



**City of Richmond**  
Planning and Development Department

**Memorandum**

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**To:** David Weber  
Director, City Clerk's Office

**Date:** January 16, 2012

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** DP 10-545704

**Re:** **Application by – Chen Design Studio for Development Permit at  
7900 Bennett Road**

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The attached Development Permit was given favourable consideration by the Development Permit Panel at their meetings held on July 27, 2011 and January 11, 2012.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

*Brian J. Jackson*  
for Brian J. Jackson, MCIP  
Director of Development

TB:blg  
Att.



## 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.

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. 3227953)

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, January 11, 2012**

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, December 14, 2011, be adopted.*

**CARRIED**

**2. Development Permit 10-545704**  
(File Ref. No.: DP 10-545704) (REDMS No. 3420906)

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 0.5 m building projection beyond the vertical height envelope.

**Applicant's Comments**

Xi Chen, Designer, Chen Design Studio, advised that since the July 27, 2011 meeting of the Development Permit Panel, during which the Panel reviewed the proposed two back-to-back duplexes at 7900 Bennett Road, the following revisions to the development had been made:

**Development Permit Panel**  
**Wednesday, January 11, 2012**

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- the garages have been: (i) detached from the principal building to create more amenity space; and (ii) shifted to improve access;
- a lattice fence had been developed to make the amenity space more open and more useable by residents; and
- revisions have been made to the landscaping scheme by making more planting area available.

In response to the Chair's question, the applicant confirmed that the garages are now detached, not attached to residential units, so that each residential unit now had a rear yard space.

**Staff Comments**

Brian J. Jackson, Director of Development, stated that when the project was first presented to the Panel, rear residential units had no private amenity space, but that the applicant has addressed this issue, and now each rear unit includes a private amenity space. In addition, there is a small communal space, featuring a sandbox play element, to be shared by four units. Also, permeable paving for the outdoor access driveways enhances the appearance of the development.

In response to the Chair's query regarding vehicles turning in the lane, Mr. Jackson confirmed that the turning template is large enough for drivers to make turns.

**Correspondence**

Rob Bodnar and Norma Miller, 215 Creekside Drive, Salt Spring Island (Schedule 1)

Mr. Jackson advised that the correspondents were in favour of the proposed development, and expressed their desire that the City upgrade sidewalks on Bennett Road.

**Gallery Comments**

None.

**Panel Discussion**

The Panel expressed appreciation to the applicant for the changes made to the design scheme.

**Panel Decision**

It was moved and seconded

*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.*

CARRIED

3. **Development Permit DP 10-538908**

(File Ref. No.: DP 10-538908) (REDMS No. 3435263)

APPLICANT: Doug Massie, Architect of Chercover Massie & Associates Ltd.

PROPERTY LOCATION: 8851 Heather Street

INTENT OF PERMIT:

1. Permit the construction of a two-storey building for a licensed child care facility for approximately 60 children at 8851 Heather Street on a site zoned Assembly (ASY); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the minimum interior side yard from 7.5 m to 1.2 m;
  - b) Reduce the minimum public road parking setback from 3 m to 1.5 m; and
  - c) Permit 54% small car parking spaces on a site with less than 31 parking spaces (8 small car parking spaces of total 15 spaces).

**Applicant's Comments**

Doug Massie, Architect, Chercover Massie & Associates Architecture and Engineering, spoke on behalf of the owner, and advised that he wished to address points raised in letters from neighbours regarding the proposed two-storey building for a licensed child care facility for approximately 60 children, at 8851 Heather Street. Mr. Massie stated that:

- traffic, the lack of sidewalks and the ditch on Heather Street are items beyond the responsibility of the applicant, who has no way of responding to these matters;
- Chercover Massie & Associates has designed other daycare centres and none of them create traffic issues in their neighbourhoods;
- as a typical Richmond street, Heather Street can handle many more cars than it does at present;
- the applicant has submitted evidence to City planning staff that shows that the volume of cars created by the proposed child care facility has minimal impact on the traffic on Heather Street;
- the number of parking stalls proposed for the site is dictated by the City's zoning bylaw, and is designed to the standards of the bylaw, with the exception of the number of small car stalls, which is the reason behind the request for the variance;
- the proposed building has been designed to meet the B.C. Government standards for child care facilities;



Schedule 1 to the Minutes of the  
Development Permit Panel  
Meeting of Wednesday, January  
11, 2012.

January 11, 2012

Terry Brunette  
Planner 2  
City of Richmond  
Planning and Development Department

|                             |
|-----------------------------|
| To Development Permit Panel |
| Date: <u>JAN. 11, 2012</u>  |
| Item # <u>2</u>             |
| Re: <u>10-545704</u>        |
|                             |

Terry:

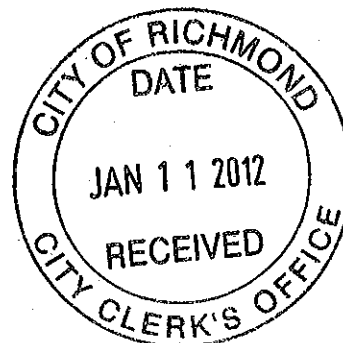
RE: DP 10-545704 - Revised application in response to DPP referral by Chen Design Studio for a development permit at 7900 Bennett Road

We are pleased that 7900 Bennett Road is slated for redevelopment. Our concerns lie in the areas of parking and pedestrian traffic.

We have owned properties on this block since 1999 (7800 and 7926). One of the attractions for us was the vision articulated in the 1995 Acheson Bennett Sub-Area Plan. Specifically, we were drawn to a future that included sidewalks and on-street parking. By our count, 33 of the 37 lots on the south side of Bennett are built (or being redeveloped) since the 1995 Plan. Unfortunately, since 1999, no sidewalks have been added. And, as density has increased, residents on Bennett and Acheson are increasingly likely to park on the city-owned front lawns of newly-developed duplexes—with little or no consequences from the City.

The development proposed for 7900 Bennett Road may well attract residents with parking needs that exceed the space being made available (appears to be 12 bedrooms and only six parking spots). If the City is committed to its vision for this neighbourhood, then please follow the sub-area plan through by realizing the transportation objective. If that isn't possible at this time, we urge the City to enforce the parking bylaws already in place, as we often have complaints from our tenants. Both actions will help preserve the character of this neighbourhood.

Thank you,  
Rob Bodnar & Norma Miller  
215 Creekside Drive  
Salt Spring Island  
V8K 2E4





**City of Richmond**  
Planning and Development Department

## Report to Development Permit Panel

**To:** Development Permit Panel

*TO: DPP Mtg. July 29, 2011*

**Date:** July 6, 2011

**From:** Brian J. Jackson, MCIP  
Director of Development

**File:** DP 10-545704

**Re:** **Application by Chen Design Studio for a Development Permit at 7900 Bennett Road**

### 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.

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/Variances (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-leafed 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***

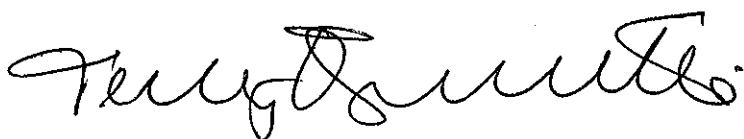
Sustainability features (listed below) have been included in the Rezoning Considerations will be specified and detailed in the Building Permit:

- 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/ttp/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                                       |
|-----------------------------------|--|--|
| <b>Owner:</b>                     | Pujun Ren                                      | Pujunj 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<br>Min 0.6 (Garage)                      | Min. 1.2 m<br>Min 0.6 (Garage)          | none     |
| Setback – Rear Yards (m)          | Min. 6.0 m<br>Min. 1.2 m (Garage)                   | 6.0 m                                   | none     |
| Height (m):                       | Max. 9 m  | Max. 8.8 m<br>(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.



**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.

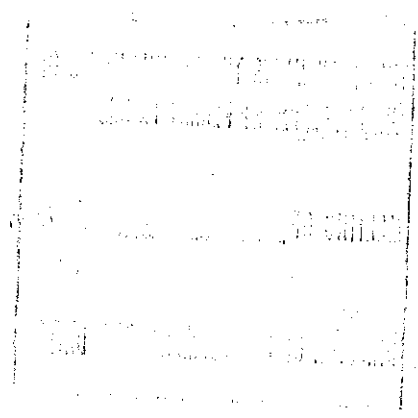
AUTHORIZING RESOLUTION NO.  
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

---

MAYOR





# City of Richmond

7891

7895

7911

7931

20.42

20.42

GRANVILLE AVE

**SITE**

**BENNETT RD**

CA

ZMU6

CA

RS1/E

CG1

ZT1

ZT45

RS1/E

RII

RS1/E

095

BENNETT RD

RII

RS1/E

RII

RS1/E

MINORU BLVD

RS1/E

RS1/A

RS1/A

RS1/E

RII

RS1/E

ZT45

RD1

RII

ZS17

RS1/E

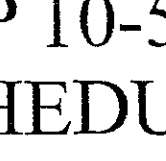
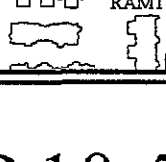
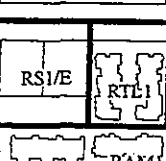
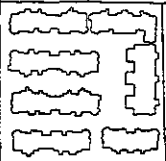
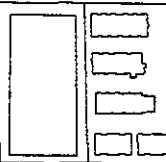
RII

RS1/E

RII

RS1/E

NO. 3 RD



0.21

20.42

7880

7866

7868

40.42

0.21

20.42

0.21

20.42

7900

40.42

20.42

10.21

7920

7922

12.00

10.21

7926

7928

12.00

40.42

2



## DP 10-545704 SCHEDULE "A"

Original Date: 09/29/10

Revision Date:

Note: Dimensions are in METRES

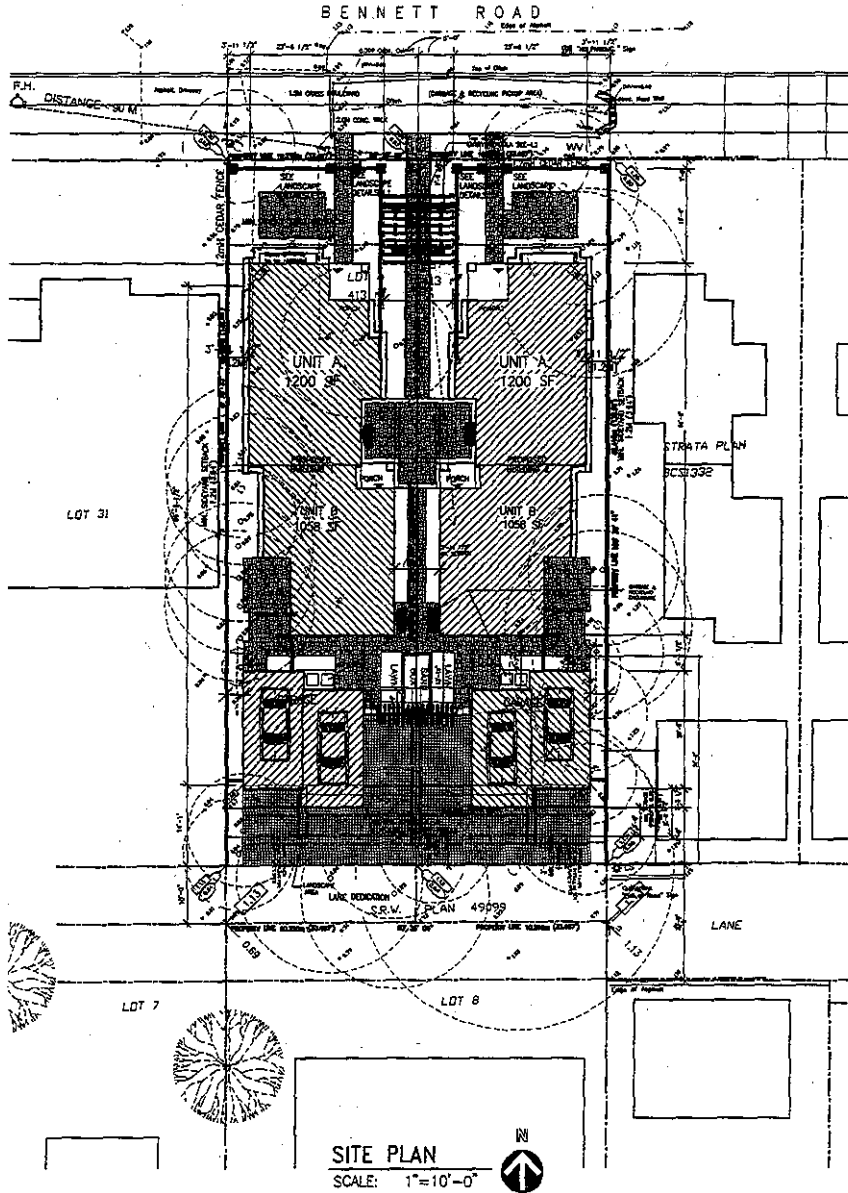
PLAN 1

DP 10-545704

DECEMBER 14, 2011

CHEN  
DESIGN  
STUDIO

3225-6210 Main Way,  
Richmond, BC V7C 4A5  
Tel. (604) 275-2882  
Fax (604) 909-1738



**SEE PLAN NOTES:**

- DRAW ALL IMPROVEMENT SURFACE AND PROVIDE SEE DRAWING.
- PROVIDE FINISHED GRADE BILLS (FOR RECORD AND PHAS-1 & PHAS-2)
- SEE SEE LOT AREA TO BE LANDSCAPED.

**LEGEND:**

- (DASH) FINISHED GRADE ELEVATION
- (SOLID) EXISTING GRADE ELEVATION

**PROJECT DATA:**

**CIVIC ADDRESS:** 7900 BENNETT ROAD  
RICHMOND, BRITISH COLUMBIA

**LEGAL DESCRIPTION:** 32 SEC 17 BLK 4N RG 6W PL 14504

**PARCEL IDENTIFIER:** 004-296-575

**ZONING:** R11

| DATA                       | EXISTING             | PROPOSED                    |
|----------------------------|----------------------|-----------------------------|
| ZONING                     | R11/E (ONE LOT)      | R2 (TWO LOTS)               |
| FLOOR AREA RATIO           | 0.55                 | BYLAW REQUIRED (R2)         |
| LOT COVERAGE - BUILDING    | 40%                  | PROPOSED (EACH LOT)         |
| BUILDING & NON-POROUS AREA | 76%                  | UNIT A 1203 SF (111.8 SM)   |
| GROSS SITE AREA            | 823.4 SM (8884 SF)   | UNIT B 1055 SF (98.1 SM)    |
| ROAD DEPENDENT             | 335 SF               | TOTAL 2258 SF (210 SM/0.55) |
| NET LOT SIZE (EACH)        | 4107 SF              | UNIT A 1203 SF (111.8 SM)   |
| SETBACK - FRONT YARD       | 4.5M                 | UNIT B 1055 SF (98.1 SM)    |
| SETBACK - SIDE YARD        | 1.2M                 | 3.05M (10')                 |
| SETBACK - REAR YARD        | 1.2M                 | 12.81M (42.03')             |
| HEIGHT                     | 2 1/2 STOREY/8.0M    |                             |
| PARKING                    | 0.5 STALLS PER 300SM | 3 STALLS PER LOT            |
| LANDSCAPING                | 30%                  | 30% 148 SM (1583 SF)        |

08DEC11 REVISIONS  
04MAY2011 REVISIONS  
18JUL22/10 DP APPLICATION  
18MAY/10 REVISION  
18MAY/10 REZONING APP  
DATE: Issued For:  
A DECIMAL NUMBER  
B LOCATION SHEET  
C DECIMAL SHEET

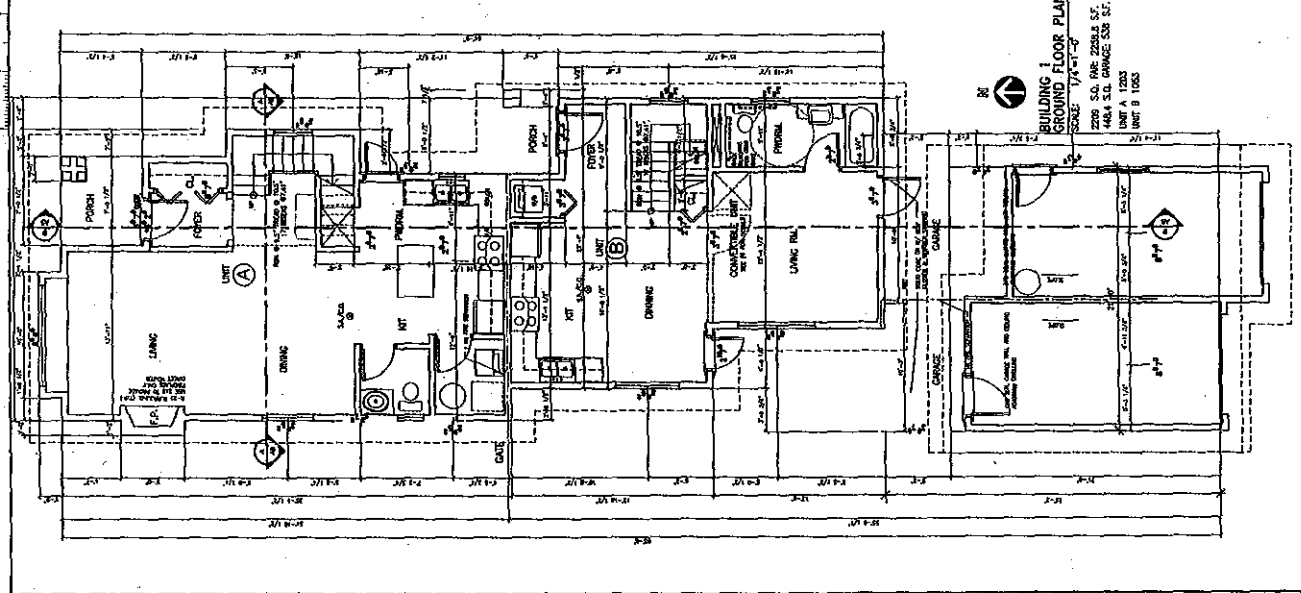
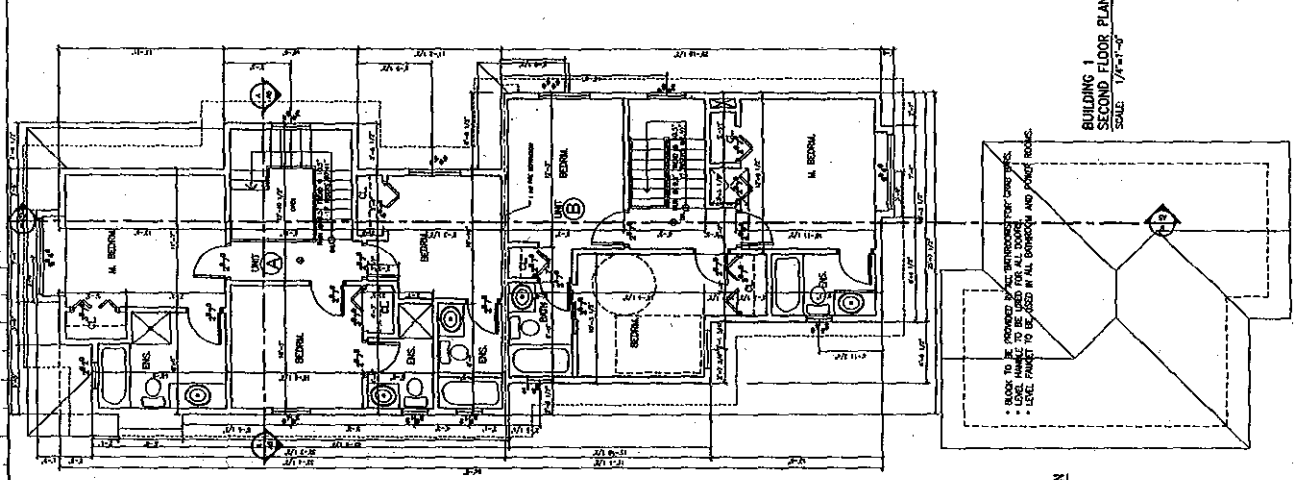
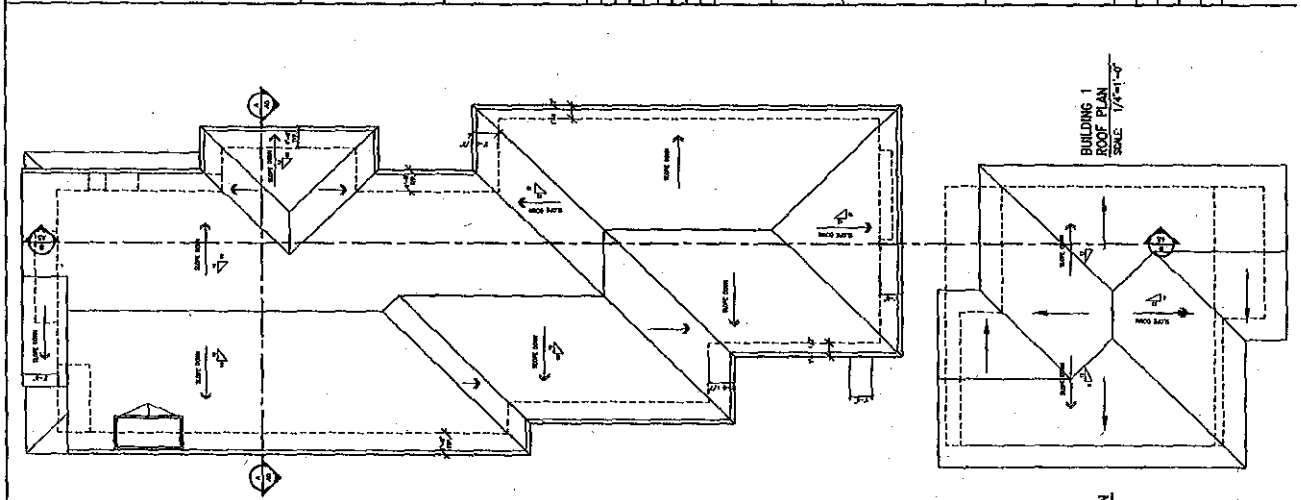
Project:  
**RESIDENTIAL BUILDINGS (DUPLEX)**  
7900 BENNETT ROAD  
RICHMOND, BC

Drawing Title:  
**SITE PLAN & DATA**

Date: DEC. 2009  
Scale: 1"=20'-0"  
Drawn By: SC  
Checked By: SC  
Project No.: 091014  
Drawing No.:



|  |  |  |            |
|--|--|--|------------|
| <p>CHEN DESIGN STUDIO</p> <p>2200 S.D. PARK<br/>                 RICHMOND, VA 23220<br/>                 TEL: (804) 283-1700</p> | <p>PROJECT: RESIDENTIAL BUILDINGS (COMPLEX)</p> <p>7000 BURNETT ROAD<br/>                 RICHMOND, VA</p> | <p>DATE: DEC. 2009</p> <p>SCALE: 1/4"=1'-0"</p> <p>DRAWN BY: SC</p> <p>CHECKED BY: SC</p> <p>PROJECT NO.: 091014</p> <p>DRAWING NO.:</p> | <p>A-3</p> |
|  |  |  |            |



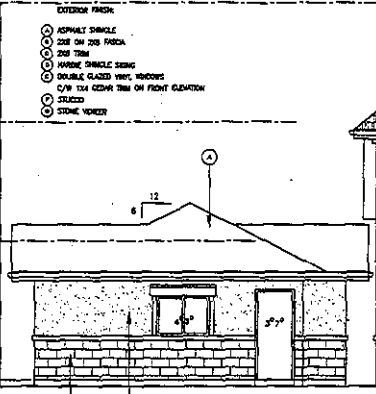
SCALE: 1/4"=1'-0"

CHEN  
DESIGN  
STUDIO

3228-0710 Meigs Way,  
Raleigh, NC 27613-943  
Tel: (919) 272-6882  
Fax: (919) 909-1726



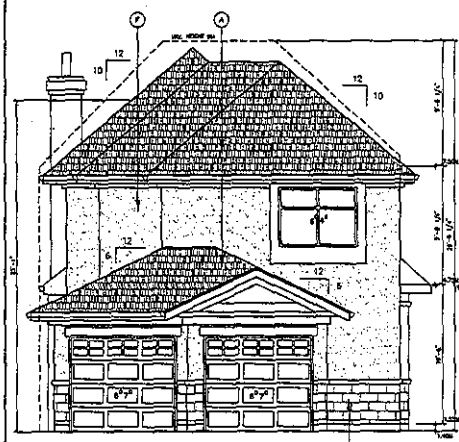
PROPOSED DWELLING 1  
FRONT ELEVATION  
SCALE: 1/4"=1'-0"



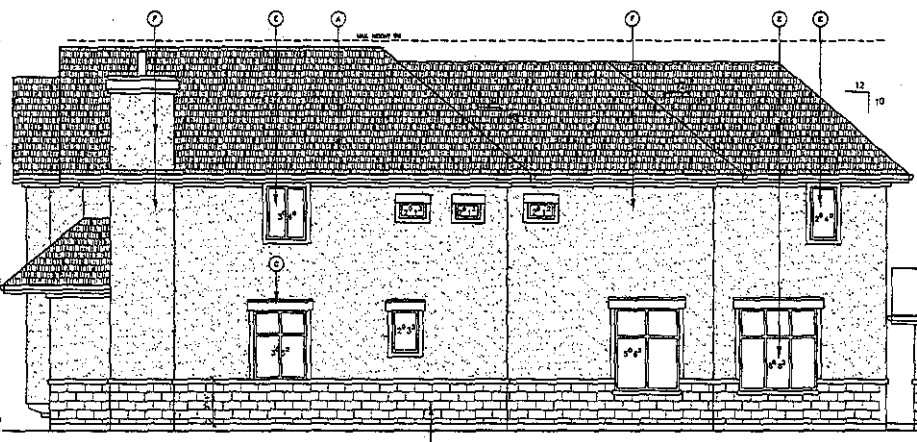
PROPOSED DWELLING 1  
SIDE ELEVATION  
SCALE: 1/4"=1'-0"



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



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



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

- EXTERIOR FINISH
- ASPHALT SHINGLE
  - 2x6 ON 2x8 FRAISE
  - 2x6 SILL
  - HORIZONTAL SINGLE SIDING
  - DOUBLE GLAZED VINYL WINDOWS
  - 1/2" x 1 1/4" CEDAR TRIM ON FRONT ELEVATION
  - STUCCO
  - STONE VENEER

| DATE       | REVISIONS      |
|------------|----------------|
| 08/22/2011 | REVISIONS      |
| 08/22/11   | DP APPLICATION |
| 08/22/11   | REVISION       |
| 08/22/11   | REVISION       |
| 08/22/11   | REVISION       |

A DETAIL NUMBER  
 B LOCATION NUMBER  
 C DETAIL SHEET

Project:  
RESIDENTIAL  
BUILDINGS  
(DUPLEX)

7000 SHERBORN ROAD  
RALEIGH, NC

Drawing Title:  
BUILDING 1  
ELEVATIONS

Date: DEC. 2009  
Scale: 1/4"=1'-0"  
Drawn By: SC  
Checked By: SC  
Project No.: 091014  
Drawing No.:



PLAN 5

DP 10-545704

DECEMBER 14, 2011

CHEN  
DESIGN  
STUDIO

3228-C700 Melrose Way  
Richmond, SC 29245  
Tel: (803) 275-8802  
Fax: (803) 959-1726

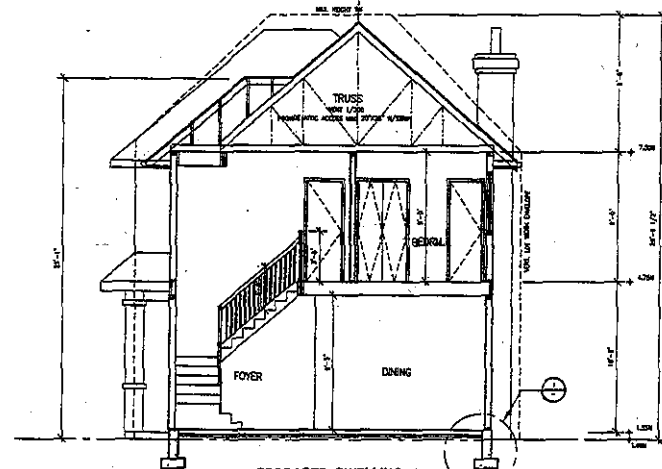


7860 BENNETT ROAD

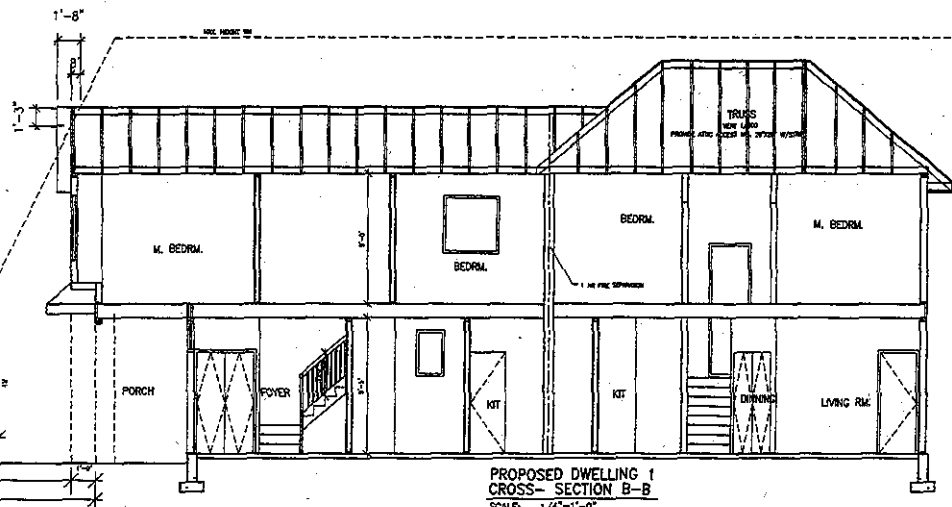
7900 BENNETT ROAD

7940 BENNETT ROAD

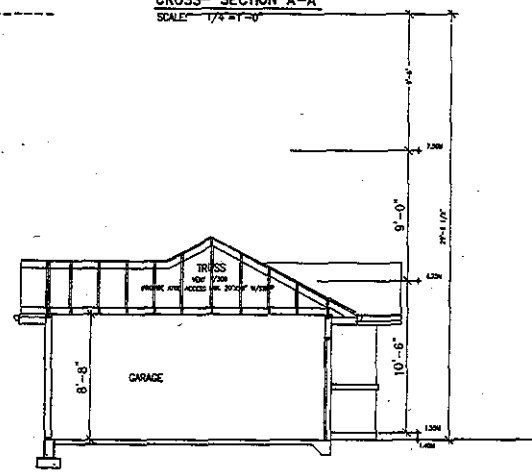
STREET SCAPE ELEVATION  
SCALE: 1/8"=1'-0"



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



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



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|            |                |
|------------|----------------|
| 14/09/2011 | BP             |
| 04/04/2011 | REVISIONS      |
| AUG27/10   | DP APPLICATION |
| APR16/10   | REVISION       |
| MAR15/10   | RECONING APP   |
| Date:      | Issued For:    |

- A DETAIL NUMBER
- B LOCATION SHEET
- C DETAIL SHEET

All drawings, specifications and other information shall be read in conjunction with the contract documents. The contractor shall be responsible for obtaining all permits and other approvals. The contractor shall verify all dimensions and conditions of the site before construction. The contractor shall verify all dimensions and conditions of the site before construction.

Project:  
RESIDENTIAL  
BUILDINGS  
(DUPLEX)  
7900 BENNETT ROAD  
RICHMOND, SC

Drawing Title:  
BUILDING 1  
SECTIONS

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



