



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: October 21, 2004

From: Raul Allueva
Director of Development

File: DP 04-270199

Re: Application by Timothy Tse for a Development Permit at 7860 Bennett Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of four (4) dwelling units at 7860 Bennett Road on a site proposed to be zoned Comprehensive Development District (CD/28).

Raul Allueva
Director of Development

for

KN:blg
Att.

Staff Report

Origin

Timothy Tse has applied to the City of Richmond for permission to develop four (4) dwelling units at 7860 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 7653 (rezoning application RZ 03-248184).

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 City Centre Sub-Area site is located on 7860 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 single R1/E zoned property which abuts a row of CD/28 zoned duplexes;
- To the south, on Acheson Road, is a mix of CD/28 and single-family lots, several of which are currently in the rezoning application process that would rezone them to CD/28; and
- To the east, is a CD/28 zoned lot, facing Bennett Road.

Rezoning and Public Hearing Requirements

The rezoning application for this development (RZ 03-248184) 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. The proposed landscape plan provides for a replacement of trees 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 rear lane. A portion of this lane is being constructed through 7840 Bennett Road, providing a permanent connection to Minoru Boulevard. The lane is intended to carry through to the lots to the east;
- 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 proposed to 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 4535)

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 \$12,577.40 (based on a total floor area of 6288.7 ft²);
- Adoption of rezoning Bylaw 7653 and fulfillment of all rezoning conditions.

Development Permit



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Development Applications Department

DP 04-270199

Attachment 1

Address:	7860 Bennett Road	
Applicant:	Timothy Tse	Owner: W&A Homes Ltd.
Planning Area(s):	Bennett-Acheson Sub-Area of City Centre Area	
Site Area	Existing: 825.4 m ²	After future Subdivision: 413 m ² each
Floor Area	Gross: 584.22 m ² each	Net: 454.16 m ²
Zoning	Proposed: CD/28	Existing: R1/E

	Existing	Proposed
Land Uses	Single-family home	duplex 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

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.54	none permitted
Lot Coverage – Building:	Max. 45%	40.73%	none
Lot Size:	Min. 312 m ² Max. 1,560 m ²	413 m ²	none
Setback – Front Yard:	Min. 4.5 m	6 m	none
Setback – Side Yards:	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yards:	Min 6 m	12.72 m	none
Setback – Lane:	Min. 1.2 m	1.2 m	none
Height (m):	9 m	8.65 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

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



No. DP 04-270199

To the Holder: TIMOTHY TSE

Property Address: 7860 BENNETT ROAD

Address: c/o 5271 MERGANSER DRIVE
 RICHMOND, BC V7E 3X8

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 Plan #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 shall be provided around the different uses generally in accordance with the standards shown on Plan #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 #3 to #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.

To the Holder: TIMOTHY TSE
Property Address: 7860 BENNETT ROAD
Address: c/o 5271 MERGANSER DRIVE
RICHMOND, BC V7E 3X8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$12,577.40.

- 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 , .

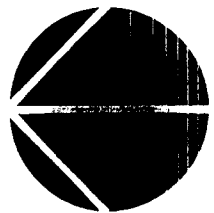
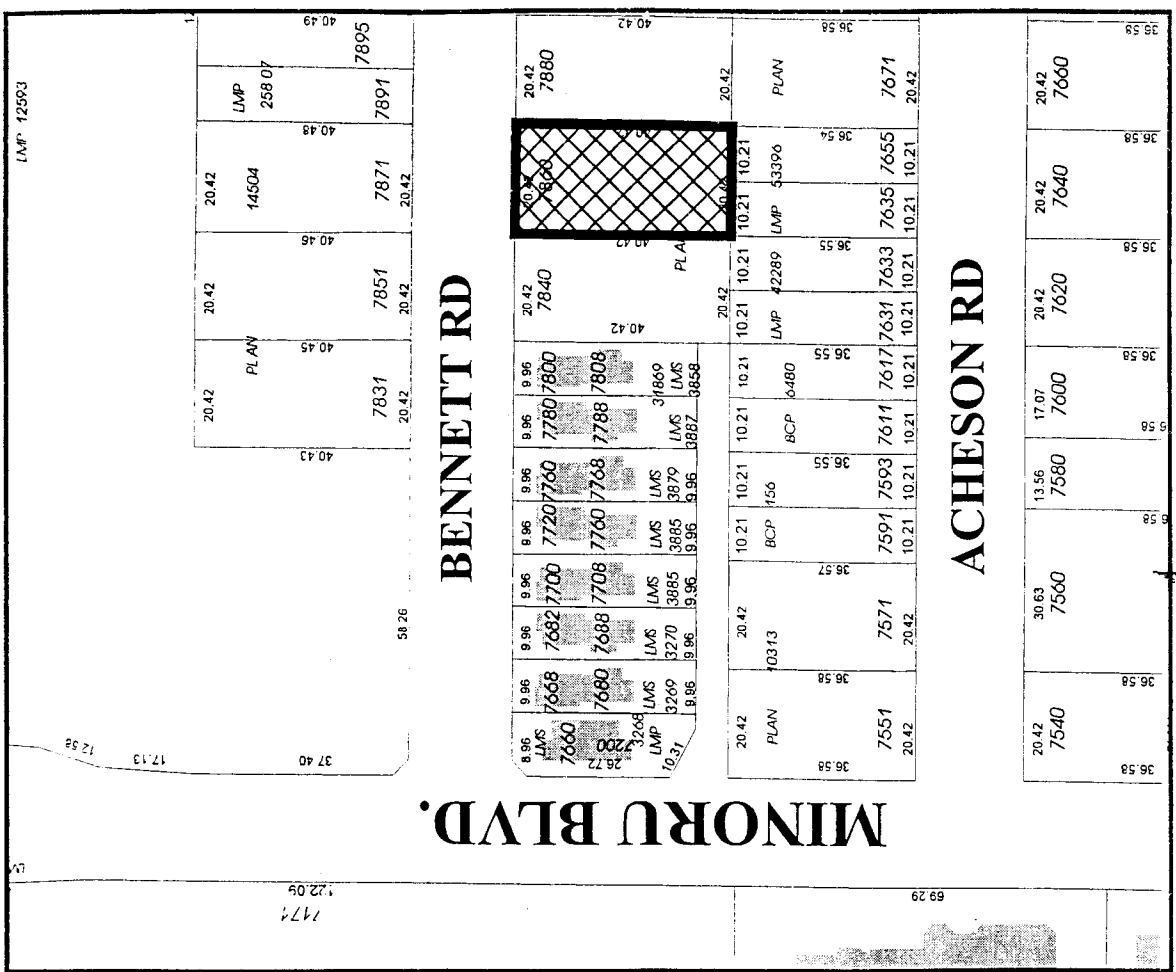
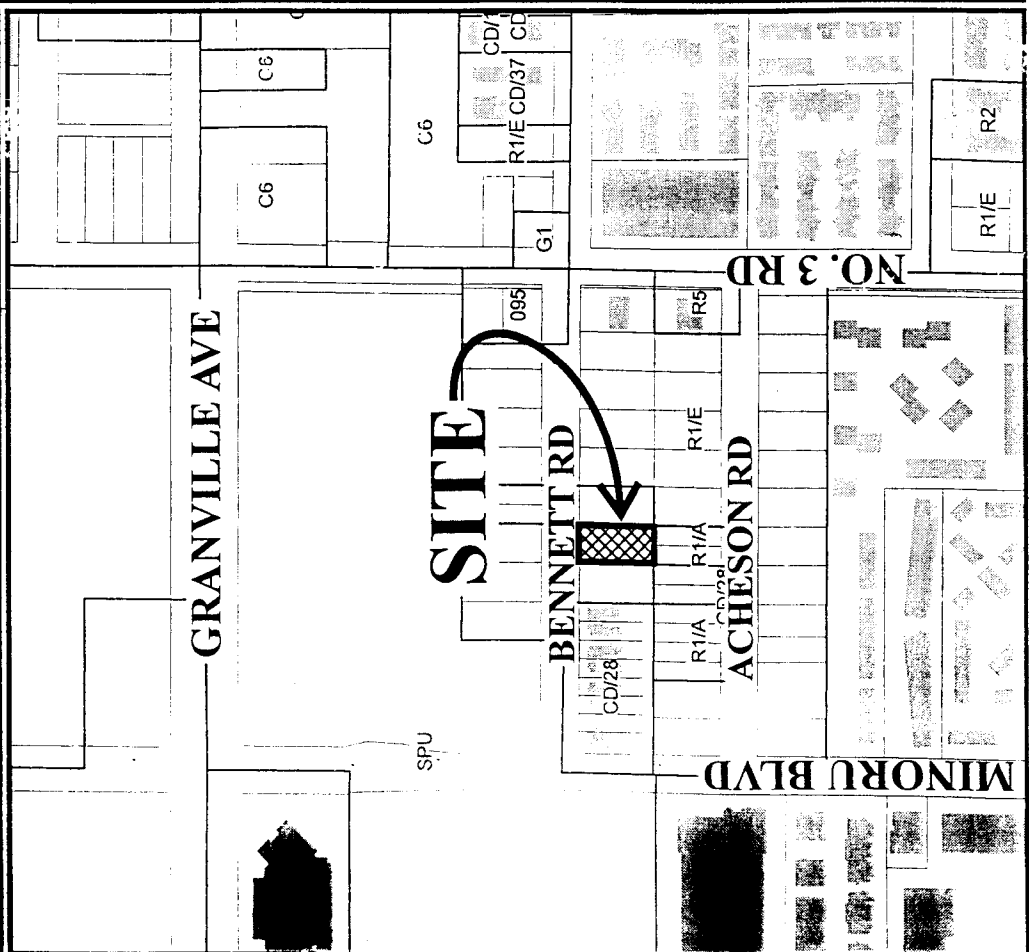
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DELIVERED THIS DAY OF , .

MAYOR

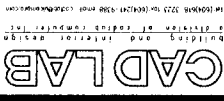


City of Richmond



DP 04-270199 SCHEDULE "A"

Original Date: 05/17/04
 Revision Date: 07/14/04
 Note: Dimensions are in METRES



CAD LAB
 Building and Interior Design
 1515 Park Road, Suite 100
 Richmond, B.C. V6V 1K8
 Phone: (604) 271-0000
 Fax: (604) 271-0001
 Email: info@cadlab.com

PROJECT: 7860 BENNETT ROAD
 SHEET: 04
 DATE: 04-27-1999
 DRAWN BY: J. GARDNER
 CHECKED BY: J. GARDNER
 PROJECT NO.: 04-27-1999

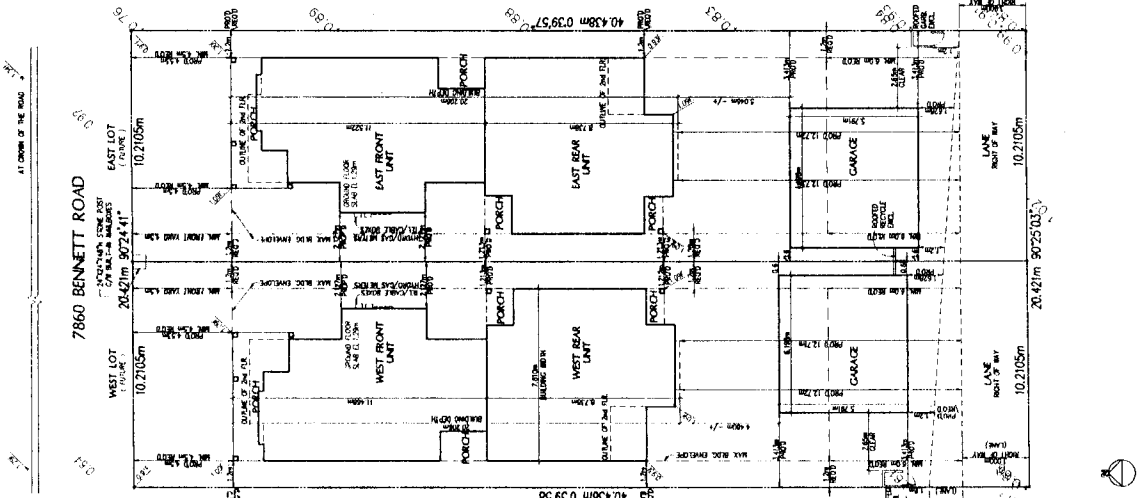
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RZ 03-24884 / SD 04-27098 / DP 04-27099

#1

PLAN #1 - SITE PLAN - SETBACKS

04270199



7860 BENNETT ROAD

PROPOSED SUBDIVISION and DUPLEXES

PROJECT DATA
 CURRENT ADDRESS: 7860 BENNETT ROAD, RICHMOND, B.C.
 LEGAL DESCRIPTION: LOT 30, BLOCK 4 NORTH, SECTION 17, RANGE 6 WEST, PLAN 14504

ZONING: R1/E
 CO/28

EXISTING:
 LOT BEFORE SUBDIVISION: 67.00 ft (20.421 m)
 WIDTH: 132.66 ft (40.436 m)
 DEPTH: 8,888.13 sq ft (826.03 sq m)
 LOT AREA

PROPOSAL:
 LOTS AFTER FUTURE SUBDIVISION: WEST LOT (10,210.5 m), EAST LOT (10,210.5 m)
 WIDTH: 40.436 m
 DEPTH: 40.437 m
 LOT AREA: 413.01
 EAST LOT (10,210.5 m)

PROPOSAL
 EACH FUTURE SUBDIVIDES LOT
 FLOOR SPACE RATIO: 55%

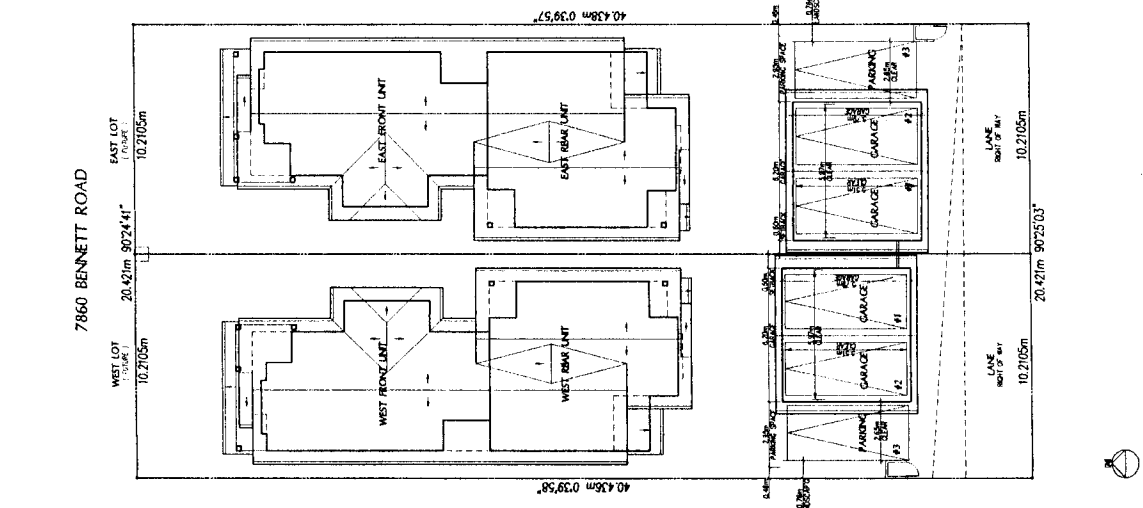
ALLOWED
 PROPOSED GPD FLR. 2ND FLR. GROSS STAIR FLR. AIR. 227.16 sq m
 PROPOSED GPD FLR. 1ST FLR. GROSS STAIR FLR. AIR. 112.34 sq m
 PER UNIT: 58.97 58.90 117.77 54.43 226.86 sq m
 TOTAL: 186.85 sq m

SITE COVERAGE
 ALLOWED: 45%
 PROPOSED: 58.41 58.97
 MAIN BUILDING: 12.36 4.16
 PORCHES: 0.59 0.48
 OTHER: 0.00 0.00
 GARAGE: 35.90 34.90
 TOTAL: 162.79 sq m

COVERED AREA (PORCHES & PATIOS)
 ALLOWED: 10%
 PROPOSED: 41.30 sq m
 16.52 sq m

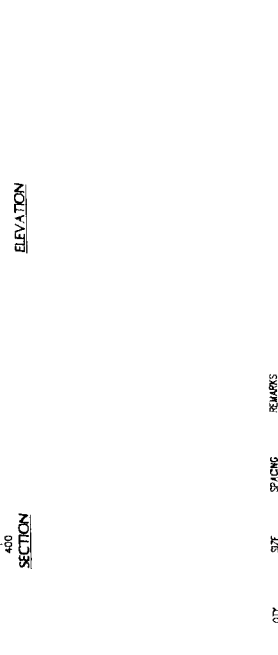
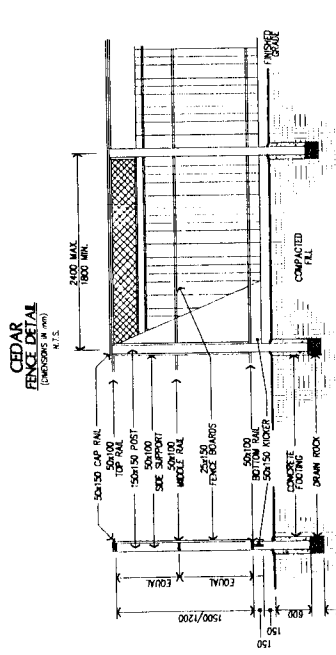
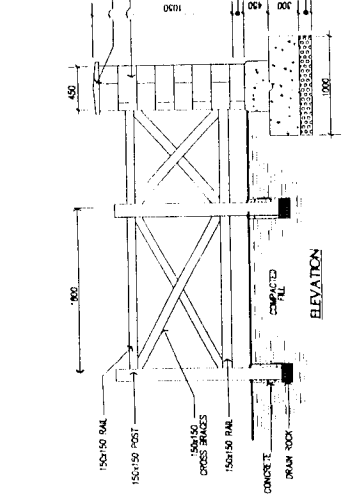
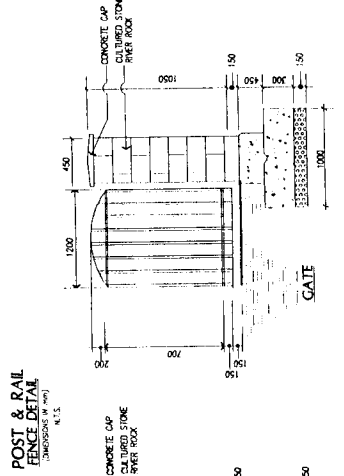
OFF-STREET PARKING REQUIREMENTS
 PER SUBDIVIDED LOT FOR USE OF RESIDENTS:
 0 SPACE PER DWELLING UNIT. 2 (- 6 BEDROOMS X 0.5)
 1 SPACE PER BEDROOM. 3
 PROVIDED

VISITOR PARKING:
 DWELLING UNITS PER LOT: 2
 PARKING NOT REQUIRED ON LOTS LESS THAN 4 DWELLING UNITS
 PROVIDED



PLAN #2 - PARKING PLAN

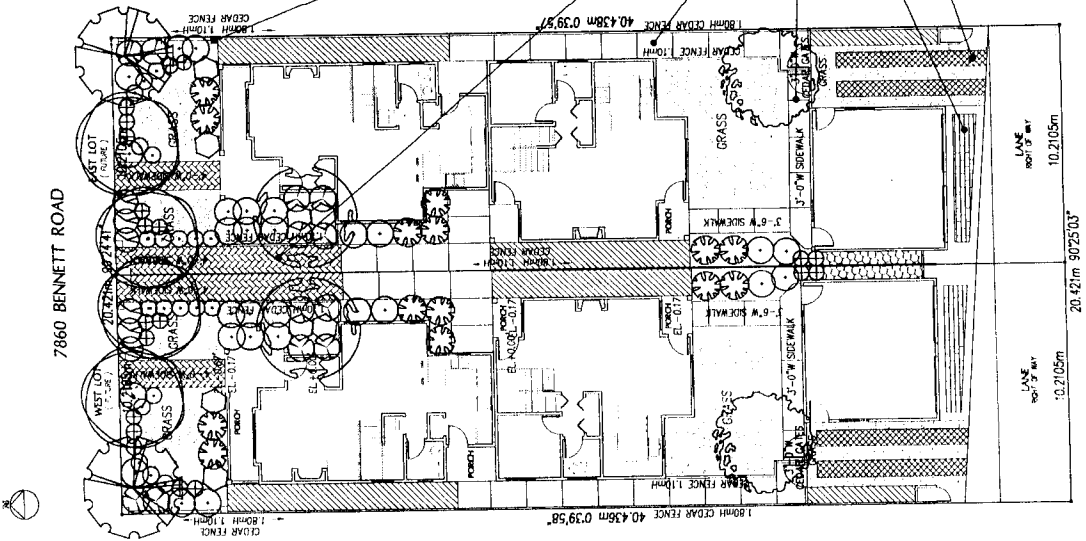
RZ 03-248804 / SD 04-270198 / DP 04-270199



#2

PLANTS IN THE PLANT LIST USE SPECIES ACCORDING TO THE LANDSCAPE CANADA STANDARD AND THE BOUYA/RELA LANDSCAPE STANDARDS FOR CONTAINER GROWN PLANTS.
 ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BOUYA/RELA LANDSCAPE STANDARDS
 NOV 10 2019

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KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	REMARKS
○	ABOTISFORD CONCRETE STANDARD CLASSIC SERIES DOUBLE STANDARD (225 mm) PAPER SAND/BROWN COLOUR	ABOTISFORD CONCRETE STANDARD CLASSIC SERIES DOUBLE STANDARD (225 mm) PAPER SAND/BROWN COLOUR	2	5 CM CAL	AS SHOWN	B, A, B;
○	ABOTISFORD CONCRETE STANDARD CLASSIC SERIES MURAL GREY COLOUR 5/8" CONCRETE BAND	ABOTISFORD CONCRETE STANDARD CLASSIC SERIES MURAL GREY COLOUR 5/8" CONCRETE BAND	2	8 CM CAL	AS SHOWN	B, A, B;
○	GRASSORET PAPER & GRASS	GRASSORET PAPER & GRASS	7	7 CM CAL	AS SHOWN	B, A, B;
○	AZALEA JAPONICA 'LOOSE TABLE'	AZALEA JAPONICA 'LOOSE TABLE'	18	18 POT	36 CM O.C.	B, A, B;
○	AZALEA JAPONICA 'THIRD DIMENSION'	AZALEA JAPONICA 'THIRD DIMENSION'	8	18 POT	36 CM O.C.	B, A, B;
○	PHODODENDRON 'KAKI-SHIMIZU'	PHODODENDRON 'KAKI-SHIMIZU'	28	18 POT	36 CM O.C.	B, A, B;
○	PHODODENDRON 'MAGNOLIA SOULARDIANA'	PHODODENDRON 'MAGNOLIA SOULARDIANA'	12	18 POT	36 CM O.C.	B, A, B;
○	PHODODENDRON 'MAGNOLIA SOULARDIANA'	PHODODENDRON 'MAGNOLIA SOULARDIANA'	6	18 POT	36 CM O.C.	B, A, B;
○	PHODODENDRON 'MAGNOLIA SOULARDIANA'	PHODODENDRON 'MAGNOLIA SOULARDIANA'	14	18 POT	36 CM O.C.	B, A, B;
○	ARCTOSTAPHYLOS UVA URSI	ARCTOSTAPHYLOS UVA URSI	100	18 POT	45 CM O.C.	B, A, B;
○	MASKED RIVER ROCK	MASKED RIVER ROCK	5m ³			B, A, B;

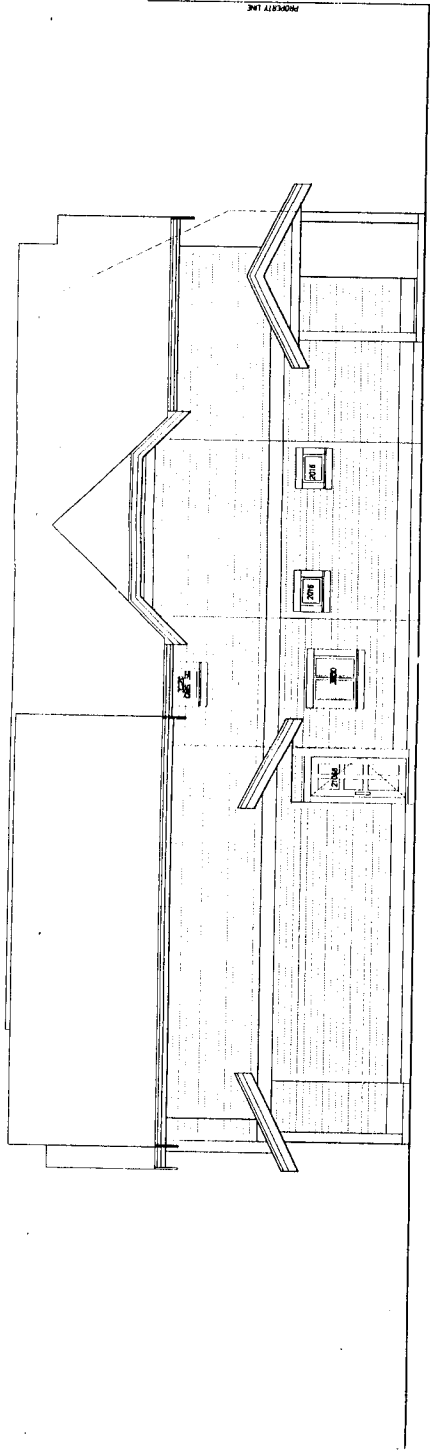
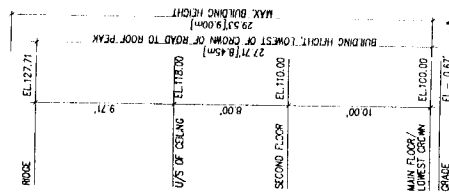
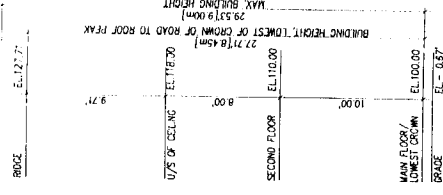
PLAN #3 - LANDSCAPE PLAN

RZ 03-248184 / SD 04-270198 / DP 04-270199

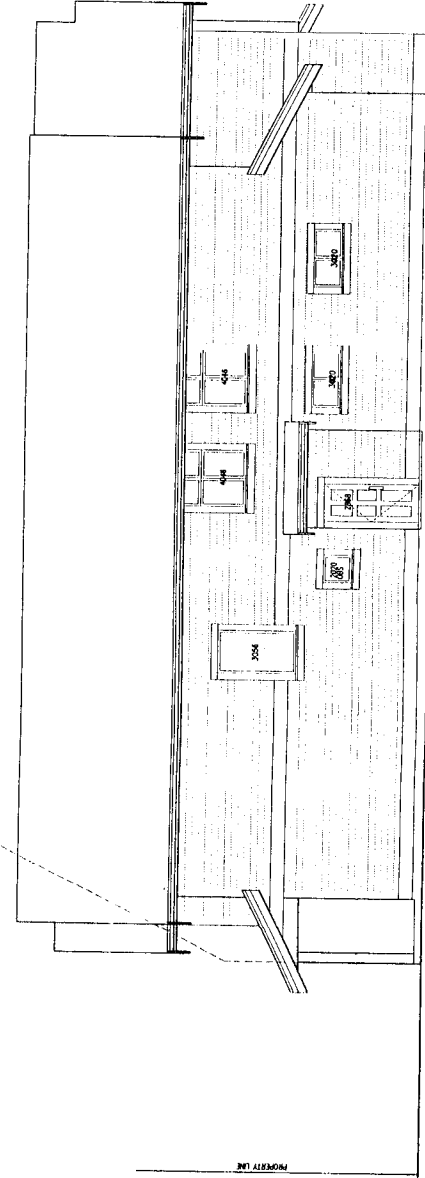
#4

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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)

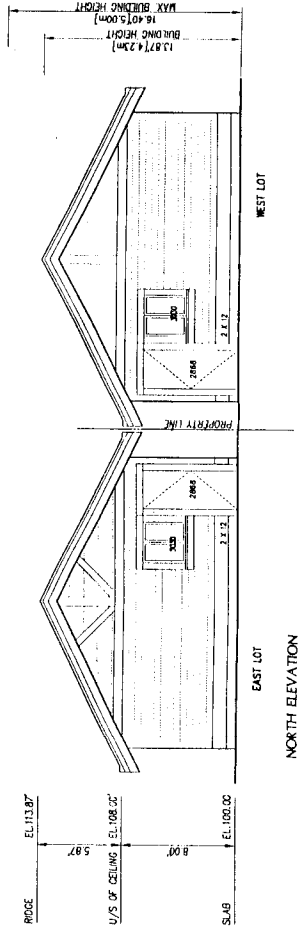
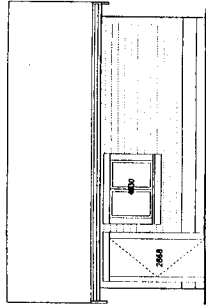
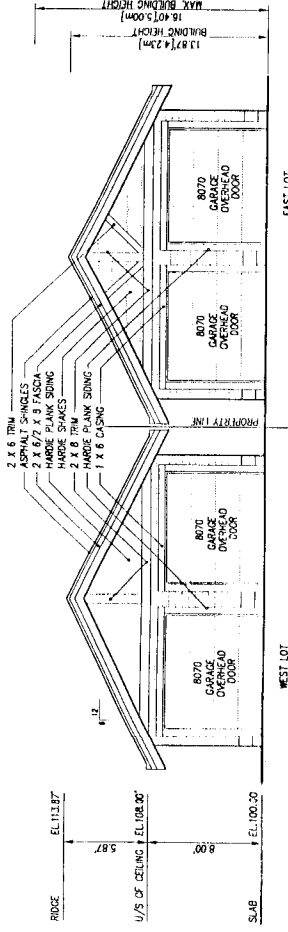
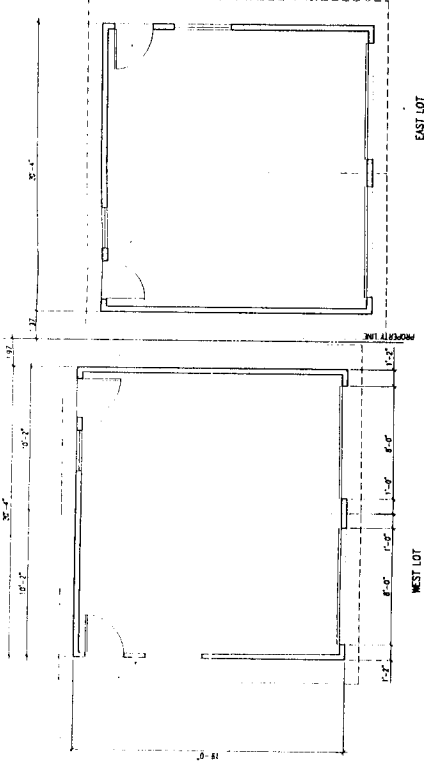
PLAN #5 - SIDE ELEVATIONS

#5

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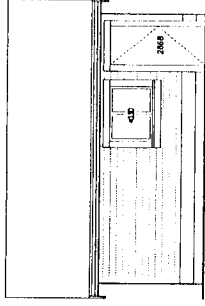
PLAN #6 - GARAGE



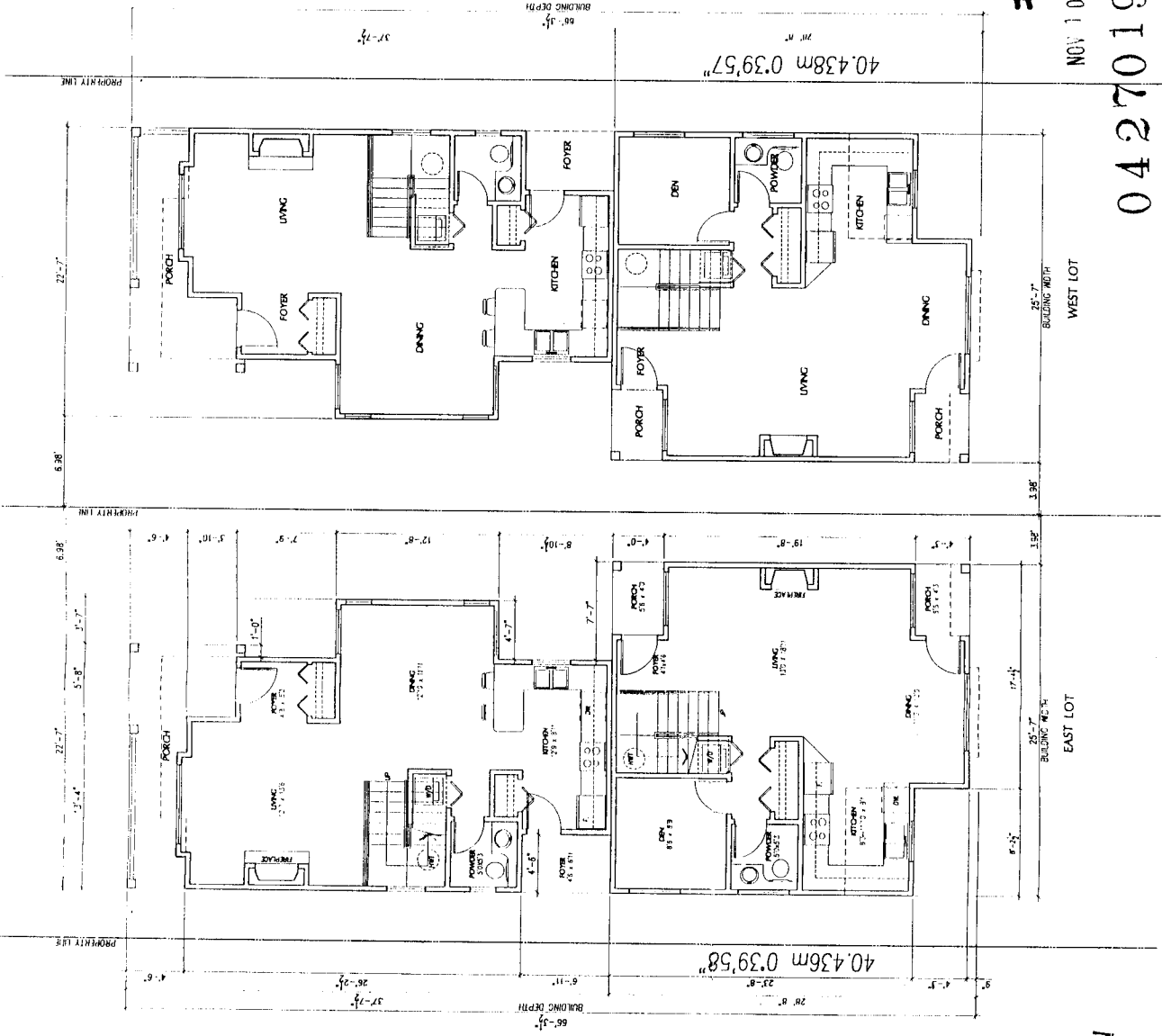
WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION



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 #6
 04270199



PLAN #7 - GROUND FLOOR PLAN

