



**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** January 25, 2011  
**File:** DV 10-549791  
**Re:** **Application by 664525 BC Ltd. for a Development Variance Permit at  
5731 Maple Road**

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### Staff Recommendation

That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Vary the front yard setback from 6.0 m to 4.5 m; and
2. Vary the rear yard setback from 6.0 m to 4.5 m.

This would permit the construction of a new single-family dwelling at 5731 Maple Road on a site zoned Single Detached (RS1/B).

Brian J. Jackson, MCIP  
Director of Development

EL:blg  
Att.

## Staff Report

### Origin

664525 BC Ltd. has applied to the City of Richmond for permission to vary the minimum front and rear setbacks from 6.0 m to 4.5 m for a proposed residential dwelling at 5731 Maple Road (**Schedule A**). The subject lot is recently created through rezoning application (RZ 09- 497038) and subdivision application (SD 10- 548924) and is currently vacant. Required servicing upgrades as well as frontage improvements along the entire frontage on Maple Road were identified at the rezoning stage and will be constructed through Servicing Agreement (SA 10- 523989).

### Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) 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: Single-Family dwellings on large lots, fronting No. 2 Road, zoned Single Detached (RS1/E); Townhouse development on a property zoned Low Density Townhouses (RTL1) beyond that;
- To the East: Two (2) newly created single-family lots through the same rezoning application (RZ 09- 497038) and subdivision application (SD 10- 548924) as the subject site;
- To the South: Across Maple Road, a commercial retail building on a property zoned Local Commercial (CL) at the corner of No. 2 Road and Maple Road; Single-Family dwellings on large lots zoned Single Detached (RS1/B) (12 m wide frontage) on Maple Road; and
- To the West: Newer and large single-family dwellings on large lots zoned Single Detached (RS1/B) (21 m wide frontage).

### Finding of Facts

As a condition to the rezoning of the parent parcel of the subject site, 9131 No. 2 Road (RZ 09-497038), an additional Statutory Right-of-Way (SRW) to the original 3.0 m wide sanitary SRW along the west property line was required. The additional SRW required within the front and rear yards (4.5 m from the front and rear property lines) is 1.0 m and the additional SRW required within the area between the front and rear yards is 0.75 m. It was identified in the rezoning Staff Report that the width and size of the building envelope for the subject site (the westerly lot of the 3-lot subdivision) will be compromised due to the SRW requirement.

The width and size of the subject site is 13.4 m and 367.6 m<sup>2</sup> respectively. The maximum floor area permitted on this lot, including the garage, is approximately 252 m<sup>2</sup>; and the dimensions of the potential building envelope is 8.45 m x 15.4 m (approximately 130 m<sup>2</sup>). To avoid construction of sterile box house, a more flexible set of development regulations is needed.

**Staff Comments**

The applicant is proposing to reduce both the front and rear yard setbacks from 6.0 m to 4.5 m for a new single-family dwelling. The proposed scheme has satisfactorily addressed the significant urban design issues and other 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 Single Detached (RS1/B) except for the zoning variance requested herein.

**Analysis**Front Yard Setback Variance

Although the front yard setback is 4.5 m instead of 6.0 m, the massing and layout of the proposed dwelling is similar to the adjacent single-family dwellings. The proposal is in keeping with the design of the neighbouring homes where garage is at the front of the house adjacent to the front door. The second floor is set back between 0.6 m and 1.2 m from the first floor. To the east of the proposed projection into the front yard setback is landscaping as well as the future driveway and garage area of the neighbouring lot. Two (2) coniferous trees (Serbian Spruce) are proposed in the front yards between the two (2) dwellings (see **Plan #2**), providing a natural screen to address potential overlook issue. To the west of the proposed projection into the front yard setback is a SRW on-site, ranging from 3.75 m to 4 m in width. Beyond that, is an existing garage of the neighbouring home. Negligible privacy or shading on the neighbouring single-family dwellings is anticipated.

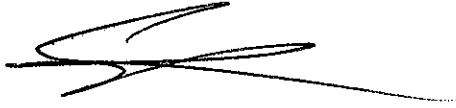
Rear Yard Setback Variance

The proposed rear yard setback variance applies to the ground floor only and a minimum 6.0 m setback to the second floor will be maintained. There is an existing wood fence along the west property line and a 6 ft. high Cedar hedge is being proposed along the north property line. The view from the adjacent property to the north to the proposed dwelling will be consistent with the adjacent single-family dwellings to the east. Negligible privacy or shading on the neighbouring properties is anticipated.

In order to ensure that the proposed landscaping in the front and rear yards is undertaken, the applicant has agreed to provide a landscape security in the amount of \$2,383.05 prior to issuance of the Development Variance Permit.

## Conclusions

Staff support the Development Variance Permit application as requested.



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

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

- Submission of a Landscaping Security to the City of Richmond in the amount of \$2,383.05 for the landscape works as per the landscape plan attached to the Development Variance Permit (Plan #2).

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 Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).

**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DV 10-549791****Attachment 1**Address: 5731 Maple RoadApplicant: 664525 BC Ltd.Owner: 664525 BC Ltd.Planning Area(s): BlundellFloor Area Gross: 368 m<sup>2</sup>Floor Area Net: 368 m<sup>2</sup>

	Existing	Proposed
<b>Site Area:</b>	368 m <sup>2</sup>	No Change
<b>Land Uses:</b>	vacant	single-family residential
<b>OCP Designation:</b>	Generalized Land Use Map – Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS2/B)	No change
<b>Number of Units:</b>	0	1

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage – Building:	Max. 45%	42%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	368 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	4.5 m	<b>Variance Requested</b>
Setback – East Side Yard (m):	Min. 1.2 m	1.2 m	none
Setback – West Side Yard:	Min. 1.2 m	4.0 m	none
Height (m):	Max. 2.5 storeys	2 storeys	none



**No. DV 10-549791**

To the Holder: 664525 BC LTD.  
Property Address: 5731 MAPLE ROAD  
Address: C/O SHAHLA TABRIZI  
228 - 11020 NO. 5 ROAD  
RICHMOND, BC V7A 4E7

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) Vary the front yard setback from 6.0 m to 4.5 m; and
  - b) Vary the rear yard setback from 6.0 m to 4.5 m.

The dimension and siting of buildings and structures on the land shall be as shown on Plans #1 to #3 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

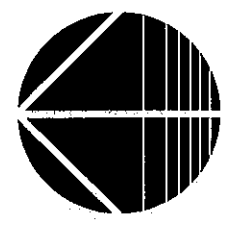
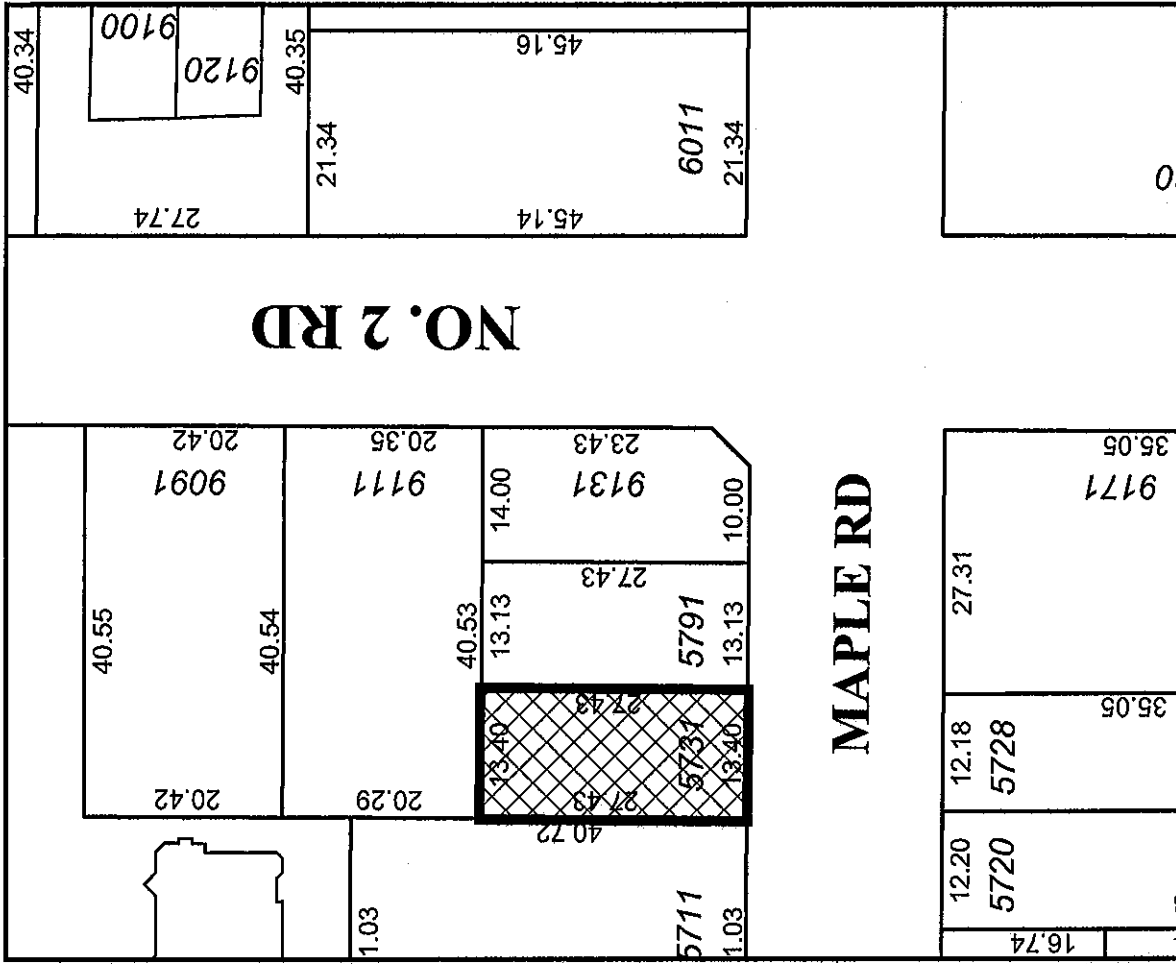
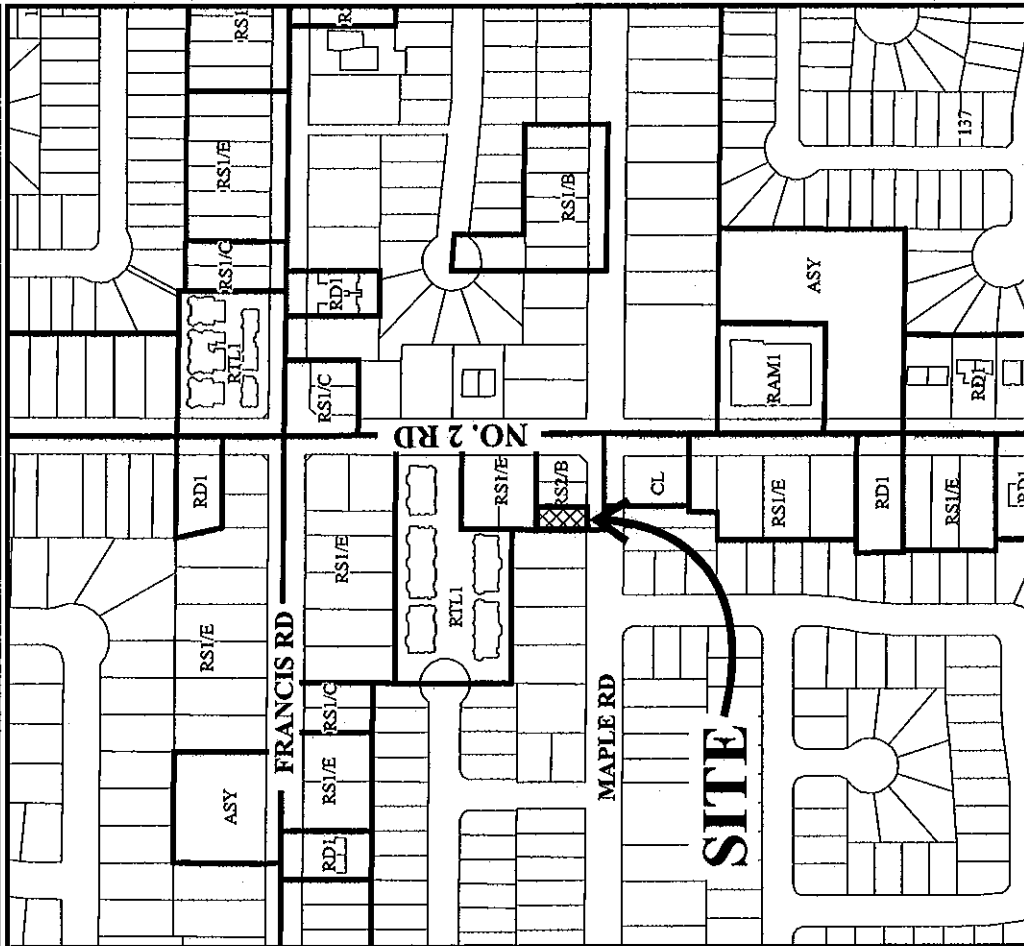
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR  
3062961



# City of Richmond



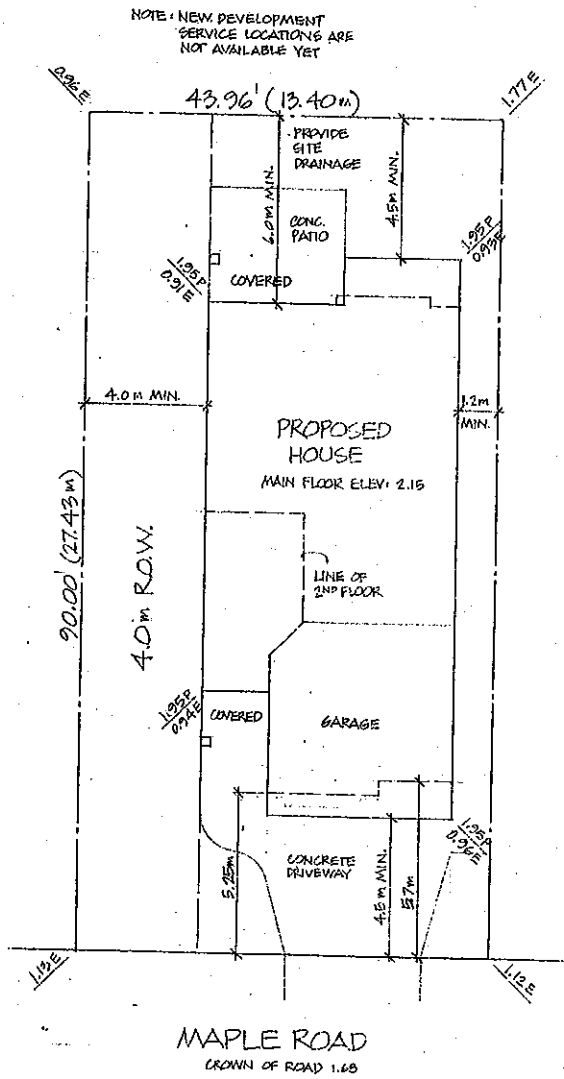
## DV 10-549791 SCHEDULE "A"

Original Date: 10/27/10  
 Revision Date: 01/27/11  
 Note: Dimensions are in METRES

DV 10 549791  
 JAN 25 2011 PLAN # 1

REVISED JAN 24, 2011 - REMOVE FRONT BAY  
 REVISED DEC 21, 2010 - AMEC. CHANGES FOR D.

DATE OCTOBER 5, 2010  
 DWG. NO. 10-23  
 SHEET NO. 1 of 3



MAPLE ROAD  
 CROWN OF ROAD 1.68



SITE PLAN  
 SCALE 1/8" = 1'0"

LEGAL DESCRIPTION

LOT A OF LOTS 3  
 SECTION 25-A-7  
 PLAN

ANALYSIS:

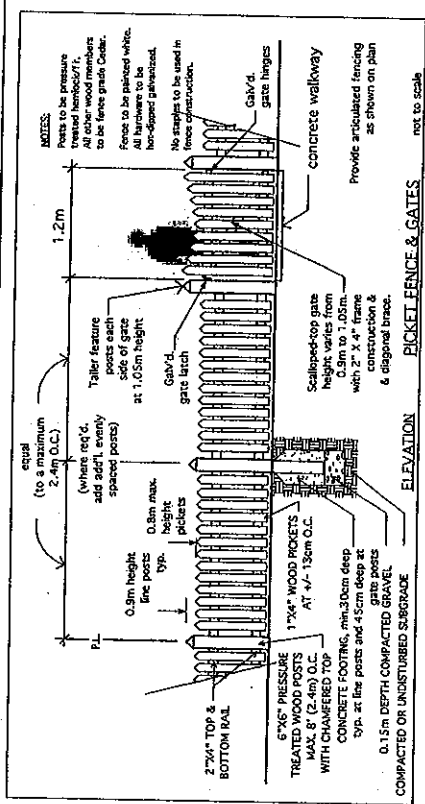
LOT AREA - 3056.5+ (307.6m<sup>2</sup>)  
 MAX FLOOR AREA @ 55% = 2176+ (202.2m<sup>2</sup>)  
 THIS PLAN MAIN FLOOR 1031+  
 UPPER FLOOR 1125+  
 TOTAL 2166+ (201.2m<sup>2</sup>)  
 MAX. SITE COV. @ 45% = 1780.4+ (169.4m<sup>2</sup>)  
 THIS PLAN 1552+ (144.2m<sup>2</sup>)  
 TOTAL COVERED AREA 114+ (10.6m<sup>2</sup>)

TITLE: HOUSE FOR 664525 B.C. LTD.  
 AT # 5731 MAPLE ROAD, RICHMOND B.C.

Lynde Designs Ltd.  
 1011 Commercial Street  
 Vancouver, B.C. V6C 2K6  
 (604) 278-8888

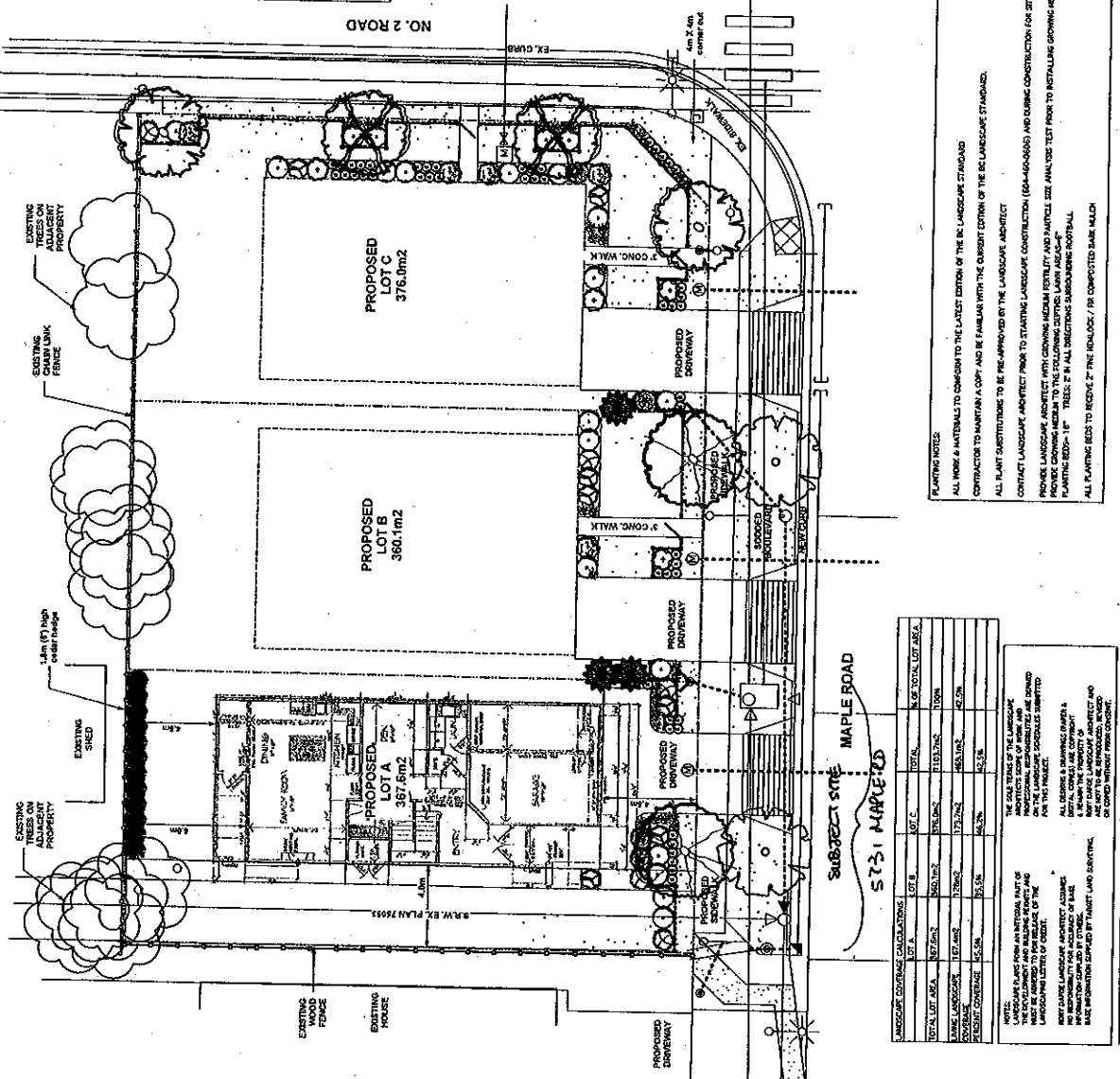


PLAN # 2  
 JAN 25 2011  
 DV 10 549791



**PLANT LIST**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
(Tree symbol)	2	Street Trees species & size to City of Richmond Standards		5cm cal., B68
(Tree symbol)	2	Magnolia yellowbird	Yellowbird Magnolia	5cm cal., B68
(Tree symbol)	2	Myrica sylvatica	Sweet Gum	5cm cal., B68
(Tree symbol)	2	Prunus yedoensis 'Auburno'	Decorative Flowering Cherry	5cm cal., B68
(Tree symbol)	3	Rosa amaris	Serenity Spirea	2.5m ht., B68
(Shrub symbol)	2	Azalea 'Edmore Goucher'		R2 Cont.
(Shrub symbol)	4	Asarula 'Gumpo White' or similar	White Dwarf Asarula var.	R2 Cont.
(Shrub symbol)	3	Escallonia 'Newport Dwarf'	Newport Dwarf Escallonia	R2 Cont.
(Shrub symbol)	2	Harlequin domestic 'Harbour Dwarf'	Harbour Dwarf Harlequin	R2 Cont.
(Shrub symbol)	7	Prunus japonica 'compacta'	Dwarf Prunus	R2 Cont.
(Shrub symbol)	21	Prunus L. 'Uro Luyken'	Orto Luyken Laurel	R2 Cont.
(Shrub symbol)	5	Rhododendron 'Carrington's White or similar'	Low growing white Rhododendron var.	R2 Cont.
(Shrub symbol)	12	Thuja occidentalis 'Savango'	Hedge Cedar	1.8m ht., 60cm O.C.
(Shrub symbol)	2	Viburnum davidii	David's Viburnum	R2 Cont.
(Groundcover symbol)	50	Erica & Calluna var's.	Winter & Summer Heather/Vegetables	R1 Cont.
(Groundcover symbol)	32	Festuca glauca	Blue Fescue	R1 Cont.



**PLANTING NOTES**

ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARD  
 CONTRACTOR TO MAINTAIN A COPY AND BE FAMILIAR WITH THE CURRENT EDITION OF THE BC LANDSCAPE STANDARD.  
 CONTACT LANDSCAPE ARCHITECT FOR THE LATEST EDITION OF THE BC LANDSCAPE STANDARD.  
 PROVIDE LANDSCAPE ARCHITECT WITH GRADING, IRRIGATION, FERTILITY AND NUTRIENT ANALYSIS TEST PRIOR TO INSTALLING GROWING MEDIA.  
 PROVIDE GROWING MEDIA TO THE SITE.  
 PLANTING BEDS - 1" TREES & 1" ALL SPECIES SURROUNDING HOUSTON.  
 ALL PLANTING BEDS TO RECEIVE 2" FINE MULCH, 7" DE COMPACTED SAND WELDON

**LANDSCAPE COSTUME CALCULATIONS**

LOT #	LOT AREA	PERCENTAGE OF TOTAL LOT AREA
LOT A	367.6m <sup>2</sup>	100%
LOT B	367.6m <sup>2</sup>	100%
LOT C	376.0m <sup>2</sup>	100%
TOTAL LOT AREA	1111.2m <sup>2</sup>	100%
PERCENTAGE COVERED	173.7m <sup>2</sup>	15.6%
PERCENTAGE COVERED	15.5m <sup>2</sup>	1.4%

**NOTES:**  
 THE AREA UNDER THE LANDSCAPE ARCHITECT'S CHARGE IS LIMITED TO THE AREA SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY OTHER PARTS OF THE PROJECT.  
 ALL DECISIONS & CHANGES MADE TO THE LANDSCAPE ARCHITECT'S DRAWINGS SHALL BE MADE IN WRITING & SHALL BE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT'S DRAWINGS ARE NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

**Legal Description:**  
 LOT 3 SECTION 28 BLOCK 4 & 5  
 DISTRICT OF RICHMOND, BRITISH COLUMBIA, CANADA

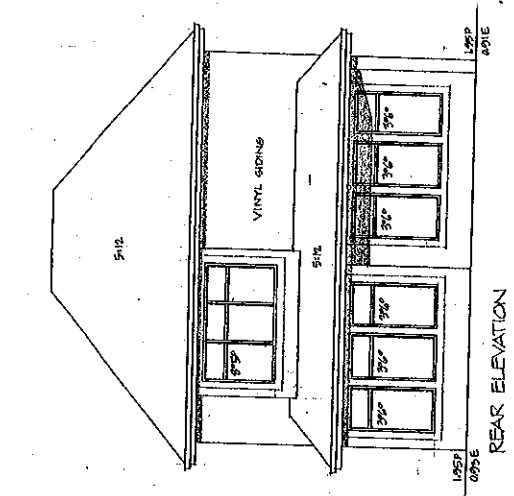
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 2. Date: 12/10/10  
 3. Date: 12/10/10  
 4. Date: 12/10/10  
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 6. Date: 12/10/10  
 7. Date: 12/10/10  
 8. Date: 12/10/10  
 9. Date: 12/10/10  
 10. Date: 12/10/10

**Scale:** 1:100  
**Date:** Dec. 14/09  
**Drawn:** RD  
**Checked:** RD

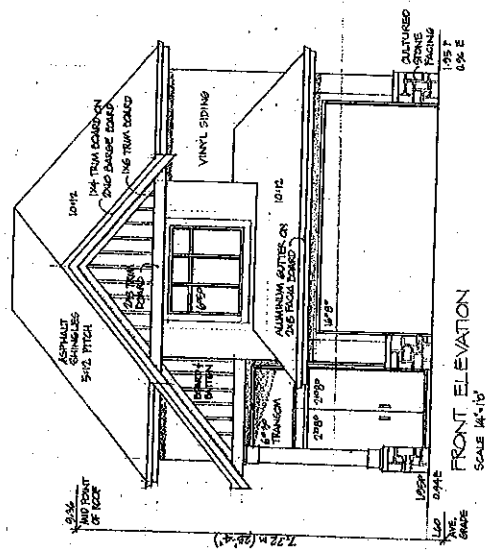
**Drawing No.:** L-1  
 1/11/10 1:100 1000

**PROJECT:** PROPOSED 3 LOT SUBDIVISION  
**CLIENT:** 5131 No. 2 Road, Richmond, BC  
 664-525 BC, LTD.  
**DRAWING TITLE:** LANDSCAPE PLAN

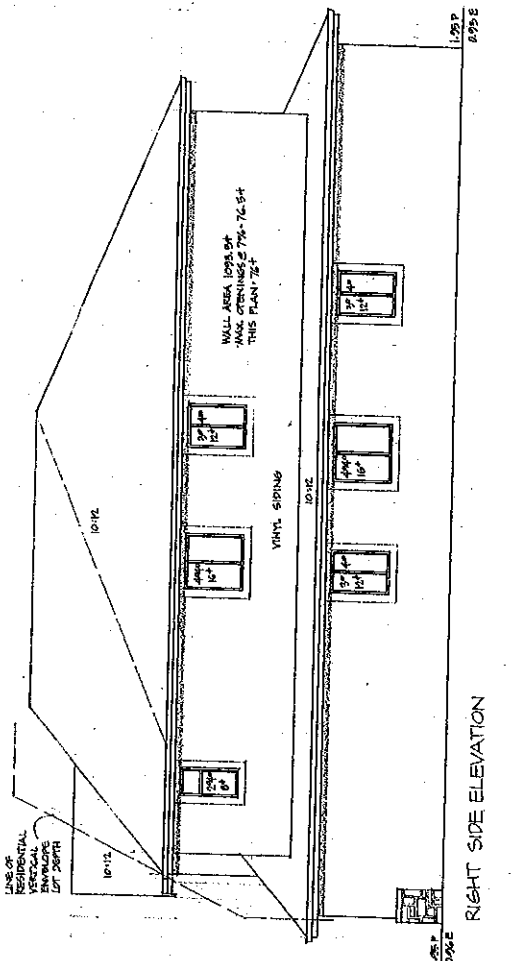
DV 10 549791  
 JAN 25 2011 PLAN #3



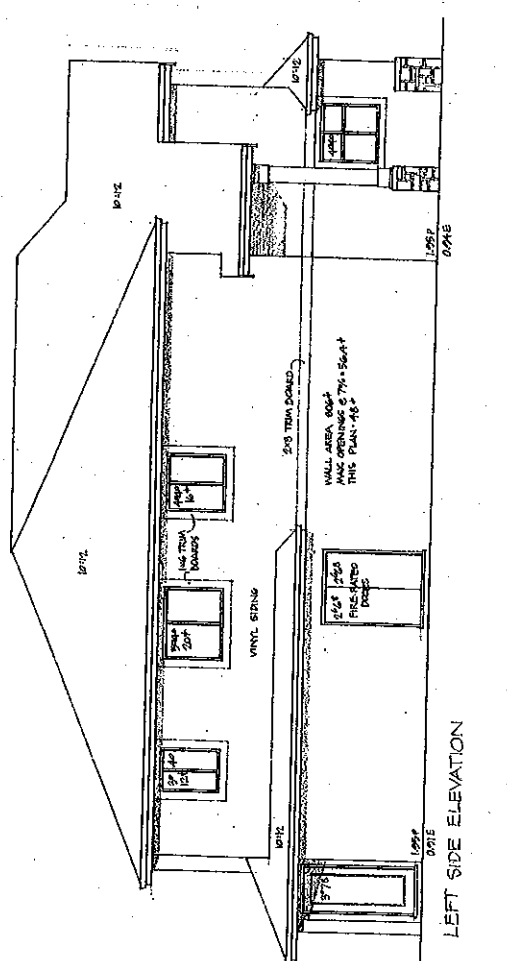
REAR ELEVATION



FRONT ELEVATION  
 SCALE 1/4" = 1'-0"



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

