



**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:** December 14, 2011  
**File:** DP 10-545704  
**Re:** **Revised Application in Response to DPP Referral by Chen Design Studio for a  
Development Permit at 7900 Bennett Road**

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and
2. Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5 m building projection beyond the vertical height envelope.

Brian J. Jackson, MCIP  
Director of Development

BJJ:tcb  
Att. 4

## Staff Report

### Origin

Chen Design Studio has applied to the City of Richmond for permission to develop two (2) back-to-back duplexes at 7900 Bennett Road on a site currently zoned "Single Detached (RS1/E)". The site currently contains a single-family dwelling.

The site is being rezoned from "Single Detached (RS1/E)" to "Infill Residential (RI2)" for this project under Bylaw 8699 (RZ 10-521539).

A Servicing Agreement for the design and construction of Storm Sewer Upgrades, Frontage Improvements, and Lane Improvements is required to be entered into prior to adoption of the Rezoning Bylaw (Bylaw 8699).

The application was presented to the Development Permit Panel on July 27, 2011. At the meeting, the Panel moved and seconded:

*That Development Permit 10-545704 be referred back to staff for further examination of:*

- (i) the landscaping scheme;*
- (ii) presentation to the lane;*
- (iii) access to the site;*
- (iv) on-site parking; and*
- (v) provision of useable outdoor space for each unit.*

**CARRIED**

This staff report addresses the Panel referral. The report considered by the Panel on July 27, 2011 is attached for reference (**Attachment A**).

### Development Information

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

### Zoning Compliance/Variations

The proposed Infill Residential (RI2) Zone does not contain provisions to enable projections beyond the vertical height envelope. A variance will be required to enable a minor projection to maintain the desired form and character encouraged by the *OCP-Acheson Bennett Sub-Area Plan*. The applicant requests to vary the provisions of the Richmond Zoning Bylaw No. 8500 to:

- Permit a 0.5 m building projection beyond the vertical height envelope to accommodate a gable ridge projection.  
*(Staff recommends support for this variance as the façade articulation and massing provide an improved streetscape and are consistent with other similar projects in the same zone.)*

## Staff Comments

Please note the following changes, that the designer has made in response to the Panel's Comments as provided to the Applicant in the attached Minutes (**Attachment C**):

- Reducing the Front Yard Setback from approximately 6.5m to 5.5m (4.5m required), detaching the garages, and shifting them to the south to address the panel's comments. This arrangement is in keeping with the Acheson-Bennett Typology and provides 3.0m Lane Dedication, 1.5m Temporary Right of Way and additional setbacks for the Garages (see note below).

Note: The garages have been shifted and stepped in plan to improve access, increase available open space to the common rear yard, and enhance architectural presentation to the lane. Transportation supports the 3.0m Lane Dedication, 1.5m Temporary Right of Way, with additional setbacks for the Garages to address the panel's comments (e.g., an additional 1.5m setback for the interior Garages, and 2.5m setback for the east/west Garages to the exterior property lines).

- Developing a lattice fence with a pergola trellis/grape arbor between the yard and outdoor parking to define and enhance common outdoor/play space.
- Shifting the Garbage and Recycling Enclosure to the south to screen from sight of the yard and lane.
- Designing the rear yard as common outdoor space with pergola trellis, shrubs and benches.
- Shifting the front fence back approximately 0.5m from the Bennett Road property line to increase the landscaped area to the street frontage and provide more private outdoor space for Unit A.
- Relocating the kitchens/powder room in Units A to enable back door and overlook to the internal outdoor entry court and to create useable/secure common outdoor space that could be used as a play area for small children.
- Enlarging the outdoor patio space for Units B by removing the through walkway/pavers, and providing a fence and landscaping as currently shown.

## Analysis

The Analysis will explain how the changes described above have responded to the Panel's concerns itemized in the meeting minutes.

*Access To The Site:* Site access, circulation, and general pedestrian permeability have been improved.

- To address the panel's comments, the garages have been shifted and stepped in plan to improve access, increase available open space to the common rear yard, and enhance architectural presentation to the lane.
- The secondary access for Units A has been relocated from the exterior side yard to the interior entry court. This revision is discussed in greater detail below in the provision of useable outdoor space.
- Parking access is off the lane dedication from Acheson Road. As noted above, Transportation supports the 3.0m Lane Dedication, 1.5m Temporary Right of Way, with additional setbacks for the Garages to address the panel's comments (e.g., an additional 1.5m setback for the interior Garages, and 2.5m setback for the east/west Garages to the exterior property lines).
- Parking access will be enhanced on redevelopment of the parcel fronting Acheson Road to the south of the subject site, when a 3.0m Lane Dedication will be required to complete the lane being developed with 7900 Bennett Road.

*Landscaping Scheme:* Revisions to the Site Plan (e.g., reducing the Front Yard Setback slightly, shifting the garages, re-orienting the side doors and side-yard access) have enhanced the external aspect of the proposal by making more planting area available.

- Elimination of exterior side yard access has permitted planting the yards with a range of small shrubs and groundcovers to enhance the green aspect of the site.
- These revisions also facilitated greater useable outdoor space for each unit, and greater common outdoor space for secure play areas and common amenity areas (e.g., entry court with decorative pavers; rear yard with benches, possible play feature and pergola with grape vines).
- The front fence is set back approximately 0.5m from the Bennett Road property line to increase the landscaped area to the street frontage and provide more private outdoor space for Unit A.
- A good selection of deciduous, broad-leaved evergreens and flowering species have been included in the landscape plan.
- Permeable paving has been used for the outdoor access driveways and parking to the rear, with unit paving (exposed aggregate finish) for patios and entry walks.

*Presentation To The Lane:* To address the panel's comments, the garages have been shifted and stepped in plan to improve access, increase available open space to the common rear yard, and enhance architectural presentation to the lane.

- The setbacks and driving surfaces to the rear yard onsite have been enhanced with the addition of permeable paving and banded patterning.
- Divided fenestration has been provided to the garage doors to enhance their visual appeal and reinforce the domestic nature of the proposal.
- A pergola trellis to be used as a grape arbour, with a lattice fence, has been developed between the outdoor parking and the common rear yard, to enhance the rear yard and the presentation to the lane.

*Onsite Parking:* Onsite parking has been provided as required by the *Richmond Zoning Bylaw*.

- Parking is accessed from the lane dedication originating at Acheson Road. As noted above, Transportation supports the 3.0m Lane Dedication, 1.5m Temporary Right of Way, with additional setbacks for the Garages to address the panel's comments (e.g., an additional 1.5m setback for the interior Garages, and 2.5m setback for the east/west Garages to the exterior property lines).
- As the adjacent sites to the south and west redevelop, the efficiency of the lane will improve with subsequent additional 3.0m lane dedications.
- The setbacks and driving surfaces to the rear yard onsite have been enhanced with the addition of permeable paving and banded patterning.

*Useable Outdoor Space:* Elimination of side yard access has facilitated greater useable outdoor space for each unit (particularly Units B), and greater common outdoor space for a secure play area and common amenity area (e.g., entry court with decorative pavers; rear yard with benches, shrubs and trellis).

- These revisions have also permitted planting the side yards with a range of small shrubs and groundcovers to enhance the green aspect of the site.

- The front fence is set back approximately 0.5m from the Bennett Road property line to increase the landscaped area to the street frontage and provide more private outdoor space for Unit A.
- Unit paving with an exposed aggregate finish has been used throughout the patios and walkways of the duplexes' common and limited common property.
- Permeable paving with banded patterning has been used for the paved approaches to the garages and the outdoor parking stalls.

### Conclusion

The applicant has satisfactorily addressed design issues that were identified by the Development Permit Panel. The applicant has presented an enhanced development proposal that increases the amenity and liveability of the Acheson-Bennett design typology. Staff recommends support for this revised Development Permit Application.



Terry Brunette  
Planner 2

TCB:rg

Prior to issuance of a Demolition Permit for the existing dwelling, the following is required:

- Installation of Tree Protection Fencing as noted on the Landscape Plan, to City standards, prior to the issuance of a Permit for the existing dwelling on-site. This fencing is to remain in place until construction of the future dwellings on the site is complete.

Prior to Issuance of a Building Permit, the following is required:

- 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/tp/special.htm>).



**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:** July 6, 2011  
**File:** DP 10-545704  
**Re:** Application by Chen Design Studio for a Development Permit at 7900 Bennett Road

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and
2. Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5m building projection beyond the vertical height envelope.

A handwritten signature in black ink, appearing to read 'Brian Jackson'.

Brian J. Jackson, MCIP  
Director of Development

BJJ:tcb  
Att. 3

## Staff Report

### Origin

Chen Design Studio has applied to the City of Richmond for permission to develop two (2) back-to-back duplexes at 7900 Bennett Road on a site currently zoned "Single Detached (RS1/E)". The site currently contains a single family dwelling.

The site is being rezoned from "Single Detached (RS1/E)" to "Infill Residential (RI2)" for this project under Bylaw 8699 (RZ 10-521539).

No upgrades are required to either water or the sanitary sewer. The storm analysis has identified that the ditch fronting this development does not meet current engineering standards. Storm Sewer Upgrades, Frontage Improvements, and Lane Improvements will be provided under Servicing Agreement prior to adoption of the rezoning bylaw.

The applicant is required to pay School Site Assignment Charges, Address Assignment Fees, Greater Vancouver Sewage & Drainage District Development Cost Charges, and servicing costs.

### 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.

### Surrounding Development

To the North: Single Detached (RS1/E)	Existing Development - Single-Family Dwelling
To the East: Infill Residential (RI1)	Existing Development - Back-to-Back Duplexes
To the South: Town Housing (ZT45)	Existing Development - Townhouse (2-storeys)
Single Detached (RS1/E)	Existing Development - Single-Family Dwelling
To the West: Infill Residential (RI1)	Existing Development - Single-Family Dwelling

### Rezoning and Public Hearing Results

During the rezoning process, minor issues were identified. Staff worked with the Applicant to ensure that:

- The Design Guidelines were fulfilled through varied building mass and elevations (bay windows, hipped roofs and columned entry porches), varied fenestration (subtle mullion variations), upgraded cladding (hardi-plank throughout), and a subtle natural colour palette.
- The requested variance, based on drawings submitted at rezoning and development permit application, was reviewed to:
  - Permit a 0.5m building projections beyond the vertical height envelope to accommodate a gable ridge projection.

A Public Hearing for the rezoning of this site was held on March 21, 2011. One (1) letter was received which expressed concern over a possible increase in traffic flow on Bennett Road if density is increased with no rear lane access. Rear lane access is provided to this site from Acheson Road which should re-direct some traffic flow from Bennett Road and alleviate increased traffic to Bennett Road.

### Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the Infill Residential (RI2) Zone except for the zoning variance noted below.

### Zoning Compliance/Variations (staff comments in bold)

The proposed Infill Residential (RI2) Zone does not contain provisions to enable projections beyond the vertical height envelope. A variance will be required to enable a minor projection to maintain the desired form and character encouraged by the *OCP-Acheson Bennett Sub-Area Plan*. The applicant requests to vary the provisions of the Richmond Zoning Bylaw No. 8500 to:

- Permit a 0.5m building projection beyond the vertical height envelope to accommodate a gable ridge projection.  
*(Staff recommends support for this variance as the façade articulation and massing provide an improved streetscape and are consistent with other similar projects in the same zone.)*

### Advisory Design Panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

### Analysis

#### *Policy*

Broad criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan (OCP):

- |             |       |  |
|-------------|-------|--|
| Schedule 1: | 9.2   | General Guidelines   |
|             | 9.3   | Multiple-Family Residential Development Permit Guidelines (Townhouses) |
| Schedule 2: | 2.10  | City Centre Area Planning Committee                                    |
|             | 2.10B | Acheson-Bennett Sub-Area Plan  |

#### *Conditions of Adjacency*

- The proposed height, siting and orientation of the buildings respect the finer grain of the character evolving in the surrounding residential development.

#### *Urban Design and Site Planning*

- The subdivision of the subject site into two (2) lots requires a separate application. The subdivision must be approved prior to issuance of a building permit.
- Parking will be provided at a rate the greater of 1.0 resident parking spaces per dwelling unit or 0.5 parking spaces per bedroom (3 spaces per lot) as required by the Infill Residential (RI2) Zone. No visitor parking is required in Infill Residential (RI2) Zone if there are less than four (4) dwelling units per lot; and
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.



### *Architectural Form and Character*

- The form of development is similar to new townhouses previously approved on Acheson Road.
- The proposed site layout provides for an attractive pedestrian oriented townhouse elevation fronting Bennett Road, which is consistent with the guidelines for the Acheson Bennett Sub-Area.
- Design Guidelines are fulfilled through the varied building mass and elevations (bay windows, hipped roofs columned entry porches), varied fenestration (subtle mullion variations) and muted, natural colour palette. The massing and style of the building forms are compatible and contribute to a consistent streetscape image and presence.
- The proposed building materials (stucco, hardi-plank siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines and Sub-Area Plan.

### *Landscape Design and Open Space Design*

A Landscape Plan, Tree Survey and a Landscape Architect/Arborist's report have been submitted by the applicant:

- Twenty-six (26) existing bylaw-sized trees are on site.
- The condition of these trees is generally poor, as almost all suffer from neglect, over crowding and competitive shading with poor pruning and/or damage. They would not survive once the grade is raised.
- Two (2) bylaw-sized trees could be viable for retention as their condition and size are good.
- Only one (1) of these viable, bylaw-sized tree can be retained, as the second viable tree is located within the lane dedication.
- Twenty-five (25) existing bylaw-sized trees are recommended for removal.
  - Three (3) trees fall within the required lane dedication.
  - Seven (7) trees comprise a hedgedrow to the west property line.
- Fifteen (15) trees are required to be replaced at a 2:1 ratio:
  - Three (3) trees are located within the driveways for parking access.
  - Ten (10) trees are located as perimeter plantings (similar to a hedgerow).
  - Two (2) trees are located within the envelope.
  - All trees have been compromised by neglect, over crowding and poor pruning or damage.

A landscape plan has been prepared which proposes retention of one (1) viable existing tree, and planting a total of nine (9) specimen trees. Additional small and medium-size shrubs, predominantly broad-leaved evergreens, will also be planted.

- The Landscape plan proposes to provide nine (9) replacement trees.
- The remaining 21 replacement trees will be addressed by the "cash-in-lieu" option. Cash-in-lieu to be: 21 replacement trees @ \$500/tree equals \$10,500.
- The Landscape Plan will integrate well with the existing streetscape.
- Given the size of the project overall, the small number of bedrooms in each unit, the provision of private yard space for each unit and the proximity to Brighthouse Park, outdoor amenity space is not provided.
- The landscape plan has been further assessed with the review of the Development Permit. In order to ensure that this work is undertaken, the applicant is required to provide a landscape security (approximately \$25,509.20) with the Development Permit.
- The replacement boulevard street trees are secured through the frontage improvements required as a condition of the rezoning.

Note: Two (2) trees on City-owned property along Bennett Road are recommended for removal by the Arborist. These trees have been severely pruned by hydro crews.

### ***Crime Prevention Through Environmental Design***

- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.
- Effective lighting of buildings, open spaces, parking areas, and along the drive aisles will be provided.

### ***Flood Management***

In accordance with the *Flood Protection Management Strategy*, registration of a Flood Indemnity Covenant will be required prior to Rezoning adoption.

### ***Affordable Housing***

- The applicant will be making a voluntary cash contribution to the affordable housing reserve fund in accordance with the City's Affordable Housing Strategy.
- For Infill Residential (RI2) townhouse developments, the *Richmond Zoning Bylaw (Section 5.15)* specifies a voluntary cash contribution of \$2.00 per buildable square foot directed to the Affordable Housing Reserve Fund to achieve an increase in density from 0.4 to 0.55 FAR.
- A cash contribution of \$2.00 per buildable square foot (e.g., approximately \$9,047.66) towards the City's Affordable Housing Reserve will be made.

### ***Accessibility/Aging In Place***

- The applicant has proposed units that include substantial living areas at the ground floor.
- "Aging-In-Place" features will be provided to all units (e.g., inclusion of blocking to bathrooms for installation of grab-bars, and provision of lever door handles.)
- In addition, the rear units (Unit B) of each duplex will be convertible and have the base level of accessible features described above, and also, widened doors, stairs and corridors throughout, and framing/ electrical installed for a future stair lift or lift, and a Living Room convertible to a Bedroom with an accessible washroom and lift.
- Accessible features are fully noted on the attached Development Permit Drawings and will be fully detailed on the Building Permit Drawings.

### ***Indoor/Outdoor Amenity***

No common shared Indoor/Outdoor Amenity Space is required for this development, but each unit will have access to private outdoor space.

### ***Sustainability***

Sustainability features (listed below) have been included in the Rezoning Considerations will be specified and detailed in the Building Permit:

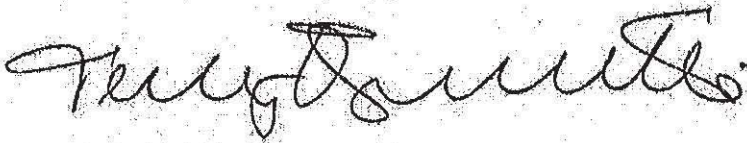
- Landscaping and permeable paving that may assist in diverting storm water run-off from the storm sewer system and reducing the urban heat island effect;
- Reduction of fresh water use by specifying low flow fixtures and water efficient appliances, dual-flush toilets, and low-flow faucets;
- Motion sensors and timers in public areas to reduce electricity consumption; efficient fixed lights, fans and heating equipment, as well as, increased occupant control (heating zones within the unit) to decrease energy consumption;
- Low e-glazing to reduce heat gain; demolition/construction to divert waste from landfills; products made out of recycled material or with recycled content used where applicable and

concrete with fly ash content specified where possible; locally/regionally harvested and manufactured products used where possible throughout the project;

- Low emitting materials sealants, adhesives, paints, carpets and composite wood used where applicable; and
- Operable windows specified to contribute to the quality of the indoor environment.

### Conclusions

The applicant has satisfactorily addressed design issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommends support of this Development Permit application.



Terry Brunette  
Planner 2

TCB:cas

Prior to forwarding this application to Council for approval, the following is required:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$25,509.20,
- Receipt of a contribution of \$10,500 to the City's Tree Compensation Fund.

Prior to issuance of a Demolition Permit for the existing dwelling, the following is required:

- Installation of Tree Protection Fencing as noted on the Landscape Plan, to City standards, prior to the issuance of a Permit for the existing dwelling on-site. This fencing is to remain in place until construction of the future dwellings on the site is complete.

Prior to Issuance of a Building Permit, the following is required:

- 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/tp/special.htm>).



**City of Richmond**

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

**Development Application  
 Data Sheet**

**DP 10- 545704**

**Attachment 1**

Address: 7900 Bennett Road – Table for Proposed East & West Subdivided Parcels

Applicant: Chen Design Studio

Planning Area(s): City Centre Area – Acheson Bennett Sub-Area

	Existing	Proposed
Owner:	Pujun Ren	Pujun Ren
Site Size (m <sup>2</sup> ):	826.4 m <sup>2</sup>	2 lots @ 381.6 m <sup>2</sup> each
Land Uses:	Single Family Dwelling	Duplex on Each Parcel
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Mixed Single-family & Small-scale Multi-family	Mixed Single-family & Small-scale Multi-family
702 Policy Designation:	N/A	N/A
Zoning:	RS1/E	RI2
Number of Units:	1 unit	4 units (Duplex on Each Parcel)
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none
Floor Area Ratio:	Max. 0.55	0.55	none
Lot Coverage – Building:	Min. 45% m	44.3% m	none
Lot Size (min. dimensions):	Min. 312 m <sup>2</sup> to Max. 1560 m <sup>2</sup>	2 lots @ 381.6 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – Interior Side Yards (m)	Min. 1.2 m Min 0.6 (Garage)	Min. 1.2 m Min 0.6 (Garage)	none
Setback – Rear Yards (m)	Min. 6.0 m Min. 1.2 m (Garage)	6.0 m	none
Height (m):	Max. 9 m	Max. 8.8 m (7.65m to roof mid-point)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	none
Off-street Parking Spaces – Total:	3 per lot	3 per lot	none
Tandem Parking Spaces:	Not permitted	0	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	Private Yards	none

Other: Tree replacement compensation for loss of significant trees provided @ 2:1 ratio and/or cash-in-lieu.



No. DP 10-545704

To the Holder: CHEN DESIGN STUDIO  
Property Address: 7900 Bennett Road  
Address: 3228 - 8700 McKim Way, Richmond, BC V6X 4A5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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 No. 8500" is hereby varied to:
  - a) Permit a 0.5m building projection beyond the vertical height envelope to accommodate a gable ridge projection.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$25,509.20 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. 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 and the security shall be returned in full.

No. DP 10-545704

To the Holder: CHEN DESIGN STUDIO  
Property Address: 7900 Bennett Road  
Address: 3228 - 8700 McKim Way, Richmond, BC V6X 4A5

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8. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

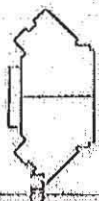
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MAYOR

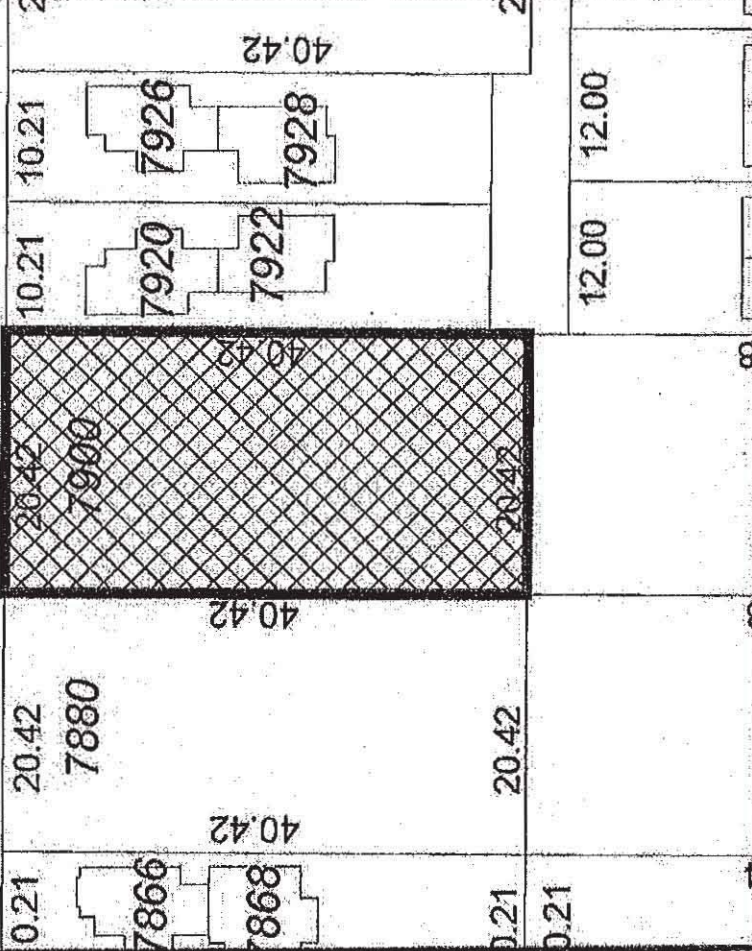


# City of Richmond

GRANVILLE AVE

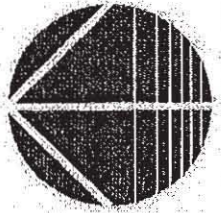


SI  
**SITE**



7891	7895	7911	7931
		20.42	20.42

**BENNETT RD**



## DP 10-545704 SCHEDULE "A"

Original Date: 09/29/10  
 Revision Date:  
 Note: Dimensions are in METRES

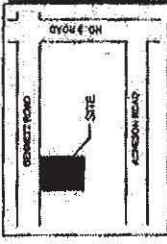


**PLAN 1 DP 10-545704 JULY 6, 2011**

**7900 BENNETT ROAD  
RICHMOND, BC**

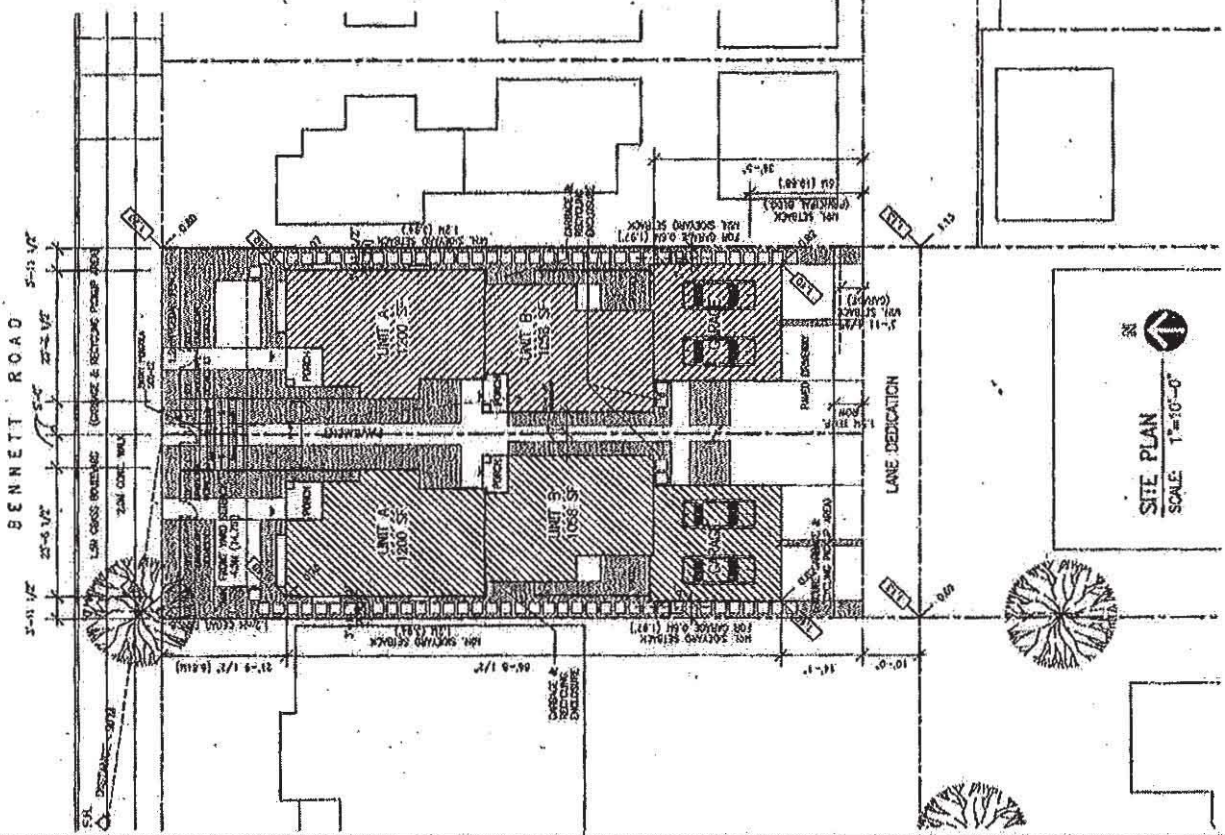
**ISSUED FOR DP APPLICATION  
- AUG. 27, 2010**

**PROJECT DATA:**  
**CHIC ADDRESS:** 7900 BENNETT ROAD  
 RICHMOND, BRITISH COLUMBIA  
**LEGAL DESCRIPTION:** 2E SEC 17 BULKY REGW PL 14924  
**PARCEL IDENTIFIER:** 004-256-075  
**APPLICANT:** CHEN DESIGN STUDIO  
**EXISTING ZONING:** RS1/E  
**PROPOSED ZONING:** R1



**LOCATION PLAN**

EXISTING	PROPOSED	EXISTING (ONE LOT)	PROPOSED (ONE LOT)
RS1/E (ONE LOT)	R1	18,217 SF (421.1 SQ)	33,121.187 SQ (1,278 SF)
FLOOR AREA RATIO	0.55	0.55	0.55
LOT COVERING-BUILDING	45%	45%	45%
BUILDING & NON-PRODUCIVE AREA	8,268.1 SF (190.5 SQ)	15,077 SF (347.1 SQ)	15,077 SF (347.1 SQ)
GROSS SITE AREA	4,442 SF (102.7 SQ)	4,442 SF (102.7 SQ)	4,442 SF (102.7 SQ)
ROAD WIDENING	4.5M	4.5M	4.5M
STREET LIGHTING	1.2M	1.2M	1.2M
STREET SIGNAGE	2.25 M (45.0%)	2.25 M (45.0%)	2.25 M (45.0%)
REAR	2.5 M (50.0%)	2.5 M (50.0%)	2.5 M (50.0%)
PROPOSED	2 1/2 STOREY PLAN	2 1/2 STOREY PLAN	2 1/2 STOREY PLAN
LANDSCAPING	0.5 STALES PER BLOCK	0.5 STALES PER BLOCK	0.5 STALES PER BLOCK
SIZE	33,121.187 SQ (1,278 SF)		



**SITE PLAN**  
SCALE 1"=10'-0"

CHEN DESIGN STUDIO

3600-4000 Main St.  
Richmond, BC V6X 3K9  
Tel: 604-273-3333  
Fax: 604-273-3333

**RESIDENTIAL BUILDINGS (DUPLEX)**

7900 BENNETT ROAD  
RICHMOND, BC

City: 604-273-3333  
 Date: 7/6/11  
 Drawn By: [Signature]  
 Checked By: [Signature]  
 Project No.: 101014  
 Drawing No.: A-1



CHEN  
DESIGN  
STUDIO

2000 BERRY RD  
ANNAPOLIS, MD 21403  
TEL: 410-261-1111  
WWW.CHENDESIGNSTUDIO.COM

PROJECT	RESIDENTIAL
ARCHITECT OF RECORD	CHEN DESIGN STUDIO
DATE	NOV 2009
SCALE	1/8"=1'-0"
DATE	NOV 2009
SCALE	1/8"=1'-0"
DATE	NOV 2009
SCALE	1/8"=1'-0"
DATE	NOV 2009
SCALE	1/8"=1'-0"

PROJECT  
RESIDENTIAL  
SUNSHINE  
COURLEY

2000 BERRY RD  
ANNAPOLIS, MD

DATE: NOV 2009  
SCALE: 1/8"=1'-0"

DATE: NOV 2009  
SCALE: 1/8"=1'-0"

DATE: NOV 2009  
SCALE: 1/8"=1'-0"

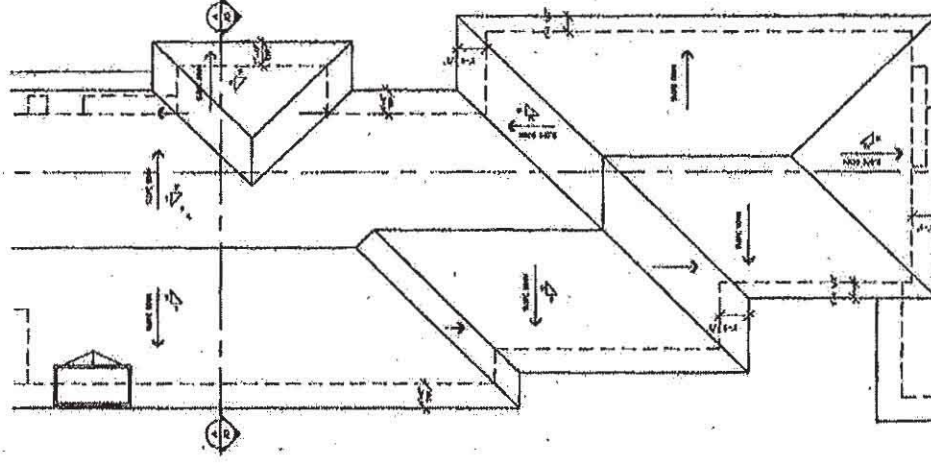
DATE: NOV 2009  
SCALE: 1/8"=1'-0"

DATE: NOV 2009  
SCALE: 1/8"=1'-0"

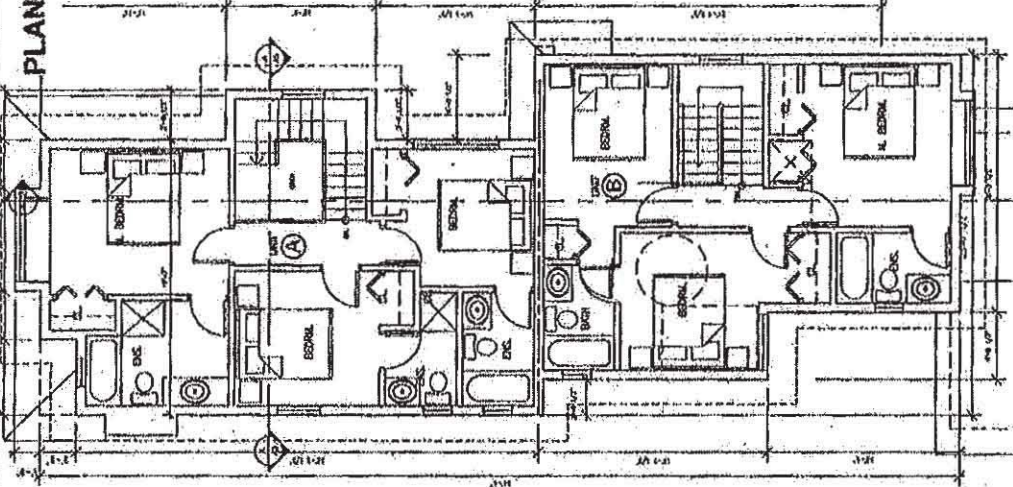
DP 10-545704

JULY 6, 2011

PLAN 3

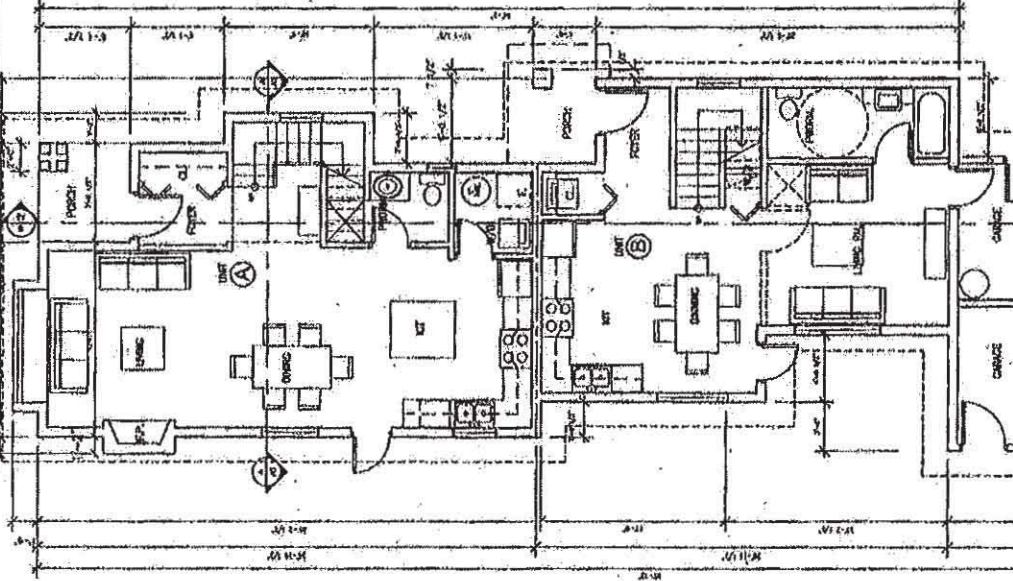


ENLARGED  
ROOF PLAN  
SCALE: 1/8"=1'-0"

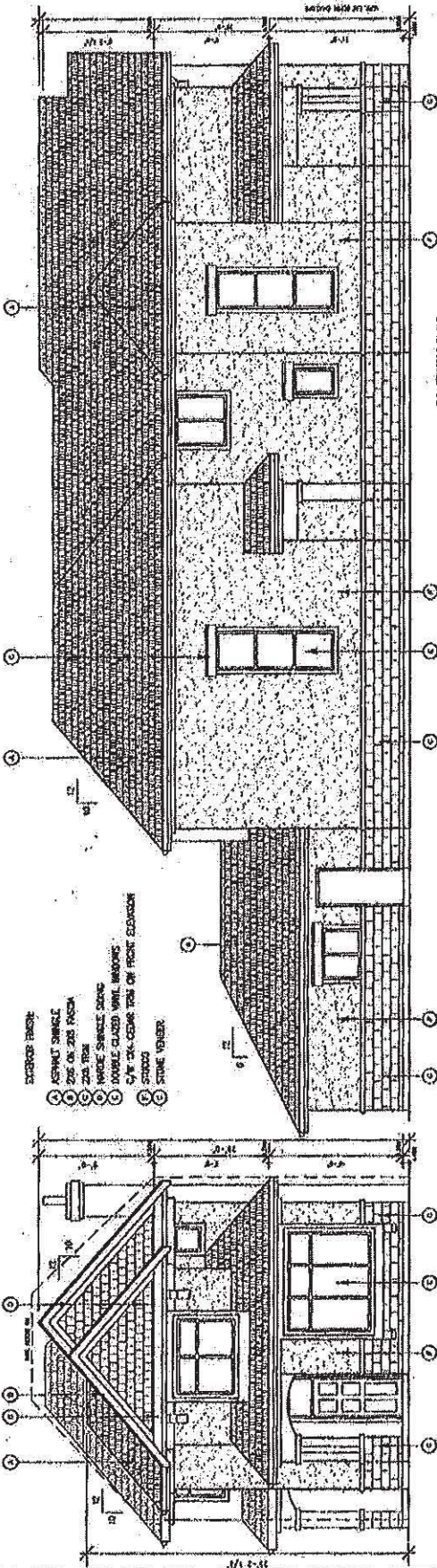


ENLARGED  
SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"

Notes:  
1. All floor and concrete necessary indicated below to be done in situ on the building frame.  
2. Structural steel reinforcement on the ground floor shall be A & B.  
3. All floor necessary provided to all levels. (i.e., concrete of balconies for indication of finish, and provision of base floor finish).  
4. All of each space to be concrete and there shall be level finish throughout above.  
5. All walls shall be masonry or concrete and there shall be level finish throughout above.  
6. All doors shall be masonry or concrete and there shall be level finish throughout above.  
7. All stairs shall be masonry or concrete and there shall be level finish throughout above.  
8. All stairs shall be masonry or concrete and there shall be level finish throughout above.  
9. All stairs shall be masonry or concrete and there shall be level finish throughout above.  
10. All stairs shall be masonry or concrete and there shall be level finish throughout above.



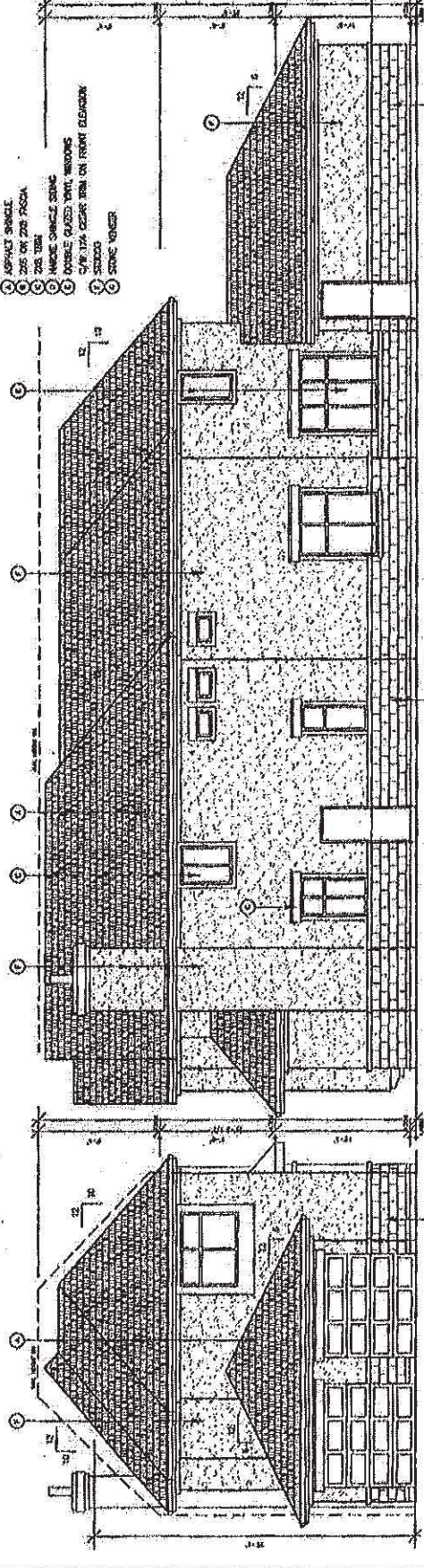
ENLARGED  
GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"



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

SIDE ELEVATION  
SCALE: 1/4"=1'-0"

- EXTERIOR FINISH:
- 1 ASPHALT SHINGLE
  - 2 S/S ON 2ND FLOOR
  - 3 S/S ON 1ST FLOOR
  - 4 WIDE SHINGLE SIDING
  - 5 DOUBLE GLAZED WHITE WINDOWS
  - 6 3/4" ON CENTER TRIM ON FRONT ELEVATION
  - 7 STUCCO
  - 8 STONE VENER



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

SIDE ELEVATION 2  
SCALE: 1/4"=1'-0"

- EXTERIOR FINISH:
- 1 ASPHALT SHINGLE
  - 2 S/S ON 2ND FLOOR
  - 3 S/S ON 1ST FLOOR
  - 4 WIDE SHINGLE SIDING
  - 5 DOUBLE GLAZED WHITE WINDOWS
  - 6 3/4" ON CENTER TRIM ON FRONT ELEVATION
  - 7 STUCCO
  - 8 STONE VENER

<b>CHEN DESIGN STUDIO</b> 2700 24th Street NW Atlanta, GA 30318 Tel: (404) 252-8888 Fax: (404) 252-8898		Project: RESIDENTIAL BUILDINGS (DUPLEX) Drawing Title: ELEVATIONS	
Date:	DEC 2008	Scale:	1/4"=1'-0"
Drawn By:	AC	Checked By:	AC
Project No: 101014 Drawing No: 101014-04 Drawing Title: ELEVATIONS			

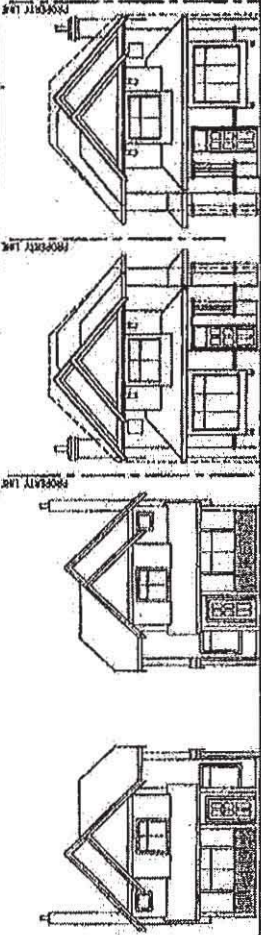
CHEN  
DESIGN  
STUDIO

2500 W. 10th St.  
Tulsa, OK 74107  
Tel: 918.439.8888

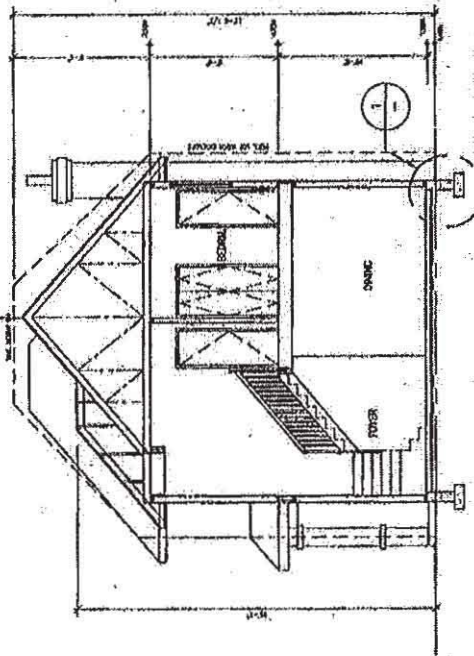
PLAN 5

DP.10-545704

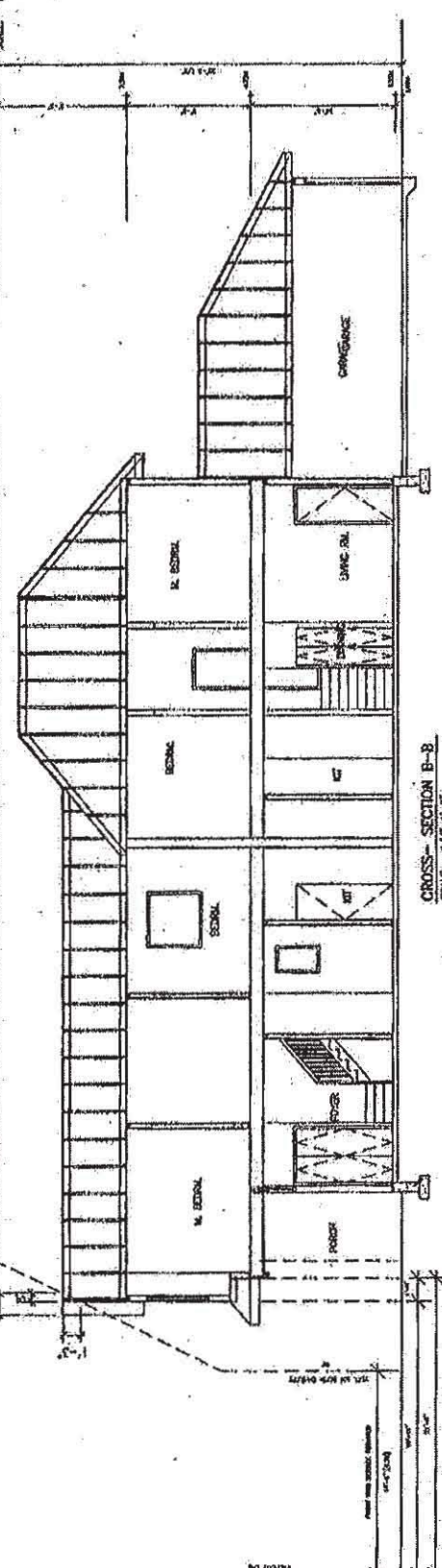
JULY 6, 2011



STREET SCAPE ELEVATION  
SCALE: 1/8"=1'-0"



CROSS-SECTION A-A  
SCALE: 1/4"=1'-0"



CROSS-SECTION B-B  
SCALE: 1/4"=1'-0"

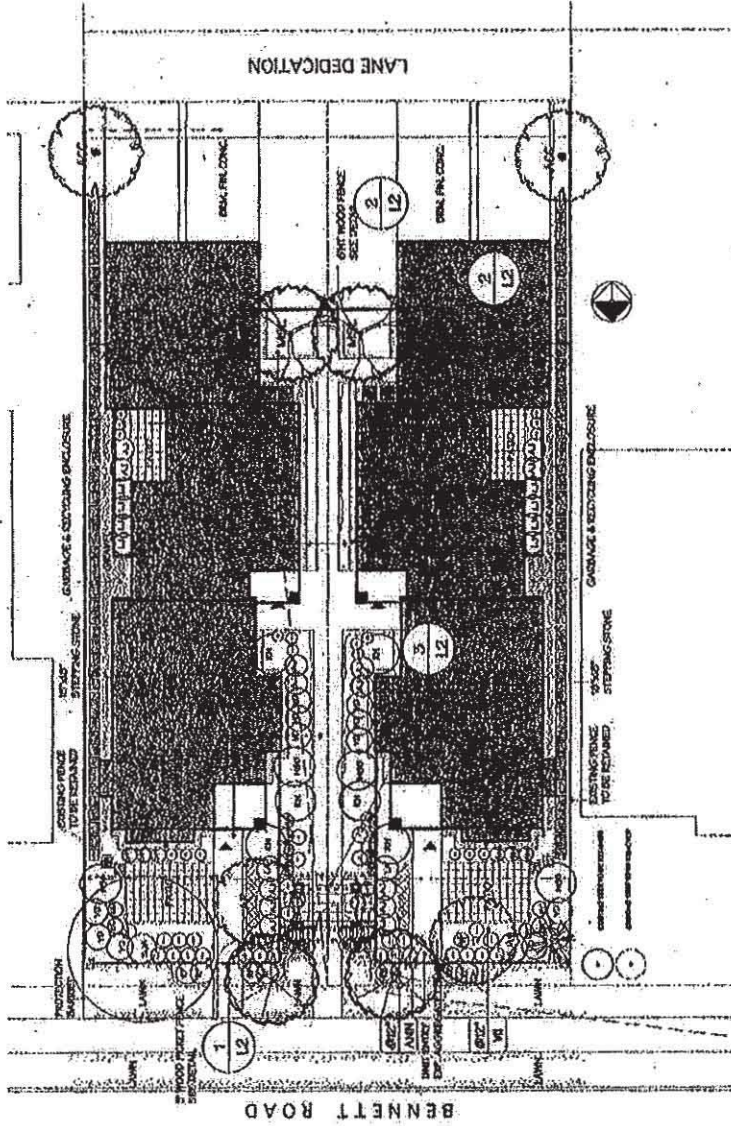
PROJECT	RESIDENTIAL BUILDINGS (DUPLX)
CLIENT	7680 BENNETT ROAD, TULSA, OK
DATE	07/06/11
DESIGNER	CHEN DESIGN STUDIO
ARCHITECT	CHEN DESIGN STUDIO
ENGINEER	CHEN DESIGN STUDIO
DATE	07/06/11
SCALE	1/4"=1'-0"
PROJECT	RESIDENTIAL BUILDINGS (DUPLX)
CLIENT	7680 BENNETT ROAD, TULSA, OK
DATE	07/06/11
DESIGNER	CHEN DESIGN STUDIO
ARCHITECT	CHEN DESIGN STUDIO
ENGINEER	CHEN DESIGN STUDIO
DATE	07/06/11
SCALE	1/4"=1'-0"

Project: RESIDENTIAL BUILDINGS (DUPLX)  
 Client: 7680 BENNETT ROAD, TULSA, OK  
 Date: 07/06/11  
 Designer: CHEN DESIGN STUDIO  
 Architect: CHEN DESIGN STUDIO  
 Engineer: CHEN DESIGN STUDIO  
 Scale: 1/4"=1'-0"

PLAN 6

DP 10-545704

JULY 6, 2011



ITO  
 Z. ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 7500 BENNETT ROAD  
 RICHMOND, VA 23234  
 TEL: (804) 261-1000  
 FAX: (804) 261-1001  
 WWW.ITOLANDSCAPE.COM

7500 BENNETT ROAD  
 RICHMOND, VA 23234

LANDSCAPE PLAN

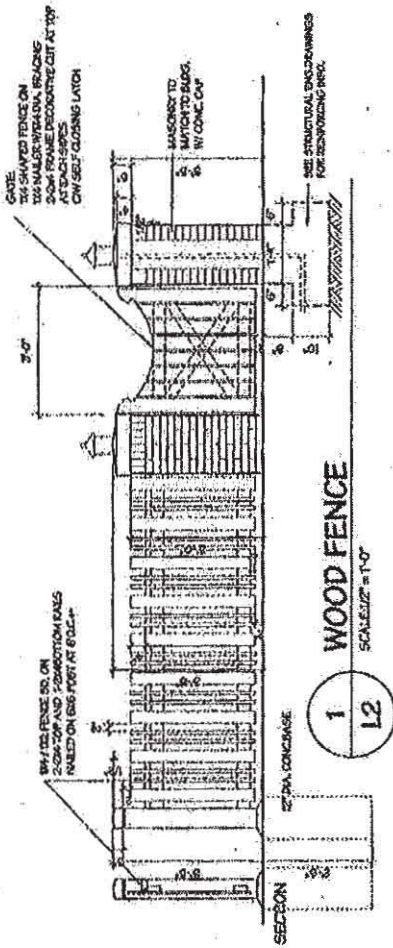
EXISTING TREE REPLACEMENT RATIONALE

Tree No.	Tree Name	DBH	Height	Condition	Replacement
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...
11	...	...	...	...	...
12	...	...	...	...	...

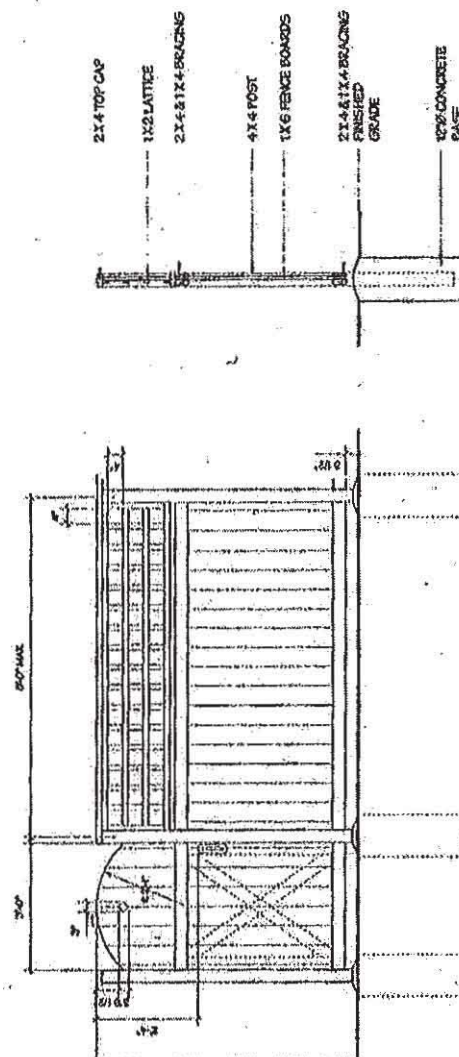
NOTES:  
 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 2. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 3. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 4. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 5. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 6. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 7. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 8. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 9. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 10. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 11. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.  
 12. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE NOTES TO THE PLANS.

PLANT LIST

Symbol	Quantity	Plant Name	Notes
1	1	...	...
2	1	...	...
3	1	...	...
4	1	...	...
5	1	...	...
6	1	...	...
7	1	...	...
8	1	...	...
9	1	...	...
10	1	...	...
11	1	...	...
12	1	...	...

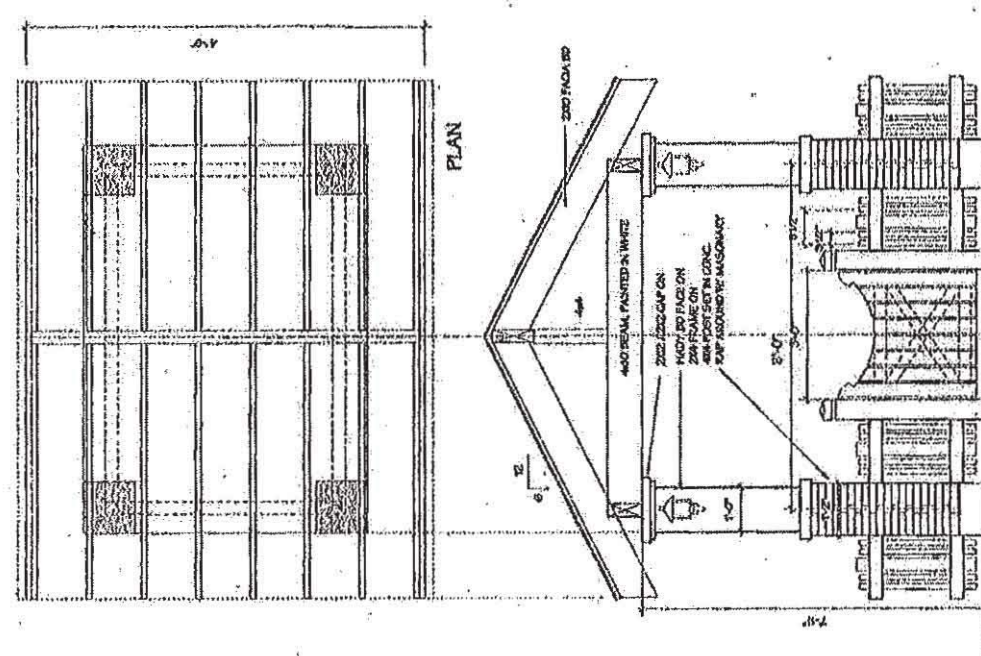


**1 WOOD FENCE**  
 SCALE: 1/4" = 1'-0"



**2 6' WOOD FENCE**  
 SCALE: 1/4" = 1'-0"

**NOTE**  
 ALL WOOD SHALL BE PRESSURE TREATED FIR S.A.S.  
 ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN, COLOUR TO BE COORDINATED WITH THE BUILDING AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.  
 ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.  
 ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES.



**3 OPEN ENTRY PERGOLA**  
 SCALE: 1/4" = 1'-0"

DATE	NO.	BY	CHKD.



**City of Richmond**

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

**Development Application  
 Data Sheet**

**DP 10- 545704** **Attachment B**

Address: 7900 Bennett Road – Table for Proposed East & West Subdivided Parcels

Applicant: Chen Design Studio

Planning Area(s): City Centre Area – Acheson Bennett Sub-Area

	Existing	Proposed
<b>Owner:</b>	Pujun Ren	Pujun Ren
<b>Site Size (m<sup>2</sup>):</b>	825.4 m <sup>2</sup>	2 lots @ 381.6 m <sup>2</sup> each
<b>Land Uses:</b>	Single Family Dwelling	Duplex on Each Parcel
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Area Plan Designation:</b>	Mixed Single-family & Small-scale Multi-family	Mixed Single-family & Small-scale Multi-family
<b>702 Policy Designation:</b>	N/A	N/A
<b>Zoning:</b>	RS1/E	RI2
<b>Number of Units:</b>	1 unit	4 units (Duplex on Each Parcel)
<b>Other Designations:</b>	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	N/A	none
Floor Area Ratio:	Max. 0.55	0.55	none
Lot Coverage – Building:	Min. 45% m	44.3% m	none
Lot Size (min. dimensions):	Min. 312 m <sup>2</sup> to Max. 1560 m <sup>2</sup>	2 lots @ 381.6 m <sup>2</sup>	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – Interior Side Yards (m)	Min. 1.2 m Min 0.6 (Garage)	Min. 1.2 m Min 0.6 (Garage)	none
Setback – Rear Yards (m)	Min. 6.0 m Min. 1.2 m (Garage)	6.0 m	none
Height (m):	Max. 9 m	Max. 8.8 m (7.65m to roof mid-point)	none



<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Regular (R) / Visitor (V):	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	Greater of 1 (per DU) or 0.5 (per Bedroom) and 0 (V) per unit	none
Off-street Parking Spaces – Total:	3 per lot	3 per lot	none
Tandem Parking Spaces:	Not permitted	0	none
Amenity Space – Indoor:	N/A	N/A	none
Amenity Space – Outdoor:	N/A	Private Yards	none

Other: Tree replacement compensation for loss of significant trees provided @ 2:1 ratio and/or cash-in-lieu.



City of  
Richmond

Minutes

## Development Permit Panel

Wednesday, July 27, 2011

Time: 3:30 p.m.  
 Place: Council Chambers  
 Richmond City Hall  
 Present: Joe Erceg, Chair  
 Robert Gonzalez, General Manager, Engineering and Public Works  
 Dave Semple, General Manager, Parks and Recreation

The meeting was called to order at 3:30 p.m.

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 13, 2011, be adopted.*

**CARRIED**

### 2. Development Permit 10-545704

(File Ref. No.: DP 10-545704) (REDMS No. 3218163)

APPLICANT: Chen Design Studio

PROPERTY LOCATION: 7900 Bennett Road

INTENT OF PERMIT:

1. Permit the construction of two (2) back-to-back duplexes at 7900 Bennett Road on a site zoned "Infill Residential (RI2)"; and
2. Vary the provisions of the Richmond Zoning Bylaw No. 8500 to permit a 0.5m building projection beyond the vertical height envelope.

#### Applicant's Comments

Xi Chen, Designer, Chen Design Studio, provided the following details regarding the proposed two back-to-back duplexes at 7900 Bennett Road:

- the subject site was subdivided into two new lots, and a two-unit duplex building is proposed for each lot;

**Development Permit Panel**  
**Wednesday, July 27, 2011**

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- the proposed design of the buildings are two-storey wood frame homes, approximately the same height as existing adjacent residences;
- the proposed front yard setback matches the front yard setback of existing adjacent homes;
- the proposed density is 0.55 floor area ratio;
- architectural form and character is similar to single-family, duplex, and two-storey townhouse residences on adjacent lots;
- Crime Prevention Through Environmental Design (CPTED) is applied to the proposed development, and safety and security is enhanced by: (i) a front fence that is less than 1 metre in height to allow casual observation of the street; (ii) well lit entrances to residences; and (iii) a shared tenant pathway for "B" units;
- accessibility features are in place throughout the design scheme, and aging-in-place features are provided in all units;
- the rear "B" units will be convertible, and have the base level of accessible features, such as widened doors, stairs and corridors throughout;
- framing and electrical elements are included for a future stair lift, and the living room is convertible into a bedroom, with an accessible washroom included;
- sustainability features on site include permeable pavers, low flow fixtures and faucets, water efficient appliances, and dual flush toilets;
- there are motion sensors and timers in the public area to reduce electricity consumption;
- low glazing is used, as are low emitting materials, where applicable; and
- operable windows will create a better indoor environment.

In response to the Chair's query regarding parking, Ms. Chen stated that the zoning bylaw requirement of greater than 1.0 resident parking spaces per dwelling unit, or 0.5 parking spaces per bedroom (3 spaces per lot), is achieved.

In response to the Chair's request for information regarding access to the site, garages, and landscaping, Masa Ito, Ito and Associates, Landscape Architects, advised that:

- rear lane access is provided to this site from Acheson Road, with parking garages at the rear of the site;
- the landscape scheme includes a patio space at the front of each unit, and boulevard street trees; and
- an open arbour denotes the main entrance to the site.

### **Panel Discussion**

Discussion ensued between the Panel and Mr. Ito regarding:

- all parking is at the rear of the subject site, and a pathway in the centre of the site features some low landscaping to soften the edges;
- the proposed fence could be relocated further toward the north, to allow the addition of more landscaping elements;
- the access from the lane is a hard surface;
- no outdoor amenity space is provided on site, but the project is located close to the City's Brighthouse Park, an area that offers outdoor space; and
- fencing the perimeter is a questionable solution to adjacency issues.

Discussion continued with the Panel questioning the appropriateness of: (i) a lack of outdoor space; (ii) reliance on Brighthouse Park for outdoor activity for children; (iii) questionable safety for children leaving the subject site and going to Brighthouse Park for play; and (iv) the general lack of quiet outdoor space on the subject site.

### **Staff Comments**

Brian J. Jackson, Director of Development, advised that the unique zone "Infill Residential" was created specifically for the Atchison Road/Bennett Road area, and that the zone has no requirement for a common outdoor amenity space, though the infill residential project to the east of the subject site features detached garages.

The design scheme includes a trade off between attached garages and having additional parking off the lane, and pushing the garages further south.

In response to a query from the Chair, Mr. Jackson advised that if the applicant moved the garages further north on the subject site without a dedication on the south side, vehicles might have a problem manoeuvring onto the half lane.

### **Gallery Comments**

Bob Harrison, 9591 McBurney Drive, stated that a 3:30 p.m. start time for a Panel meeting was inconvenient for some residents.

### **Correspondence**

None.

### **Panel Discussion**

The Chair stated that the project's design could be more appropriate and more sensitively executed in terms of: (i) landscaping; (ii) presentation to the lane; (iii) whether there is a way to make access to the site, and parking, more workable; and (iv) the provision for usable outdoor space for each unit.

**Development Permit Panel**  
**Wednesday, July 27, 2011**

---

The Chair added that he had a concern regarding liveability for future residents of the rear, or, "B" units.

The Panel further commented that: (i) now was an opportune time to be creative; and (ii) replacing fences was an inadequate response to interface with adjacent properties.

**Panel Decision**

It was moved and seconded

*That Development Permit 10-545704 be referred back to staff for further examination of:*

- (i) the landscaping scheme;*
- (ii) presentation to the lane;*
- (iii) access to the site;*
- (iv) on-site parking; and*
- (v) provision of useable outdoor space for each unit.*

**CARRIED**

**3. Development Permit DV 10-542375**

(File Ref. No.: DV 10-542375) (REDMS No. 3227053)

APPLICANT: Provincial Rental Housing Corporation

PROPERTY LOCATION: 8180 Ash Street

**INTENT OF PERMIT:**

1. Vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
2. Vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6

To permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing affordable single-family dwellings.

**Applicant's Comments**

Julio Gomberoff, Retired Architect, 455 Beach Crescent, Vancouver, spoke in general terms regarding: (i) the more than 6 feet of frontage; (ii) the recessed property line; (iii) the unique hammerhead driveway arrangement that allows for cars to go forward onto Dayton Court; (iv) the size of the six proposed lots exceeds the zoning bylaw requirement; (v) the 2 ½ storey height of the proposed homes; (vi) the finished site grade; (vii) the subject site's potential to add between 6 and 9 cars to the neighbourhood; and (viii) shrubs, grass, and the number of trees to be planted on site as part of the landscaping scheme.

**Development Permit Panel  
Wednesday, July 27, 2011**

---

**5. Date Of Next Meeting: Wednesday, August 24, 2011**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:55 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 27, 2011.

---

Joe Erceg  
Chair

---

Sheila Johnston  
Committee Clerk



**No. DP 10-545704**

To the Holder: CHEN DESIGN STUDIO  
Property Address: 7900 Bennett Road  
Address: 3228 - 8700 McKim Way, Richmond, BC V6X 4A5

---

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development 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 No. 8500" is hereby varied to:
  - a) Permit a 0.5m building projection beyond the vertical height envelope to accommodate a gable ridge projection.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #6 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$25,509.20 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. 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 and the security shall be returned in full.

No. DP 10-545704

To the Holder: CHEN DESIGN STUDIO  
 Property Address: 7900 Bennett Road  
 Address: 3228 - 8700 McKim Way, Richmond, BC V6X 4A5

---

8. 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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
 DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

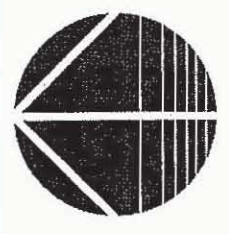
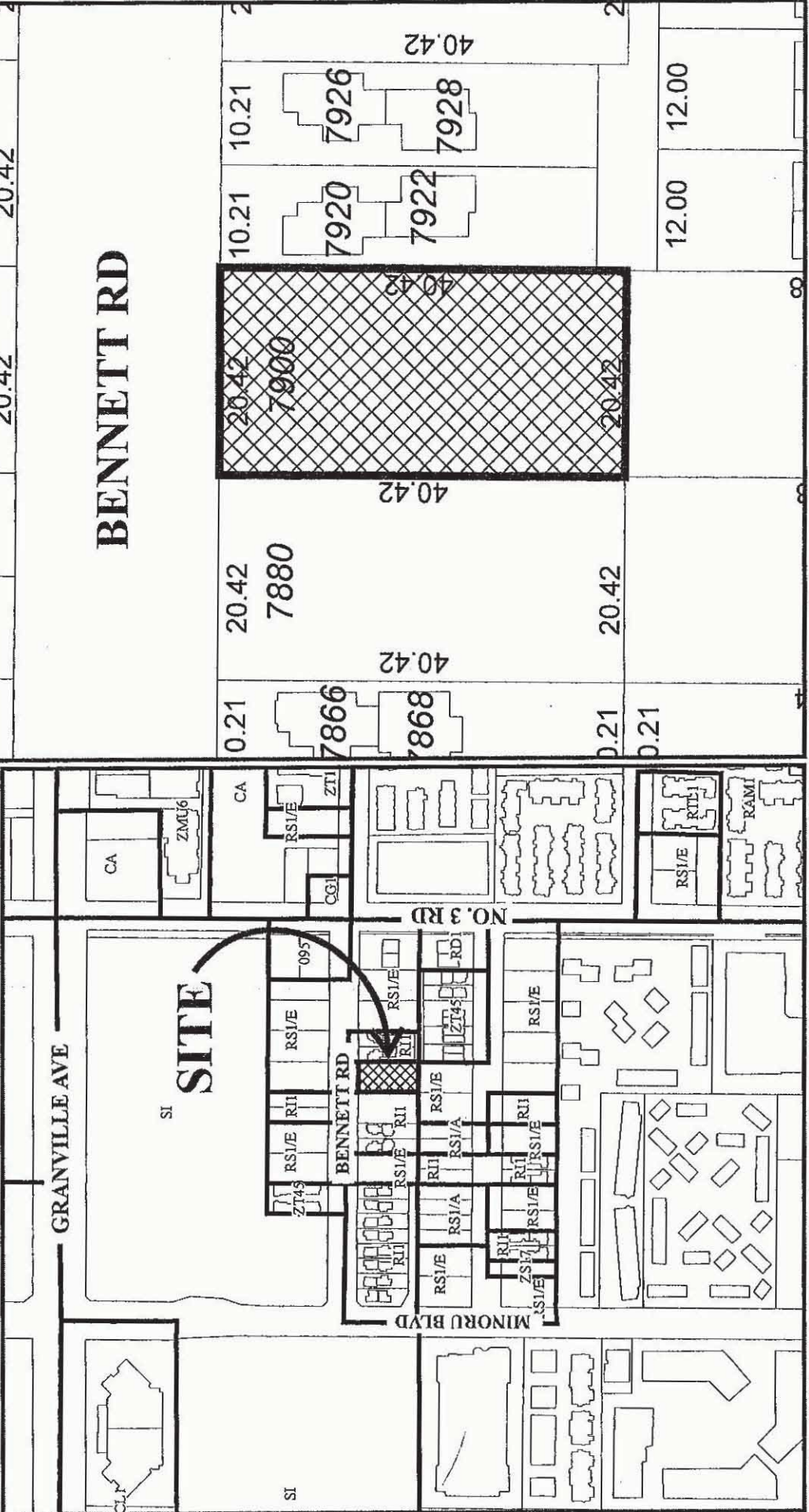
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MAYOR





# City of Richmond



## DP 10-545704 SCHEDULE "A"

Original Date: 09/29/10

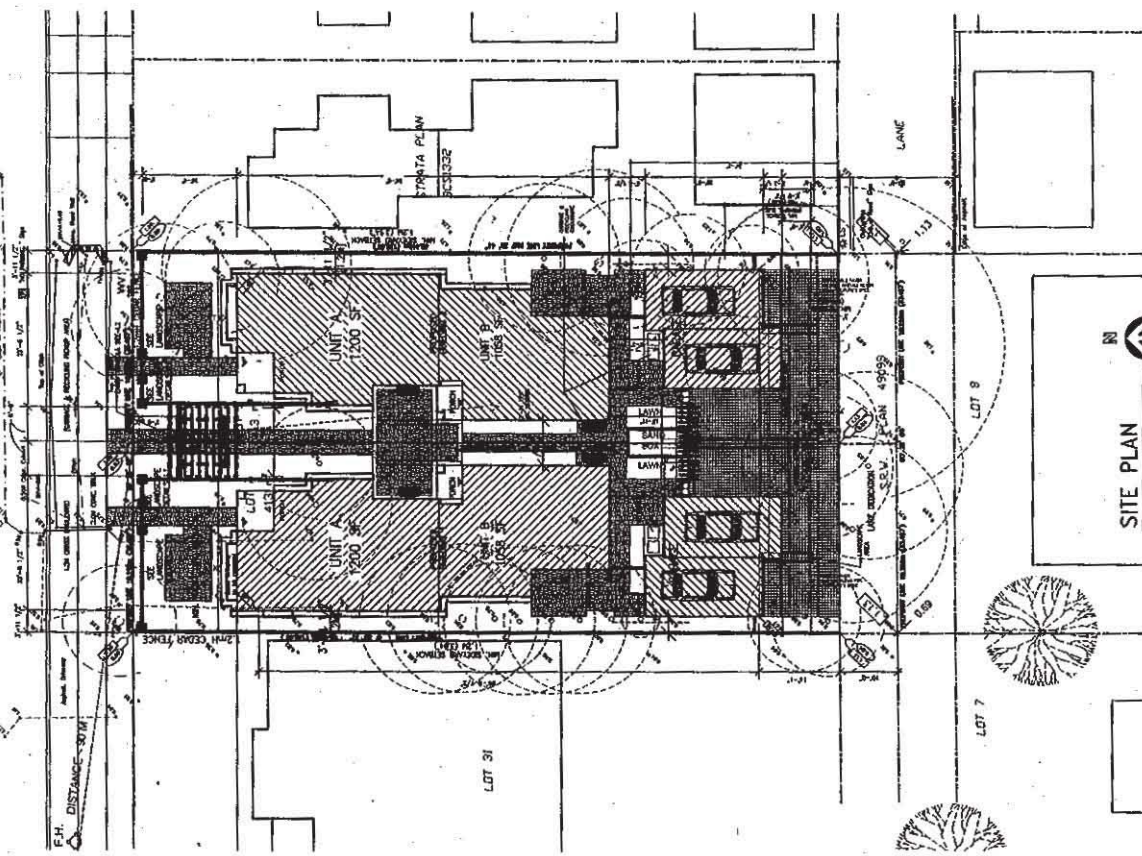
Revision Date:

Note: Dimensions are in METRES

PLAN 1 DP 10-545704 DECEMBER 14, 2011

BENNETT ROAD

LOT 7  
LOT 8  
LOT 9



**SEE PLAN NOTES:**  
 - SHOW ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 - DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.  
 - DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.  
 - DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.  
 - DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.  
 - DIMENSIONS TO CENTERLINE UNLESS OTHERWISE NOTED.

**PROJECT DATA:**  
 CNYC ADDRESS: 7000 BENNETT ROAD  
 RICHMOND, BRITISH COLUMBIA  
 LEGAL DESCRIPTION: 22 SEC 17 BLK 4N R66W PL 14504  
 PARCEL IDENTIFIER: 004-296-575  
 ZONING: R11

DATA	EXISTING	PROPOSED
ZONING	R11/E (ONE LOT)	R11 (TWO LOTS)
FLOOR AREA 6030		
		PROPOSED (EACH LOT)
		UNIT A 1200 SF (111.3 SQ)
		UNIT B 1200 SF (111.3 SQ)
		UNIT C 1200 SF (111.3 SQ)
		TOTAL 3600 SF (333.9 SQ)
LOT COVERING-BUILDING	45%	1700 SF (156.3 SQ) (44%)
PARKING & NON-PARKING AREA	70%	2514 SF (233.58 SQ) (67%)
GROSS SITE AREA	825.4 SQ M (2004 SF)	4442 SF (412.7 SQ) (64 LOT)
ROAD INTERSECTION		330 SF (31.1 SQ) (64 LOT)
NET LOT SIZE (62571)		2772 SF (257.6 SQ) (64 LOT)
SETBACK - SIDE YARD	4.5M	1.5 M (5.0 FT) (MINIMUM, 0.5M)
SETBACK - REAR YARD	1.5M	1.5 M (5.0 FT)
HEIGHT	1.5M	5.0 M (16.0 FT)
PARKING	2 1/2 STALLS/UNIT	3 STALLS PER LOT
LANDSCAPING	SEE	SEE 146 SQ (1356 SF)

CHEN  
DESIGN  
STUDIO

2226-4700 Jervis St.  
Richmond, BC V6V 2G9  
Tel: (604) 273-2002  
Fax: (604) 994-1728

RESIDENTIAL  
BUILDINGS  
(DUPLEX)

7000 BENNETT ROAD  
RICHMOND, BC

Project:  
SITE PLAN  
& DATA

Date: DEC. 2009  
 Scale: 1"=10'-0"  
 Drawn By: SC  
 Checked By: SC  
 Project No.: 001014  
 Drawing No.:

A-1

CHEN  
DESIGN  
STUDIO

2284-6700 MAIN HWY.  
ROSELAND, NJ 07068  
TEL: (908) 588-1111  
FAX: (908) 588-1728

DATE: 12/14/11  
SCALE: 1/8"=1'-0"

DESIGNER	CHEN DESIGN STUDIO
DATE	12/14/11
SCALE	1/8"=1'-0"
PROJECT	RESIDENTIAL BUILDINGS (DUPLEX)
DATE	12/14/11
SCALE	1/8"=1'-0"
PROJECT	RESIDENTIAL BUILDINGS (DUPLEX)

PROJECT: RESIDENTIAL BUILDINGS (DUPLEX)  
2284-6700 MAIN HWY.  
ROSELAND, NJ 07068

DATE: DEC. 2009  
SCALE: 1/8"=1'-0"

DATE: DEC. 2009  
SCALE: 1/8"=1'-0"

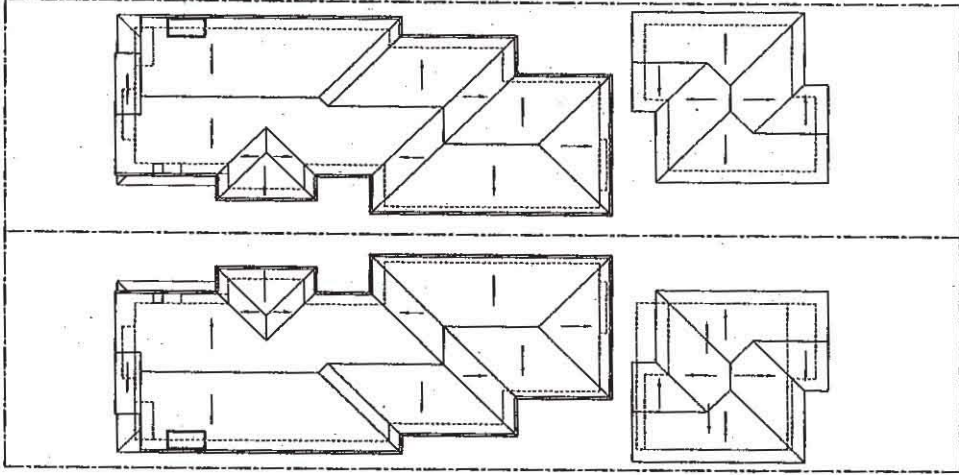
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SCALE: 1/8"=1'-0"

DATE: DEC. 2009  
SCALE: 1/8"=1'-0"

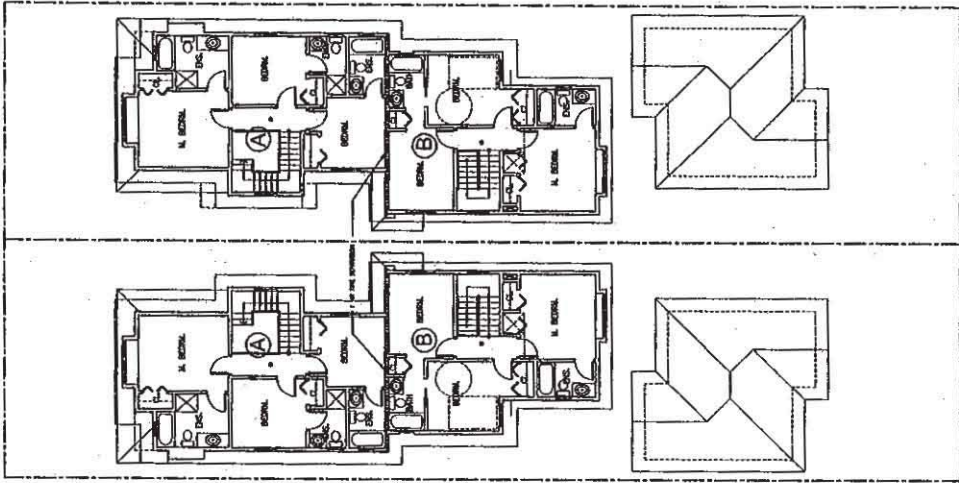
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DATE: DEC. 2009  
SCALE: 1/8"=1'-0"

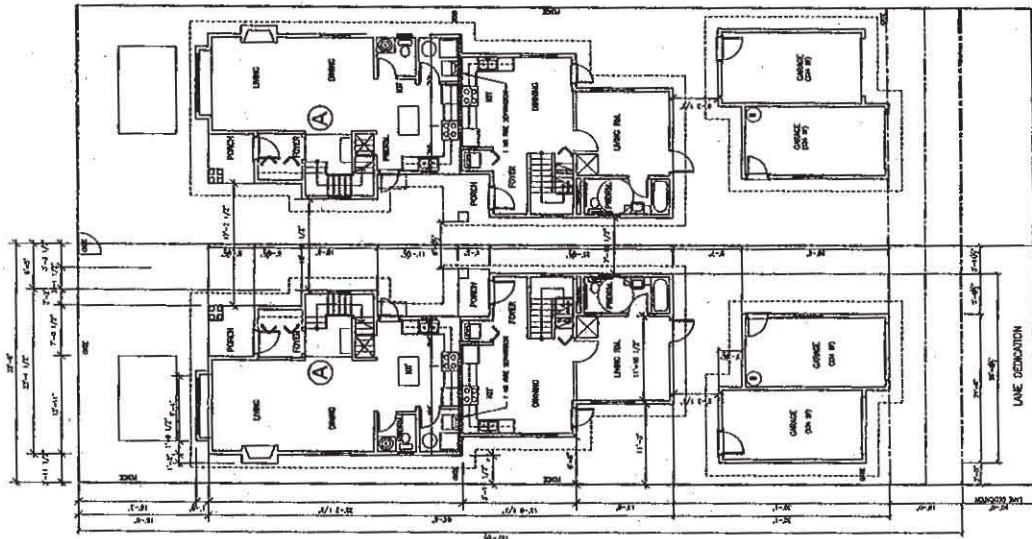
PLAN 2  
DP 10-545704  
DECEMBER 14, 2011



BUILDING 1  
BUILDING 2  
ROOF PLAN  
SCALE: 1/8"=1'-0"

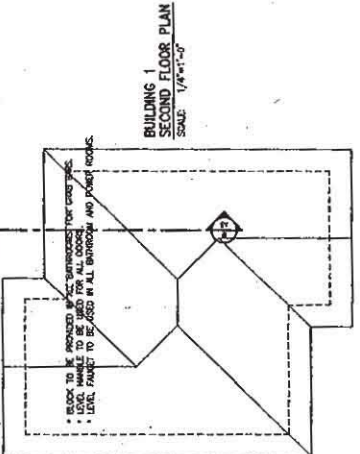
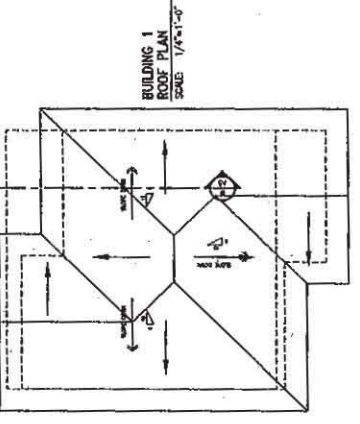
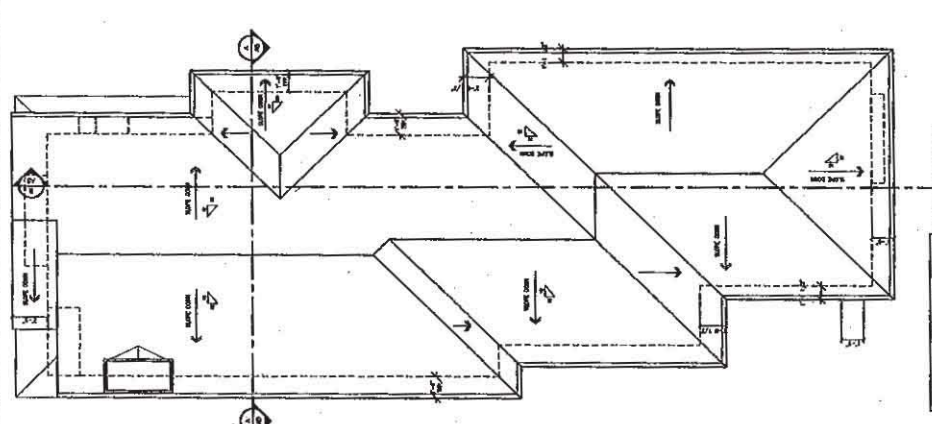
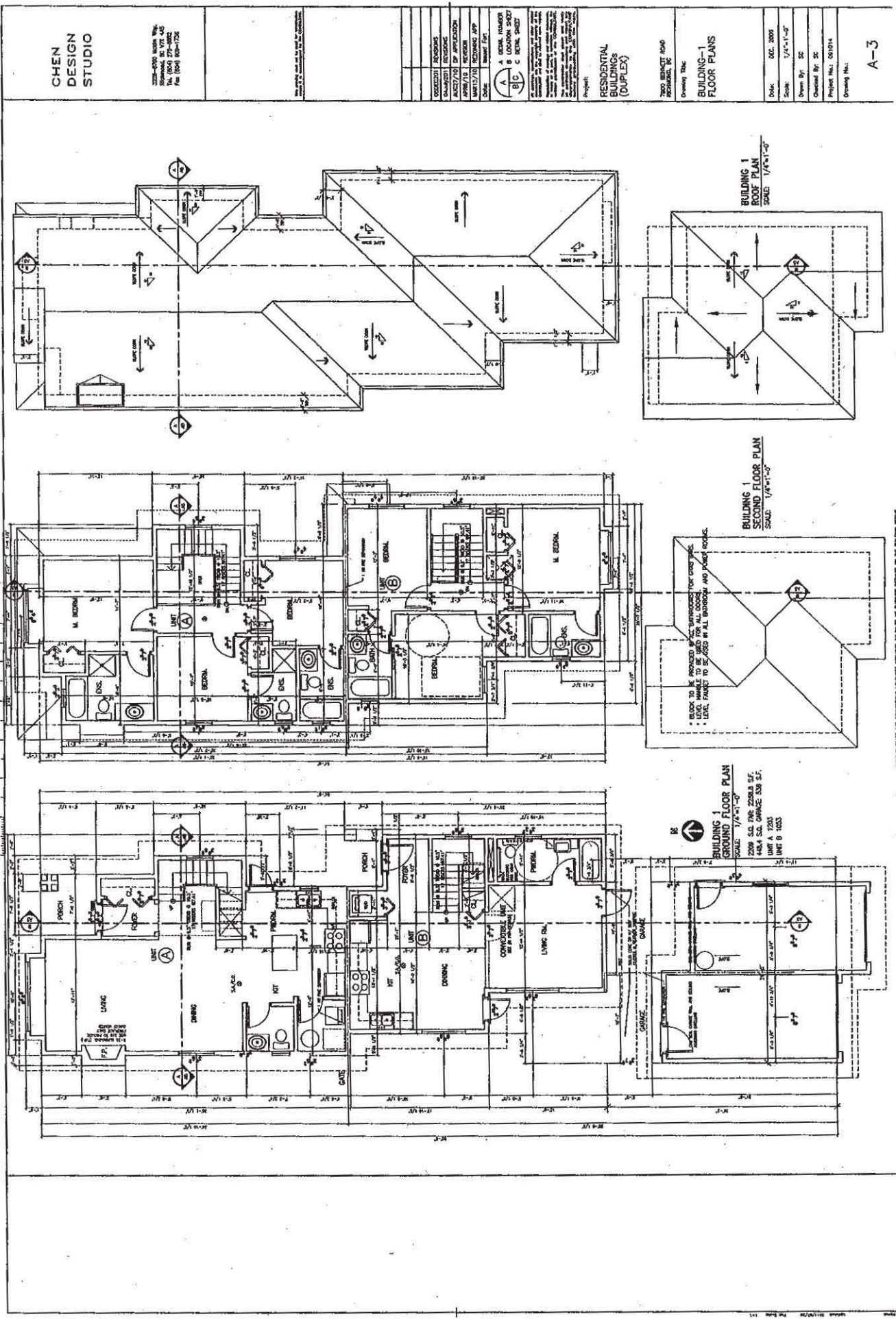


BUILDING 1  
BUILDING 2  
SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



BUILDING 1  
BUILDING 2  
GROUND FLOOR PLAN  
SCALE: 1/8"=1'-0"

- 1. ALL ROOMS SHALL BE ACCESSIBLE TO THE PUBLIC.
- 2. ALL ROOMS SHALL BE ACCESSIBLE TO THE PUBLIC.
- 3. ALL ROOMS SHALL BE ACCESSIBLE TO THE PUBLIC.
- 4. ALL ROOMS SHALL BE ACCESSIBLE TO THE PUBLIC.
- 5. ALL ROOMS SHALL BE ACCESSIBLE TO THE PUBLIC.
- 6. ALL ROOMS SHALL BE ACCESSIBLE TO THE PUBLIC.
- 7. ALL ROOMS SHALL BE ACCESSIBLE TO THE PUBLIC.
- 8. ALL ROOMS SHALL BE ACCESSIBLE TO THE PUBLIC.
- 9. ALL ROOMS SHALL BE ACCESSIBLE TO THE PUBLIC.
- 10. ALL ROOMS SHALL BE ACCESSIBLE TO THE PUBLIC.



CHEN DESIGN STUDIO

2200 SHERMAN ROAD  
 WASHINGTON, DC  
 TEL: (202) 274-8882  
 FAX: (202) 858-1706

OWNER	RESIDENTIAL BUILDINGS (DUPLEX)
ARCHITECT	CHEN DESIGN STUDIO
DATE	NOVEMBER 2011
PROJECT NO.	DP 10-545704
SHEET NO.	3 OF 3

RESIDENTIAL BUILDINGS (DUPLEX)

DATE	DEC. 2009
SCALE	1/4" = 1'-0"
DRAWN BY	DC
CHECKED BY	DC
PROJECT NO.	DP 10-545704
DRAWING NO.	A-3

**BUILDING 1 GROUND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"  
 2200 S.E. 7th 2258.3 S.F.  
 445.4 S.E. GARAGE 538 S.F.  
 UNIT A 1203  
 UNIT B 1033

**BUILDING 1 SECOND FLOOR PLAN**  
 SCALE: 1/4"=1'-0"

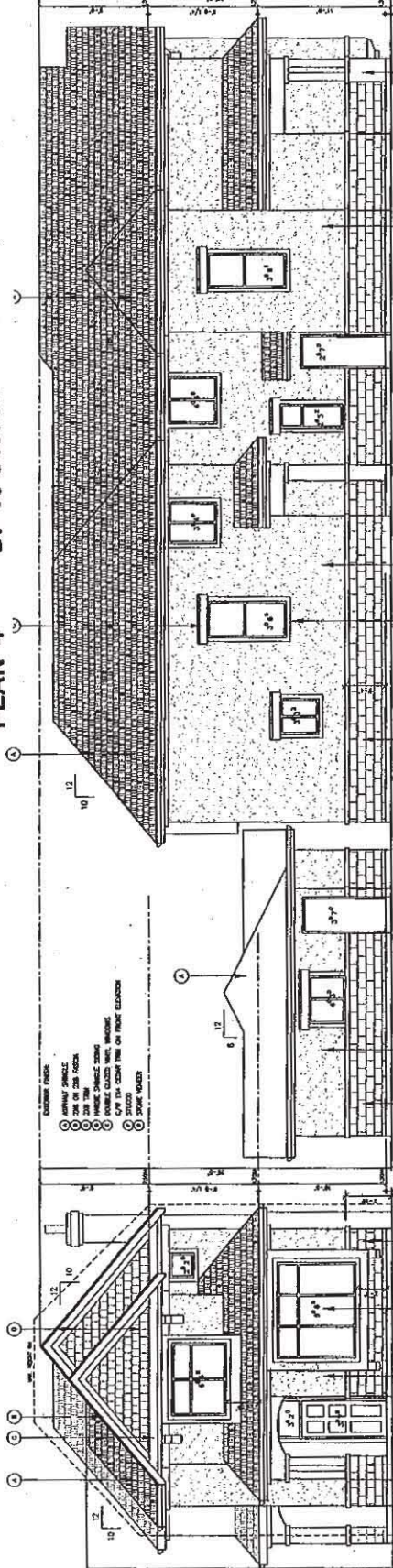
**BUILDING 1 ROOF PLAN**  
 SCALE: 1/4"=1'-0"

DO NOT SCALE THIS DRAWING FOR CONSTRUCTION. DIMENSIONS SHALL BE TAKEN FROM ALL ROOMS. LEVEL MARKET TO BE USED IN ALL BATHROOM AND KITCHEN ROOMS.

CHEN  
DESIGN  
STUDIO

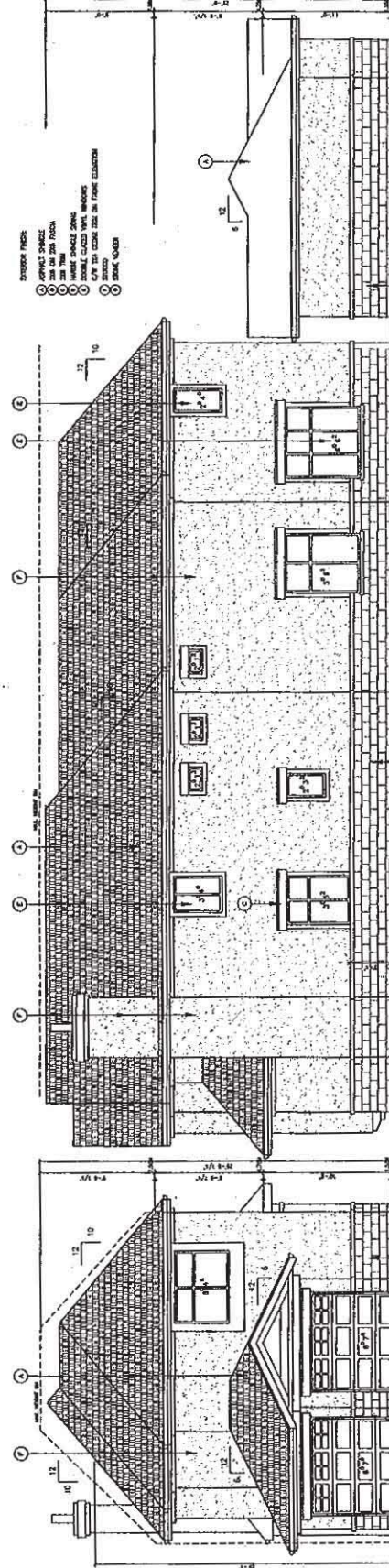
2000-2010 South Way  
Suite 100  
Atlanta, GA 30329  
Tel: (404) 252-1800  
Fax: (404) 252-1802  
Web: www.chendesignstudio.com  
P.O. Box 9008-1728

PLAN 4 DP 10-545704 DECEMBER 14, 2011



PROPOSED DWELLING 1  
SIDE ELEVATION  
SCALE: 1/4"=1'-0"

PROPOSED DWELLING 1  
FRONT ELEVATION  
SCALE: 1/4"=1'-0"



PROPOSED DWELLING 1  
REAR ELEVATION  
SCALE: 1/4"=1'-0"

PROPOSED DWELLING 2  
SIDE ELEVATION 2  
SCALE: 1/4"=1'-0"

PROPOSED DWELLING 1  
SIDE ELEVATION 1  
SCALE: 1/4"=1'-0"

- EXTERIOR FINISHES
- ASPHALT/SHINGLE
  - 2X6 ON 2X8 FLOOR
  - 2X6 ON 2X8 FLOOR
  - DOUBLE GLAZED W/WT. WINDOW
  - 4"X8 ON CENTER LINE ON FRONT ELEVATION
  - 2"X4 ON CENTER LINE
  - 2"X4 ON CENTER LINE

ALL FINISHES TO BE  
AS SHOWN UNLESS  
OTHERWISE NOTED  
ON DRAWING

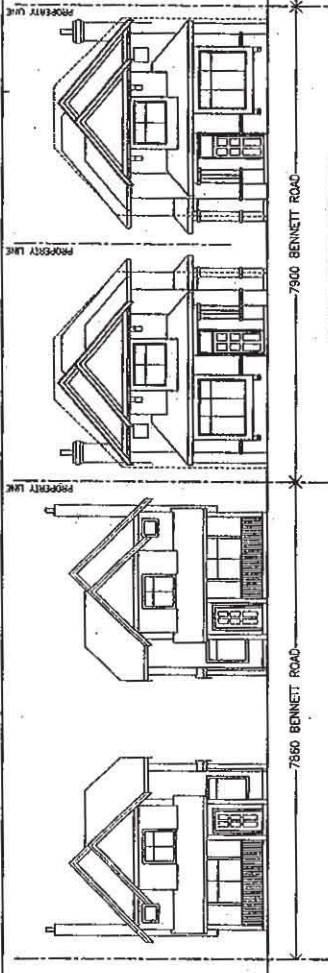
ALL FINISHES TO BE  
AS SHOWN UNLESS  
OTHERWISE NOTED  
ON DRAWING

ALL FINISHES TO BE  
AS SHOWN UNLESS  
OTHERWISE NOTED  
ON DRAWING

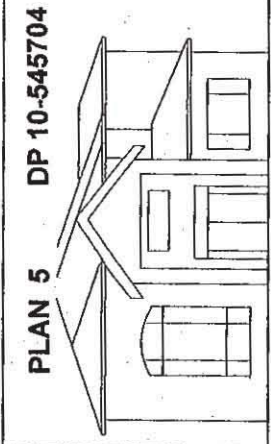
ALL FINISHES TO BE  
AS SHOWN UNLESS  
OTHERWISE NOTED  
ON DRAWING

DESIGNER	CHEN DESIGN STUDIO
DATE	12/14/11
PROJECT	RESIDENTIAL BUILDINGS (DUPLEX)
LOCATION	1800 BURNETT ROAD, LAWRENCEVILLE, GA
DATE	12/14/11
SCALE	1/4"=1'-0"
DESIGNED BY	SC
CHECKED BY	SC
PROJECT NO.	DP1014
DRAWING NO.	A/A

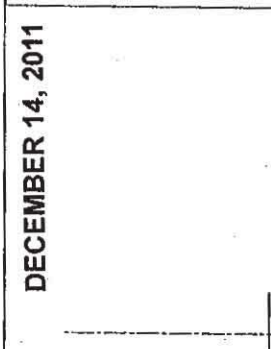
PLAN 5 DP 10-545704 DECEMBER 14, 2011



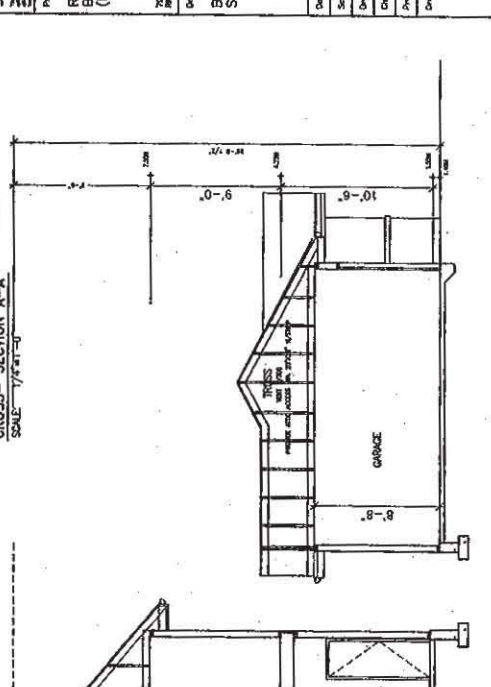
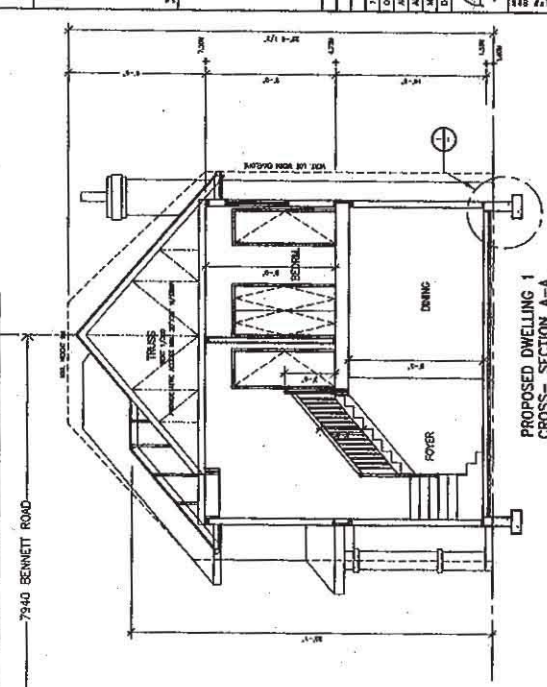
STREET SCAPE ELEVATION  
SCALE 1/8"=1'-0"



PROPOSED DWELLING 1  
CROSS-SECTION A-A  
SCALE 1/4"=1'-0"



PROPOSED DWELLING 1  
CROSS-SECTION B-B  
SCALE 1/4"=1'-0"



CHEN  
DESIGN  
STUDIO

3225-3300 Main Way  
Suite 100  
Baltimore, MD 21286  
Tel: (410) 528-5000  
Fax: (410) 528-1728

74140001	BP
74140002	REVISIONS
74140003	REVISED BY
74140004	DATE
74140005	REVISION
74140006	DATE
74140007	REVISION
74140008	DATE
74140009	REVISION
74140010	DATE

A ARCHITECT  
B CIVIL ENGINEER  
C ELECTRICAL ENGINEER

PROJECT:  
RESIDENTIAL  
BUILDINGS  
(DUPLEX)

2500 BENNETT ROAD  
Baltimore, MD

Drawing Title:  
BUILDING 1  
SECTIONS

Date: DEC 2009  
Scale: AS SHOWN  
Drawn By: SC  
Checked By: SC  
Project No: 091014  
Drawing No:



Dec. 12, 2011: All drawing sheets revised. All revisions approved by the architect. Issued for GP.

Dec. 7, 2011: All drawing sheets revised. All revisions approved by the architect. Issued for GP.

Dec. 1, 2011: All drawing sheets revised. All revisions approved by the architect. Issued for GP.

Dec. 24, 2010: All drawing sheets revised. All revisions approved by the architect. Issued for GP.

Dec. 14, 2010: All drawing sheets revised. All revisions approved by the architect. Issued for GP.

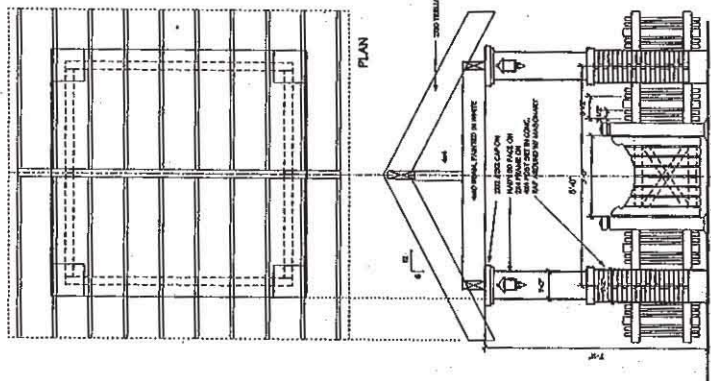
Dec. 7, 2010: All drawing sheets revised. All revisions approved by the architect. Issued for GP.

**ITO**  
**& ASSOCIATES**  
 Landscape Architects  
 1942 E. 5th Avenue  
 Vancouver, BC V5M 1M2  
 T/F: (604) 252-5000  
 F: (604) 252-5000  
 E: info@itofirm.com

Project:  
 7900 BENNETT ROAD  
 RICHMOND

Drawing Title:  
 LANDSCAPE PLAN

Client	MP + GP
Contract	12
Checked	TI
Drawn	MP + GP
Date	JAN 14 2010
Scale	AS SHOWN
Sheet	12 of 2



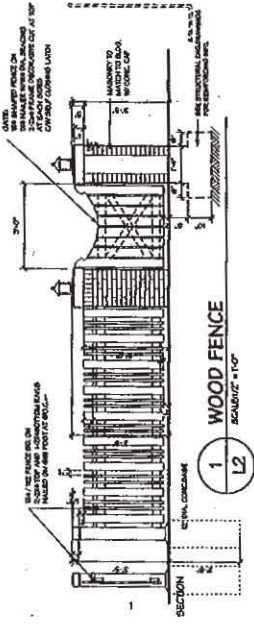
3 ENTRY GAZEBO  
 SCALE: 1/4" = 1'-0"

**NOTE:**  
 ALL WOOD SHALL BE PRESURIZED TREATED PINE S-P-F.

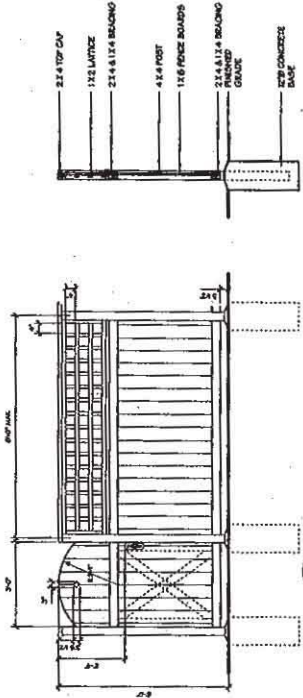
ALL WOOD SHALL BE STAINED WITH 2 COATS SOLID STAIN. COLOR TO BE COORDINATED WITH THE LANDSCAPE ARCHITECT'S FIBRIL TO APPLICATION.

ALL NAILS AND OTHER METAL COMPONENTS SHALL BE GALVANIZED.

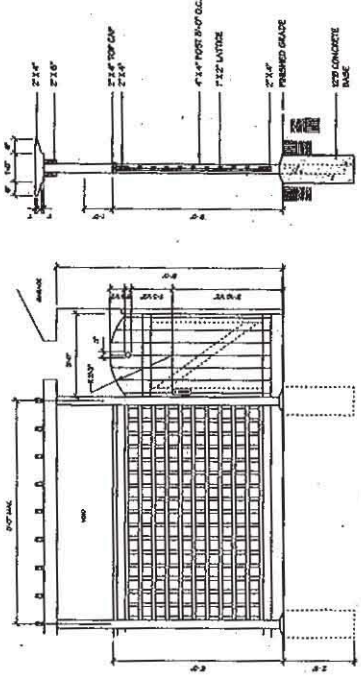
ALL GATES SHALL BE PROVIDED WITH METAL LATCH ASSEMBLIES.



1 WOOD FENCE  
 SCALE: 1/4" = 1'-0"



2 6' WOOD FENCE  
 SCALE: 1/4" = 1'-0"



4 BACKYARD SCREEN FENCE  
 SCALE: 1/4" = 1'-0"