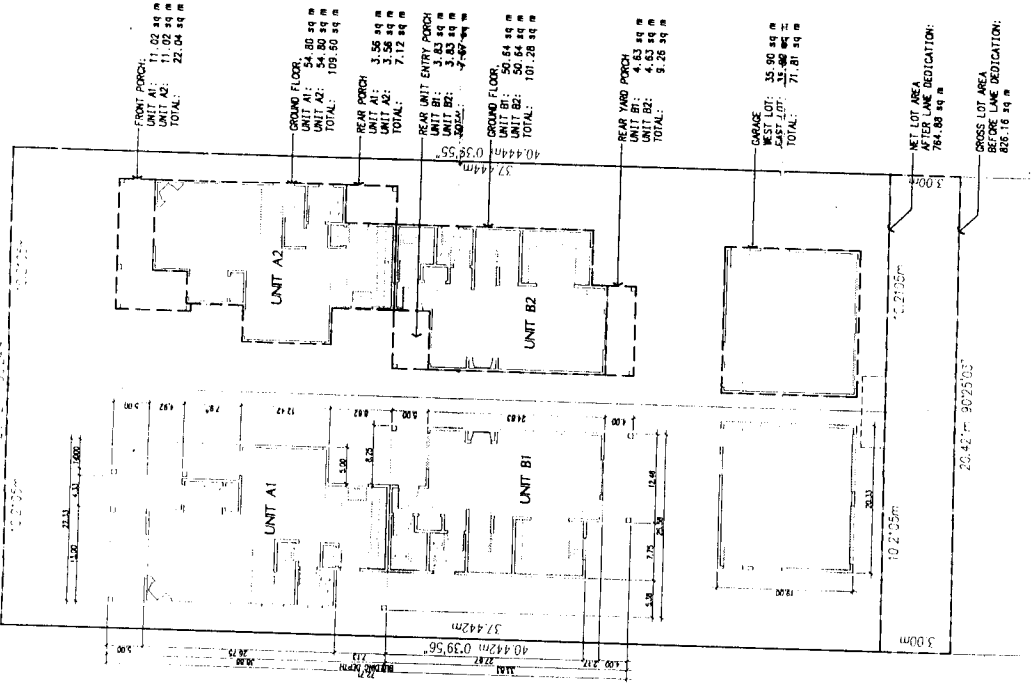
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SECOND FLOOR

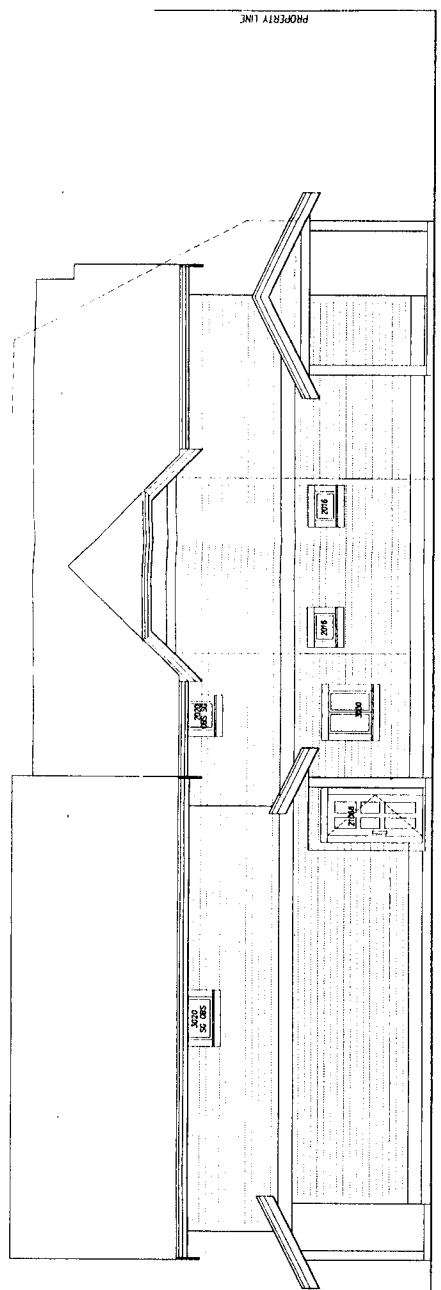
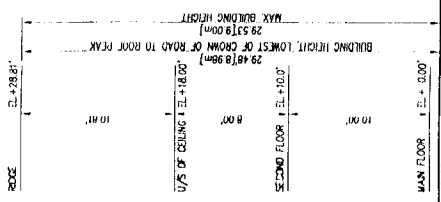
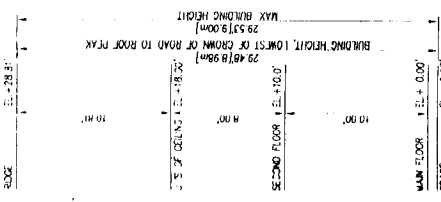


GROUND FLOOR

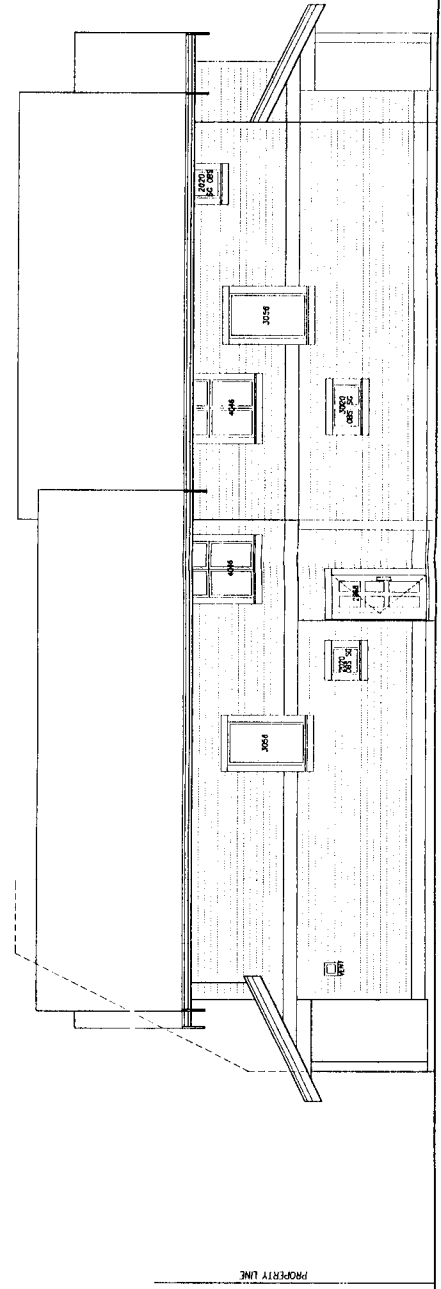


#3  
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SIDE ELEVATION (EAST ELEVATION OF WEST LOT) (WEST ELEVATION OF EAST LOT BUT MIRROR)

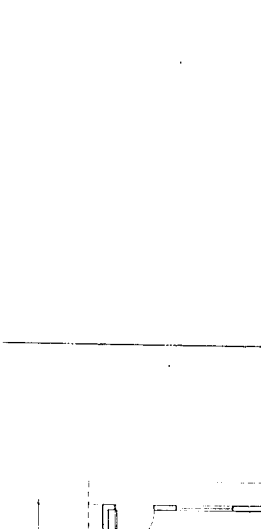
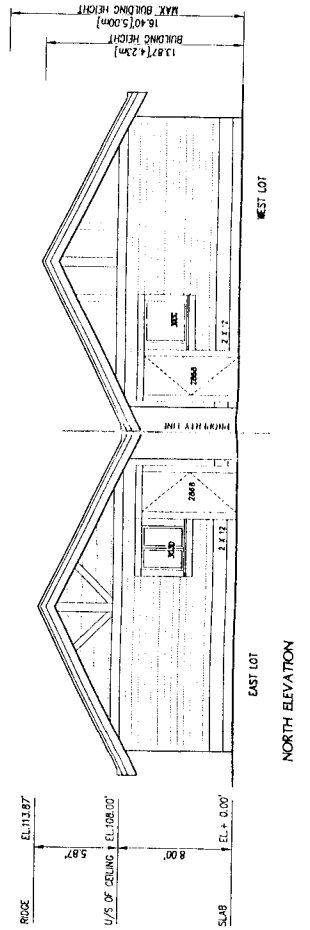
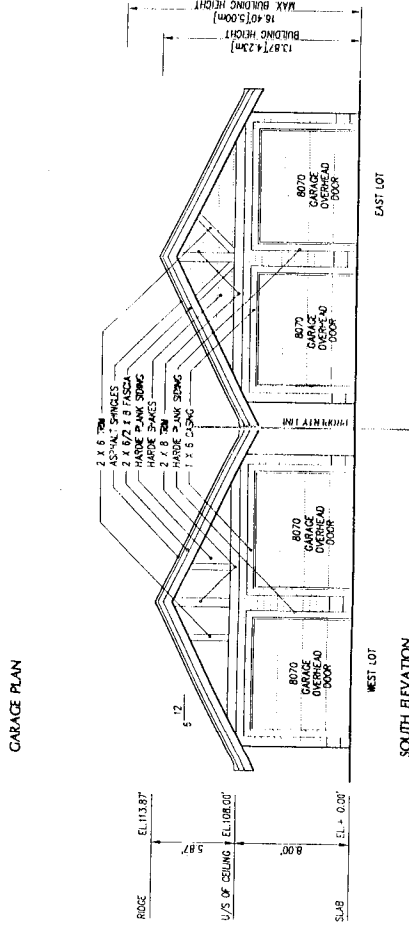
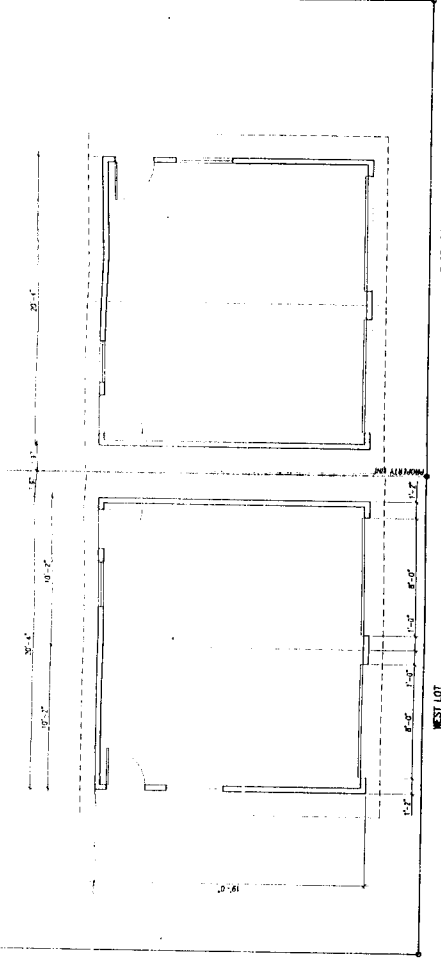


SIDE ELEVATION (WEST ELEVATION OF WEST LOT) (EAST ELEVATION OF EAST LOT BUT MIRROR)

#5

NOV 10 2004  
 04268922

PLAN #5 - SIDE ELEVATIONS



**#6**  
 NOV 10 2004  
**04268922**

**PLAN #6 - GARAGE**