



To: Development Permit Panel

Date: September 18, 2023

From: Wayne Craig
Director, Development

File: DV 23-024175

Re: **Application by Khalid Hassan for a Development Variance Permit at 7151, 7211,
7231 & 7251 Bridge Street**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback for:

1. A portion of the second storey from 10.70 m to 10.64 m to allow the retention of an existing second-storey deck at 7151 Bridge Street.
2. Accessory buildings (i.e. a garage) with a wall length greater than 6.0 m from 2.4 m to 2.08 m to allow retention of an existing detached garage at 7211 Bridge Street.
3. 60 per cent of the first storey from 9.60 m to 7.4 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.7 m to 8.0 m to allow the retention of an existing dwelling at 7231 Bridge Street. Reduce the minimum required rear yard setback for a portion of the second storey from 10.7 m to 6.8 m to allow retention of an existing second-storey deck.
4. 60 per cent of the first storey from 9.60 m to 7.02 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.70 m to 7.02 m to allow the retention of an existing dwelling at 7251 Bridge Street.

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

WC:nc
Att. 2

Staff Report

Origin

Pakland Armstrong Homes Ltd (Director: Khalid Hassan) has applied to the City of Richmond, on behalf of the owners, David S Yu, Rohitendra Lal, Calvin and Maryann Radom, Chang Liang and Su Wu, for permission to reduce the minimum rear yard setback requirements for four properties to facilitate the retention of the existing buildings in a proposed 16 lot subdivision.

The subject properties were part of a rezoning application (RZ 16-732490) adopted by City Council on December 21, 2022 (Attachment 1). The rezoning application is intended to facilitate the subdivision of six large lots fronting Bridge Street into six lots fronting Bridge Street and ten lots fronting an extension to Armstrong Street. The rezoning application was based on retaining the existing homes fronting Bridge Street. In order to retain the existing buildings on four of the lots fronting Bridge Street variances to the rear yard setback provisions are required as noted below.

- 7151 Bridge Street: Permission to reduce the minimum rear yard setback for a portion of the second storey from 10.70 m to 10.64 m to allow the retention of an existing second-storey deck.
- 7211 Bridge Street: Permission to reduce the minimum rear yard setback for accessory buildings (i.e. a garage) with a wall length greater than 6.0 m from 2.4 m to 2.08 m to allow retention of an existing detached garage.
- 7231 Bridge Street: Permission to reduce the minimum rear yard setback for 60 per cent of the first storey from 9.60 m to 7.4 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.70 m to 8.0 m to allow the retention of an existing dwelling.
Permission to reduce the minimum rear yard setback for a portion of the second storey from 10.7 m to 6.8 m to allow retention of an existing second-storey deck.
- 7251 Bridge Street: Permission to reduce the minimum rear yard setback for 60 per cent of the first storey from 9.60 m to 7.02 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.70 m to 7.02 m to allow the retention of an existing dwelling.

Development Information

The subject properties were the subject of a rezoning application (RZ 16-732490), which has been adopted. The intent of the rezoning is to create a total of 16 single-family lots with six lots fronting Bridge Street and ten new lots fronting an extension of Armstrong Street. The site is also subject to an application for a proposed subdivision (SD 16-732492) consistent with the rezoning application (Attachment 2). The proposed variances are required in order to retain the existing structures on four of the lots that front Bridge Street. Should the variance not be approved, the existing structures would need to be modified or removed prior to subdivision approval.

Please refer to attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development surrounding the subject sites is generally as follows:

To the North: Single detached homes on properties zoned “Single Detached (ZS15) – South McLennan (City Centre)”.

To the East: Across Bridge Street, single detached homes on properties zoned “Single Detached (ZS14) – South McLennan (City Centre)”.

To the South: Single detached homes on properties zoned “Single Detached (RS1/F)”.

To the West: Future lots to be subdivided as part of the associated subdivision application (SD 16-732492) and zoned “Single Detached (ZS14) – South McLennan (City Centre)”.

Analysis

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setbacks:

1. 7151 Bridge Street: Per Zoning Bylaw 8500 Section 8.1.6.6 from 10.70 m to 10.64 m to allow retention of an existing second-storey deck.
2. 7211 Bridge Street: For accessory buildings with a wall length greater than 6.0 m per Zoning Bylaw 8500 Section 4.7.7. f) ii) from 2.4 m to 2.08 m to allow retention of an existing detached garage.
3. 7231 Bridge Street: Per Zoning Bylaw 8500 Section 8.1.6.6 for 60 per cent of the first storey from 9.6 m to 7.4 m, as well as the remaining 40 per cent of the first storey and the entire second storey from 10.7 m to 8.0 m to allow retention of an existing dwelling. Per Zoning Bylaw 8500 Section 8.1.6.6 for a portion of the second storey from 10.7 m to 6.8 m to allow retention of an existing second-storey deck.
4. 7251 Bridge Street: Per Zoning Bylaw 8500 Section 8.1.6.6 for 60 per cent of the first storey from 9.6 m to 7.02 m, as well as the remaining 40 per cent of the first storey and the entire second storey from 10.7 m to 7.02 m to allow retention of an existing dwelling.

Staff supports the proposed variances for the following reasons:

- ***The requested variances do not facilitate new construction and would only serve to permit the existing houses, which are in good condition.***
- ***Any new construction would be subject to the minimum setback requirements of Zoning Bylaw 8500.***
- ***Retention of the existing single family homes was identified at the time of the rezoning application.***
- ***The proposed setback variances do not alter the tree retention secured through the rezoning process (nine on-site trees, 2 hedgerows and one tree on a neighbouring property) or the applicant’s commitment to provide 30 new trees on-site.***
- ***The adjacent properties to the west, which will be created upon subdivision of the subject properties, will be owned by the applicant.***

- ***Retention of the existing homes is consistent with the approach taken by other applications in the McLennan South Sub-Area Plan.***

Conclusions

The purpose of the requested variances is to reduce the minimum rear yard setback requirements for four properties to facilitate the retention of the existing buildings in a proposed 16 lot subdivision.

The application meets all other applicable policies and guidelines beyond the requested variance of the rear yard setbacks. As such, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.



Natalie Cheah
Engineering Assistant – Development & Processing
(604-276-4084)

NC:js

- Att. 1: Location Map from RZ application
 2: Subdivision Plan for SD 16-732492
 3: Development Application Data Sheet

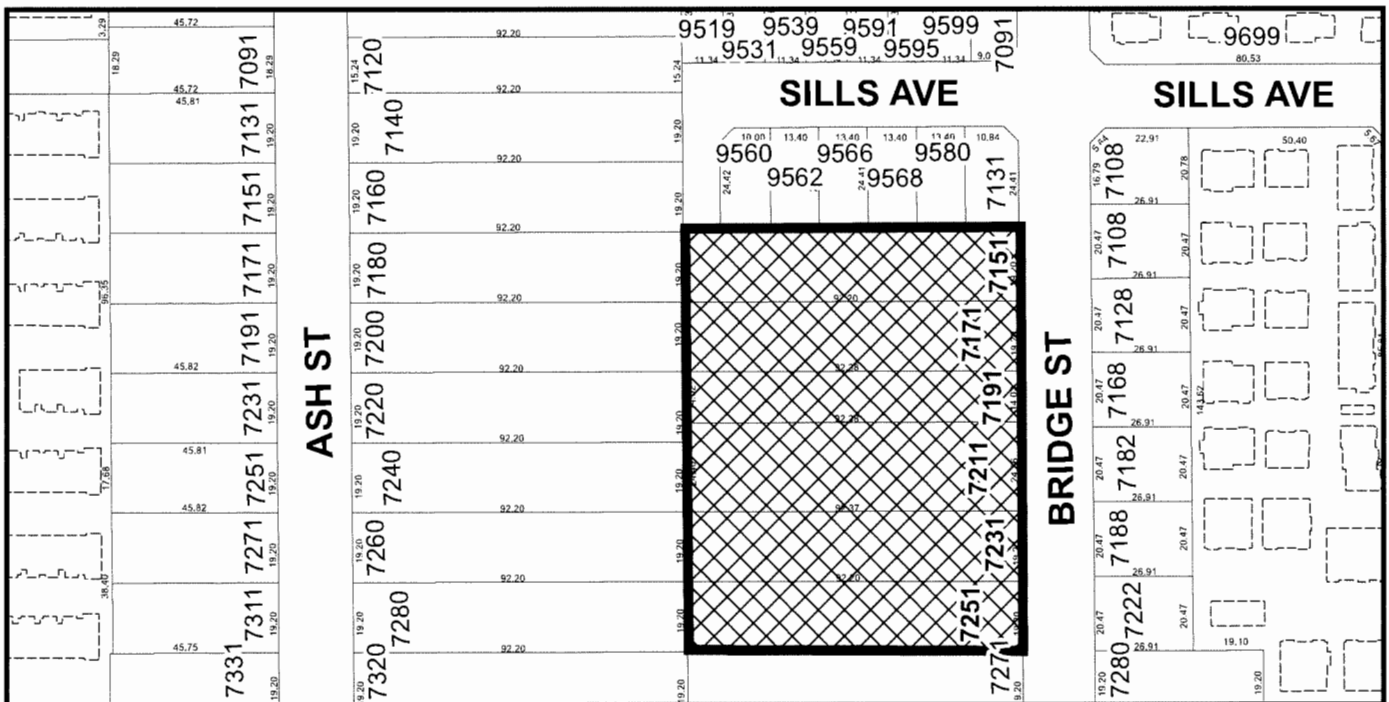
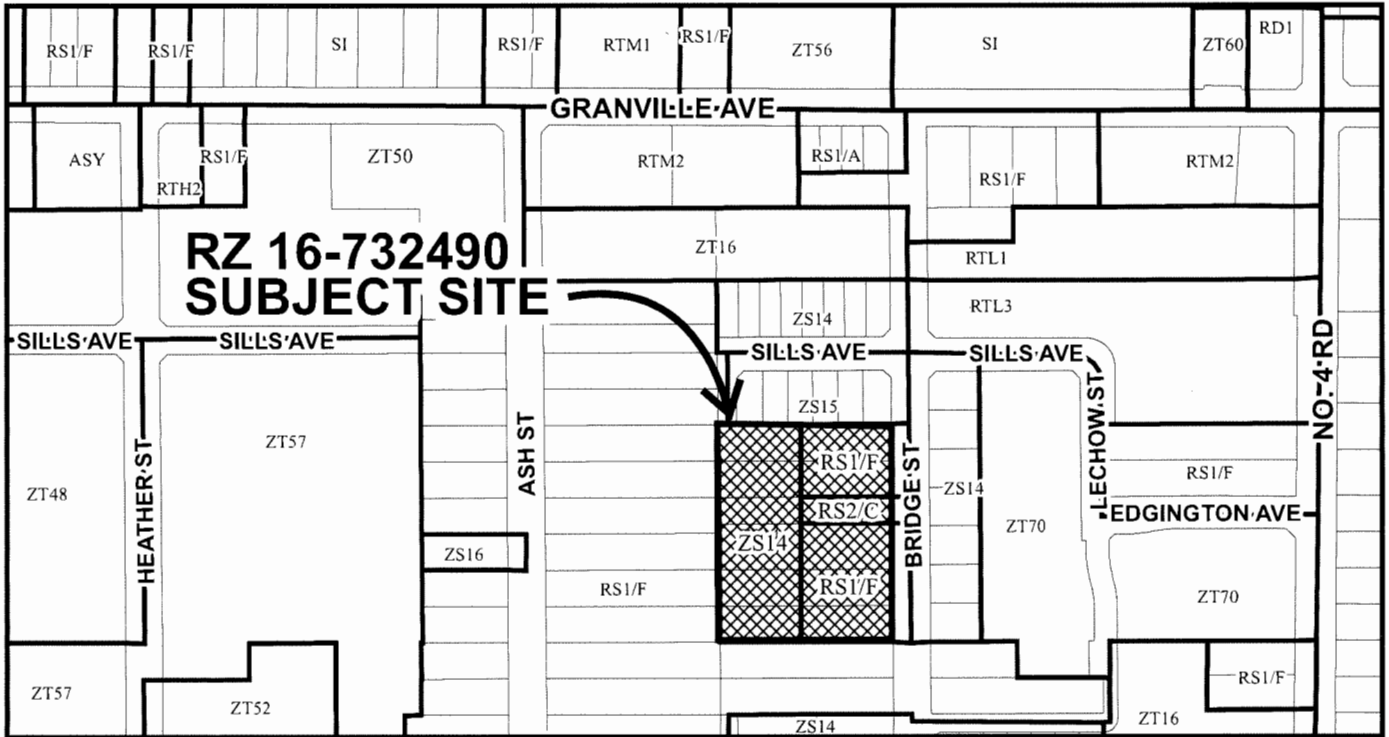
The following are to be met prior to forwarding this application to Council for approval:

- Payment of all fees in full for the cost associated with the Development Permit Panel meeting Notices, consistent with the City’s Consolidated Fees Bylaw 8636, as amended.



City of Richmond

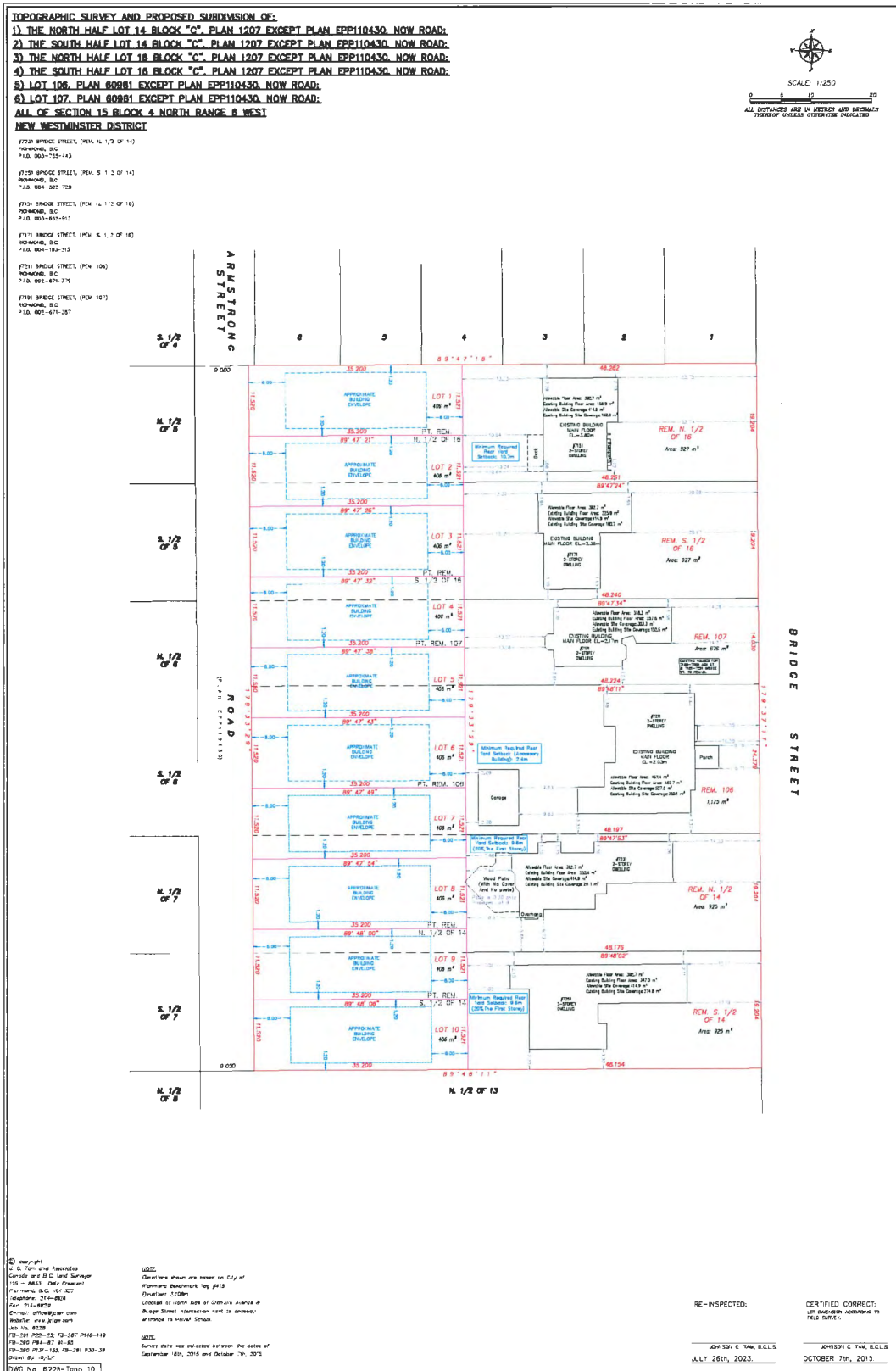
Attachment 1



DV 23-024175

Original Date: 08/14/23
 Revision Date: 09/20/23
 Note: Dimensions are in METRES

Attachment 2





DV 23-024175

Attachment 3

Address: 7151, 7211, 7231 and 7251 Bridge Street

David S Yu
Rohitendra Lal
Calvin Radom, Maryann Radom
Chang Liang, Su Wu

Applicant: Pakland Armstrong Homes Ltd

Owner: Chang Liang, Su Wu

Planning Area(s): City Centre – McLennan South

	Existing	Proposed
Site Area		(SD 16-732492)
7151 Bridge Street:	1,790 m ²	927 m ²
7211 Bridge Street:	2,247 m ²	1,175 m ²
7231 Bridge Street:	1,769 m ²	925 m ²
7251 Bridge Street:	1,769 m ²	925 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Zoning:	ZS14	No change
Number of Units:	1 on each lot	1 on each lot

Lot	Bylaw Requirement	Proposed	Variance
Lot Coverage	Max. 45%	No change	None
Height	Max. 2 ½ storeys	Max. 2 ½ storeys	None
7151 Bridge Street (Principal Building)	Setback – Front Yard:	Min. 6 m	No change None
	Setback – Side Yard:	Min. 1.2 m	No change None
	Setback – Rear 60% of First Storey	Min. 9.65 m	10.64 m None
	Setback – Rear 40% of First Storey	Min. 10.7 m	13.23 m None
	Setback – Rear Second Storey	Min. 10.7 m	10.64 m Variance Requested
7211 Bridge Street (Accessory Building)	Setback – Rear for accessory buildings with a wall length > 6.0 m	Min. 2.4 m 2.08	Variance Requested
7231 Bridge Street (Principal Building)	Setback – Front Yard:	Min. 6 m	No change None
	Setback – Side Yard:	Min. 1.2 m	No change None
	Setback – Rear 60% of First Storey	Min. 9.63 m	7.4 m Variance Requested

Lot	Bylaw Requirement		Proposed	Variance
	Setback – Rear 40% of First Storey	Min. 10.7	8.0 m	<i>Variance Requested</i>
	Setback – Rear Second Storey	Min. 10.7	6.8 m	<i>Variance Requested</i>
7251 Bridge Street (Principal Building)	Setback – Front Yard:	Min. 6 m	No change	None
	Setback – Side Yard:	Min. 1.2 m	No change	None
	Setback – Rear 60% of First Storey	Min. 9.63 m	7.02 m	<i>Variance Requested</i>
	Setback – Rear 40% of First Storey	Min. 10.7 m	7.02 m	<i>Variance Requested</i>
	Setback – Rear Second Storey	Min. 10.7 m	7.02 m	<i>Variance Requested</i>



No. DV 23-024175

To the Holder: David S Yu
Rohitendra Lal
Calvin Radom, Maryann Radom
Chang Liang, Su Wu

Property Address: 7151, 7211, 7231 and 7251 Bridge Street

Address: 7151, 7211, 7231 and 7251 Bridge Street

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:
 - i. reduce the minimum required rear yard setback for a portion of the second storey at 7151 Bridge Street from 10.7 m to 10.64 m to allow retention of an existing second storey deck.
 - ii. reduce the minimum required rear yard setback for accessory building with a wall length greater than 6.0 m from 2.4 m to 2.08 m to allow retention of an existing detached garage.
 - iii. reduce the minimum required rear yard setback at 7231 Bridge Street for 60% of the first storey from 9.6 m to 7.4 m, as well as the remaining 40% of the first storey and the entire second storey from 10.7 m to 8.0 m to allow retention of an existing dwelling. Reduce the minimum required rear yard setback for a portion of the second storey from 10.7 m to 6.8 m to allow retention of an existing second storey deck.
 - iv. reduce the minimum required rear yard setback at 7251 Street for 60% of the first storey from 9.6 m to 7.02 m, as well as the remaining 40% of the first storey and the entire second storey from 10.7 m to 7.02 m to allow retention of an existing dwelling.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and Plan #1 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.

Development Variance Permit

No. DV 23-024175

To the Holder: David S Yu
Rohitendra Lal
Calvin Radom, Maryann Radom
Chang Liang, Su Wu

Property Address: 7151,7211, 7231 and 7251 Bridge Street

Address: 7151,7211, 7231 and 7251 Bridge Street

AUTHORIZING RESOLUTION NO.
DAY OF

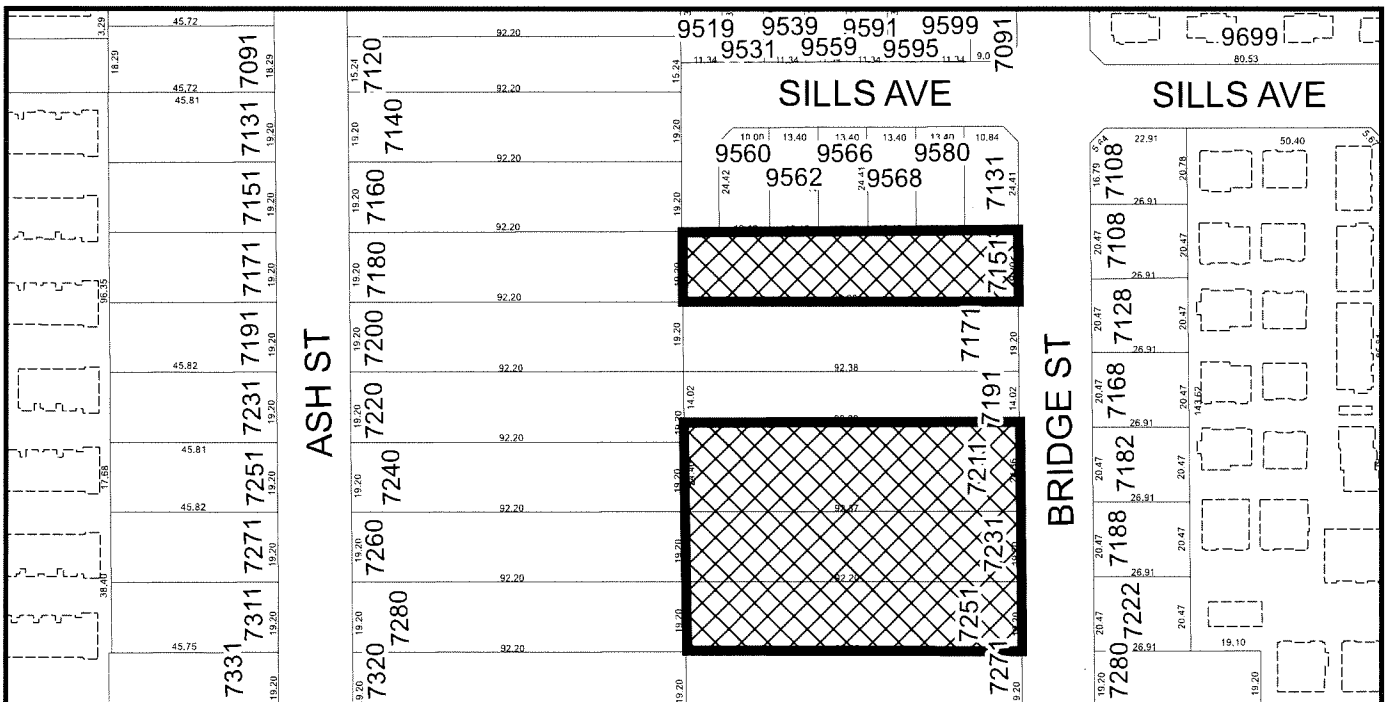
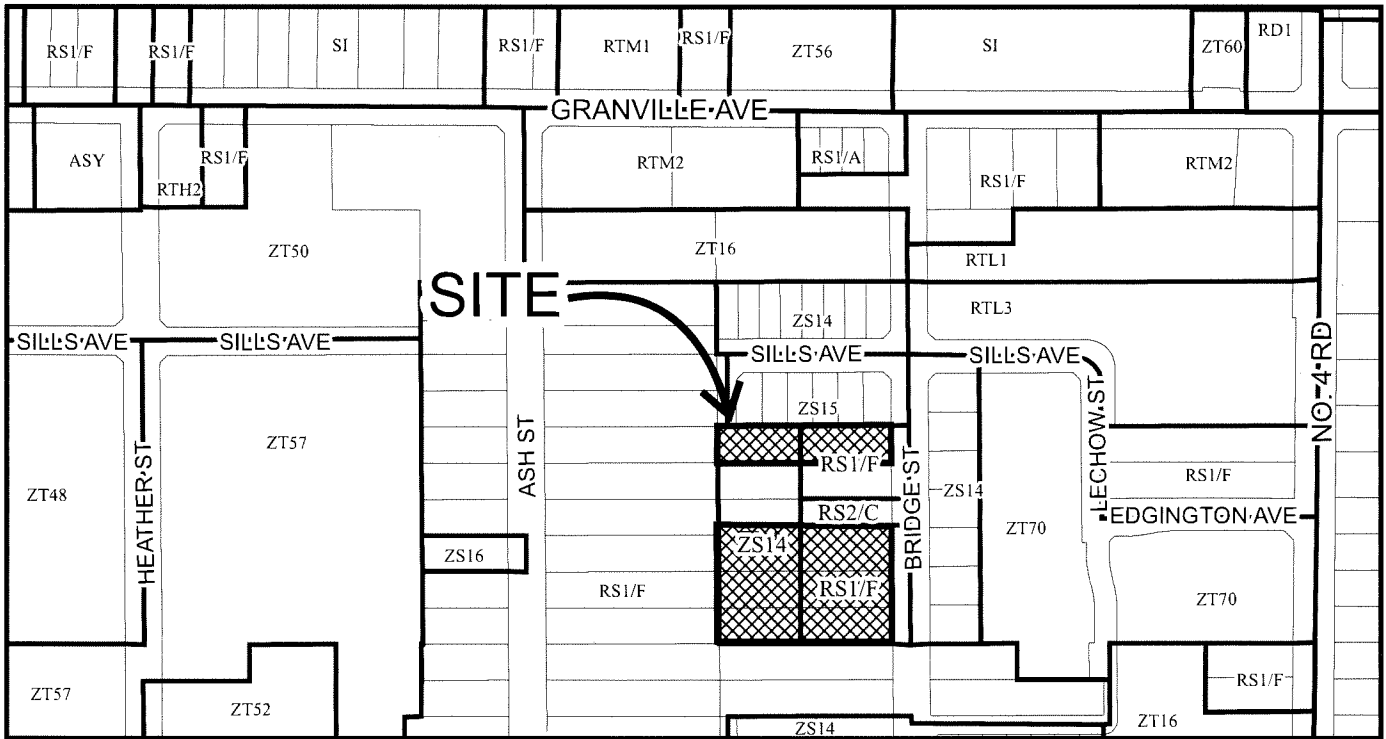
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DV 23-024175 SCHEDULE "A"

Original Date: 08/14/23

Revision Date: 08/30/23

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF:
 1) THE NORTH HALF LOT 14 BLOCK "C", PLAN 1207 EXCEPT PLAN EPP110430, NOW ROAD;
 2) THE SOUTH HALF LOT 14 BLOCK "C", PLAN 1207 EXCEPT PLAN EPP110430, NOW ROAD;
 3) THE NORTH HALF LOT 16 BLOCK "C", PLAN 1207 EXCEPT PLAN EPP110430, NOW ROAD;
 4) THE SOUTH HALF LOT 16 BLOCK "C", PLAN 1207 EXCEPT PLAN EPP110430, NOW ROAD;
 5) LOT 106, PLAN 60961 EXCEPT PLAN EPP110430, NOW ROAD;
 6) LOT 107, PLAN 60961 EXCEPT PLAN EPP110430, NOW ROAD;
**ALL OF SECTION 15 BLOCK 4 NORTH RANGE 6 WEST
 NEW WESTMINSTER DISTRICT**

DV 23-024175 PLAN# 1



SCALE: 1:250

0 5 10 20
 ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

#7231 BRIDGE STREET, (REM. N. 1/2 OF 14)
 RICHMOND, B.C.
 P.I.D. 003-735-443

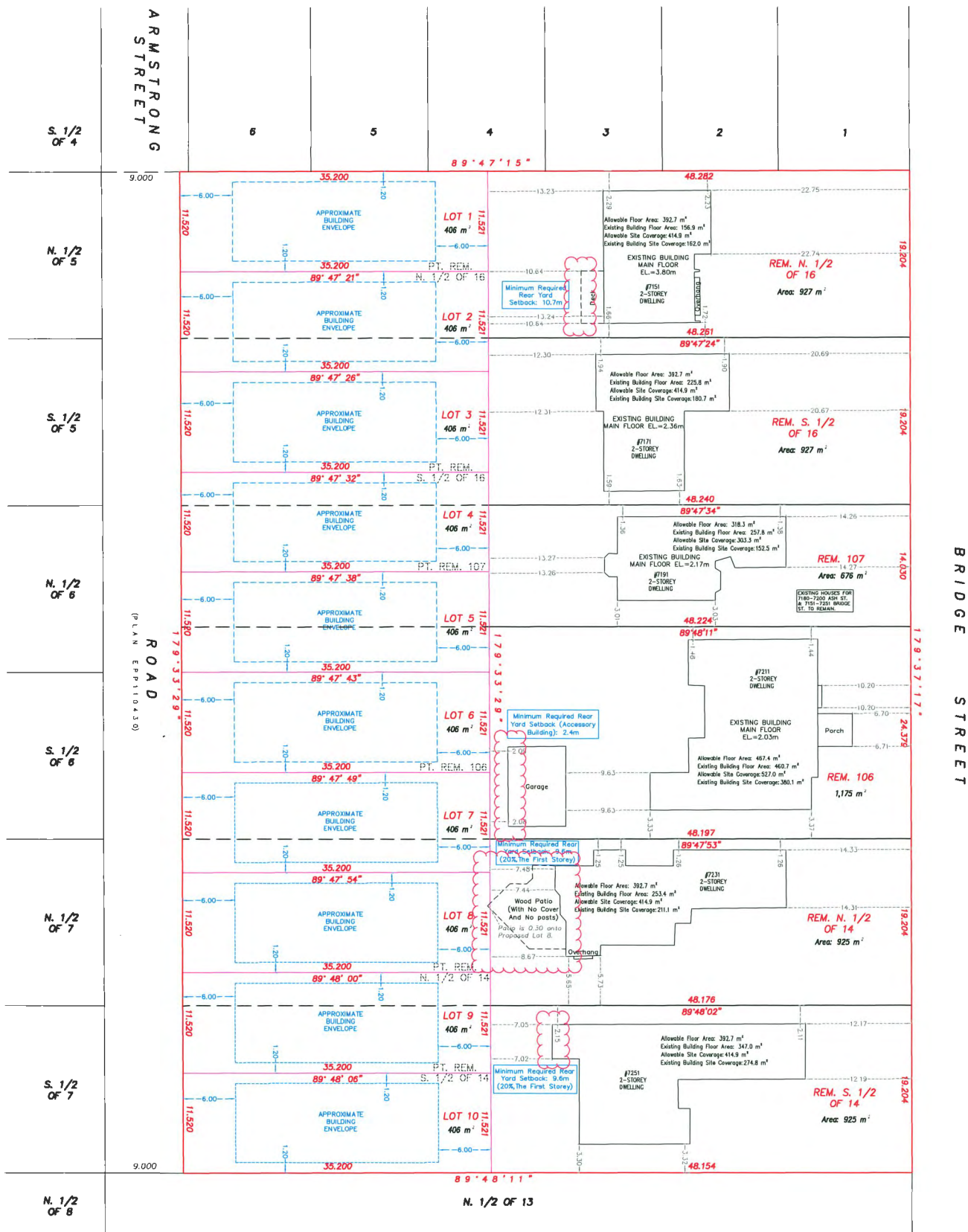
#7251 BRIDGE STREET, (REM. S. 1/2 OF 14)
 RICHMOND, B.C.
 P.I.D. 004-502-728

#7151 BRIDGE STREET, (REM. N. 1/2 OF 16)
 RICHMOND, B.C.
 P.I.D. 003-652-912

#7171 BRIDGE STREET, (REM. S. 1/2 OF 16)
 RICHMOND, B.C.
 P.I.D. 004-183-215

#7211 BRIDGE STREET, (REM. 106)
 RICHMOND, B.C.
 P.I.D. 002-671-378

#7191 BRIDGE STREET, (REM. 107)
 RICHMOND, B.C.
 P.I.D. 002-671-387



This permit does not apply to any new construction on the subject properties. Any new construction must comply with the setback requirements and all other aspects of Zoning Bylaw 8500.

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 J. C. Tam and Associates
 Canada and B.C. Land Surveyors
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 6228
 FB-291 P22-25; FB-287 P146-149
 FB-290 P84-87, 91-95
 FB-290 P131-135; FB-291 P30-39
 Drawn By: JD/LK

NOTE:
 Elevations shown are based on City of Richmond Benchmark Tag #419.
 Elevation: 2.108m
 Located at North side of Granville Avenue & Bridge Street intersection next to driveway entrance to McNeil School.

NOTE:
 Survey data was collected between the dates of September 18th, 2015 and October 7th, 2015.

RE-INSPECTED:
 Johnson
 Tam
 JQQ5M3
 Digitally signed by Johnson Tam
 DN: cn=JQQ5M3, o=JCTAM, ou=JCTAM, email=jctam@jctam.com, c=CA

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO FIELD SURVEY.
 Digitally signed by Johnson C. Tam, B.C.L.S.
 DN: cn=JOHNSON C. TAM, B.C.L.S., o=JCTAM, ou=JCTAM, email=jctam@jctam.com, c=CA

JULY 26th, 2023.

OCTOBER 7th, 2015.

DWG No. 6228-Topo_10