



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: February 4, 2020

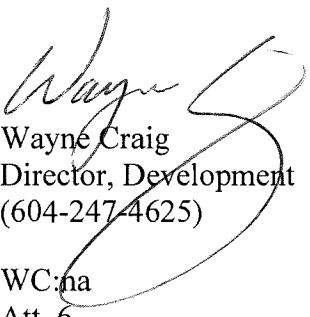
From: Wayne Craig
Director, Development

File: DV 19-872105

Re: **Application by Chris McKane for a Development Variance Permit at
9700 Desmond Road**

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 a portion of the first storey and a portion of the second storey from 9.39 m to 8.50 m, at 9700 Desmond Road on a site zoned "Single Detached (RS1/E)".


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

WC:ha
Att. 6

Staff Report

Origin

“Chris McKane” (the applicant) is seeking to renovate the existing home at 9700 Desmond Road. The renovation includes small proposed additions to the front and rear of the existing home. Chris McKane has applied to the City of Richmond for permission to vary the Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for a portion of the first storey and a portion of the second storey from 9.39 m to 8.50 m (Attachment 1). The application includes tree retention, improved landscaping, and use of sustainable materials. The variance would facilitate renovations to the existing single family home.

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.

Development surrounding the subject site is as follows:

- | | |
|---------------|---|
| To the north: | A single-family dwelling on a lot zoned “Single Detached (RS1/E)”. |
| To the east: | Across the lane, single-family dwellings on lots zoned “Single Detached (RS1/D)” and “Compact Single Detached (RC1)”. |
| To the south: | A single-family dwelling on a lot zoned “Single Detached (RS1/E)”. |
| To the west: | Across Desmond Road, two dwellings on a single lot zoned (two-unit dwellings (RD1)). |

Analysis

A survey of the subject property and existing condition is provided in Attachment 3. The site is located along a bend in Desmond Road and in the rear lane, resulting in a longer lot line on the south side. The difference between lot line lengths impacts the required setback of the proposed first and second floor addition due to the irregular geometry as the calculation is based on the average of the two lot lines combined.

Section 8.1.6.6 of the “Single Detached (RS1/E)” zone establishes the minimum rear yard for the subject property as 7.51 m for 60% of the rear wall of the first storey, and 9.39 m for 40% of the rear wall of first storey and entire second storey. The variance sought is for a portion of the rear wall of the first storey included in the 40% and a portion of the second storey be setback 8.50 m instead of the required 9.39 m as shown in Attachment 4.

The hatched areas shown on Attachment 4 identify the proposed front and rear additions to the existing building footprint. The red marking highlights the area of the proposed variance. The proposed design of the building purposefully steps the massing of the upper storey away from the neighbour to the north to help reduce overlook and increase privacy. This includes the retention and protection of a large spruce tree tagged #089 in the rear yard (Attachment 5). At staff’s request, the design of the renovation was purposefully revised to ensure the retention of this tree. All trees on the subject property are to be retained and protection of the trees in close

proximity to the proposed additions, both front and rear, will be required to follow the City of Richmond Tree Protection Information Bulletin Tree-03 for tree protection fencing. With all trees being retained at the subject property, minor landscaping improvements through additional planting will complement the proposed renovation and soften the hard edges of the front driveway.

In terms of sustainability, the applicant proposes the reuse of existing building materials. The proposed plans include retaining the foundation slab, good quality fir studs and plywood sheathing. This means that a large quantity of building material will not need to leave the site for recycling including studs that will be amended using furring strips to accommodate modern thicknesses of insulation. Hardi plank siding will be installed over modern weather screening to improve the longevity of the material. The renovation design is modest in size and the house is designed in a classic “west coast” style in keeping with the neighbourhood. This renovation provides an opportunity to implement modern designs that will use less energy, and utilize durable materials that allow for long-term use.

The proposed scheme attached to this staff report complies with the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Single Detached (RS1/E)” zone except for the variances described.

Zoning Compliance/Variances

The applicant requests to vary the provisions of Sections 8.1.6.6 in Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for a portion of the first storey and a portion of the second storey from 9.39 m to 8.50 m on this irregular shaped lot.

Staff supports 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.*
- 2. The proposed design provides for a massing that complements existing conditions and sustainable practice, including retention of large and significant trees in the front and rear yard that are in close proximity to the proposed additions and the reuse of old building materials.*
- 3. The second-storey portion permitted by the variance recedes away from the north neighbour and matches the general form and height of the neighbour’s house (as highlighted in red on Attachment 4).*
- 4. A 6.0 metre Lane dedication to the east of the subject property increases building separation to homes along No. 1 Road thereby reducing overlook and privacy concerns.*
- 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 (RS1/E)” zone.*

6. *Adjacent neighbours to the north, south, and east of 9700 Desmond Road were made aware of the proposed variance. With the exception to a language barrier while attempting to contact the owner at 9699 No. 1 Road, no concerns were raised from the neighbours. See attached letters with signatures or attempt information for 9680 Desmond Road (to the north), 3900 Lamond Avenue (to the south), and 9691, 9699 and 9711 No. 1 Road (to the east) (Attachment 6).*

Conclusions

The purpose of the requested variance is to reduce the rear yard setback requirement for this irregular shaped property to enable more efficient use of the existing home and to increase the longevity of the original structure.

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

Attachments:

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Survey
- Attachment 4: Development Variance Permit Plans
- Attachment 5: Tree Management Plan
- Attachment 6: Neighbour Satisfaction Letters

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

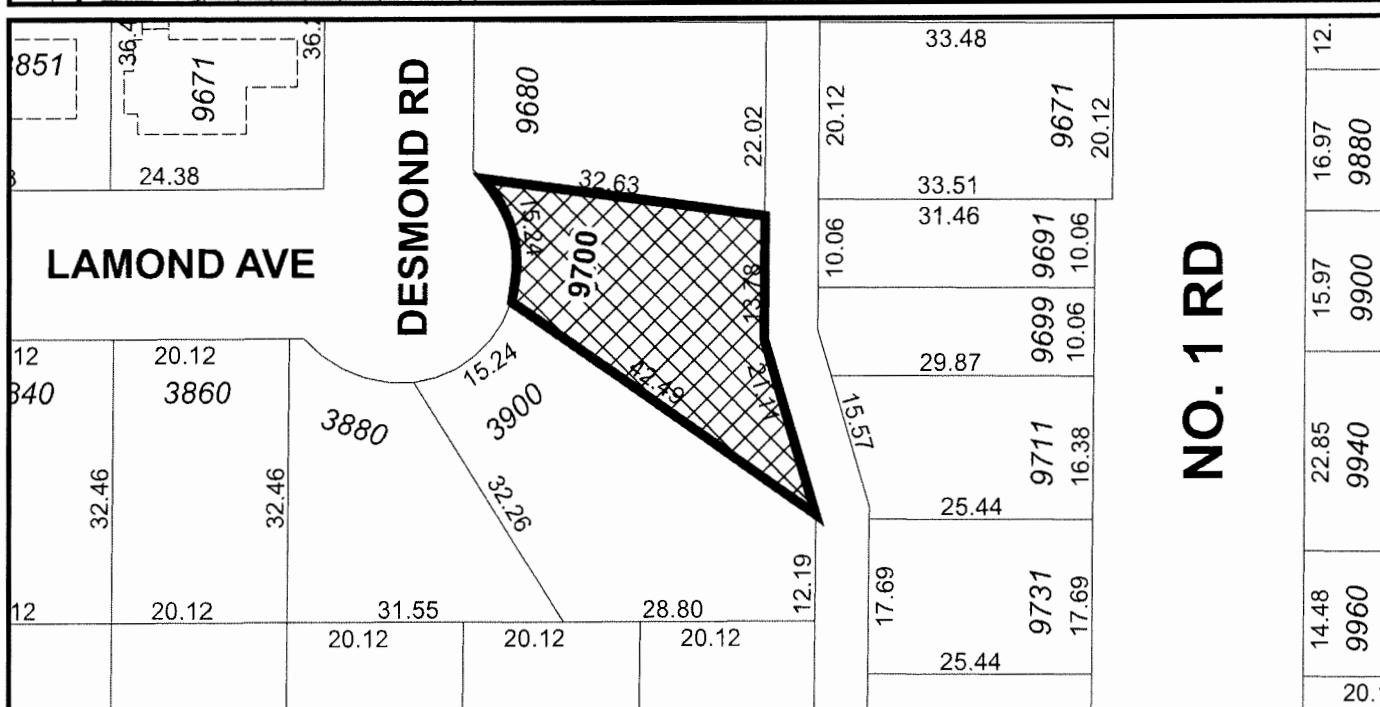
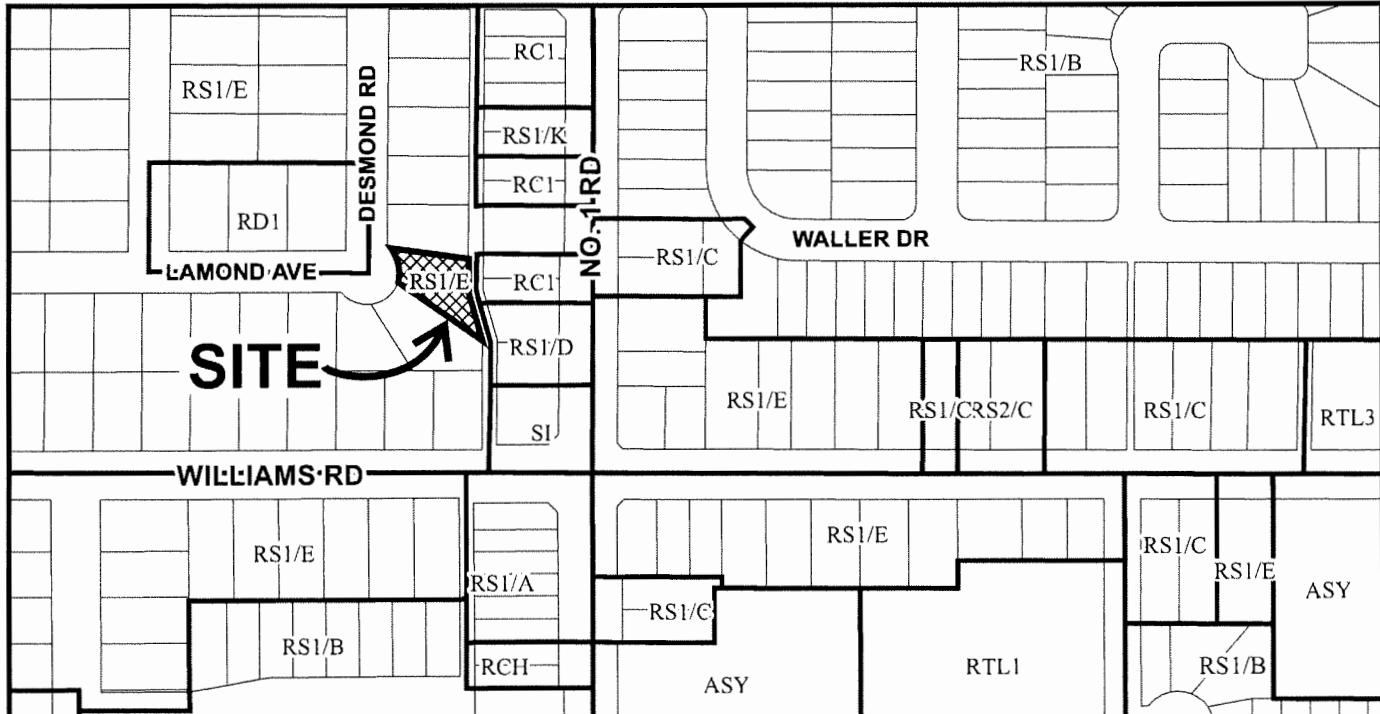
- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.

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

- Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.



**City of
Richmond**



	DV 19-872105	Original Date: 09/11/19
		Revision Date:
		Note: Dimensions are in METRES



**City of
Richmond**

Development Application Data Sheet
Development Applications Division

DV 19-872105

Attachment 2

Address: 9700 Desmond Road

Applicant: Chris McKane Owner: Chris and Zuzana McKane

Planning Area(s): Seafair Area Plan

Floor Area Gross: 237.2 m² Floor Area Net: 188.8 m²

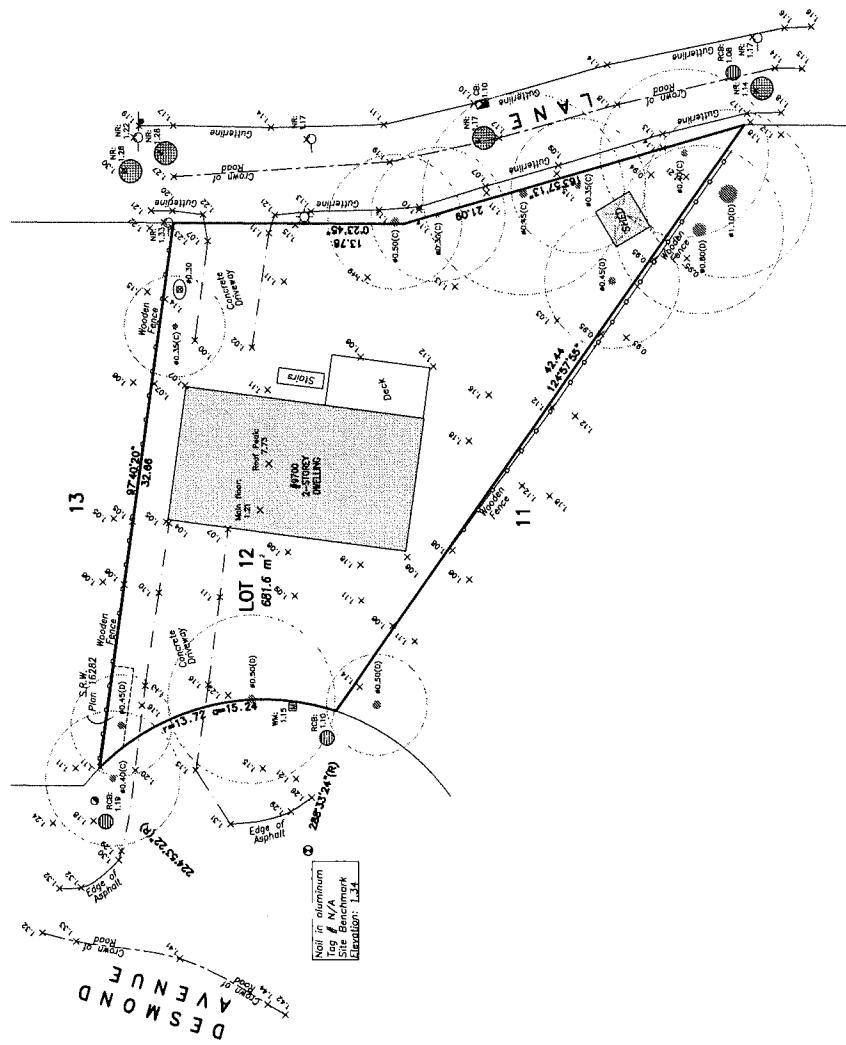
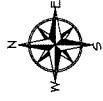
	Existing	Proposed
Site Area:	681.6 m ²	681.6 m ²
Land Uses:	Single-family Residential	Single-family Residential
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS1/E)	No change
Number of Units:	1	1

	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:	Max. 45%	27.7%	None
Landscaping with live plant material % of Lot Area	30%	41.7%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard:	Min. 2.0 m	2.0 m	None
Setback – Side Yard:	Min. 2.0 m	2.0 m	None
Setback – Rear Yard (1 st Storey):	• 7.51 m for 60% of the 1 st storey;	• 7.51 m for 60% of the 1 st storey;	None
	• 9.39 m for 40% of the 1 st storey.	• 8.50 m for a portion of the 1 st storey	Variance requested
Setback – Rear Yard (2 nd Storey):	• 9.39 m for any portion of the 2 nd storey	• 8.50 m for a portion of the 2 nd storey	Variance requested
Height (m):	Max. 9.0 m	7.32 m	None
Lot Size:	681.6 m ²	681.6 m ²	None
Total off-street Spaces:	Min. 2	4 off-street spaces	None

TOPOGRAPHIC SURVEY OF LOT 12
BLOCK 9 SECTION 27 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 19052

#9700 DESMOND ROAD,
 RICHMOND, B.C.
 P.I.D. 010-447-342

SCALE: 1:200
 0 5 10 15
 ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



LEGEND:
 (C) denotes conifer
 (D) denotes deciduous
 (R) denotes catch basin
 (W) denotes round catch basin
 (V) denotes water valve
 (Wm) denotes water meter
 (M) denotes manhole
 (C) denotes cleanout
 (R) denotes radial bearing
 (L) denotes lamp standard
 (F) denotes fire hydrant
 (S) denotes san
 (P) denotes power post
 (MF) denotes main floor

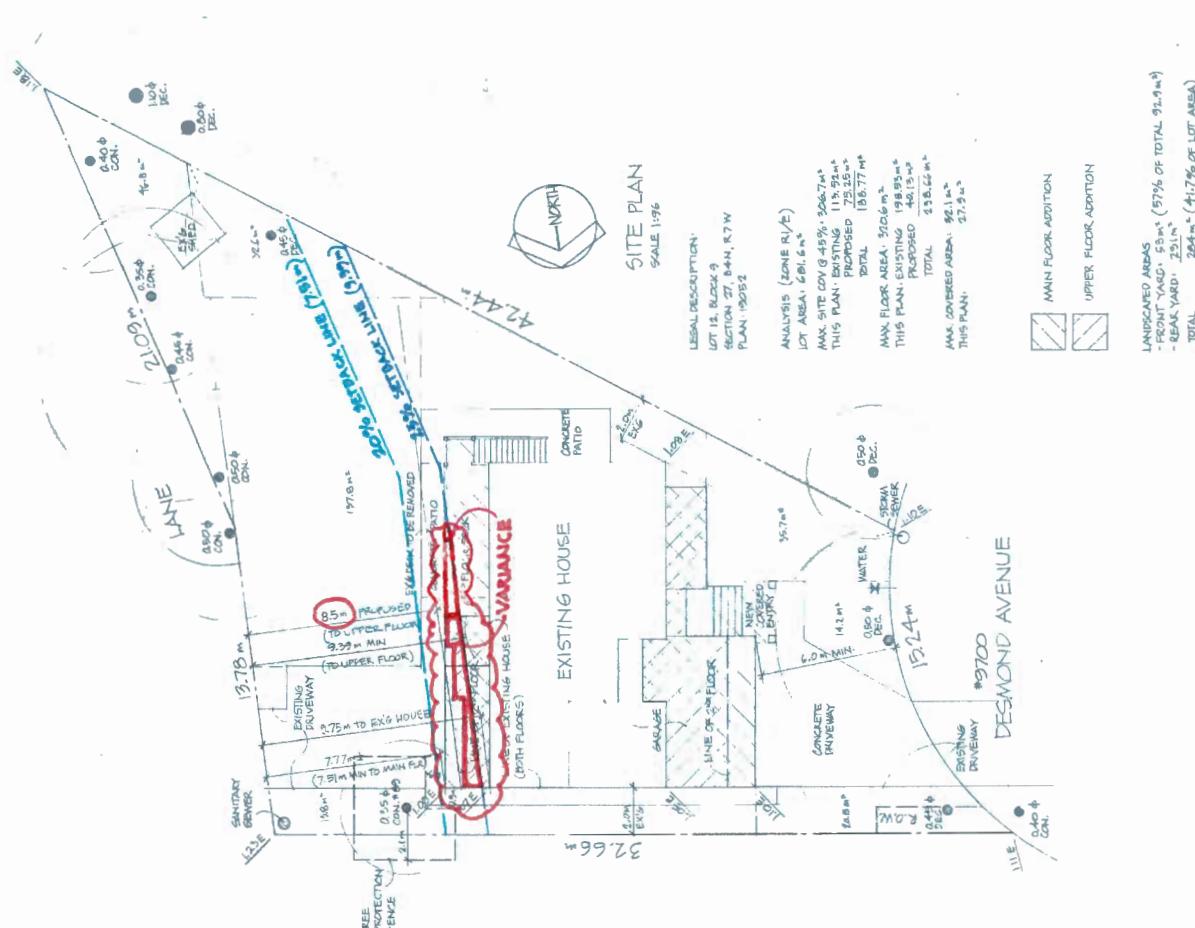
NOTE:
 Elevations shown are based on
 City of Richmond H.P.N.
 Benchmark network.
 Benchmark: H.P.N. #234
 Central Monument 77144691
 Elevation: 1.125m
 Benchmark: H.P.N. #235
 Central Monument 77144885
 Elevation: 1.103m

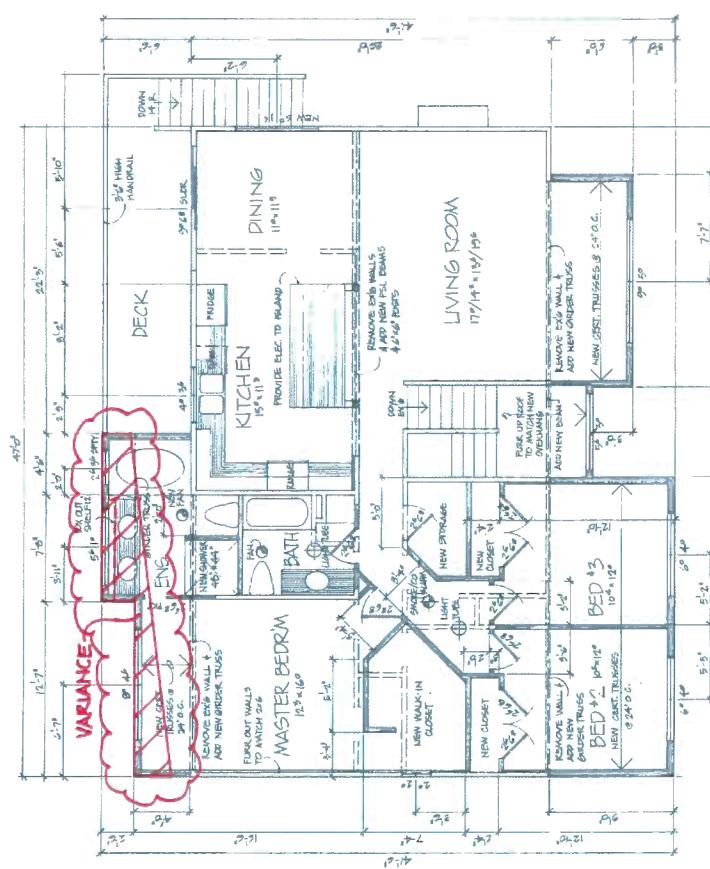
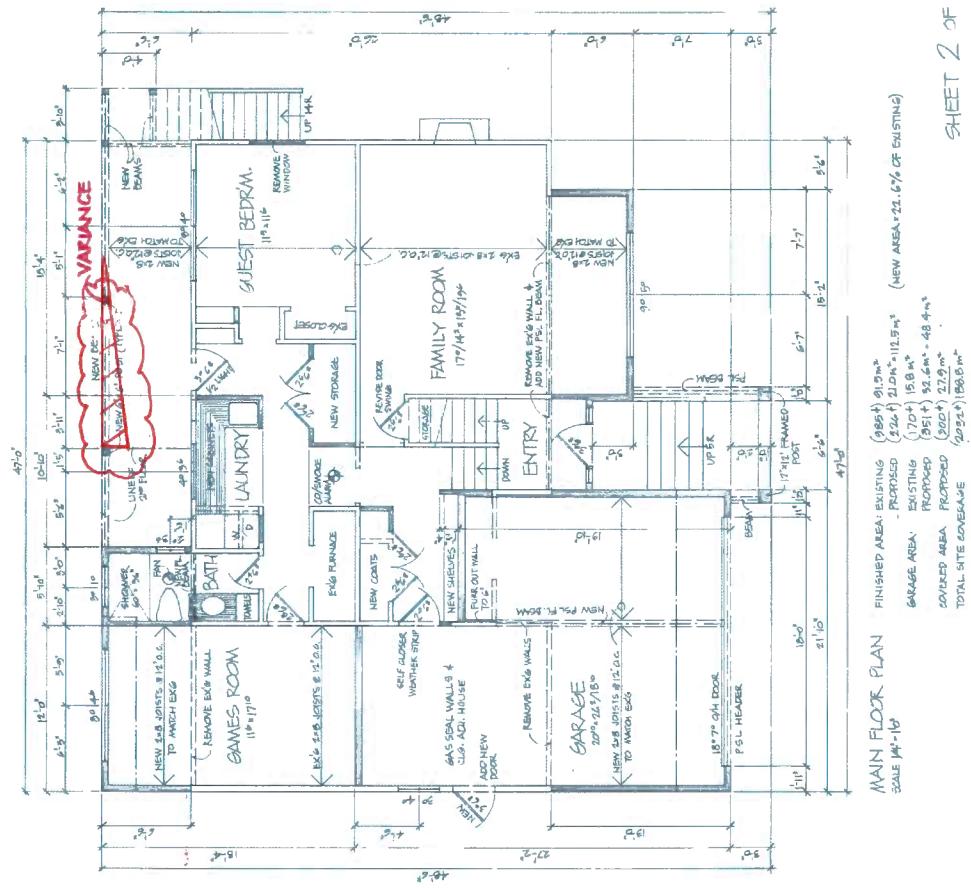
CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.
 SEPTEMBER 26th, 2018

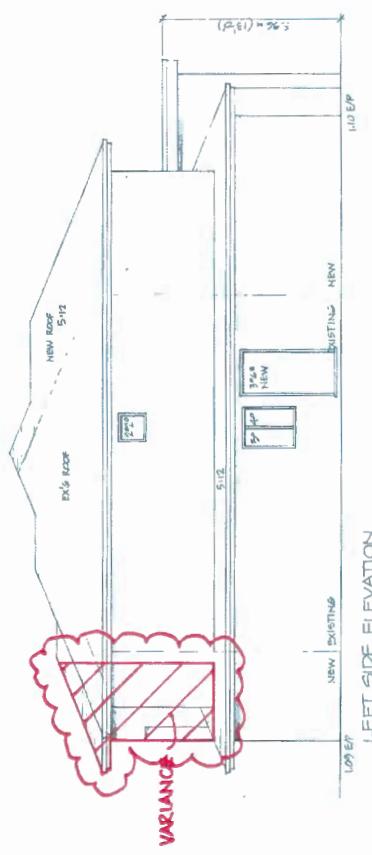
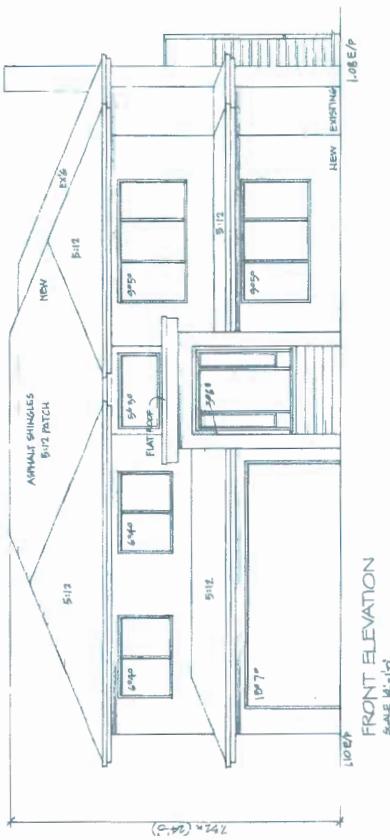
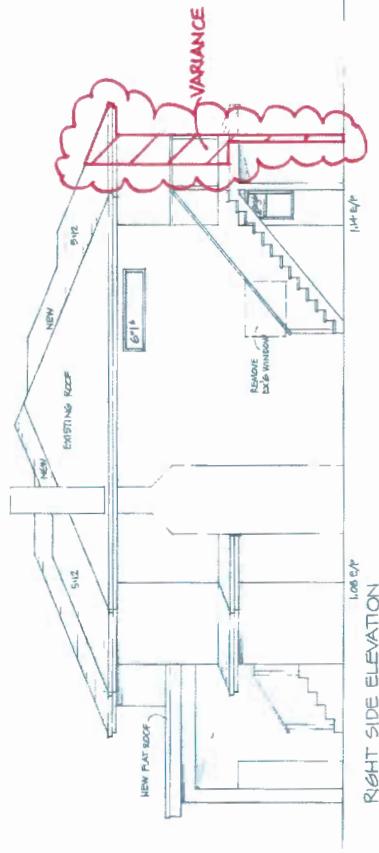
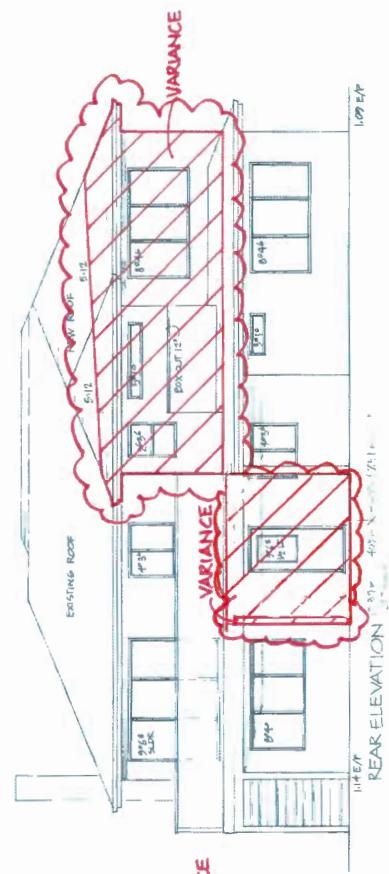
© copyright
 J. C. Tam and Associates
 Condo and R.C. Land Surveyor
 115 - 8831 Odin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Web site: www.jctam.com
 Job No.: 7276
 FB-357 P105-108
 Drawn By: CT
 DWG No. 7276-TOPO

Proposed Addition and Renovation Plan for McKane
AT # 9700 DESMOND ROAD, RICHMOND B.C.
Designs Ltd.

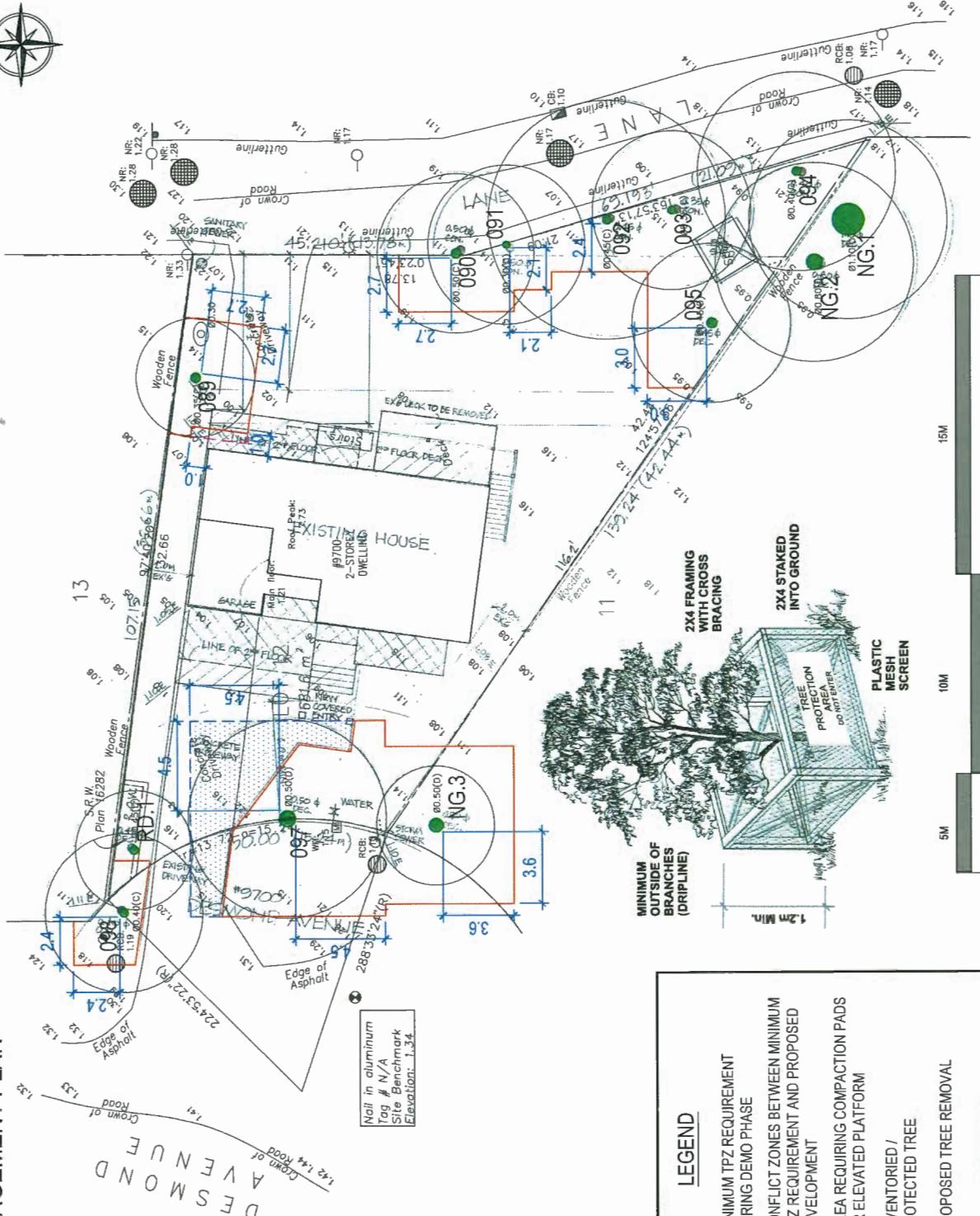




SHEET 3 OF 3



TREE MANAGEMENT PLAN



LEGEND

- MINIMUM TPZ REQUIREMENT DURING DEMO PHASE** (Blue dotted square)
- CONFLICT ZONES BETWEEN MINIMUM TPZ REQUIREMENT AND PROPOSED DEVELOPMENT** (Blue dotted rectangle)
- AREA REQUIRING COMPACTION PADS OR ELEVATED PLATFORM** (Red dashed line)
- INVENTORIED / PROTECTED TREE** (Green circle)
- PROPOSED TREE REMOVAL** (Red X)

ATTACHMENT 6

SIGNATURE #1
9680 DESMOND RD

9680 DESMOND ROAD
RICHMOND, BC

July 25 2019

To whom it may concern,

Re: Neighbour's Review of 9700 Desmond Road Renovation Drawings

We have reviewed the drawings that our neighbours at 9700 Desmond Road have provided us and we have no objection to their plan.

Regards,

Dave Macdonald
Velma Macdonald

Fig 1-#3

SIGNATURE # 2

3900 LAMOND AVE

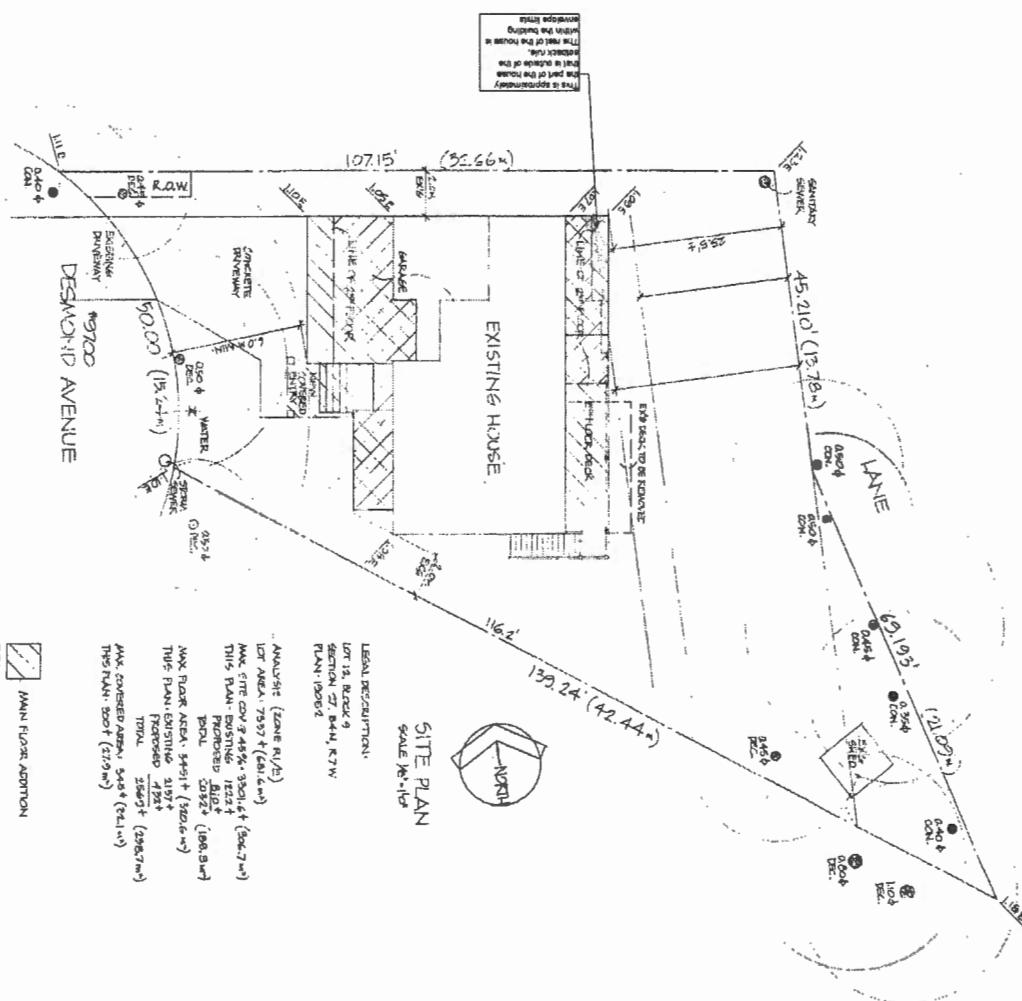
To : The City of Richmond

From 3900 Lamond Ave point of view and according to this floor plan for renovation at 9700 Desmond Road, Richmond BC, we have no objection to this plan.

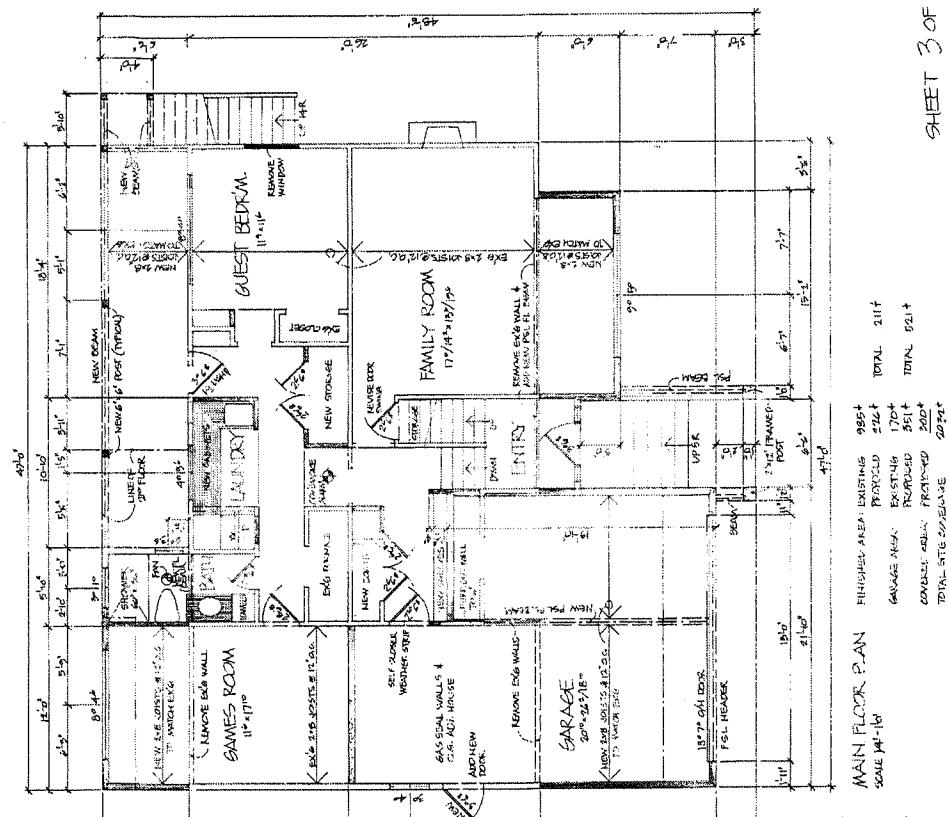
30 July 2019

Thanks/ Rafael

Chris



$\log_2 0.3$

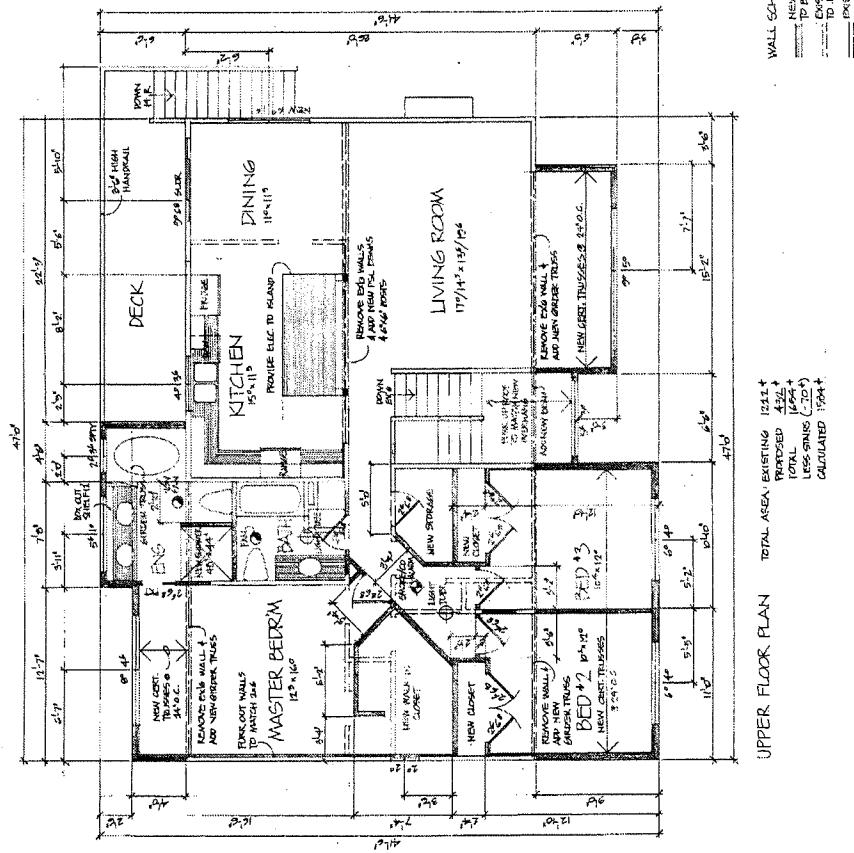


From 3900 Lamond Ave point of view and according to this floor plan for renovation at 9700 Desmond Road, Richmond BC, we have no objection to this plan.

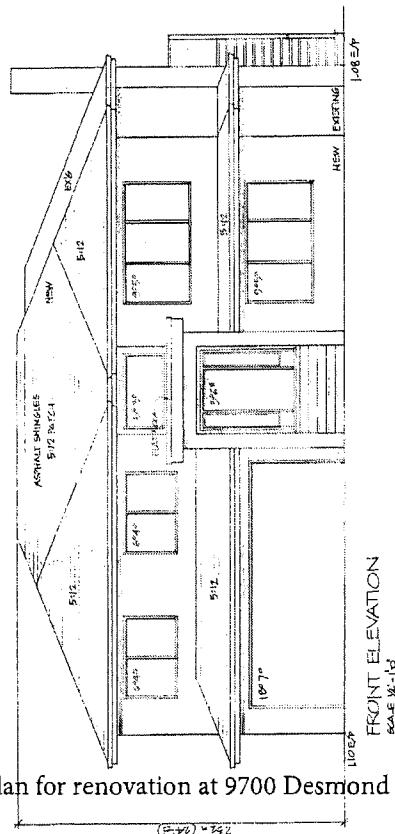
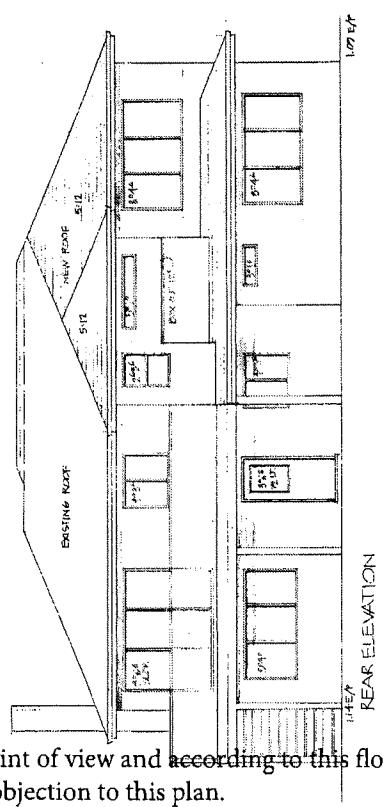
30 July 2019

Thanks/ Rafael

Chris



Page 3 of 3



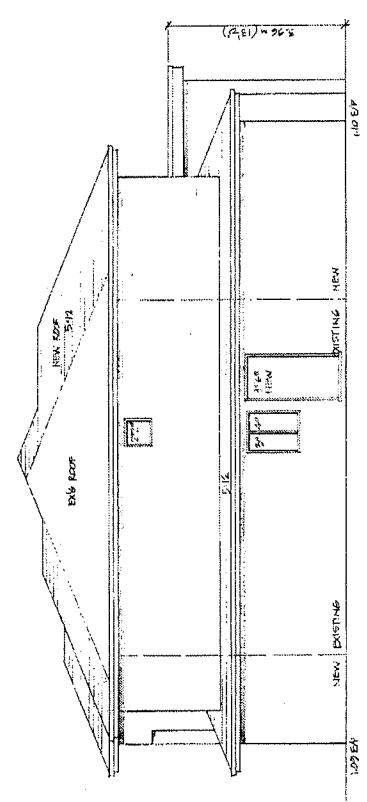
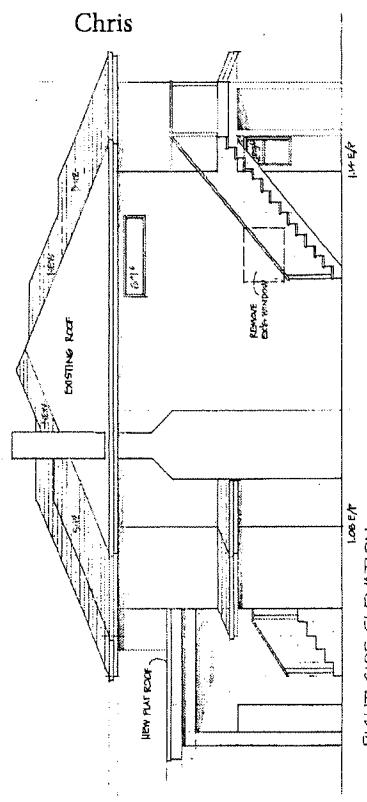
From 3900 Lamond Ave point of view and according to this floor plan for renovation at 9700 Desmond Road, Richmond BC, we have no objection to this plan. (F-14) - 232

30 July 2019

Thanks/ Rafael

~~478~~

Chris



SHEET 4 OF 4

SIGNATURE # 3
9691 No 1 ROAD

Neighbour's Address:

9691 No 1 Rd.
Richmond BC.

Date:

Jan 11, 2020.

Nathan Andrews
Planning Technician, Planning & Development Division,
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1
nandrews@richmond.ca
604.247.4911

Dear Nathan,

Re: Neighbour's Review of 9700 Desmond Road Renovation Drawings

We have reviewed the drawings that our neighbours at 9700 Desmond Road have provide us and we have no objection to their plan.

Regards,

JHU LBE

SIGNATURE #4
9699 No. 1 ROAD

Neighbour's Address

9699 No. 1 Road

Date: Dec 30, 2019

Nathan Andrews
Planning Technician, Planning & Development Division,
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1
nandrews@richmond.ca
604.247.4911

Dear Nathan,

Re: Neighbour's Review of 9700 Desmond Road Renovation Drawings

We have reviewed the drawings that our neighbours at 9700 Desmond Road have provided us and we have no objection to their plan.

Regards,

Elderly woman of asian heritage
opened the door but could not
speak English.

SIGNATURE #5
9711 No.1 ROAD

Neighbours Address
9711 NO.1 ROAD
RICHMOND, BC
V7E 1R8

Date: Dec. 30, 2019

Nathan Andrews
Planning Technician, Planning & Development Division,
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1
nandrews@richmond.ca
604.247.4911

Dear Nathan,

Re: Neighbour's Review of 9700 Desmond Road Renovation Drawings

We have reviewed the drawings that our neighbours at 9700 Desmond Road have provided us and we have no objection to their plan.

Regards,

VANJIT SINGH MOHAR
VARIJAM SINGH MOHAR



City of Richmond

Development Variance Permit

No. DV 19-872105

To the Holder: CHRIS MCKANE

Property Address: 9700 DESMOND ROAD

Address: C/O 9700 DESMOND ROAD
RICHMOND, BC V7E 1R2

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 a portion of the first storey and a portion of the second storey from 9.39 m to 8.50 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 - 4).
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 , .

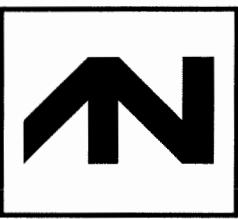
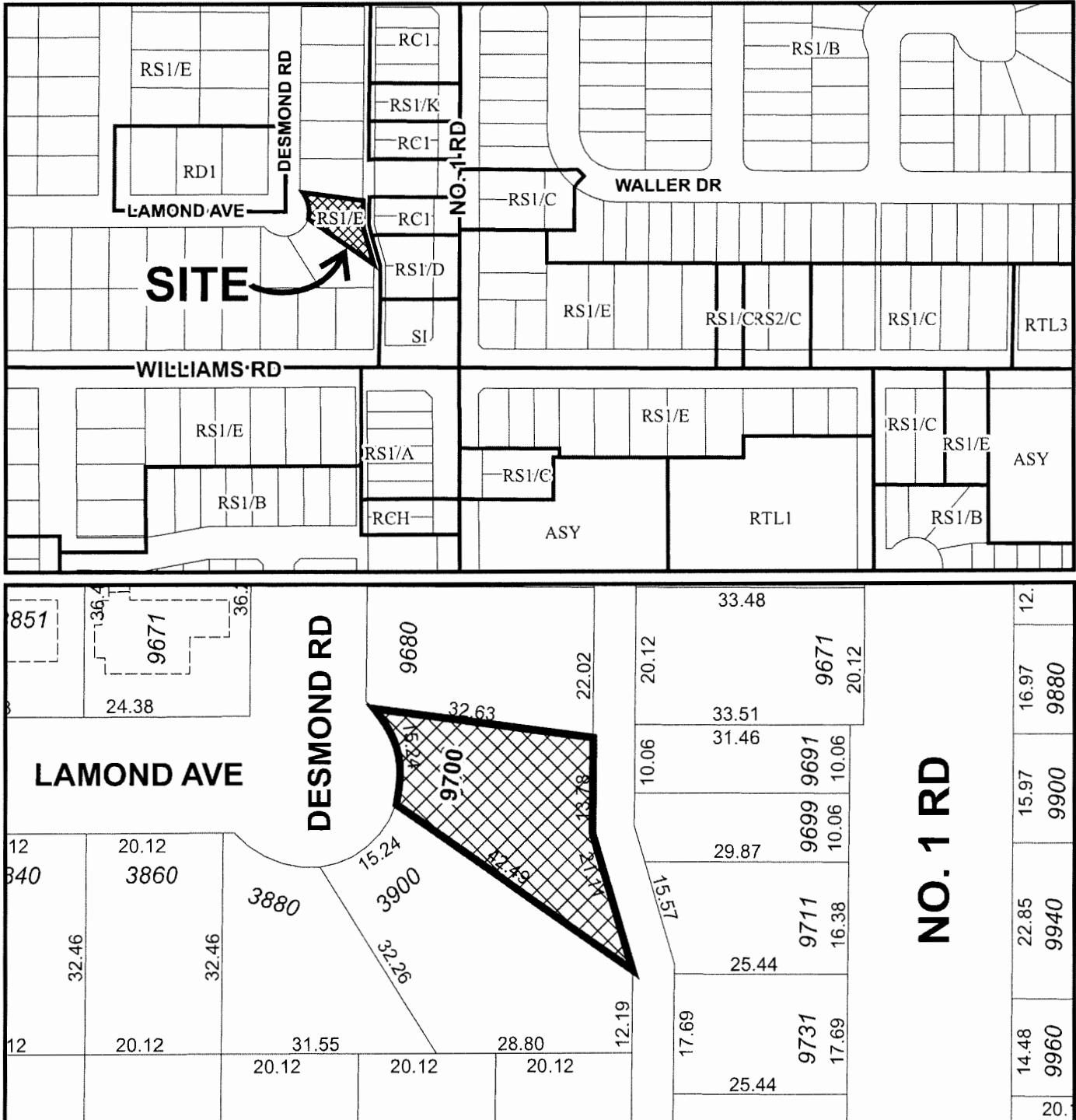
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



**City of
Richmond**



**DV 19-872105
SCHEDULE "A"**

Original Date: 09/11/19

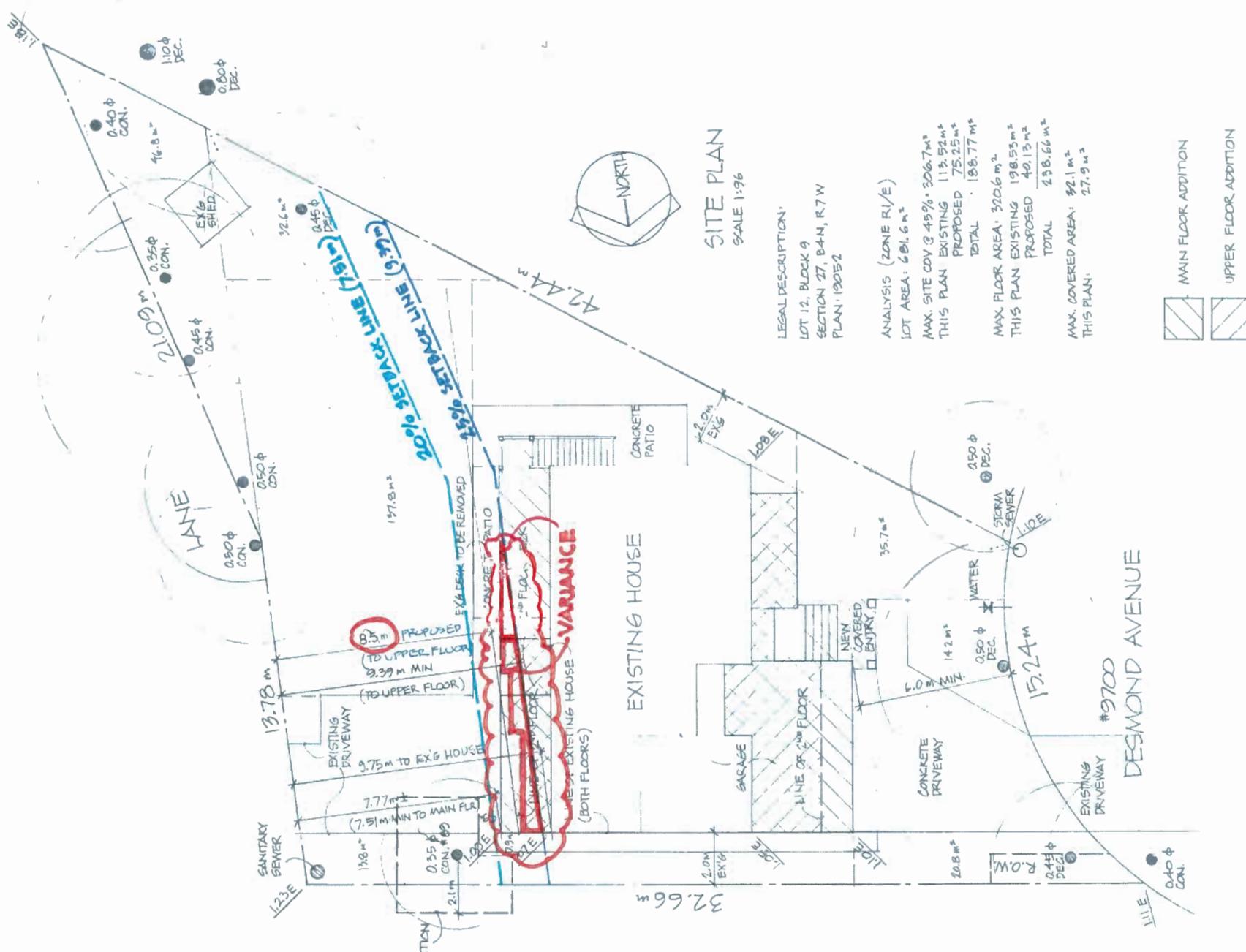
Revision Date:

Note: Dimensions are in METRES

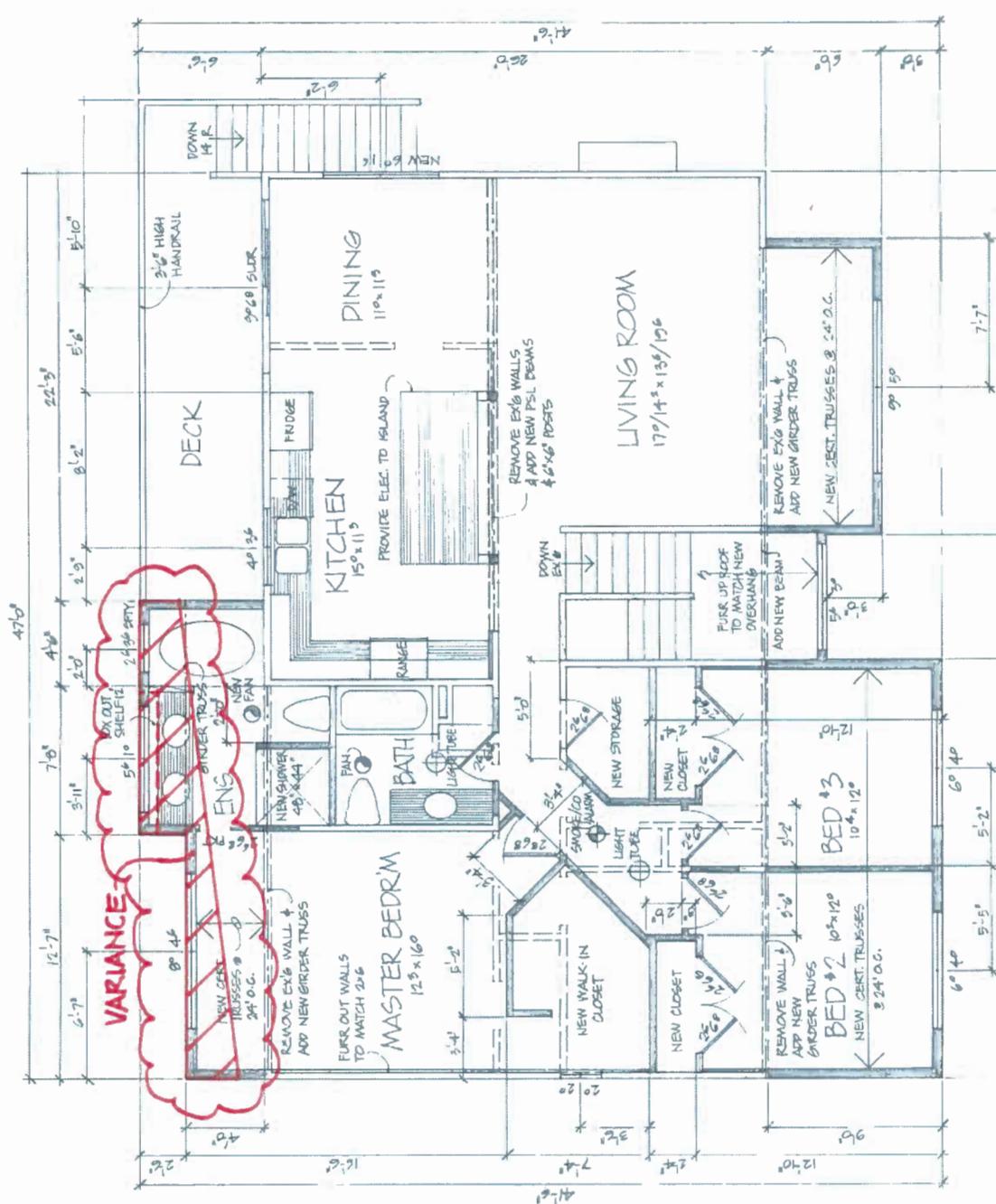
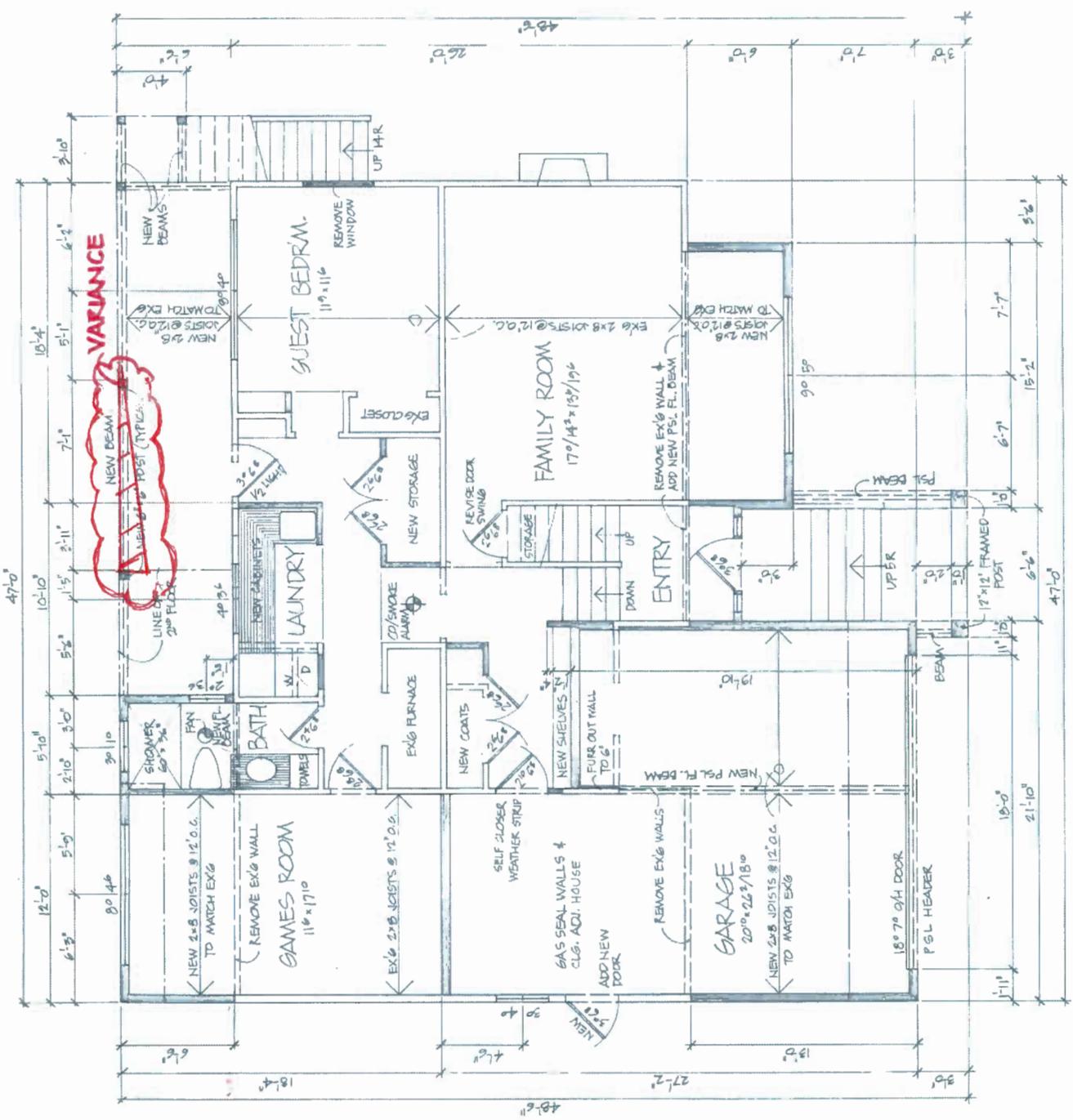
19-06
104
SHEET NO.
QWG. NO.

AT #9700 DESMOND ROAD, RICHMOND B.C.
THEATRE AUDITION AND REHEARSAL PLATE FEE
MCGRANE

Lynx Designs Ltd. 117 Clarendon Road, B.C. V6C 3G9 (604) 576-5065



LANDSCAPED AREAS
 : FRONT YARD: $\frac{53\text{ m}^2}{284\text{ m}^2}$ (57% OF TOTAL 92.9 m^2)
 - REAR YARD: $\frac{231\text{ m}^2}{284\text{ m}^2}$ (41.7% OF LOT AREA)
 TOTAL



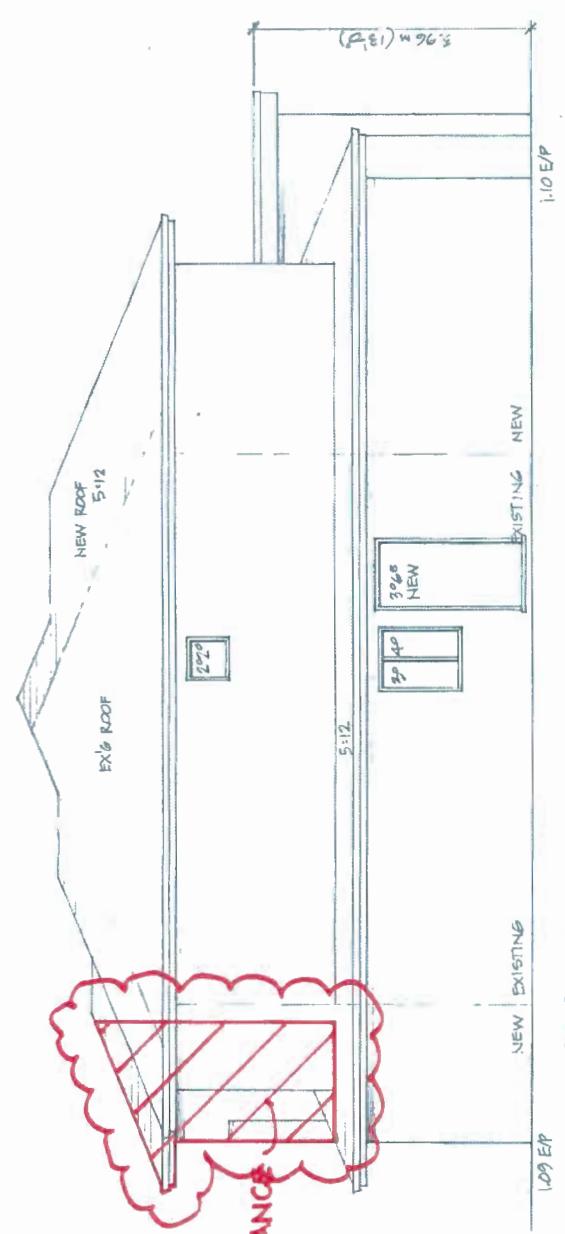
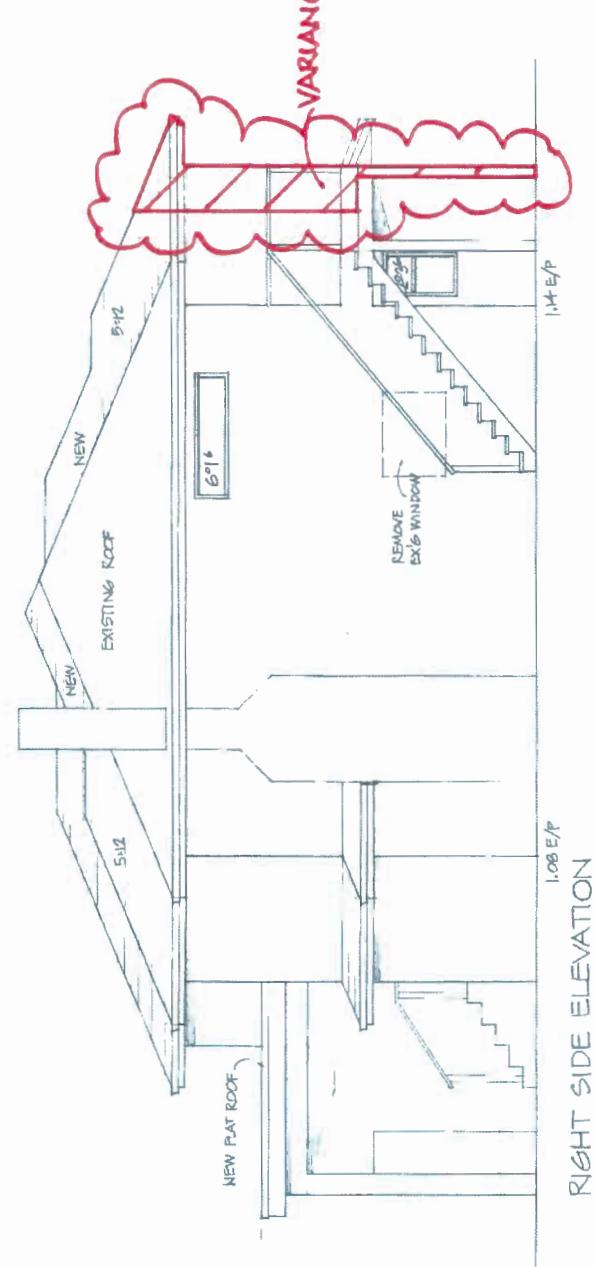
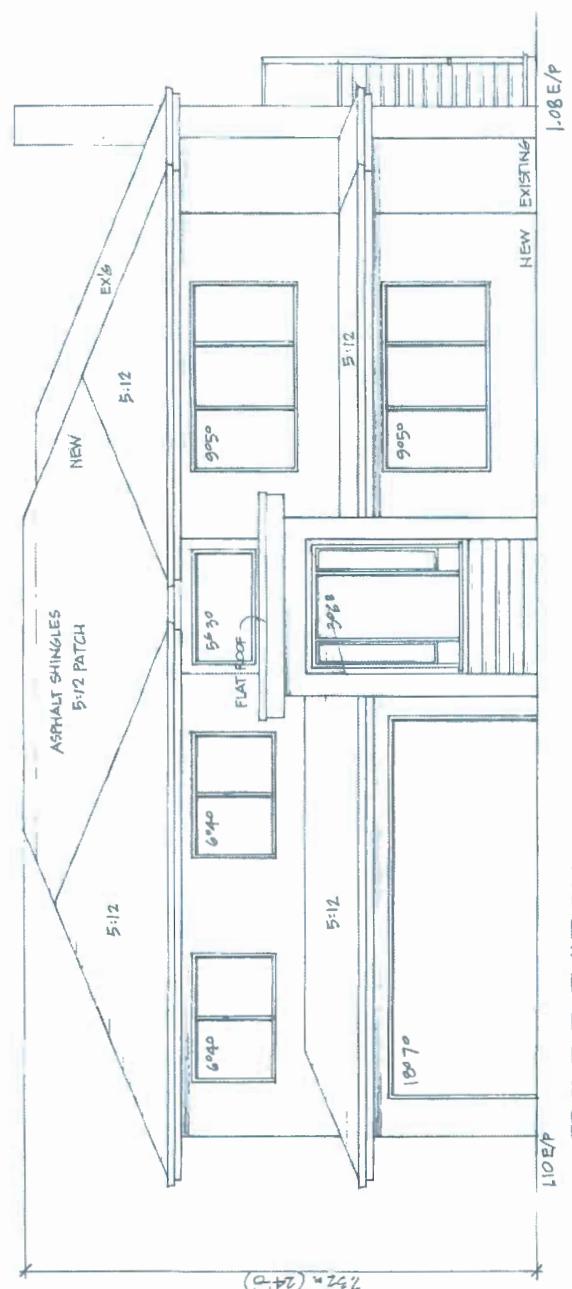
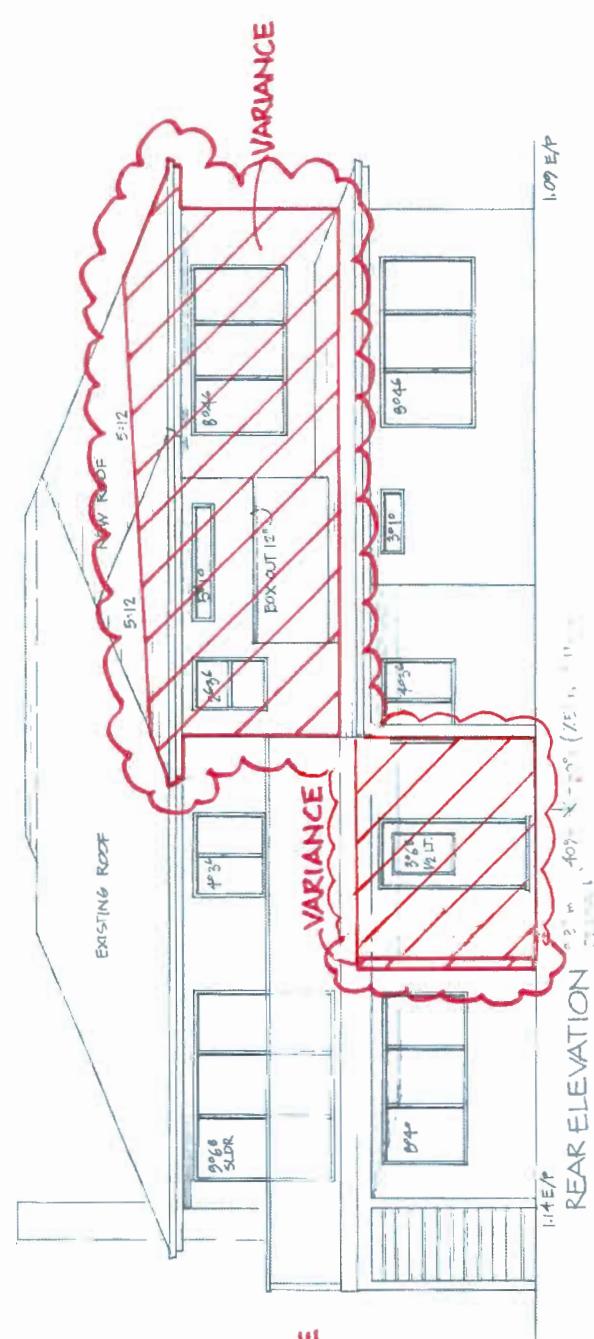
WALL SCHEDULE
 NEW WALL
 - - - = TO BE ADDED
 EXISTING WALL
 - - - = TO BE REMOVED
 EXISTING WALL
 - - - = TO BE RETAINED

EXISTING	(1222 ⁺)	13.5 m ²
PROPOSED	(432 ⁺)	40.1 m ²
TOTAL	(1654 ⁺)	53.6 m ²
LESS STAIRS	(-70 ⁺)	-6.9 m ²
CALCULATED	(1584 ⁺)	47.1 m ²

UPPER FLOOR PLAN

MAIN FLOOR PLAN FINISHED AREA: EXISTING (985+) 915m² PROPOSED (122+) 210m² ADDITIONAL 1175m² (NEW AREA = 915% OF EXISTING)

DV 19-872105



117-872105

DV

