



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 23, 2022

From: Wayne Craig
Director, Development

File: DV 20-918782

Re: Application by Land to Sky Construction Ltd. for a Development Variance Permit
at 6560 Granville Avenue

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot B to:

1. Reduce the rear yard setback requirement from 6.0 m to 1.7 m to facilitate on-site tree retention.
2. Permit the required private outdoor space to be located in the front yard instead of the rear yard.

Wayne Craig
Director, Development
(604-247-4625)

WC:na
Att. 2

Staff Report

Origin

Land to Sky Construction Ltd. has applied to the City of Richmond, on behalf of the owners, 1009032 BC Ltd. (Director - Bao Shun Chen) and 1296065 BC Ltd. (Director - Bao Shun Chen), for permission to reduce the minimum rear yard requirement under the “Compact Single Detached (RC2)” zone from 6.0 m to 1.7 m and to permit the required private outdoor space to be located in the front yard. This would facilitate the retention of existing trees in the front yard of future Lot B of the proposed development at 6560 Granville Avenue (Attachment 1).

The subject property is being rezoned from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” as part of rezoning application (RZ 18-825323) which received third reading on July 20, 2020. The rezoning application would facilitate the subdivision of the existing lot into two new lots. The Development Variance Permit applies only to Lot B of the proposed development.

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.

Background

Development surrounding the subject site is as follows:

- To the North: Across Granville Avenue, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Granville Crescent.
- To the South: Across the lane, single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Livingstone Place.
- To the East: A Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Granville Avenue.
- To the West: A Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Granville Avenue.

Rezoning and Public Hearing Results

During the rezoning process, staff identified two variances to Zoning Bylaw 8500 that are required to facilitate the retention of trees in the front yard of proposed Lot B:

- To reduce the minimum rear yard setback from 6.0 m to 1.7 m.
- To permit the required private outdoor space to be located in the front yard instead of the rear yard.

The Public Hearing for the rezoning of this site was held on July 20, 2020. At the Public Hearing, no concerns about rezoning the property were expressed.

Staff Comments

The proposed development is generally in compliance with the “Compact Single Detached (RC2)” zone in Richmond Zoning Bylaw 8500, except for the two variances noted. These variances are proposed in order to retain existing healthy Cypress trees (Tree tag #53, multi-stem 54 cm dbh and tag# 54, 43 cm dbh) in the front yard of 6560 Granville Avenue (Plan #6). This involves shifting the footprint of the future single-family home on the proposed Lot B southward to accommodate the required 4 m tree protection area from the base of the stems for successful retention. To ensure this retention is successful, the front yard setback needs to be significantly increased from 6.0 m to 8.6 m. This then triggers the need to relocate the private outdoor space to the front yard as an attached garage and secondary suite parking would limit the availability of space in the rear yard. As part of the rezoning application, staff secured the developer’s commitment to retain the trees via an Arborist Contract and a \$20,000.00 security. A Tree Survival Security legal agreement has been provided and registered on title.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance 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 “Compact Single Detached (RC2)” zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in ***bold italics***)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 as follows:

- 1) That the minimum rear yard setback requirement of the “Compact Single Detached (RC2)” zone be reduced from 6.0 m to 1.7 m on the future Lot B, as shown on the attached permit plans. ***Staff support the requested variance because the reduction of the rear yard setback allows for retention of the existing multi-stem 54 cm caliper and 43 cm caliper Cypress trees (tag #53 and 54) in the front yard. The variance also only applies to the single storey garage as the second storey setback (6.2 m) of the building would comply with the required 6 m setback for the RC2 zone. The garage setback to the lane is consistent with other detached garage setbacks permitted in the neighbourhood and in the zone. Furthermore, the rear yard abuts a 6.0 m wide lane which limits added impact to the neighbour across the lane.***
- 2) Permit the required private outdoor space for Lot B to be located in the front yard instead of the rear yard. ***Staff support the requested variance, as the required tree protection area in the front yard and shifting of the building footprint towards the rear of the property with an attached lane accessed garage and secondary suite parking, eliminates the opportunity for the required private outdoor space to be located in the rear yard. Careful consideration of the existing grade within the Tree Protection Zone (TPZ) surrounding trees tag #53 and #54 is required. Arborist supervision is to be provided to ensure any on-site works conducted within the tree protection zone does not impact the health of the retained trees. The private outdoor space in the front yard would consist of live plant material and permeable pavers that would enhance the front yard living space and provide for a functional and private space.***

Analysis

Conditions of Adjacency

- The proposed variances, to reduce the minimum rear yard requirement from 6.0 m to 1.7 m and to permit the required private outdoor space to be located in the front yard of the subject site's eastern lot, apply only to proposed Lot B.
- The proposed building footprint of Lot B would project approximately 4.3 m into the required rear yard setback of 6.0 m, providing a 1.7 m separation from the property line to the south and the lane. Living space on the second storey is setback 6.2 m from the rear property line and no balconies are proposed to avoid privacy concerns for the neighbours to the south across the lane.
- A 1.2 m side yard setback is provided to the east and west; consistent with the minimum requirement in the zone.
- The Lot B front yard is proposed to have additional landscaping treatment in order to accommodate requirements for private outdoor space. The 8.6 m front yard setback on Lot B will be utilized to enhance the space around the retained tree.

Landscaping

- Tree retention and protection was assessed at the time of rezoning. Two on-site trees and two trees on the neighbouring property to the east are to be retained.
 - Two on-site trees (tag #53 and 54) were assessed and are to be retained and protected.
 - Two trees (tag #A and B) on the eastern neighbouring property (6580 Granville Avenue) were assessed and are to be retained and protected.
- Two existing hedges located on City property along Granville Avenue and on-site along the west property line shown on the Landscape Plan (Plan #4) for context will be removed due to the conflict with pedestrian access and circulation purposes. The hedge in the front is also to be removed in accordance with the Arterial Road Policy, which does not permit continuous hedges in the front yard for Crime Prevention Through Environmental Design (CPTED) purposes.
- Through the rezoning, the applicant has been required to provide an Arborist Contract for supervision of any on-site works conducted with the tree protection zones and a Tree Survival Security of \$20,000.00 to ensure all four trees are retained and protected.
- The developer has also provided a landscape plan (Plan #4) and Landscape Security of \$17,968.55 to ensure the landscaping treatment is incorporated and replacement trees required as part of the Rezoning Considerations are provided.
- Included in the landscape plan for Lot B, is the planting of two new Maple and Spruce trees in the front due to the reduced rear yard setback, a variety of shrubs, permeable pavers, vegetation and grass. Specifically for Lot B, the proposal prioritizes shrubs, low-lying vegetation, trees and grass to enhance the quality of space for the area that is required to be used for private outdoor space.
- A new 1.2 m (4 ft.) high fence along a portion of the front yard and a new 1.8 m (6 ft.) high fence along the rear yard are proposed to provide further screening between neighbours.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:js

Attachments:

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

The following are to be met prior to forwarding this application to Council for approval:

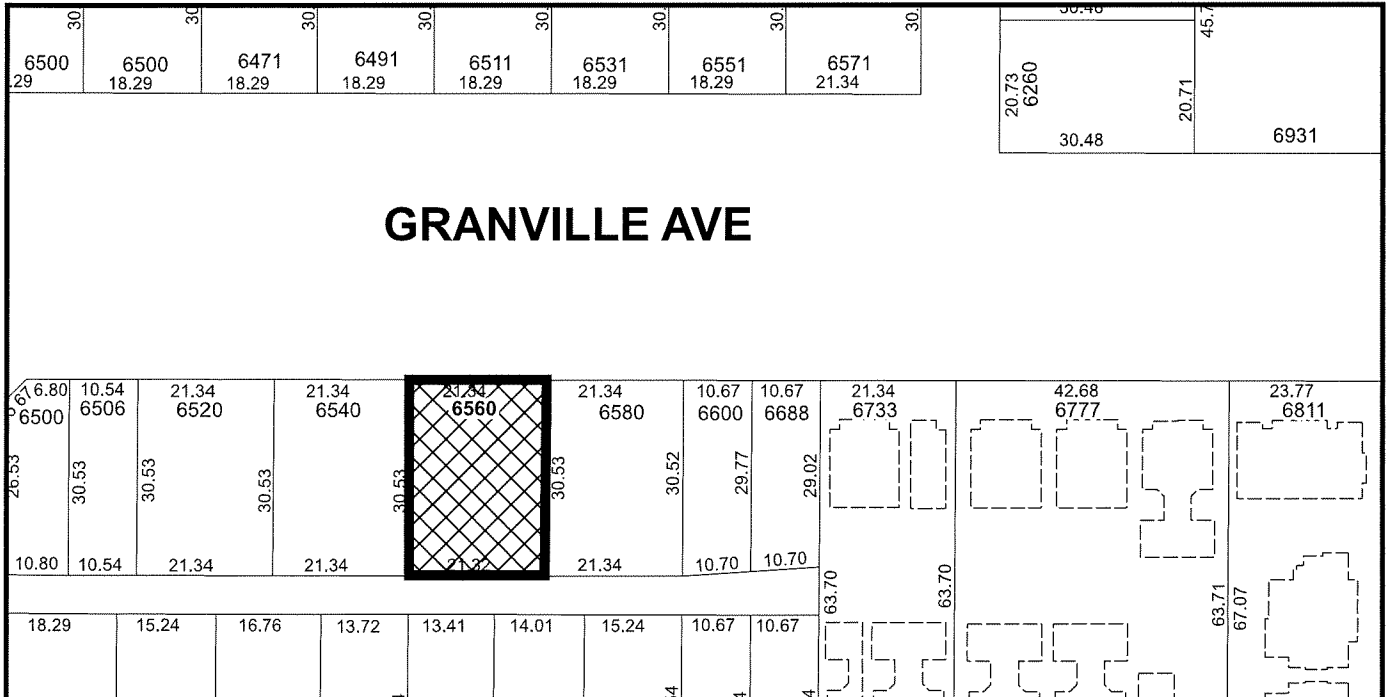
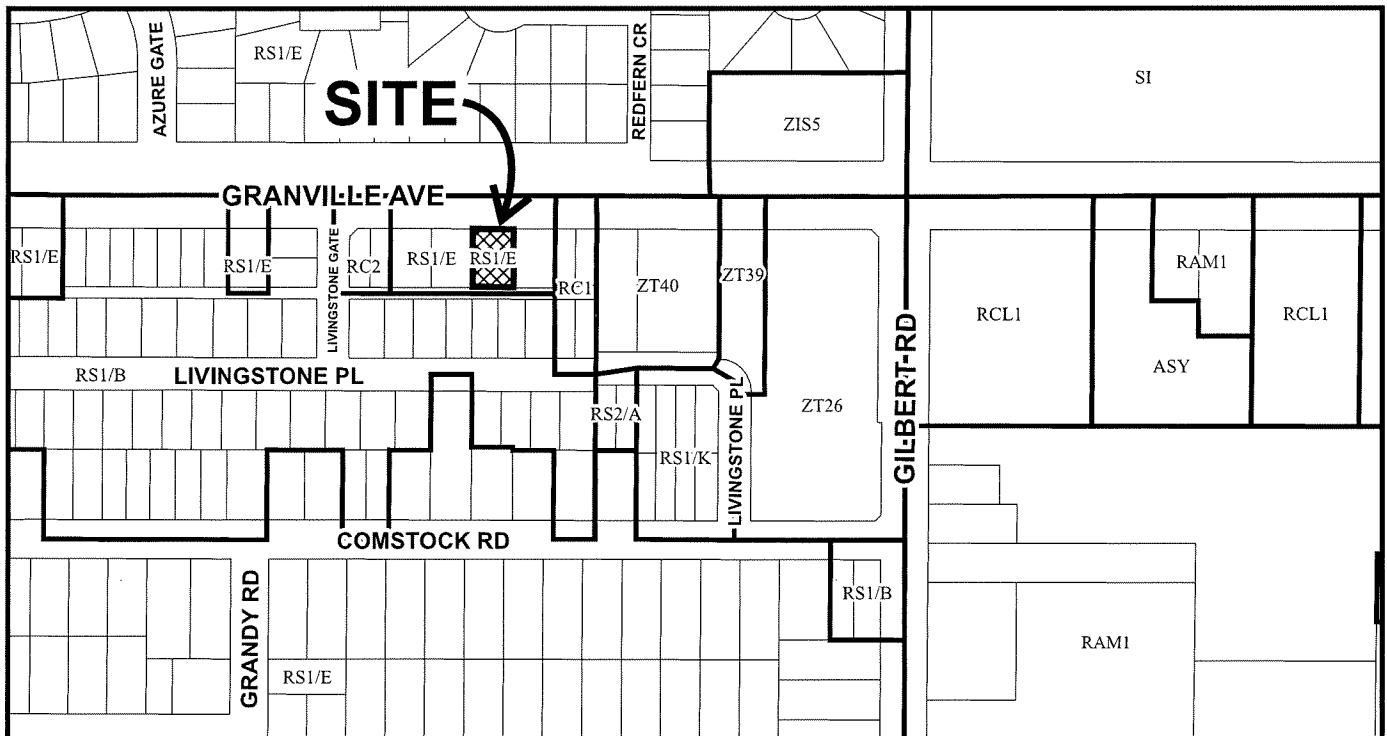
Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

ATTACHMENT 1



DV 20-918782

Original Date: 03/31/21

Revision Date:

Note: Dimensions are in METRES



DV 20-918782

Attachment 2

Address: 6560 Granville Avenue

Applicant: Land to Sky Construction Ltd.

1009032 BC Ltd. and
1296065 BC Ltd.

Planning Area(s): Shellmont

	Existing		Proposed
Site Area:	651.5 m ² (7,012.0 ft ²)		Lot B: 325.7 m ² (3,505.8 ft ²)
Land Uses:	One single detached dwelling		Two single detached dwellings
OCP Designation:	Neighbourhood Residential		No change
Zoning:	Single Detached (RS1/E)		Compact Single Detached (RC2)
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot B: Max. 195.4 m ² (2,103.6 ft ²)	Lot B: Max. 195.4 m ² (2,103.6 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	325.7 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.67 m Depth: 30.53 m	none
Setback – Front Yard Lot B:	Min. 6.0 m	8.6 m	none
Setback – Side Yard:	Min. 1.2 m	1.2 m	none
Setback – Rear Yard Lot B:	Min. 6.0 m	1.7 m	Variance requested for Lot B rear yard only
Height (m):	Max. 2 ½ Storeys (9.0 m)	9.0 m	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 2: Min. 3	none
Private Outdoor Space (m ²):	Min. 20 m ² (min.3.0 width and depth) provided on the lot outside front yard	Min. 20 m ² in the front yard	Variance on Lot B only



City of Richmond

Development Variance Permit

No. DV 20-918782

To the Holder: LAND TO SKY CONSTRUCTION LTD.
Property Address: 6560 GRANVILLE AVENUE
Address: C/O IVAN CHEN
3691 STEVESTON HIGHWAY
RICHMOND, BC V7E 2J4

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 Bylaw 8500" is hereby varied as follows:
 - a) The minimum required rear yard setback for Lot B only is reduced from 6.0 m to 1.7 m, as shown on Plans #1-7 attached hereto.
 - b) The required private outdoor space for Lot B only to be permitted in the front yard instead of the rear yard, as shown on Plans #1-7 attached hereto.
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

B.C. LAND SURVEYOR'S PROPOSED SUBDIVISION AND TOPOGRAPHIC SURVEY OF:

LOT 22, EXCEPT : PART SUBDIVIDED BY PLAN
LMP19836, SECTION 18, BLOCK 4 NORTH, RANGE 6
WEST, NEW WESTMINSTER DISTRICT, PLAN 12891

SCALE : 0 1:250 10
All dimensions are in METER and DECIMALS thereof.

Parcel Identification Number (PID)

004-311-892

TOTAL SITE AREA	Proposed Lot A AREA	Proposed Lot B AREA
651.4 m ² 7012 sq ft	325.7 m ² 3506 sq. ft.	325.7 m ² 3506 sq ft

CIVIC ADDRESS

6560 Granville Avenue,
Richmond, BC.

ZONING

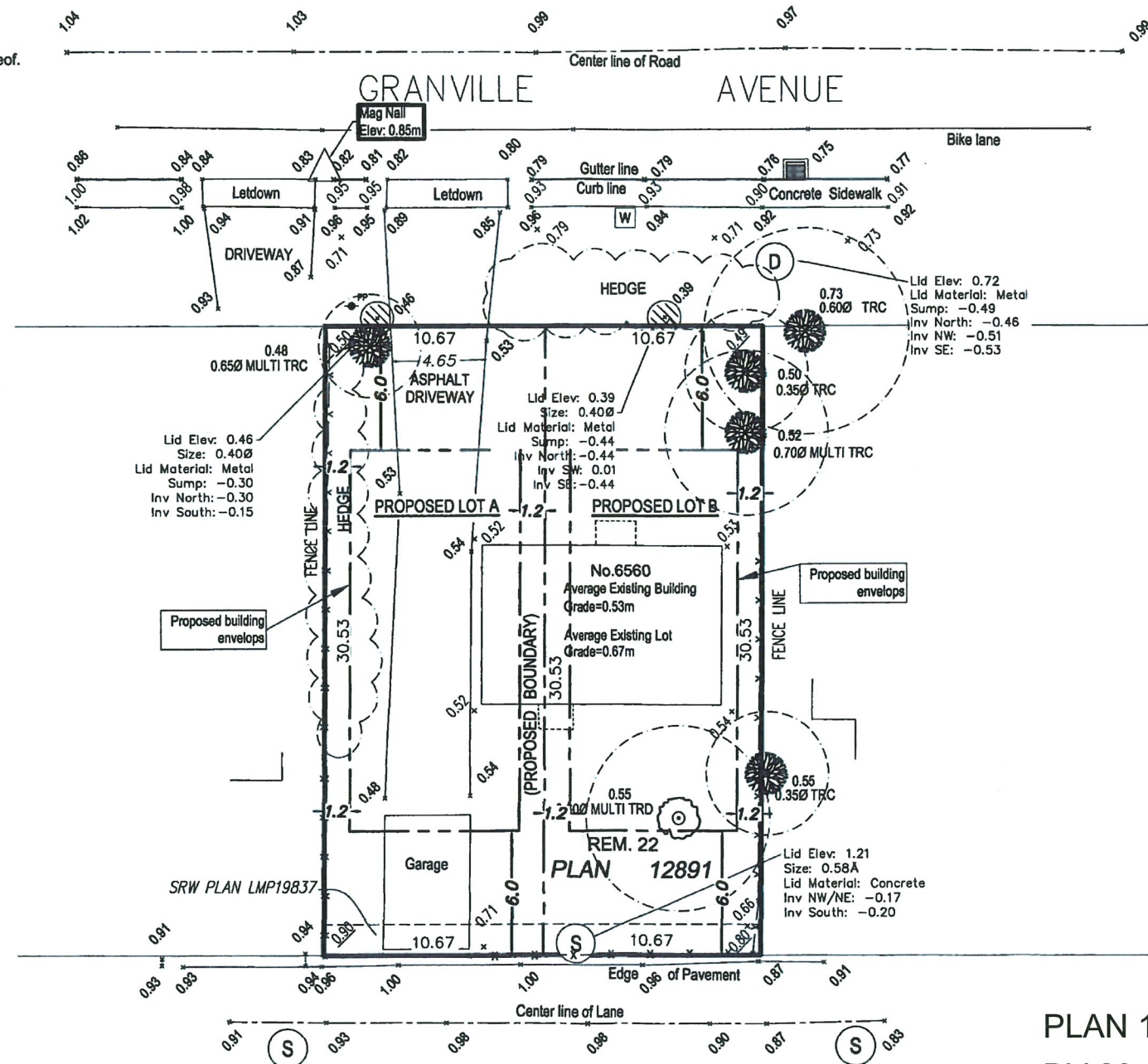
RS1/E

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reproduce, transmit or alter this document
in whole or in part without the written
consent of the signatory

This document was prepared for the exclusive
use of our client, The One Construction

*This document is intended for use as a topographic plan.
It is based on Land Title Office records, and does not
represent a boundary survey. Critical lot dimensions
and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying INC., accepts no responsibility
or liability for any damages that may be suffered
by a third party as a result of any decisions
made or actions taken based on this document.



LEGEND

Elevations are geodetic based on Integrated survey
monument 77H4734 in the City of Richmond at elevation
0.806 m.

Grade shots are taken at the point marked X
Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species

- W - denotes Water meter
- PP - denotes Utility Pole
- TRD - denotes Deciduous Tree type
- TRC - denotes Coniferous Tree type
- D - denotes Storm manhole
- S - denotes Sanitary manhole
- denotes Lawn basin
- denotes roadside catchbasin

FLAT LOT, UNABLE TO CONTOUR
(Lot dimensions and areas subject to
change after final subdivision survey)

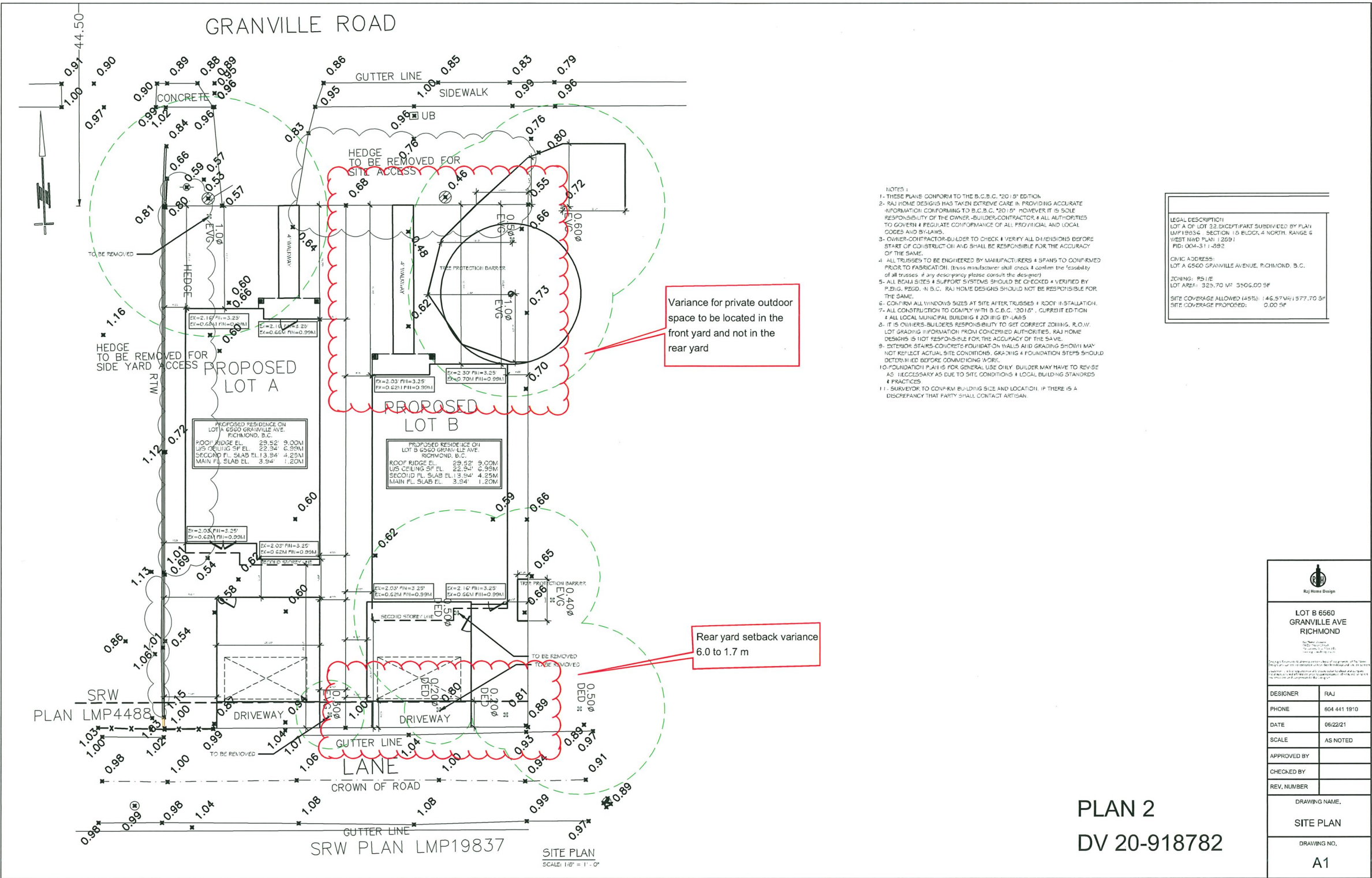
CERTIFIED CORRECT

Lot dimensions are correct according
to ground survey and Land Title
Office Records

Kareneth KC Ng, BCLS
Original Field Survey - 14 December, 2017
Inspection - 21 October, 2020
Dated this 21st of October, 2020.

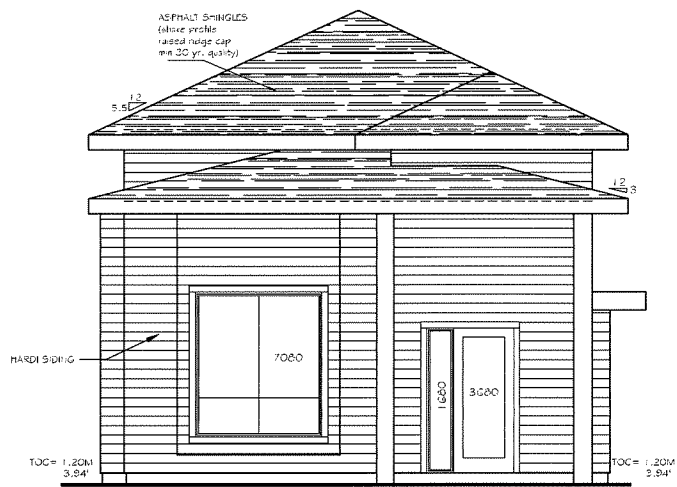
This document is not valid unless originally signed
and sealed or digitally signed with Juricert digital signature.
Info: <https://www.juricert.com>

PLAN 1
DV 20-918782



PLAN 2
DV 20-918782

LOT B
ELEVATIONS

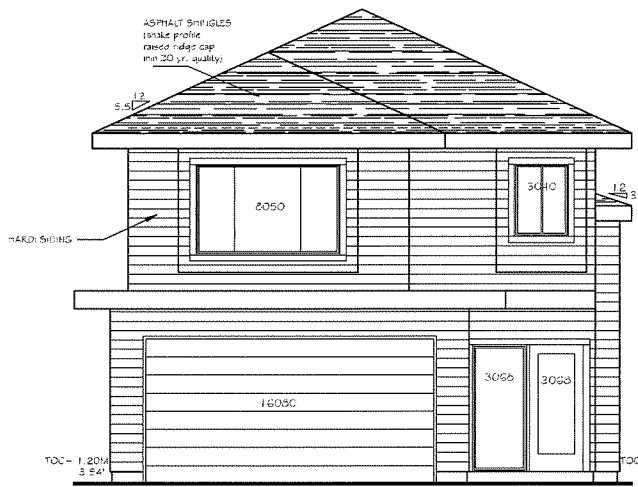


FRONT (NORTH) ELEVATION
SCALE: 1/4" = 1' - 0"

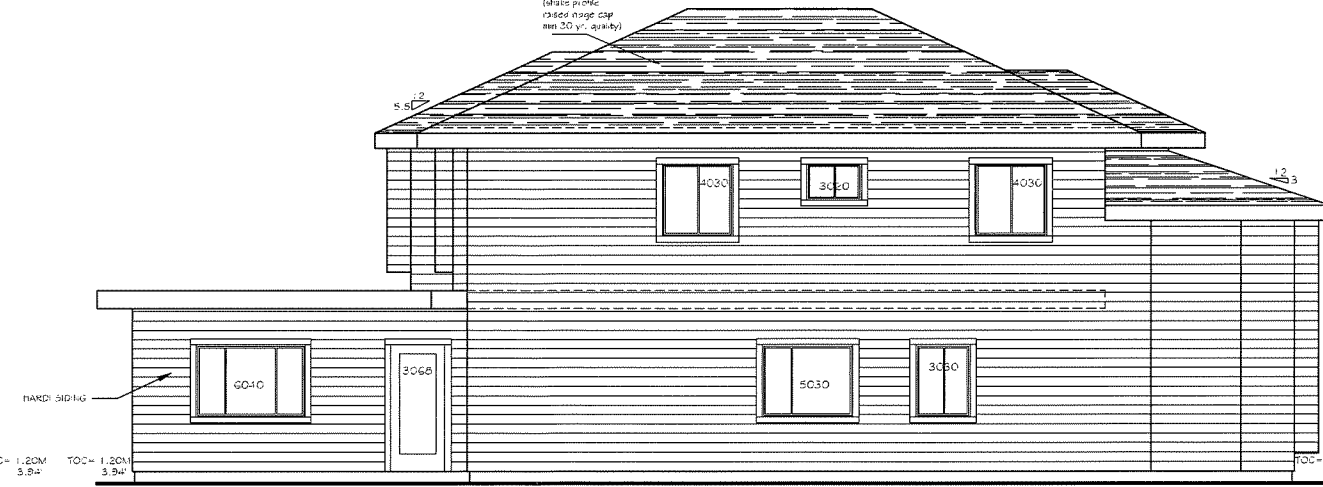


RIGHT (WEST) ELEVATION
SCALE: 1/4" = 1' - 0"

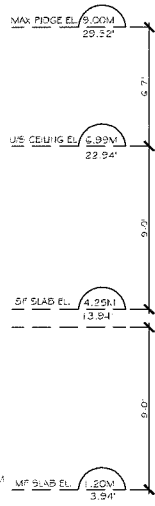
UNPROTECTED OPENINGS CALCULATION				
	FRONT	RIGHT	REAR	LEFT
TOTAL WALL AREA	391.00 SF	882.00 SF	475.00 SF	777.00 SF
UNITING DISTANCE	N/A	5.00'	N/A	4.00'
% PERMITTED	100.00%	0.00%	100.00%	7.05%
AREA PERMITTED	391.00 SF	79.96 SF	475.00 SF	54.86 SF
AREA PROPOSED	36.00 SF	78.50 SF	220.00 SF	54.00 SF




REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1' - 0"



LEFT (EAST) ELEVATION
SCALE: 1/4" = 1' - 0"



PLAN 3
DV 20-918782



Raj Home Design

LOT B 6560
GRANVILLE AVENUE
RICHMOND, BC

Engineered by:
Raj Home Design
1200 16th Avenue
Richmond, BC V6X 1Y2
Tel: 604 441 1910
www.rajhomedesign.com

DESIGNER	RAJ
PHONE	604 441 1910
DATE	06/22/21
SCALE	1/4"=1'-0"
APPROVED BY	
CHECKED BY	
REV. NUMBER	

DRAWING NAME:

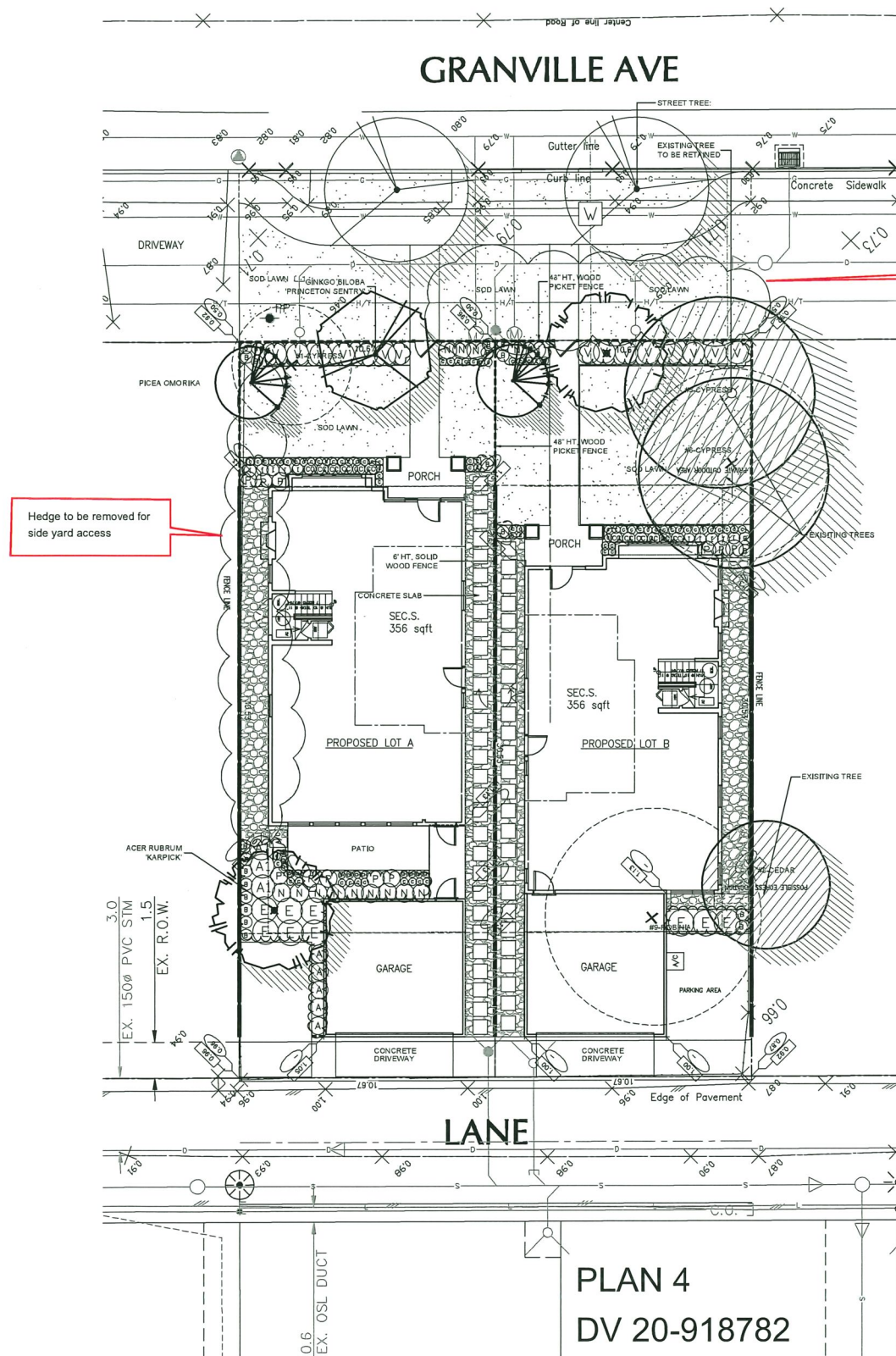
EXTERIOR ELE.

DRAWING NO.

A4

Hedge to be removed for site access

PLANT SCHEDULE					PMD PROJECT NUMBER: 19-074
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS	
SHRUB					
5		ABELIA GRANDIFLORA	GLOSSY ABELIA	#2 POT; 10CM	
8		AUCUBA JAPONICA GOLDEN KING	HEAVILY SPOTTED AUSTRALIAN AUCUBA	#2 POT; 10CM; POT, 50CM	
10		BERBERIS THUNBERGII ROSE GLOW	ROSE PURPLE FOLIAGE BARBERRY	#3 POT; 40CM	
15		BUXUS SEMPERVIRENS "GRAHAM BLANDY"	COMMON BOXWOOD	#3 POT; 40CM	
2		BUXUS SEMPERVIRENS "WALTER HEINE"	COMMON BOXWOOD	#3 POT; 40CM	
8		EUCHYPS ALATA "COMPTON'S"	COMPACT WINGED BURNING SHUB	#3 POT; 50CM	
14		NANOHA DOMESTICA HARBOUR DWARF	HEAVENLY BANEROO; LOW SPREADING	#3 POT; 50CM	
GRASS					
6		CAREX COMANS' BRONZE	BRONZE NEW ZEALAND SEDGE	#1 POT	
7		CAREX COMANS' BRONZE	BRONZE NEW ZEALAND SEDGE	#1 POT	
12		CAREX OSMUNDIENS 'EVERGLAD'	EVERGLAD JAPANESE SEDGE	#2 POT	
18		MIPERITA CYLINDRICA 'RED BARGOL'	BLOOD GRASS	#1 POT	
11		PENNISTERN ALPICOLOIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT	
NOTES : PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD. LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. *REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. *SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONS REVIEW BY LANDSCAPE ARCHITECT AT SUPPLY AND DELIVERY, BUT NOT BE LIMITED TO INCLUDE LOWER MAINLAND AND INTERIOR VALLEY. *SUBSTITUTIONS OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY OF MATERIAL. SUBJECT TO SUBMITTER'S AGREEMENT TO PROVIDE ALL NECESSARY INFORMATION AND MATERIALS FOR VERIFICATION OF CONFORMANCE WITH SPECIFICATIONS. *ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST NOT EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARDS LATEST EDITION. *ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. *BIOSOLS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.					



PMG PROJECT NUMBER:

19-074

DATE: 19.NOV.04 DRAWING NUMBER: L1


SCALE: 1:100

DRAWN: DO


DESIGN: DO

CHKD: MCY OF 3


NOTE: FOR EXISTING TREES & TPZ REFER TO ARBORIST
PREPARED BY: PACIFIC SUN TREE SERVICE
EMAIL: ANDERMATT.FOREST@SHAW.CA



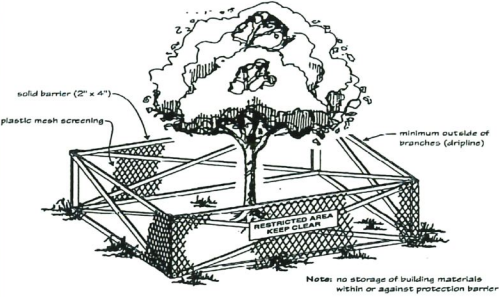
EXISTING TREE TO BE REMOVED



EXISTING TREE TO BE RETAINED



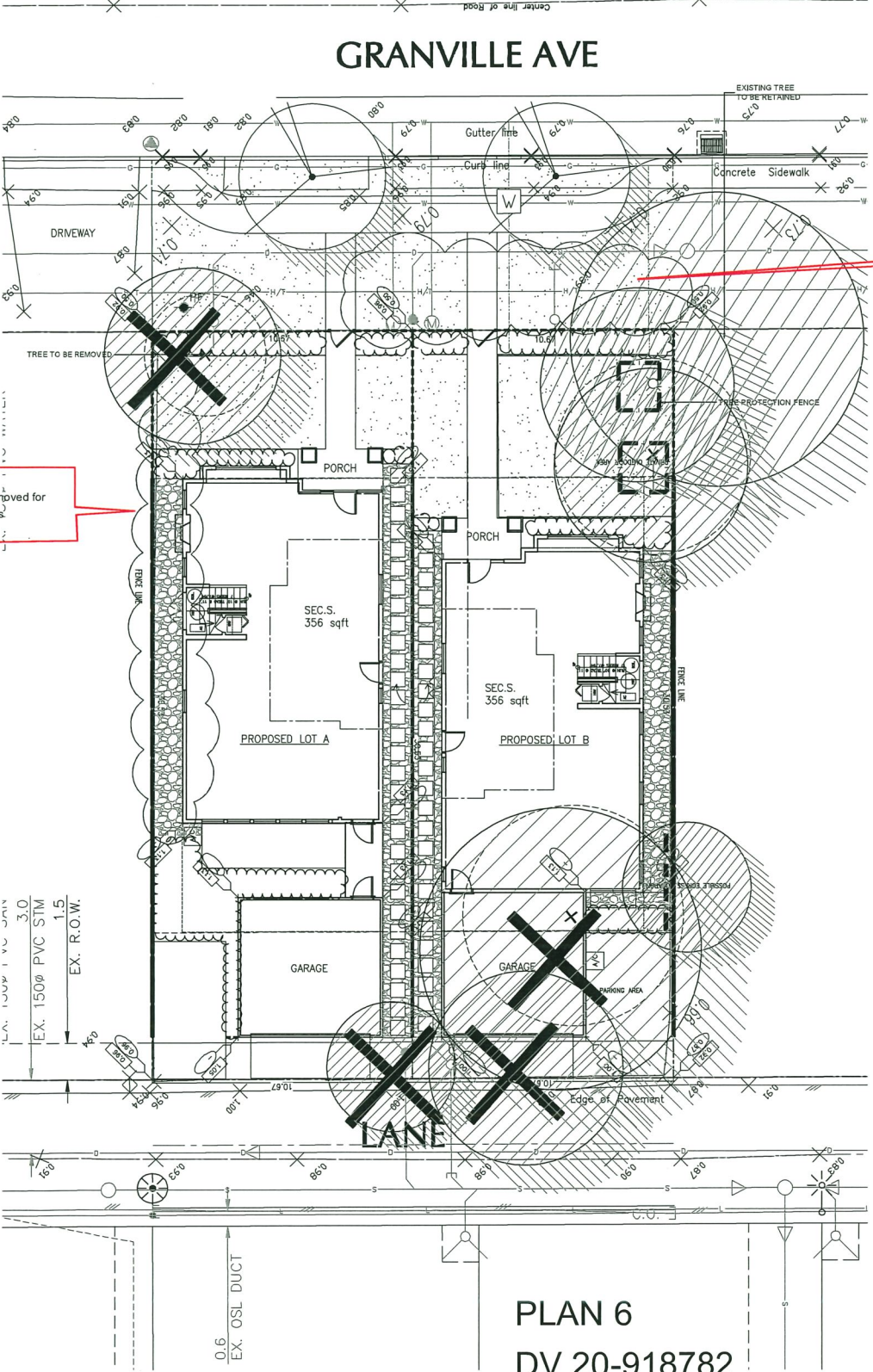
TREE PROTECTION FENCE



Trunk Diameter		Minimum Protection Required Around Trees
Centimetres	Inches	Distance from Trunk
20	8	1.2 metres
25	10	1.5 metres
30	12	1.8 metres
35	14	2.1 metres
40	16	2.4 metres
45	18	2.7 metres
50	20	3.0 metres
55	22	3.3 metres
60	24	3.6 metres
75	30	4.5 metres
90	36	5.0 metres
100	40	6.0 metres

Center line of Road

GRANVILLE AVE



EXISTING TREE TO BE RETAINED

Concrete Sidewalk

DRIVEWAY

TREE TO BE REMOVED

PORCH

SEC.S. 356 sqft

PROPOSED LOT A

PROPOSED LOT B

GARAGE

PARKING AREA

EDGE OF PAVEMENT

LANE

0.6 EX. OS&L DUCT

Hedge to be removed for side yard access.

Hedge to be removed for site access

PLAN 6

DV 20-918782

19074-1.ZIP

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pmg
LANDSCAPE ARCHITECTS

Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p. 604 294-0011 ; f. 604 294-0022

SEAL:

Hedge to be removed for site access

NO.	DATE	REVISION DESCRIPTION	DR.
1	19.11.04	REVISED PER COMMENTS	AL
2	20.09.10	ADDED TREE MANAGEMENT PLAN	SR

CLIENT:

PROJECT:

2 LOT SUBDIVISION

6560 GRANVILLE AVENUE
RICHMOND, BC

DRAWING TITLE:

TREE MANAGEMENT PLAN

DATE: 19.11.04 DRAWING NUMBER: **L3**

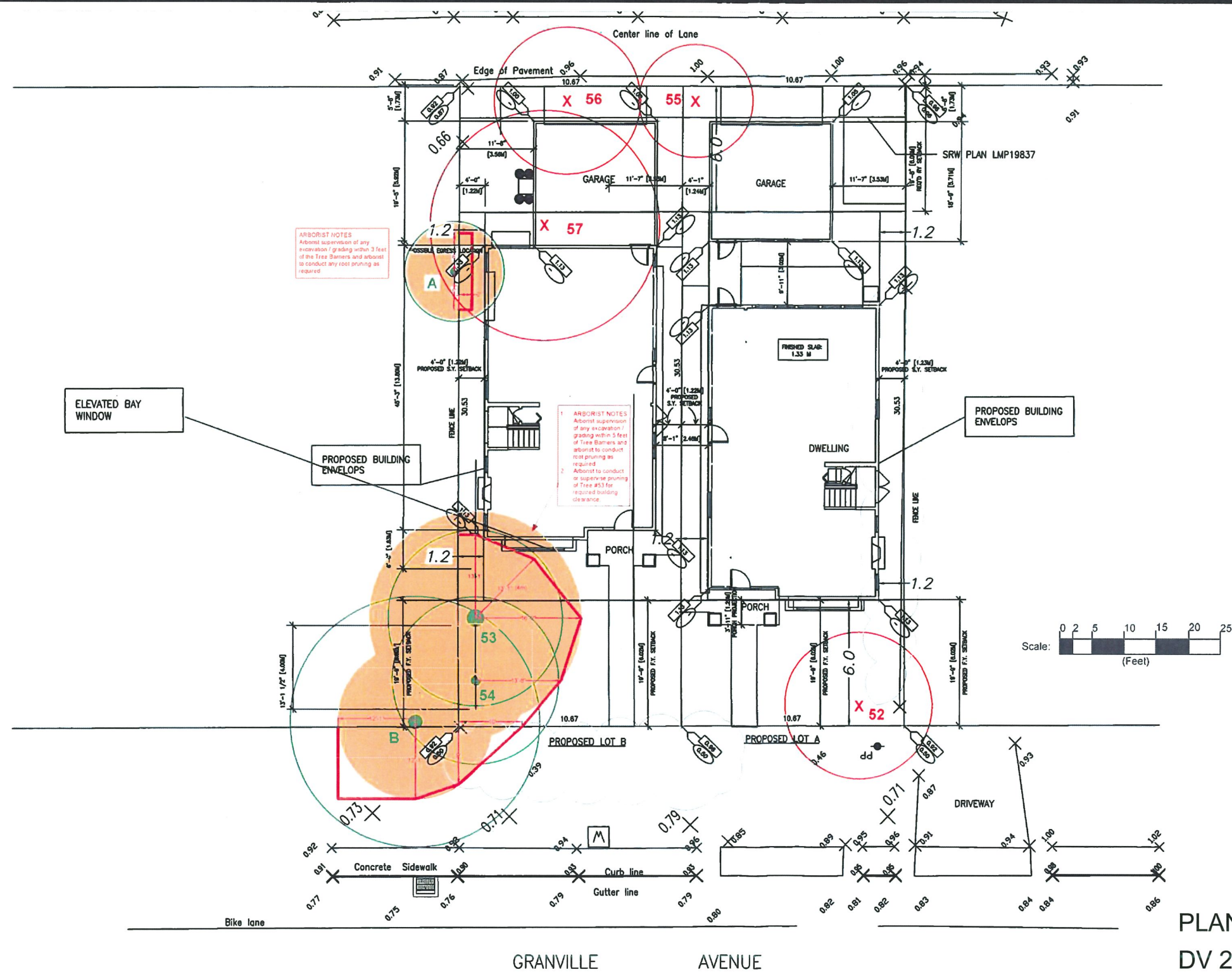
SCALE: 1:100

DRAWN: DO

DESIGN: DO

CHKD: MICY

PMG PROJECT NUMBER: 19-074



**Pacific Sun
Tree
Service**

604-323-4270

andermatt.forest@shaw.ca
pacificsuntree.com

Suite #460
130 - 1959 152 Street
Surrey, B.C.
V4A 0C4

Tree Management Plan

Date: February 11, 2020

Client: The One Construction Ltd.

Project: Single Family Detached

Project Address: 6560 Granville Avenue
Richmond, B.C.

Tree Recommended
for Retention



Tree Recommended
for Removal



Not Permit Size Tree



Crown Dripline for:

Retain Tree



Remove Tree



Tree Protection Barrier



Critical Root Zone



Note: For legibility, where trees are densely clustered and are recommended for removal, the crown dripline is not shown.