



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 20, 2019

From: Wayne Craig
Director, Development

File: DV 18-829639

Re: **Application by Bradley Doré for a Development Variance Permit at
7266 Lynnwood Drive**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m, at 7266 Lynnwood Drive on a site zoned "Single Detached (RS2/B)".

A handwritten signature in black ink, appearing to read "Wayne Craig".

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

WC:na
Att. 7

Staff Report

Origin

Bradley Doré has applied to the City of Richmond for permission to vary the Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m on the irregular shaped lot at 7266 Lynnwood Drive (Attachment 1). This would result in the same rear yard setback as the adjacent properties to the north, east and south.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

The subject property was a part of a rezoning and subdivision application (RZ 13-644678) to rezone from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to permit nine single family lots (Attachment 3). Council adopted Richmond Zoning Bylaw 8500 Amendment Bylaw 9818 on April 23, 2018.

During the review of the subsequent Building Permit application, staff identified the need for a variance on the subject site due to the irregular geometry of the lot and the lot depth being larger than adjacent lots (Attachment 4).

Surrounding Development

Development surrounding the subject site is as follows:

- To the north: Recently subdivided “Single Detached (RS2/B)” properties that are part of the same rezoning and subdivision plan as the subject site (RZ13-644678).
- To the east: Single-family dwellings on lots zoned “Single Detached (RS1/B)”.
- To the south: A single-family dwelling on a lot zoned “Single Detached (RS1/B)”.
- To the west: Across Lynnwood Drive is a section of land zoned “Medium Density Townhouses (RTM3)” undergoing approved redevelopment of 43 two and three storey multi-family townhouse units (DP 15-708644). Future road extension of Lynnwood Drive is also being developed.

Analysis

The site is located along a bend in Lynnwood Drive resulting in site geometry with the south side lot line being significantly longer than the north side lot line. The difference between lot line lengths impacts the placement of the single family dwelling because the calculation for lot depth does not factor in the irregular geometry, but rather bases the calculation on the average of the two lot lines combined. If lot depth were calculated from the midpoint of the front lot line to the midpoint of the rear lot line then the lot depth requirements for 6 metre rear yard setback would be met. The purpose of the requested variance is to reduce the rear yard setback requirement for

this irregular shaped property to enable it to be developed in a similar manner to adjacent properties.

Section 8.1.6.6 of Zoning Bylaw 8500 establishes a rear yard setback of 6.0 m for a maximum width of 60% of the rear wall of the first storey, with the remainder of the first storey and entire second storey setback 25% of the lot depth (7.15 m). The requirements listed in Section 8.1.6.6 do not apply to a lot less than 28 metres in depth. The variance sought is for the remaining 40% of the first storey and a portion of the second storey to have a 6.0 m setback as shown in Attachment 5. The objective of the variance is so the proposed house can be built with the same setback as the rest of the proposed dwellings on the adjacent subdivided lots (Attachment 5).

The applicant has provided a design of the house with 6.0 m rear yard setbacks of both the first storey and a portion of the second storey. The portion of the second storey projects 1.15 m into the 7.15 m setback requirement and is highlighted in red on Attachment 5. The design of the building also purposefully steps the massing of the remaining portions upper storey gradually away from the neighbour to the south, reducing living space and overlook while allowing more sunlight into the lot to the east.

The proposed scheme attached to this report complies with the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Single Detached (RS2/B)” zone except for the variances described. Furthermore, the design provides sufficient access to sunlight for adjacent neighbours and minimizes overlook as the majority of the proposed variance is at the ground level.

Zoning Compliance/Variations

The applicant requests to vary the provisions of Section 8.1.6.6. in Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m on this irregular shaped lot.

Staff support for the proposed variance for the following reasons:

- 1. The specific site geometry results in one longer side yard that contributes disproportionately to the average lot depth and the subsequent calculation of rear yard setbacks for the first and second storeys. If the lot depth were calculated from the midpoint of the front lot line to the midpoint of the rear lot line as shown in Attachment 6, this would result in a 27.06 m lot depth and a 6.0 m setback with no additional rear yard setbacks for the first and second storey.***
- 2. The design provides for a massing that compliments its adjacent neighbours to the north and south by providing similar setbacks (6.0 m). This results in similar impacts to the rear yard neighbours to the east as others on the block.***
- 3. The one-storey portion permitted by the variance substantively matches the general form, massing and rear yard of the adjacent neighbour to the south (as highlighted in red on Attachment 5).***

4. *The two-storey portion permitted by the variance recedes away from the south neighbour and matches the general form, height, and rear yard of the neighbour adjacent to the north (as highlighted in red on Attachment 5).*
5. *The proposed variance would apply only to the specific house plans attached to the permit. All other aspects of the proposed development meet the requirements of the "Single Detached (RS2/B)" zone.*
6. *Adjacent neighbours to the south and east of 7266 Lynnwood Drive have been consulted about the proposed variance and no concerns have been raised. See attached letters from 5520 Linscott Court, 7280 Lynnwood Drive, and 5540 Linscott Court (Attachment 7). The neighbouring property to the north (7262 Lynnwood Drive) has the same ownership group as 7266 Lynnwood Drive.*

Conclusions

As the proposed development would meet applicable policies and guidelines beyond the requested variances of specific rear yard setback elements, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.



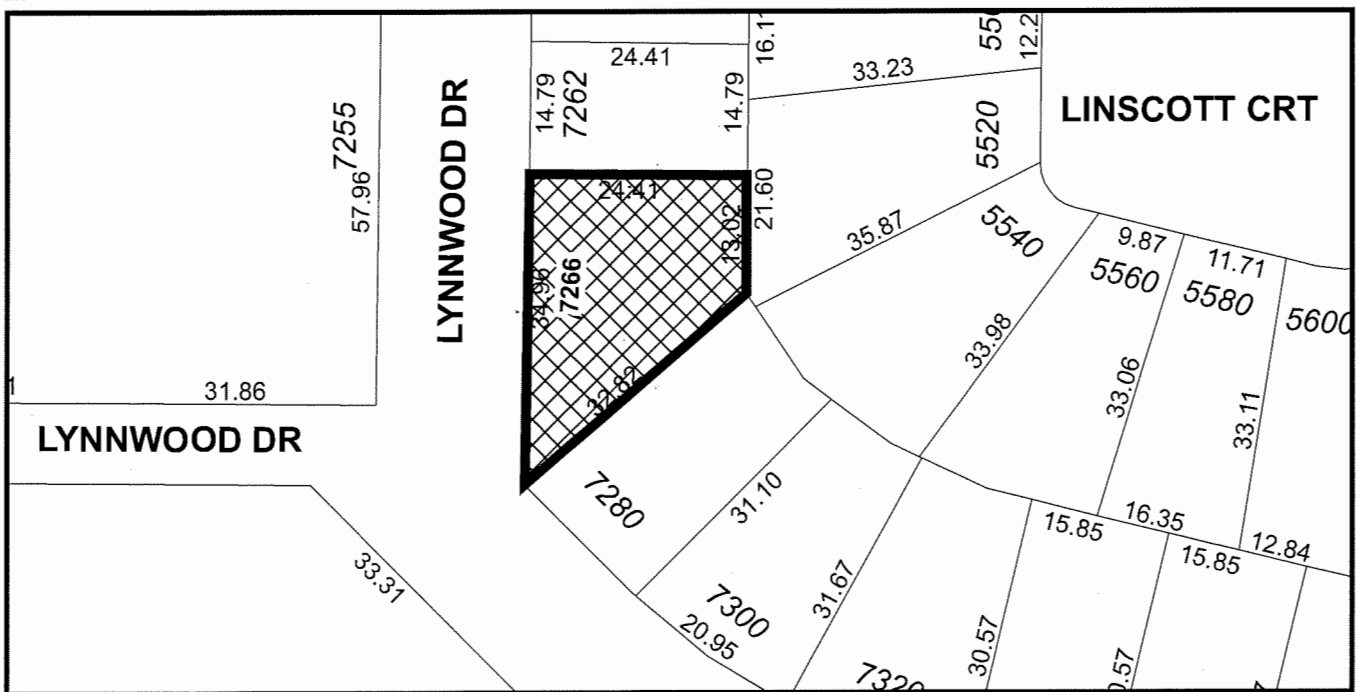
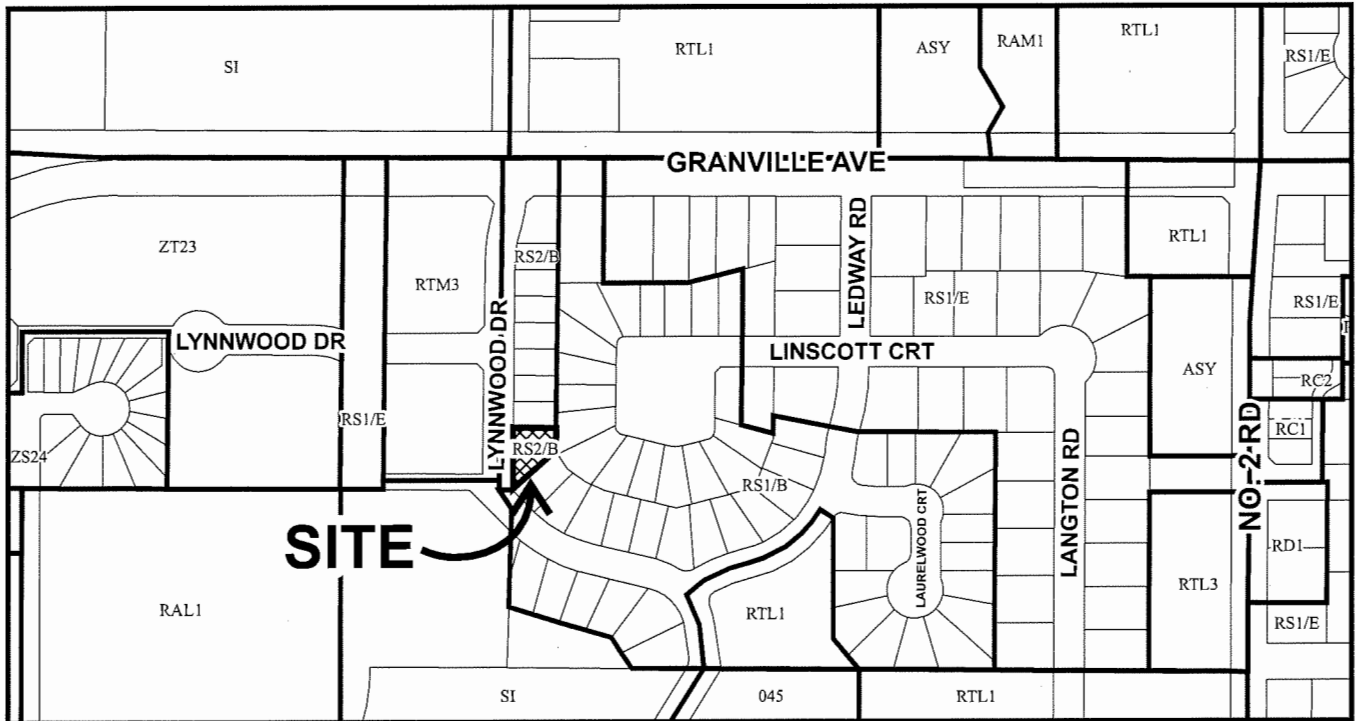
Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

- Attachment 1: Location Map
- Attachment 2: Block Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Site Survey
- Attachment 5: Development Variance Permit Plans
- Attachment 6: Lot Depth Diagram
- Attachment 7: Neighbour Satisfaction Letter



City of Richmond



	<h2>DV 18-829639</h2>	Original Date: 09/13/18 Revision Date: Note: Dimensions are in METRES
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DV 18-829639

Attachment 2

Address: 7266 Lynnwood Drive

Applicant: Bradley Doré

Owner: S-8132 Holdings Ltd.

Planning Area(s): Blundell Area Plan

Floor Area Gross: 292 m²

Floor Area Net: 263 m²

	Existing	Proposed
Site Area:	585.4 m ²	585.4 m ²
Land Uses:	Undeveloped Single Detached Lot	One single-family dwelling
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS2/B)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² , plus 0.30 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² , plus 0.30 for area in excess of 464.5 m ²	None permitted
Lot Coverage for Buildings:	Max. 45% 263 m ²	39% 226 m ²	None
Lot Coverage for buildings, structures and non-porous surface:	Max. 70% 410 m ²	55% 321 m ²	None
Lot Coverage for landscaping with live plant material:	Min. 25% 146 m ²	40% 237 m ²	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Rear Yard:	<ul style="list-style-type: none"> 6.0 m for 60% of the 1st storey; 7.15 m for 40% of the 1st storey and any 2nd storey 	<ul style="list-style-type: none"> 6.0 m for 60% of the 1st storey; 6.0 m for 40% of the 1st storey and a portion of the 2nd storey 	Variance requested
Height (m):	Max. 9.0 m	7.70 m	None
Lot Size:	Min. 360 m ²	585.4 m ²	None
Total off-street Spaces:	Min. 2	4 off-street spaces	None

**SUBDIVISION PLAN OF PART OF THE WEST HALF LOT 8
SECTION 13 BLOCK 4 NORTH RANGE 7 WEST
NWD PLAN 2863 EXCEPT: PLAN 78346 AND PLAN EPP81036**

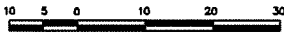
PLAN EPP82310

BCGS 92G.015

PURSUANT TO SECTION 67 OF THE LAND TITLE ACT

LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT (C-SIZE) WHEN PLOTTED AT A SCALE OF 1:500.

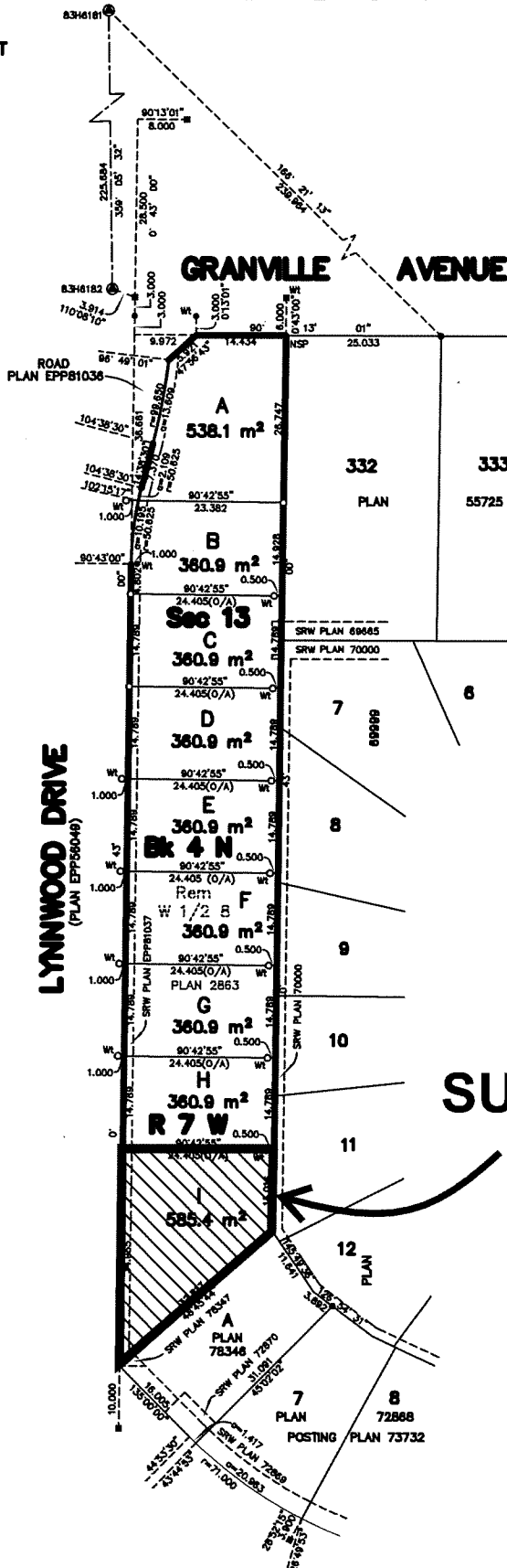
- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- INDICATES LEAD PLUG FOUND
- W INDICATES WITNESS
- NSP INDICATES NOT SUITABLE FOR POSTING
- O/A INDICATES OVERALL

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF RICHMOND.



NAD83(CRS)4.0.BC.1.GVD UTM ZONE 10 COORDINATES				
TABULAR MARKING	NORTHING	EASTING	COMBINED FACTOR	ESTIMATED HORIZONTAL POSITIONAL ACCURACY
83H181	5,445,772.371	487,997.918	0.9996046	0.022
83H182	5,445,546.604	488,001.492	0.9996047	0.020



SUBJECT SITE

NOTES:

INTEGRATED SURVEY AREA NO. 18, CITY OF RICHMOND, NAD83(CRS)4.0.BC.1.GVD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 83H181 AND 83H182.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9996046 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS 83H181 AND 83H182.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM THE MASCOOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 83H181 AND 83H182.

OFFSET POSTS AND PLUGS ARE ON PRODUCTION OF PROPERTY LINES UNLESS INDICATED OTHERWISE.

PARTS OF THIS PLAN ARE EXAGGERATED FOR CLARITY PURPOSES.

MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-8331

FAX: 604-270-4137

CADFILE: 17355-005-SUB-000.DWG

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 30TH DAY OF APRIL, 2018 WILLIAM P. WONG, BOLS(#697)

SURVEY PLAN OF LOT I SECTION 8 BLOCK 4 NORTH RANGE 7 WEST NWD PLAN EPP82310

FOR CITY OF RICHMOND PERMIT APPLICATIONS

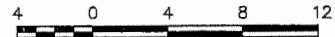
PARCEL IDENTIFIER (PID): 030-436-826

CIVIC ADDRESS:

#7266 LYNNWOOD DRIVE
RICHMOND, B.C.

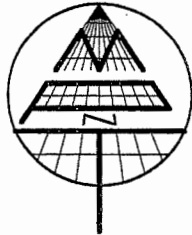
LEGEND

SCALE 1:300

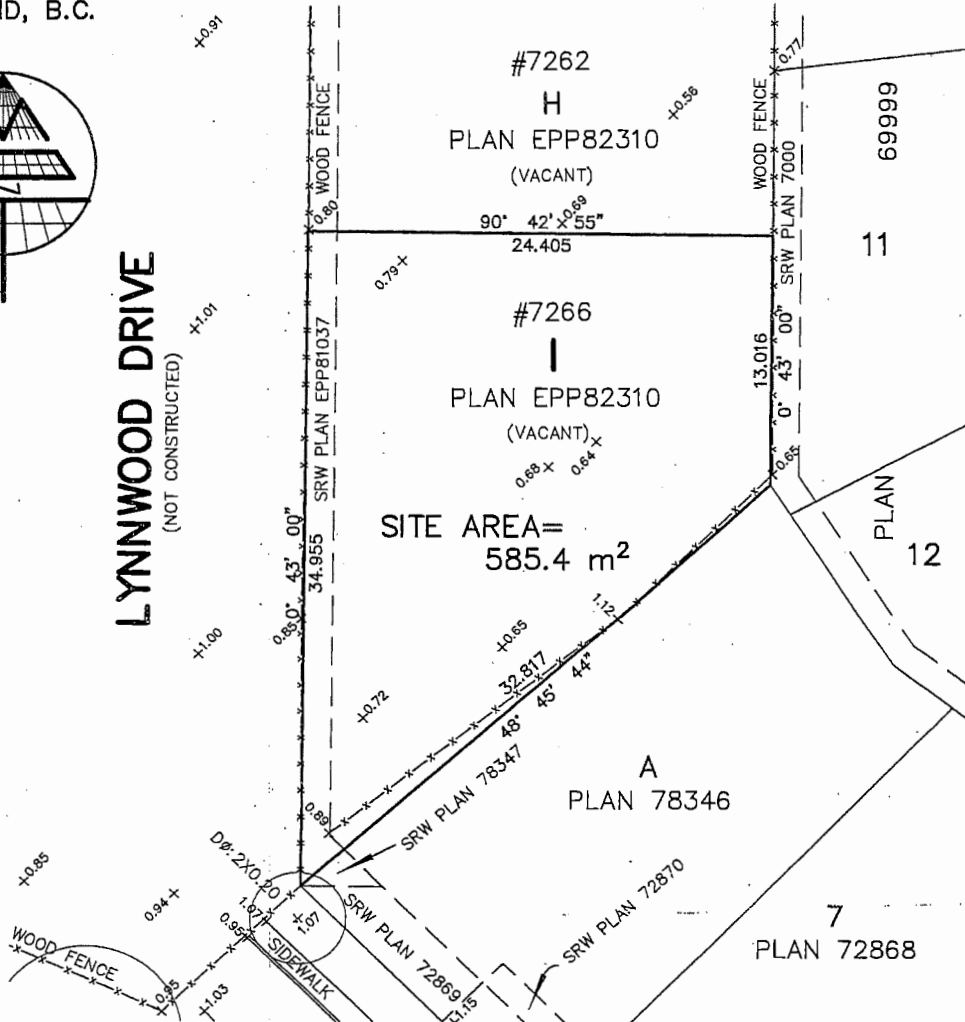


ALL DISTANCES ARE IN METRES

x1.02 INDICATES SPOT ELEVATION



LYNNWOOD DRIVE
(NOT CONSTRUCTED)



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #234 (77H4891) WITH AN ELEVATION OF 1.125 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM PLAN EPP82310.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604.270.9331
CADFILE: 17355-006-TPG-LOT I-000.DWG

DATE OF ISSUE: AUGUST 14, 2018

Stapleton
B.C.L.S.

R-18-17355-TPG

DATE OF SURVEY: APRIL 13, 2017

Development Permit Variance 7266 Lynnwood Drive

Section 3.4 Use and Term Definitions Lot Depth

Lot Depth means the least horizontal distance between the front and rear lot lines, but where the lot has an irregular shape, the minimum lot depth may be the average of the lot line with the least lot depth and the lot line with the most lot depth, provided that the City is satisfied that this lot depth is consistent with the shape of abutting lots and provides a comparable buildable area to adjacent lots.

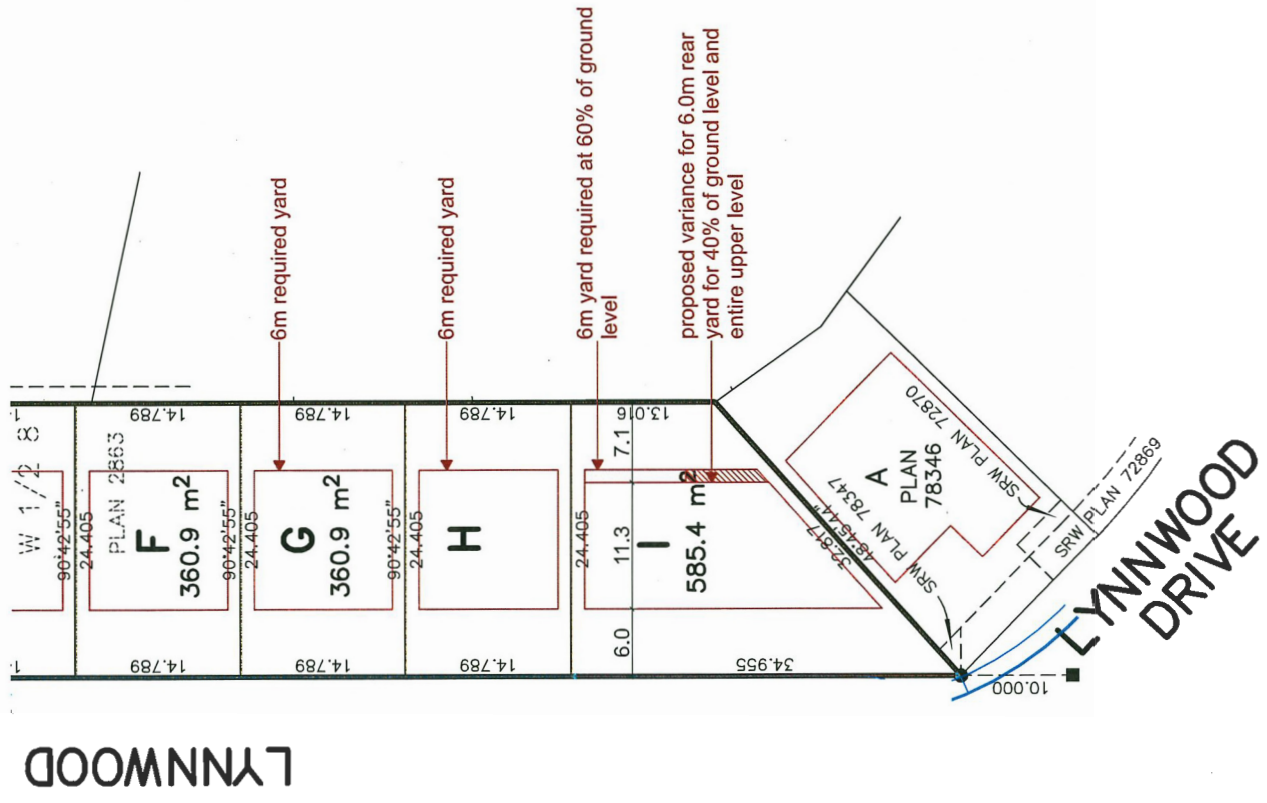
At Issue:

- 7266 Lynnwood (lot I) is part of a nine lot subdivision (lots A to I)
- lots B to H have a side lot lines 24,405m deep
- Lot I is an irregular shape & south lot line is 32.817m
- As per Sec.3.4 Lot Depth 7266 Lynnwood's lot depth is 28.617m
- As a result lot I rear yard as per Sec.8.1.6.6

8.1.6 Yards & Setbacks

- The minimum rear yard is the greater of 6.0 m or 25% of the total lot depth, for a maximum width of 60% of the rear wall of the lot; and 50% of the total lot depth, for the remainder, up to a maximum required setback of 10.7 m. (2018-11-22)
- Notwithstanding Section 8.1.6.6 above:
 - The minimum rear yard is 6.0 m for:
 - a lot with a lot area less than 372 m²; or
 - a lot with a lot depth less than 28 m; or
 - a lot located on an arterial road where a zone requires a minimum front yard of 1.2 m.
 - a lot combining a single detached dwelling of one storey only.
 - For a corner lot where the exterior side yard is 6.0 m, the minimum rear yard is reduced to 1.2 m.

7266 Lynnwood Drive Lot I	
Site width (34.955 + 13.016) / 2	23.986
Site length (24.405 + 32.817) / 2	28.611
Site Area	585.4
	6301.2



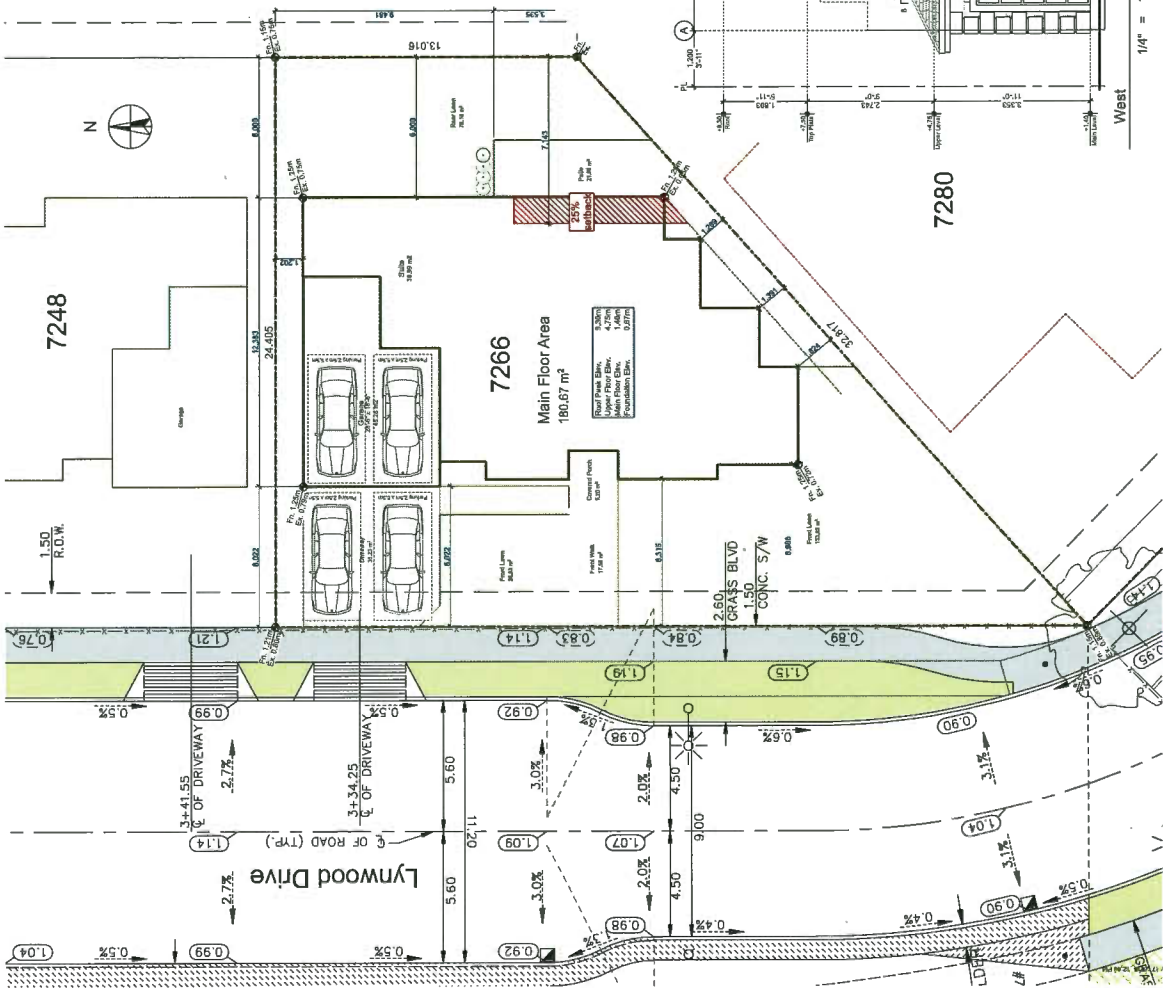
REINE
PHOTOGRAPHY & DESIGN
100-1000
Richmond, BC Canada V6V 1Y4
604.782.8240
info@reinephoto.com
www.reinephoto.ca

DVP-2018-
Lynnwood Lot I
7266 Lynnwood Drive
Richmond, BC

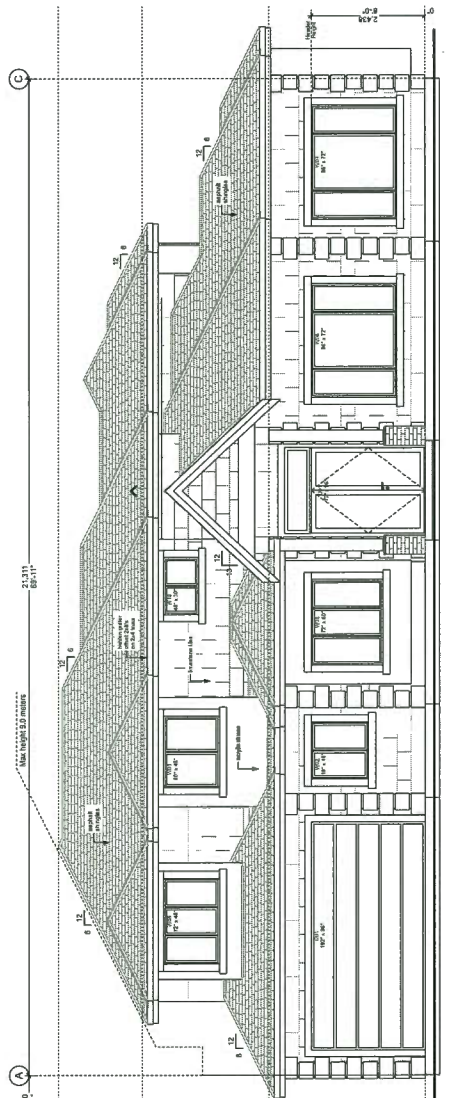
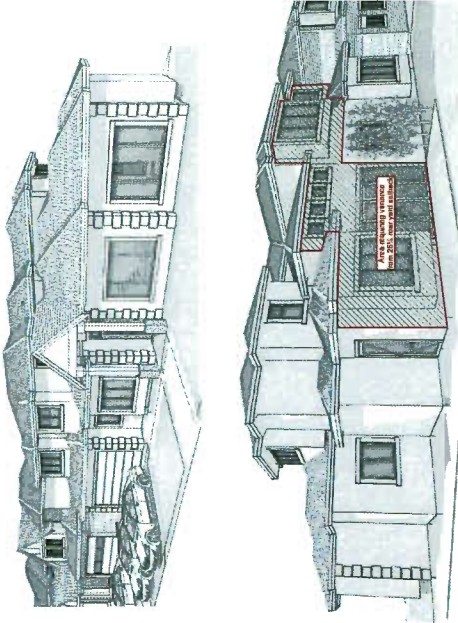
ATTACHMENT 5

Lot Depth	2018-11-22
Issued for DVP Permit	
A01	

7266 Lynnwood Drive



7266 Lynnwood Drive Lot 1				
Site Area	23,985	70.59		
Site Length	24,405 + 22,817	69.87		
Site Width	595.4	600.12		
New Buildings	Metric	Imperial	Proposed	
	W1.4 PERMITTED DENSITY	241.75	3142.32	241.72
K1.8 Permitted Lot Coverage	253	5938	252.00	
45% for Building	410	4111	323.31	
70% for Building Structures & Non-porous	117	1206	208.53	
50% landscaping (no plant materials)	18	81.83		
Continuous Wall 85%	71.5	23.47		
Rear Yard 50% or 10.7m	6.00	19.68		
Building Width	22.65	72.87		
Building Width 85%	13.47	44.20		
Building Width 60%	8.68	28.47		
Landscaping	144	1649		
Area of Required Front Yard	79	862	137.09	
Lot - 15m Live Landscaping 95%			1478	
Finished Grade	NW	NE	SW	SE
Site corners	1.21	1.15	1.15	1.15
Mid site points	1.15	1.15	1.15	1.25
Building corners	1.25	1.05	1.25	1.25
Crown of Road	1.30		3.92	
Average Grade (meters / feet)	1.30		3.92	
Building Abside Height 5.0m (26.87)	10.00	34.78	(34.78)	



Site Plan
1/8" = 1'-0"

Legal Address
LOT 1, B LOCK 4, PLAN EPP 82310,
NEW WESTMINSTER LAND DISTRICT.
PID 030-436-825

REINE PHOTOGRAPHY & DESIGN
PHOTOGRAPHY & DESIGN
8055 Blenheim Road Unit 67
Richmond, BC Canada V6Y 1K4
604-271-1133
reinephotography.com
www.reinephoto.com

Cover Sheet

Sheet Issued for DVP Permit: **A02**
Date: 2018-10-17

DVP-2018- Lynnwood Lot 1
7266 Lynnwood Drive
Richmond, BC

The design and preparation of this drawing is the responsibility of the design professional. The client is responsible for providing accurate information and for obtaining all necessary permits and approvals. The design professional is not responsible for any errors or omissions in this drawing.

Sheet Number	Project Name	Layout Name
A01	Lot Design	Site Plan
A02	Front Elevation	Front Elevation
A03	Side Elevation	Side Elevation



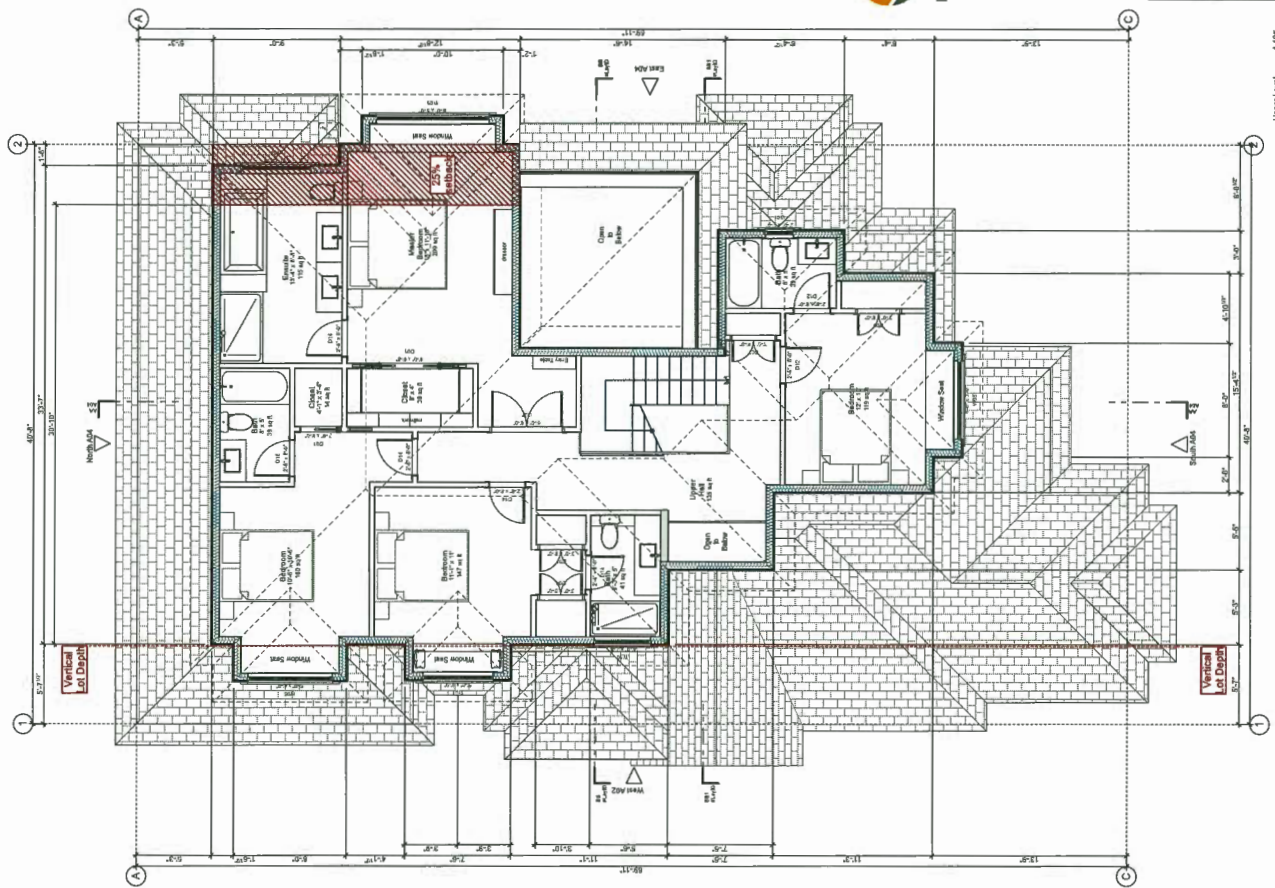
2201 - 2011 Vicky Way
 Richmond, BC V6V 0S5
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 info@reinehomes.ca

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 Richmond, BC Canada V6V 1K4
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 www.reinephot.com

DVP-2018-
 Lynnwood Lot 1
 7266 Lynnwood Drive
 Richmond, BC

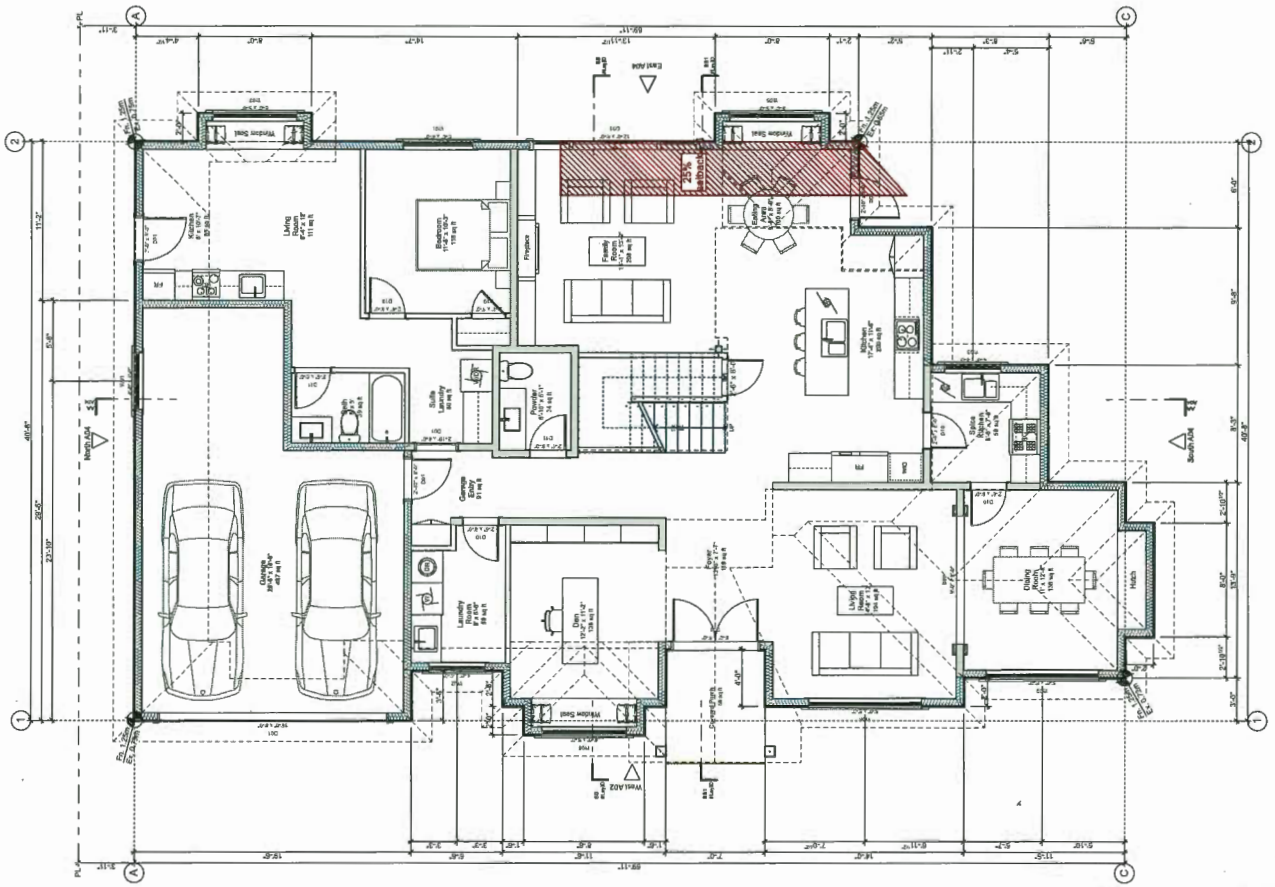
For details and manufacturer of all equipment
 refer to the B.C. 2012 building code, 2014

Floor Plans	
Issued for DVP Permit	2018-05-17
A03	



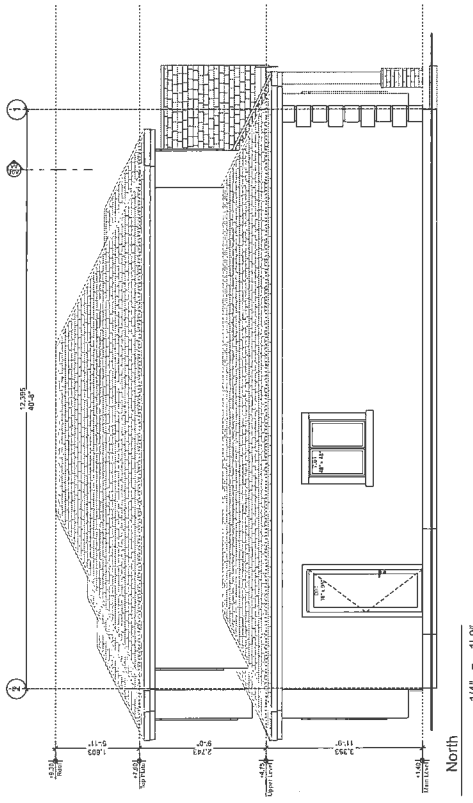
Upper Level
 Main Level
 1,095
 1,245
 3,160 sq ft

Upper Level
 1/4" = 1'-0"

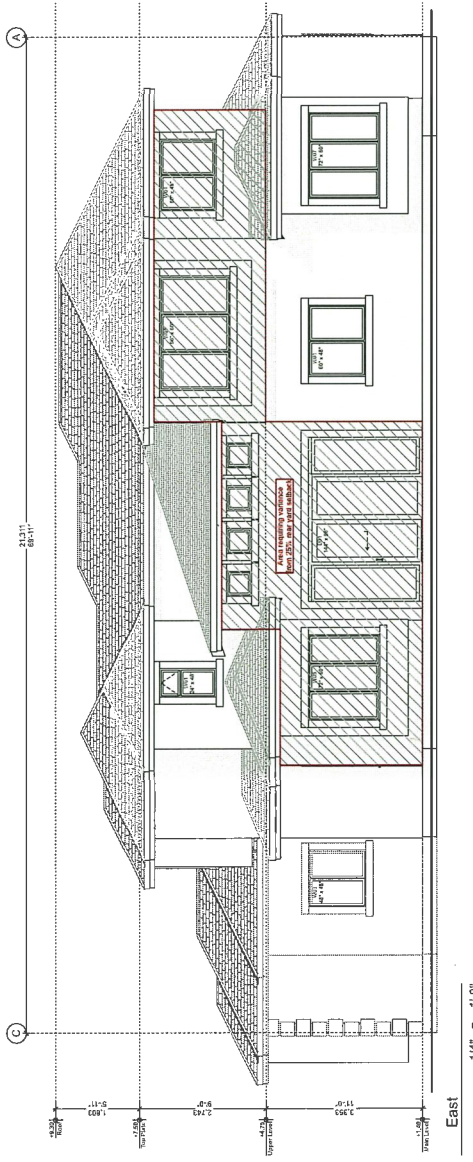


Main Level
 1,165

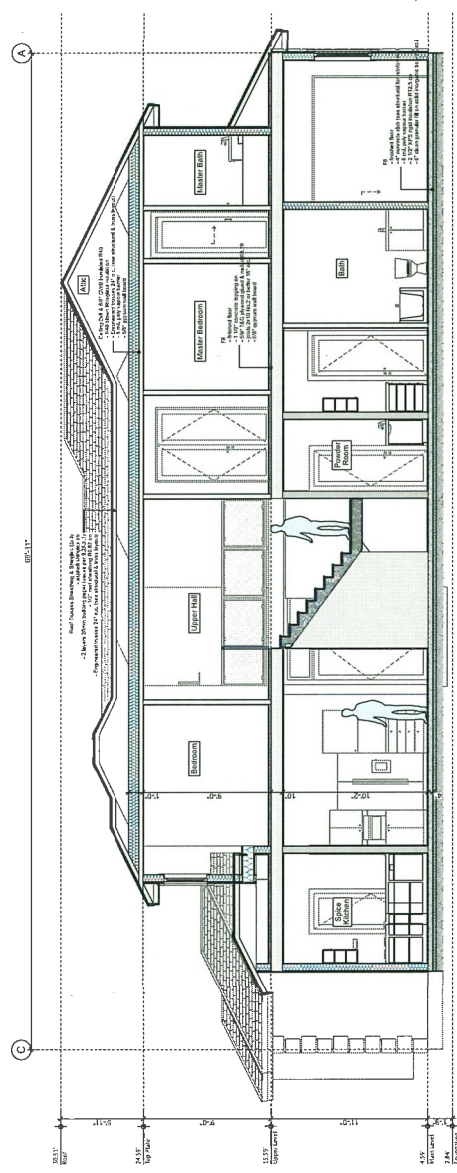
Main Level
 1/4" = 1'-0"



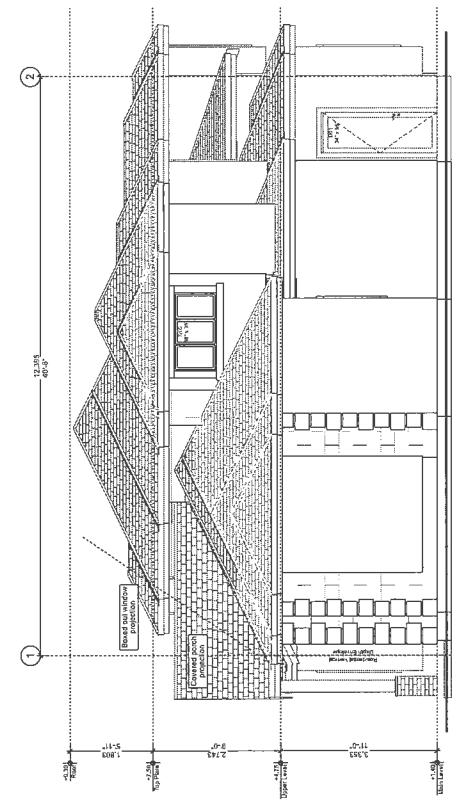
North
1/4" = 1'-0"



East
1/4" = 1'-0"



AA Section
1/4" = 1'-0"



South
1/4" = 1'-0"

Elevations	
Status Issued for DVP Permit	Date 2018-10-17
A04	

DVP-2018-
Lynnwood Lot I
7266 Lynnwood Drive
Richmond, BC

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PHOTOGRAPHY & DESIGN
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Richmond, BC Canada V6Y 7B5
604-821-1523
info@reinephoto.com

Development Permit Variance 7266 Lynnwood Drive

Section 3.4 Use and Term Definitions Lot Depth

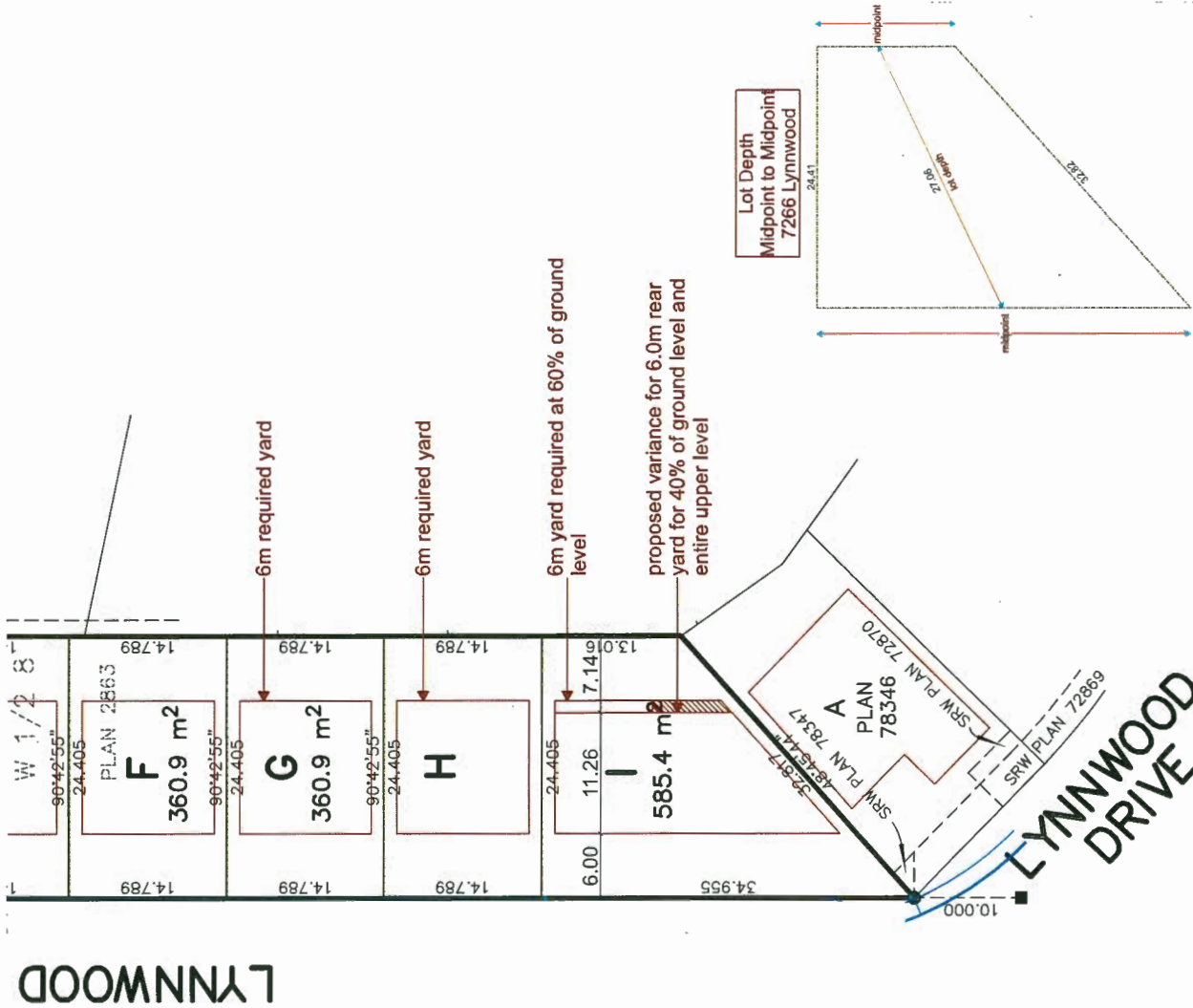
Lot Depth means the least horizontal distance between the front and rear lot lines, but where the lot has an irregular shape, the minimum lot depth may be the average of the lot line with the least lot depth and the lot line with the most lot depth, provided that the City is satisfied that this lot depth is consistent with the shape of abutting lots and provides a comparable buildable area to adjacent lots.

At issue:
 - 7266 Lynnwood (lot I) is part of a nine lot subdivision (lots A to I)
 - lots B to H have a side lot lines 24.405m deep
 - Lot I is an irregular shape & south lot line is 32.817m
 - As per Sec.3.4 Lot Depth 7266 Lynnwood's lot depth is 28.61m
 - As a result lot I rear yard as per Sec.8.1.6.6

8.1.6 Yards & Setbacks

- a. The minimum rear yard is the greater of 6.0 m or 20% of the total lot depth, for a minimum rear yard. The minimum rear yard shall be measured from the rear lot line to the rear wall of the first storey and any second storey, or half (1/2) storey above, up to maximum required setbacks of 10.7 m. *(Sec.8.1.6.6)*
- b. The minimum rear yard is 6.0 m for: *(Sec.8.1.6.6)*
 - i) a lot with a lot area less than 372 m²; or *(Sec.8.1.6.6)*
 - ii) a lot with a lot depth less than 28 m; or *(Sec.8.1.6.6)*
 - iii) a lot with a lot depth less than 28 m, or *(Sec.8.1.6.6)*
 - iv) a lot with a lot depth less than 28 m, or *(Sec.8.1.6.6)*
 - v) a lot with a lot depth less than 28 m, or *(Sec.8.1.6.6)*
- c. For a corner lot where the anterior side yard is 6.0 m, the minimum rear yard is reduced to 1.2 m. *(Sec.8.1.6.6)*

7266 Lynnwood Drive Lot I	
Site width (24.955 + 13.016) / 2	23.986
Site length (24.405 + 32.817) / 2	28.611
Site Area	585.4
	6301.2



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Tel: 604.782.8540
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info@reinedesign.ca

DVP-2018-
Lynnwood Lot I
7266 Lynnwood Drive
Richmond, BC

THIS PLAN IS THE PROPERTY OF REINE PHOTOGRAPHY & DESIGN. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF REINE PHOTOGRAPHY & DESIGN.

Lot Depth	2018-05-15
Issued for DVP Permit	A01

Development Variance Permit
7266 Lynnwood Drive

Regarding the development variance permit for 7266 Lynnwood Drive:

"proposed variance for 6.0m rear yard for 40% of ground level and entire upper level"

I have been provided with the A1 Lot Depth drawing dated November 22, 2018 and the A2 Cover Sheet drawing dated November 15, 2018.

I/we the owner of 5520 Linscott Court are not apposed to the variance requested.




Signature



Date

Development Variance Permit
7266 Lynnwood Drive

Regarding the development variance permit for 7266 Lynnwood Drive:

"proposed variance for 6.0m rear yard for 40% of ground level and entire upper level"

I have been provided with the A1 Lot Depth drawing dated November 22, 2018 and the A2 Cover Sheet drawing dated November 15, 2018.

I/we the owner of 7280 Lynnwood Drive are not apposed to the variance requested.



Signature

FEB 16, 2019

Date

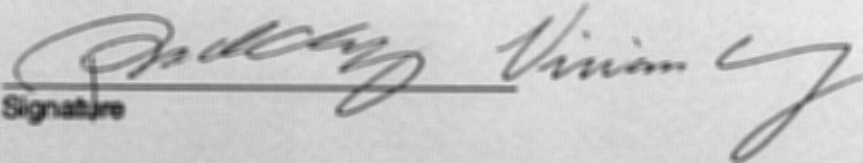
Development Variance Permit
7266 Lynnwood Drive

Regarding the development variance permit for 7266 Lynnwood Drive:

"proposed variance for 6.0m rear yard for 40% of ground level and entire upper level"

I have been provided with the A1 Lot Depth drawing dated November 22, 2018 and the A2 Cover Sheet drawing dated November 15, 2018.

I/we the owner of 5540 Linscott Court are not apposed to the variance requested.


Signature

March 17 '19
Date



City of Richmond

Development Variance Permit

No. DV 18-829639

To the Holder: BRADLEY DORE

Property Address: 7266 LYNNWOOD DRIVE

Address: C/O #7 – 9051 BLUNDELL ROAD
RICHMOND, BC V6Y 1K4

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) That Section 8.1.6.6. reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m.
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 (Plan #1).
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

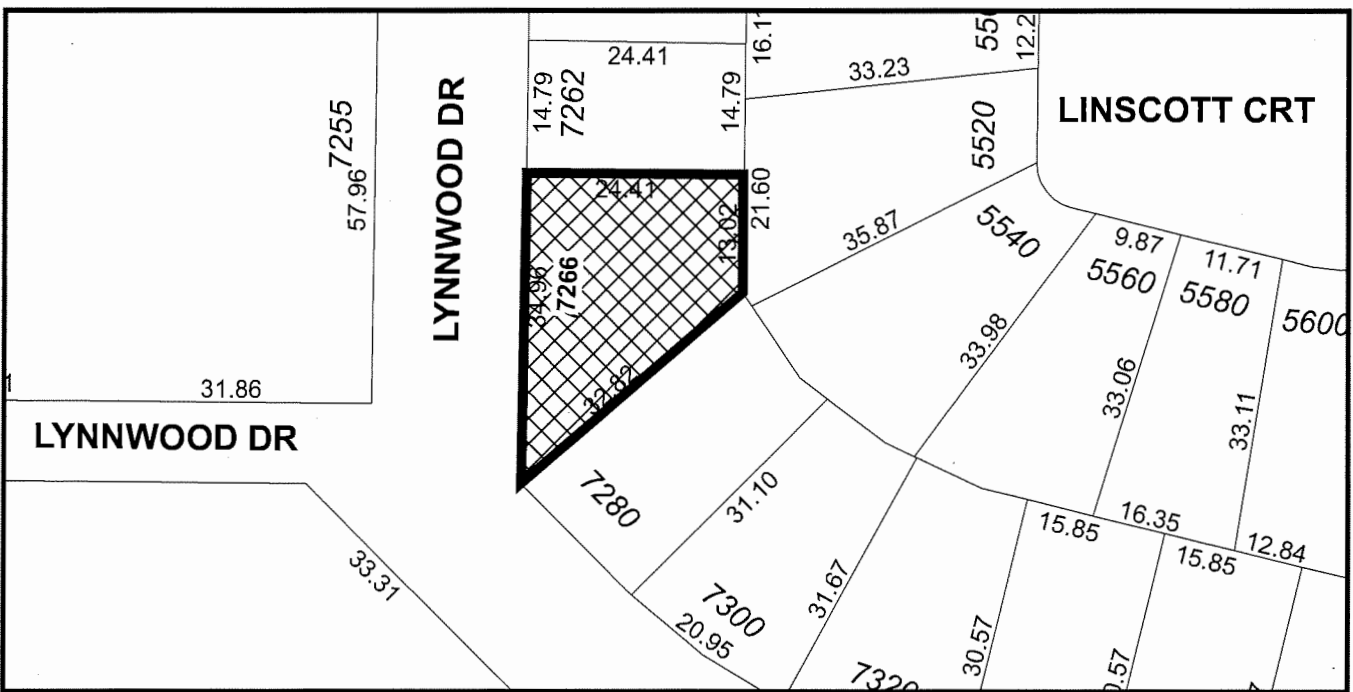
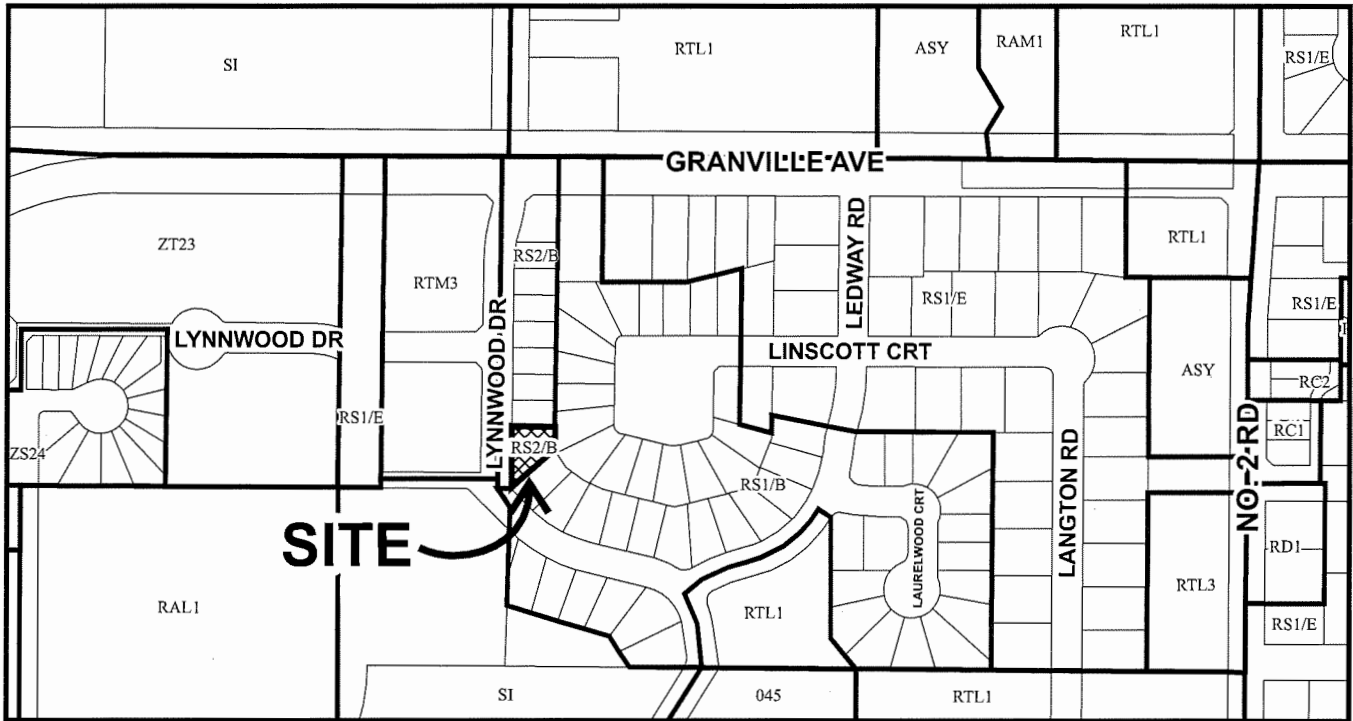
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



	<h2>DV 18-829639 SCHEDULE "A"</h2>	Original Date: 09/13/18
		Revision Date:
		Note: Dimensions are in METRES

Development Permit Variance 7266 Lynnwood Drive

Section 3.4 Use and Term Definitions Lot Depth

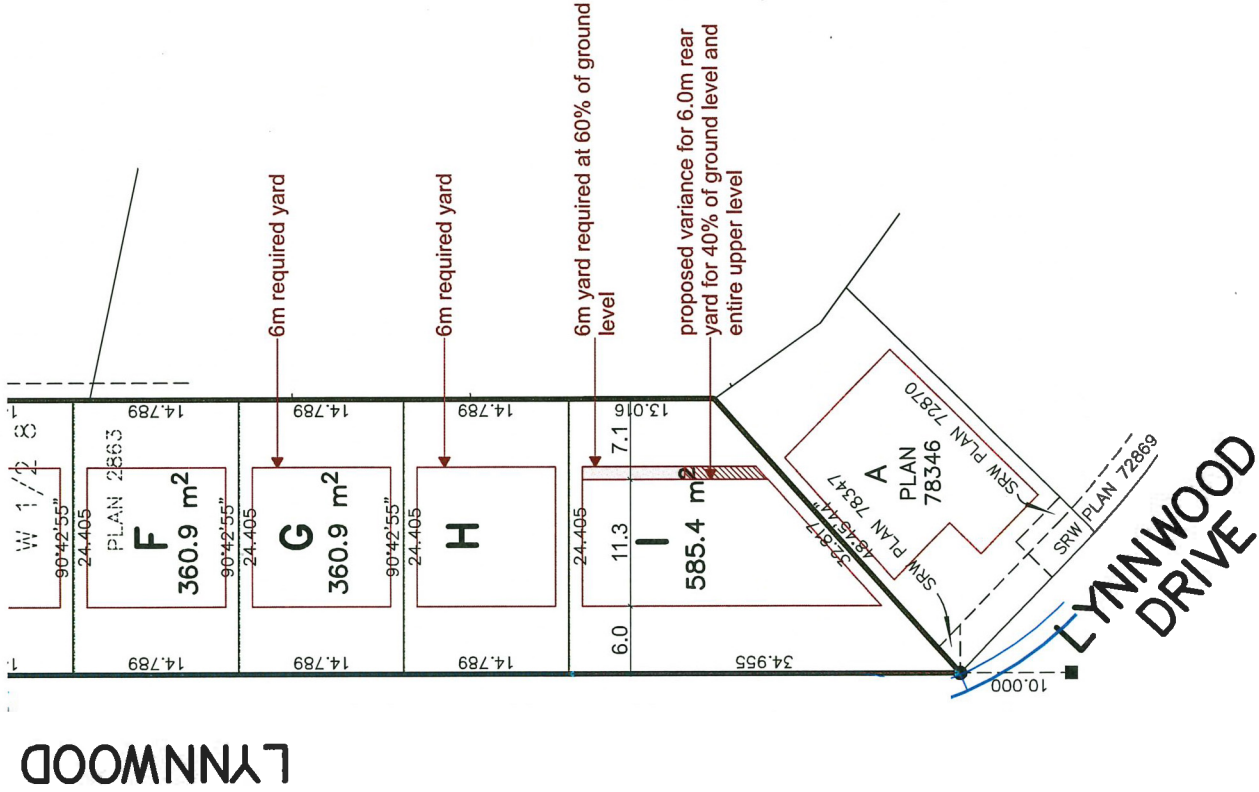
Lot Depth means the least horizontal distance between the front and rear lot lines, but where the lot has an irregular shape, the minimum lot depth may be the average of the lot line with the least lot depth and the lot line with the most lot depth, provided that the City is satisfied that this lot depth is consistent with the shape of abutting lots and provides a comparable buildable area to adjacent lots.

At issue:
 - 7266 Lynnwood (lot I) is part of a nine lot subdivision (lots A to I)
 - lots B to H have a side lot lines 24.405m deep
 - Lot I is an irregular shape & south lot line is 32.817m
 - As per Sec.3.4 Lot Depth 7266 Lynnwood's lot depth is 28.61m
 - As a result lot I rear yard as per Sec.8.1.6.6

8.1.6 Yards & Setbacks

1. The minimum rear yard is the greater of 6.0 m or 20% of the lot lot depth, for a minimum of 6.0 m. For a corner lot, the minimum rear yard shall be the greater of the minimum rear yard and the minimum rear yard as defined above, up to a maximum required setback of 10.7 m. (Amended 2017, 2018)
2. Notwithstanding Section 8.1.6.6 above: (Amended 2017, 2018)
 - a) if the minimum rear yard is 6.0 m for: (Amended 2017, 2018)
 - i) a lot with a lot area less than 372 m²; or (Amended 2017, 2018)
 - ii) a lot with a lot depth less than 28 m; or (Amended 2017, 2018)
 - iii) a lot bounded by a street or a street where a street requires a minimum front yard of 6.0 m; or (Amended 2017, 2018)
 - iv) a lot combining a single detached dwelling of one storey only; (Amended 2017, 2018)
 - b) For a corner lot where the exterior side yard is 6.0 m, the minimum rear yard is reduced to 1.2 m. (Amended 2017, 2018)

7266 Lynnwood Drive Lot I	
Site width (34.955 + 13.016) / 2	23.986
Site length (24.405 + 32.817) / 2	28.611
Site Area	585.4
	6301.2



LYNNWOOD

LYNNWOOD DRIVE



REINE
 PHOTOGRAPHY & DESIGN
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 Richmond, BC V6V 2B5
 info@reinephotodesign.ca
 www.reinephotodesign.ca

DVP-2018-
 Lynnwood Lot I
 7266 Lynnwood Drive
 Richmond, BC

The depth and specifications of all drawings confirm to IMDC 2015 and/or VEBL 2014.

Lot Depth	
Date Issued for DVP Permit	2018-11-22
A01	

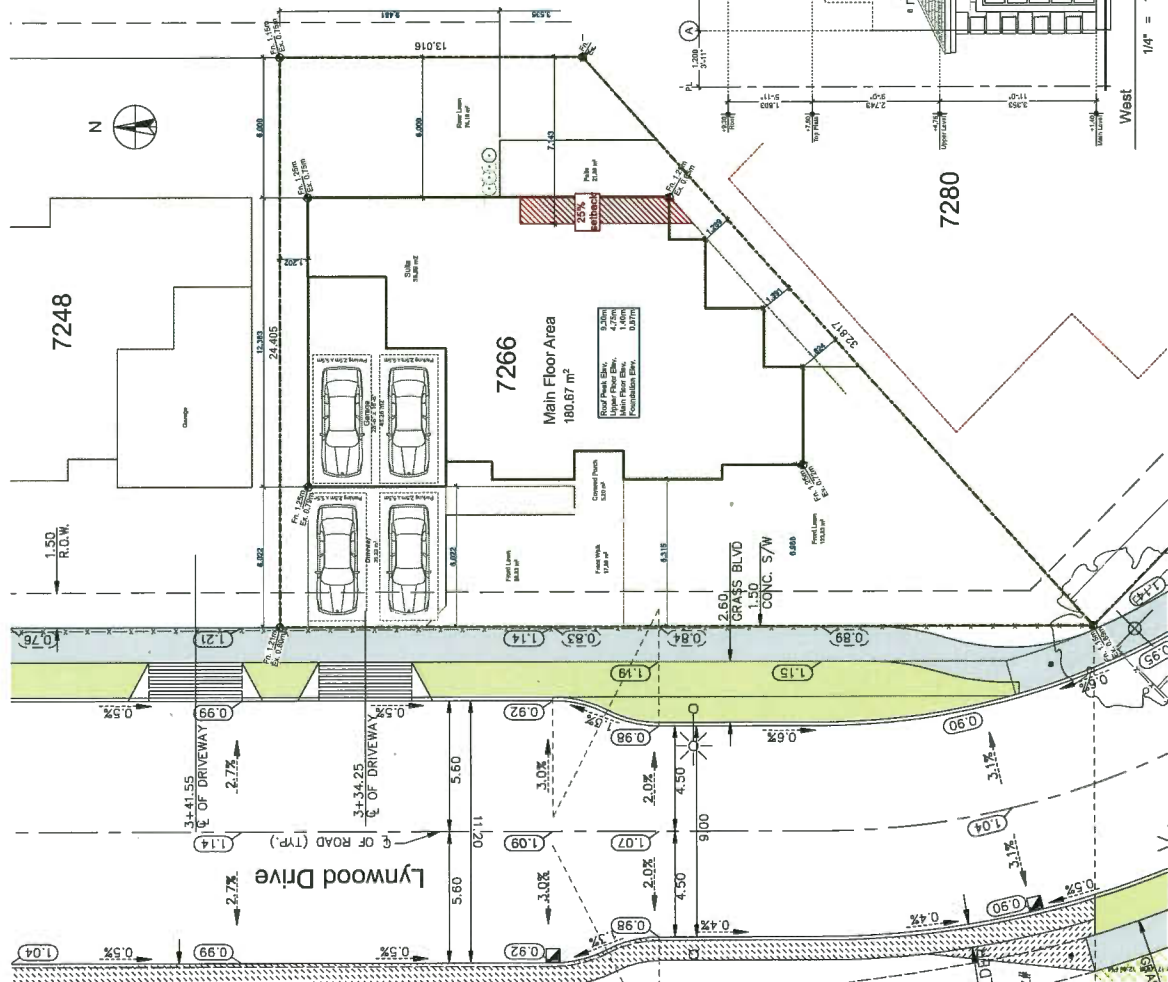
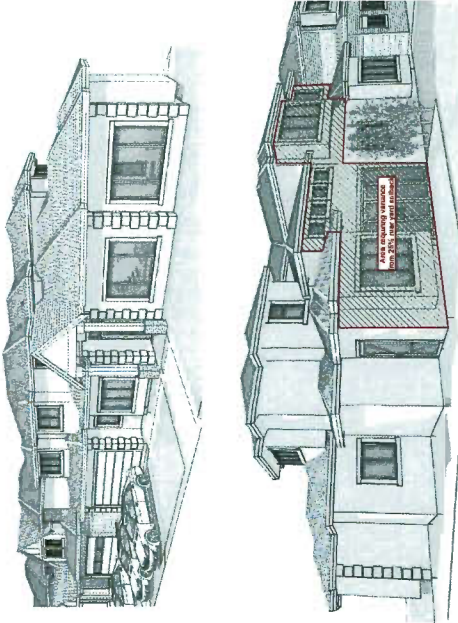
DV 18-829639

PLAN 1

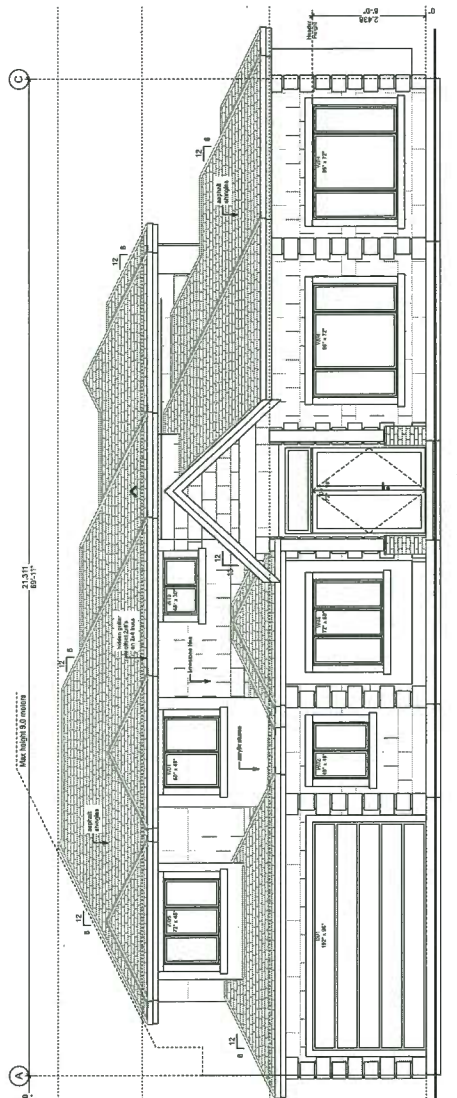
NOV 15 2018

7266 Lynnwood Drive

7266 Lynnwood Drive Lot 1	
Site width (CALSES + 13.21M) / 2	23.965
Site length (24.485 + 33.817) / 2	29.151
Site Area	595.6
Allowable	6301.2
Proposed	
New Buildings	
A1.1 PERMITTED DENSITY	
K31 Density PAIR (0.55 & 0.33)	201.75
K1.5 Permitted Lot Coverage	203
40% for buildings	410
70% for building structures & non-pavement	117
20% landscaping (no plant material)	16
Conditions: Wall 80%	15
Front Yard 25% or 10.7m	7.15
Rear Yard 25% or 10.7m	8.00
Building Width	22.45
Building Width 80%	13.47
Building Width 40%	8.06
Landscaping	
Area of Required Front Yard	144
Lot - 15m Live Landscaping 80%	79
Platified Grade	NW
Site screens	1.21
Mid site screens	1.15
Building screens	1.25
Crown of Road	1.50
Average Grade (meters / feet)	1.38
Building Absolute Height 15.0m (52.83)	10.60
	34.75
	(Ground)



Site Plan 1/8" = 1'-0"



1/4" = 1'-0"

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 PHOTOGRAPHY & DESIGN
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 Richmond, BC Canada V6Y 3K6
 604-271-1133
 info@reinephoto.com
 www.reinephoto.com

Legal Address
 LOT 1, B LOCK 4, PLAN EPP 82310,
 NEW WESTMINSTER LAND DISTRICT.
 PID 030-436-826

Level	Level Name	Level Elevation
AD1	Lot Depth	
AD2	Floor Finish	
AD3	Floor Finish	
AD4	Elevation	

Cover Sheet

Project: DVP-2018- Lynnwood Lot 1
 7266 Lynnwood Drive
 Richmond, BC

Sheet: Issued for DVP Permit
 Date: 2018-10-17

A02

DV 18-829639

PLAN 2

NOV 15 2018

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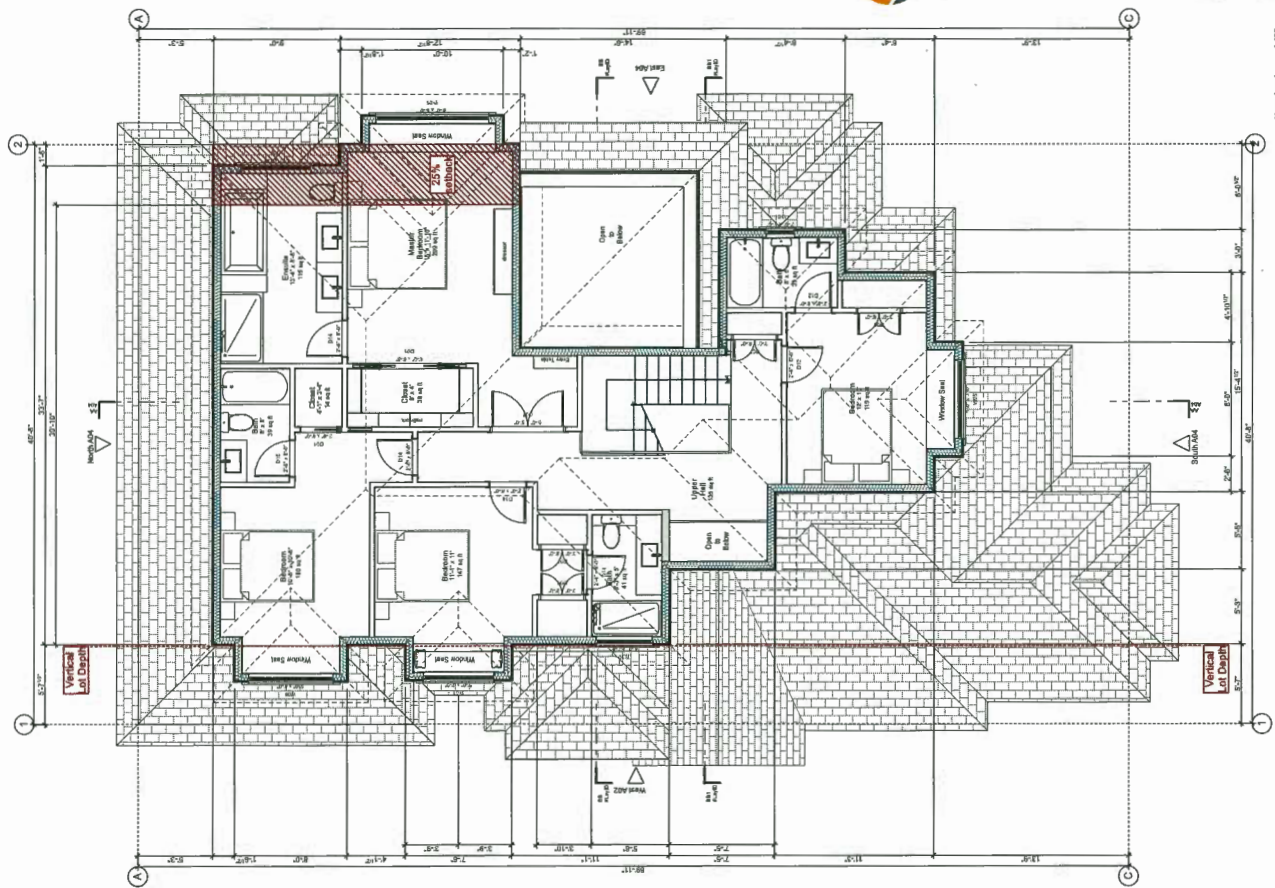
DVP-2018-
Lynnwood Lot 1
7266 Lynnwood Drive
Richmond, BC

This plan was prepared in accordance with the BC Building Code as amended to include the DVP Permit. It is intended to be used in conjunction with the DVP Permit. It is not to be used for any other purpose without the written consent of REINE PHOTOGRAPHY & DESIGN.

Floor Plans	
Issued for DVP Permit	2018-10-17
A03	

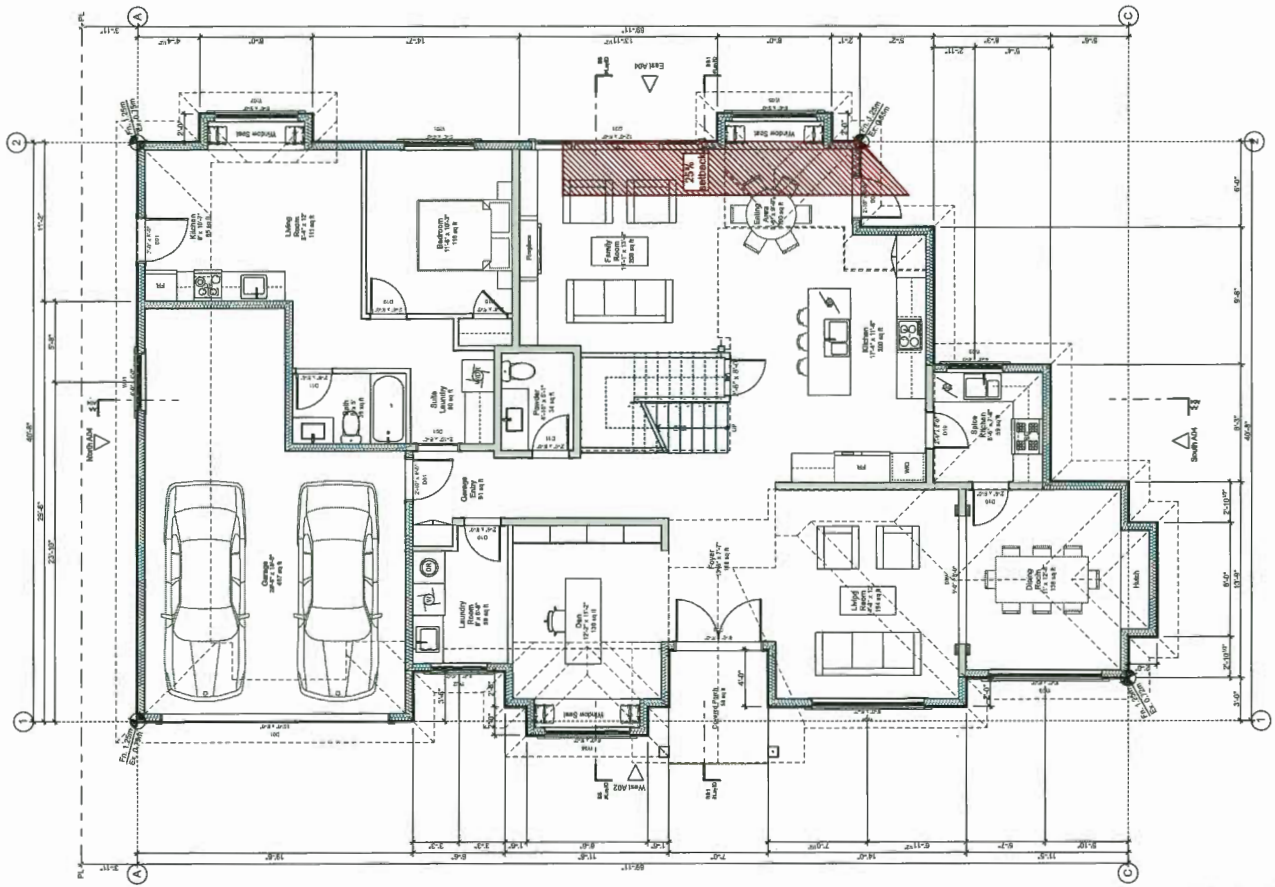
PLAN 3

NOV 15 2018



Upper Level
 1/4" = 1'-0"

Main Level
 1/4" = 1'-0"



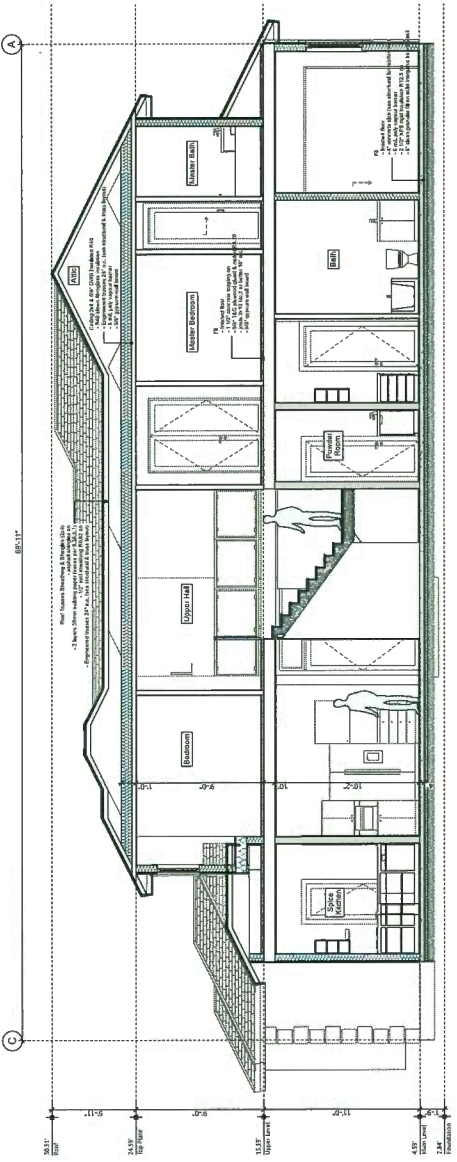
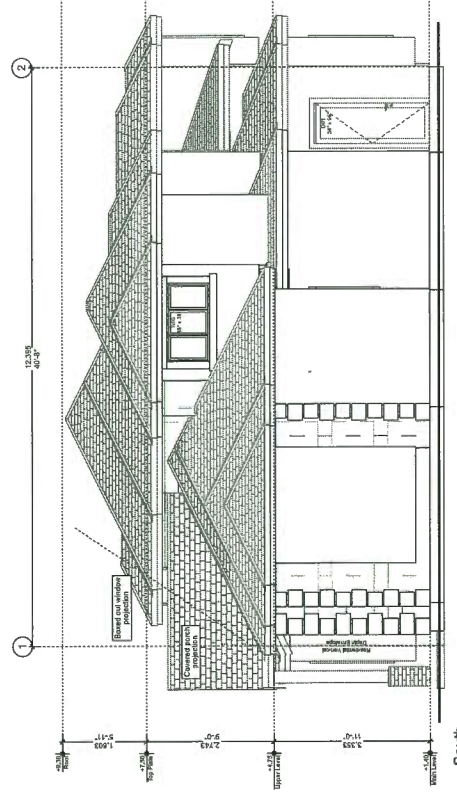
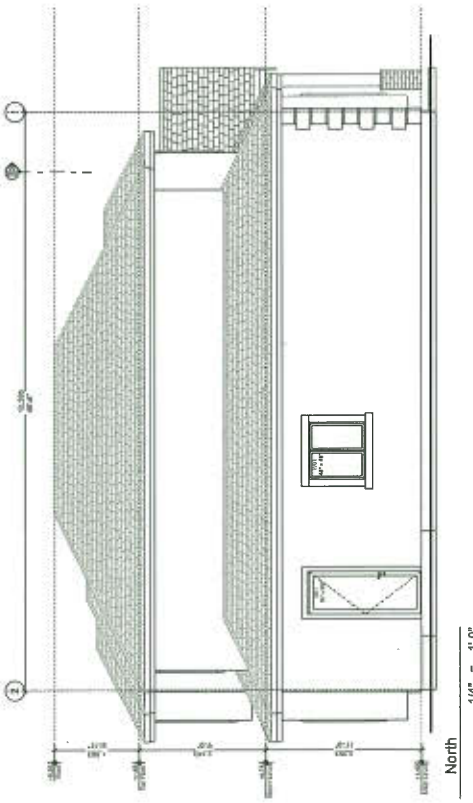
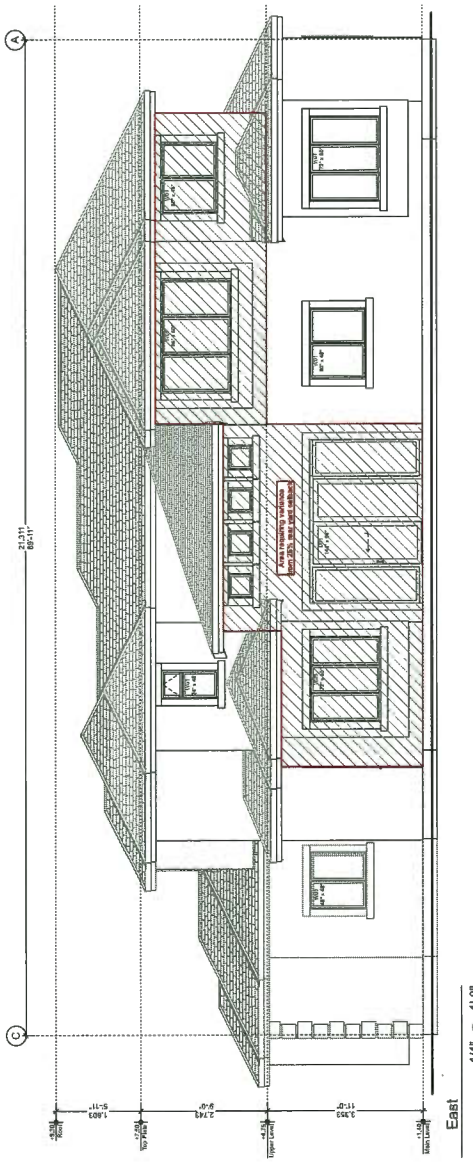
DV 18-829639

Main Level
 1/4" = 1'-0"

Upper Level
 1/4" = 1'-0"

PLAN 3

NOV 15 2018



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www.reinepd.ca

DVP-2018-
Lynnwood Lot I
7266 Lynnwood Drive
Richmond, BC

Elevations	
Status Issued for DVP Permit	Date 2018-10-17
A04	

DV 18-829639

PLAN 4

NOV 15 2018