



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: May 20, 2014

From: Wayne Craig
Director of Development

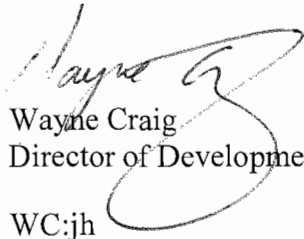
File: DV 14-657986

Re: **Application by Clive Alladin for a Development Variance Permit at 3800 Georgia Street**

Staff Recommendation

That a Development Variance Permit be issued which would:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior setback for a principal dwelling (Zoning Bylaw Section 8.1.6.4) from 3.0 m to 1.2 and reduce the minimum setback for a detached accessory building (Zoning Bylaw Section 8.1.6.8) from 3.0 m to 2.4 m.


Wayne Craig
Director of Development

WC:jh

Staff Report

Origin

Clive Alladin applied to the City of Richmond to vary the required minimum exterior setback under the “Single Detached (RS1/A)” zone from 3.0 m (10 ft) to 1.2 m (4 ft) to develop a new two-storey single detached dwelling at 3800 Georgia Street. Further, the applicant has applied to vary the required minimum setback for a detached accessory building from the lot line abutting a public road from 3.0 m (10 ft) to 2.4 m (8 ft) for a new detached two-car garage. We note for the Development Permit Panel that the public road in question is unconstructed.

Related Policies

2041 Official Community Plan Designation

The 2041 OCP’s Land Use Designation for the subject site is “Neighbourhood Residential”. This proposal is consistent with this land use designation.

Steveston Area Plan Designation

The Steveston Area Plan’s Land Use Designation for the subject site is “Single-Family”. This proposal is consistent with this land use designation.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the north is Lord Byng Elementary School which is zoned “School and Institutional Use (S1)” and designated “School” in the Official Community Plan and “Public Open Space” in the Steveston Area Plan;
- To the east and south, across from a dedicated lane, are single detached dwellings which are zoned “Single Detached (RS1/A)”, and designated “Neighbourhood Residential” in the Official Community Plan and “Single Family” in the Steveston Area Plan; and
- To the west are single detached dwellings, including a newly constructed single detached dwelling at 3780 Georgia Street, which are zoned “Single Detached (RS1/A)”, and designated “Neighbourhood Residential” in the Official Community Plan and “Single Family” in the Steveston Area Plan.

Development Information

This site is located along the south side of Georgia Street directly across from Lord Byng Elementary School and flanks 1st Avenue which is a dedicated roadway, but used for lane access. This section of 1st Avenue does not continue south to Garry Street (Attachment 1).

A single detached dwelling was demolished in January 2014 on the subject property in anticipation of constructing a new single detached dwelling and detached garage later in the year. The owner applied for a building permit, but during the plan review it was discovered that the proposed design did not conform to the minimum required exterior side yard setback provisions of Section 8.1.6 of Richmond Zoning Bylaw for both the proposed dwelling and the proposed detached rear garage.

The owner has applied to reduce the required minimum exterior setback for both the proposed dwelling and detached garage as the existing narrow lot width of 10 m (33ft) and the required setbacks to the un-constructed public road would reduce the width and buildable floor area of proposed dwelling and detached garage. The width of the flanking street along the east side of the subject property provides adequate separation to justify the requested variances and mitigate any impacts on adjacent properties. In addition, comments from the Transportation Division and Real Estate Services as described below provide additional support for the requested variances.

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

Staff Comments

This development proposal complies with the applicable policies contained within the Official Community Plan (OCP) and is generally in compliance with the "Single Detached (RS1/A)" zone, with the exception of the minimum exterior setback for both the proposed dwelling and detached garage. The proposed siting and design are provided in the proposed Development Variance Permit attached to this report.

Staff in the Transportation Division have reviewed the requested variances, and confirm that there are no plans to improve the road allowance, and that the road is not required to provide access to the lots in the block. In the opinion of the Transportation division, the road is not required for access in this block, and could be disposed of, subject to the adoption of the appropriate road closure bylaw, and a formal purchase and sale agreement. It is noted for the Development Permit Panel that because the house to the east of the site (at 3900 Georgia Street) is currently using the un-constructed road for access to the lot, a road closure could only be considered when the house at 3900 is demolished and that site is ready for re-development.

Staff in Real Estate Services have advised staff that they are not currently working on a road closure in this area. Real Estate Services has confirmed that a road closure bylaw and a purchase and sale agreement would be required to close and dispose of the road. The purchase and sale agreement would be based on a property assessment to ensure that fair market value is paid for the road area closed.

The proposed variances were referred to the Building Approvals Division, who has commented that there are no concerns with the requested variances, and that the house will be required to meet the current requirements of the BC Building Code. The house design included in the Development Variance Permit attached to this report indicates windows and a door on the east wall of the proposed house. If the lane were closed, and subdivided into two new single family lots, a dwelling unit on the lot to the east of the subject site could have a setback of 1.2 m from the common property line. The house proposed for the subject lot would meet the BC Building Code requirements for spatial separation to a house constructed at 1.2 m (total spacing between buildings of 2.4 m).

Proposed Zoning Variances

The applicant has requested to vary the following sections in Richmond Zoning Bylaw No. 8500:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior setback for a principal dwelling (Zoning Bylaw Section 8.1.6.4) from 3.0 m to 1.2 and reduce the minimum setback for a detached accessory building (Zoning Bylaw Section 8.1.6.8) from 3.0 m to 2.4 m.

Staff recommends support for the proposed variance to Section 8.1.6.4 of Richmond Zoning Bylaw 8500 to reduce the minimum exterior setback from 3.0 m (10 ft) to 1.2 m (4 ft) for the following reasons:

- a) As the width of the lot is 10.0 m (33 ft), the reduction in the exterior side setback allows for greater design flexibility in the dwelling and site.*
- b) Transportation staff have indicated that there is no plan to construct a road in this location, and that the road could be closed and sold for development in the future, although issuance of the requested variances does not necessitate this occurring: allowing a reduced exterior setback would result in a consistent streetscape upon redevelopment of the un-constructed road.*
- c) Staff have worked with the applicant to achieve architectural and landscape designs that respond to the objectives contained within the OCP and also mitigate the impact of the reduced exterior side yard setback. The proposed design features details on the east facade of the building sufficient to break up the wall face, and landscaping and fencing will be provided along the east property line, to further mitigate any potential visual impacts of the proposed variances.*
- d) The reduced setbacks proposed will not have a material impact on the City's ability to sell the un-constructed road in the future, should Council decide to do so.*

Staff recommends support for the proposed variance to Section 8.1.6.8 of Richmond Zoning Bylaw 8500 to reduce the minimum setback for a detached accessory building from a lot line abutting a public road from 3.0 m (10 ft) to 2.4 m (8 ft) for the following reasons:

- a) The variance would allow construction of a two-car garage with a width of 6.4 m (21 ft) rather than a single-car garage and an outdoor parking pad.*
- b) The variance is less than the variance for the dwelling, and with the width of the lane dedication to the east being 20.0m (66 ft), the impact of the reduced setback should not be significant.*

Analysis

Conditions of Adjacency

- The subject site is bordered to the east and south by a lane. The road dedication along the eastern property line measures 20.0 m (66 ft) wide, and 6.0 m (20 ft) wide along the southern property line. The width of the existing unconstructed road to the east and the lane to the south should provide an adequate separation between the proposed dwelling and the properties to the east and south.

- The site is bordered to the west by a recently constructed single detached house with a detached garage accessed from the lane which has a 1.2 m (4 ft) interior side yard setback to the subject site. The proposed dwelling and detached garage at the subject site would provide for a 1.2 m (4 ft) interior side yard setback, consistent with the Richmond Zoning Bylaw. An existing cedar fence, which is 1.2 m (4 ft) high from the front property line to the front elevation of the house, and 1.8 m (6 ft) high along the remainder of the shared property line, would be retained, and should ensure privacy between the two properties.
- The proposed design of the dwelling contains limited window openings on the second floor of the south elevation, which minimizes overlook onto the adjacent property.

Site Planning, Urban Design, and Architectural Form & Character

- The siting of the proposed dwelling and detached garage complies with the minimum setbacks under the “Single Detached (RS1/A)” zone with the exception of the exterior side yard setback (east) for both structures.
- The proposed vehicle access to the subject site is from the adjacent lane to a detached two-car garage.
- The proposed design includes facade articulation, a clearly defined base, middle, and top, as well as a variety of exterior cladding materials (e.g., hardiplank panels, and shingles) and window openings to provide for visual interest and to maintain a pedestrian scale.
- The proposed design of the dwelling and detached garage would be consistent with the character of new dwellings being constructed in the neighbourhood.

Tree Preservation & Landscaping

- The City’s Parks Department have authorized removal of 12 off-site trees which are located along the lane dedication to the immediate east of the subject site. The trees are considered to be in poor condition. They will also be affected by construction impacts including adjacent ditch infill and grade elevation changes to meet flood proofing requirements.
- Total compensation required is \$12,350.00 which has already been paid by the owner. The City’s Parks Department will use this compensation to plant new trees along city frontages, space permitting, upon project completion.
- Two (2) off-site trees (Tree #561 & Tree #598) located on City property will be retained. The owner will be required to install tree protection fencing to City standards around Tree #561 and Tree #598 in accordance with the City’s tree protection information bulletin (TREE-03). Tree protection fencing must remain in place until construction and landscaping of the proposed dwelling on the subject site is completed.
- To ensure survival of the off-site trees to be protected (Trees #561 and 598), the applicant must submit the following items prior to this application being forwarded to Council for approval:
 - A contract with a Certified Arborist for supervision of any on-site works to be conducted within tree protection zones. The contract must include the scope of work to be undertaken, including the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to prepare a post construction impact assessment report to the City for review.
 - A survival security in the amount of \$2,000. The City will release 50% of the security after the proposed construction and landscaping on the subject site is

completed to the satisfaction of the City and the required post-construction impact assessment report documenting tree survival has been submitted by the Arborist to the City for review. The City will release the remaining 50% of the security one year later if the trees have survived.

- One on-site bylaw sized tree was removed with a valid tree cutting permit at the time of demolition in January 2014.
- The applicant has provided a landscape plan which is included in the Development Variance Permit attached to this report. The plan indicates that a total of 3 new trees will be planted on the property, as well as shrubs and low ground cover. A cedar fence will be installed, which will have a maximum height of 1.2 for the north 6 m of the required front yard setback, which will step up the 2 m along the balance of the property line. The proposed fencing will provide screening of the house and privacy for the residents, and is consistent with the fencing regulations in Richmond Zoning Bylaw 8500.

Conclusion

The applicant has applied to the City of Richmond for permission to vary Section 8.1.6.4 in Richmond Zoning Bylaw 8500 to reduce the required minimum exterior setback from 3.0 m (10 ft) to 1.2 m (4 ft) to permit construction of a new two-storey single detached dwelling at 3800 Georgia Street. Further, the applicant has applied for permission to vary Section 8.1.6.8 in Richmond Zoning Bylaw 8500 to reduce the required minimum setback for a detached accessory building from a lot line abutting a public road from 3.0 m (10 ft) to 2.4 m (8 ft) to permit construction of a new detached two-car garage.

The proposed development complies with applicable policies contained within the OCP and Area Plan, and would comply with all other aspects of the Richmond Zoning Bylaw 8500, with the exception of the variances discussed.

The applicant has addressed the planning and urban design issues and other staff comments identified as part of the application review, and staff feel that the proposal is in character with surrounding single detached dwellings in the immediate surrounding neighbourhood. On this basis, staff recommends support for the application.


John Hopkins
Senior Planner

JH:cas

Att. 1: Location Map

Att. 2: Development Application Data Sheet

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$2,500.
 - Receipt of a Letter-of-Credit for off-site tree survival in the amount of \$2,000.
- NOTE: Staff to ensure that landscape estimates include a 10% contingency cost.

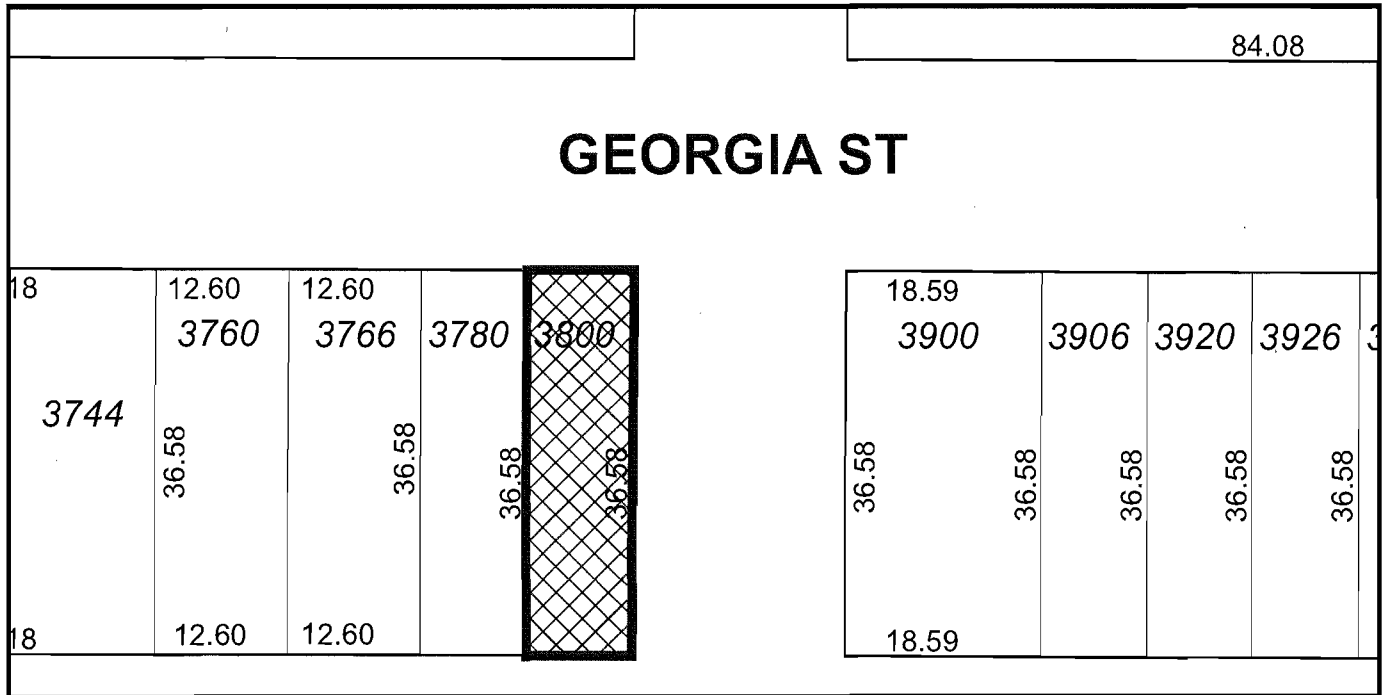
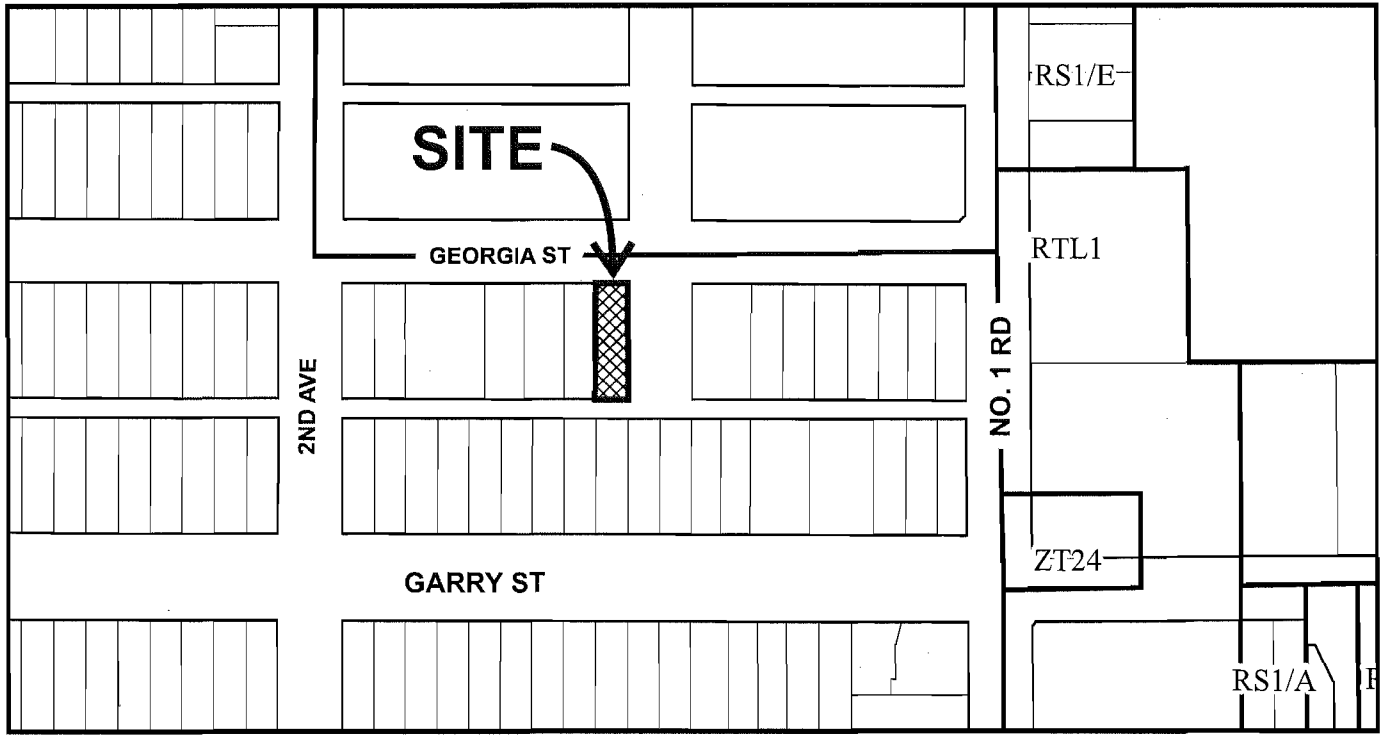
Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/tp/special.htm>).



City of
Richmond

ATTACHMENT 1



	<p>DV 14-657986</p>	<p>Original Date: 03/17/14 Revision Date: Note: Dimensions are in METRES</p>
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DV 14-657986

Attachment 2

Address: 3800 Georgia Street

Applicant: Clive Alladin

Owner: Clive Alladin (Balandra
Development Inc.)

Planning Area: Steveston

Floor Area Gross: 201.6 m² (2,170 ft²) plus 42 m² (452 ft²) garage

	Existing	Proposed
Site Area:	368 m ² (3,961 ft ²)	No change
Land Uses:	Vacant	Single Detached Dwelling
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/A)	No change
Number of Units:	0	1

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.55	0.55	none permitted
Lot Coverage:	Max. 45%	45%	none permitted
Setback – Front Yard:	Min. 6.0 m	6.0 m	none permitted
Setback – Interior Side Yard:	Min. 1.2 m	1.2 m	none permitted
Setback – Exterior Side Yard (principal building):	Min. 3.0 m	1.2 m	variance required
Setback – Rear Yard:	Min. 6.0 m	12.8 m	none permitted
Setback – Lot Line Abutting a Public Road (detached accessory structure):	Min. 3.0 m	2.4 m (exterior lot line only)	variance required
Height (m) – Dwelling:	Max. 9.0 m	8.63 m	none permitted
Height (m) – Detached Accessory Structure:	Max. 5.0 m	5.0 m	none permitted
Total off-street Spaces:	2	2	none permitted



No. DV 14-657986

To the Holder: Clive Alladin
Property Address: 3800 Georgia Street
Address: PO Box 26529, Blundell P.O.
Richmond, BC V7C 5M9

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior setback for a principal dwelling (Zoning Bylaw Section 8.1.6.4) from 3.0 m to 1.2 and reduce the minimum setback for a detached accessory building (Zoning Bylaw Section 8.1.6.8) from 3.0 m to 2.4 m.

The dimension and siting of buildings and structures on the land, and landscaping shall be as shown on Schedule "B" attached hereto.

4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$2,500.00 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.

Development Variance Permit

No. DV 14-657986

To the Holder: Balandra Development Inc
Property Address: 3800 Georgia Street
Address: PO Box 26529, Blundell P.O.

6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

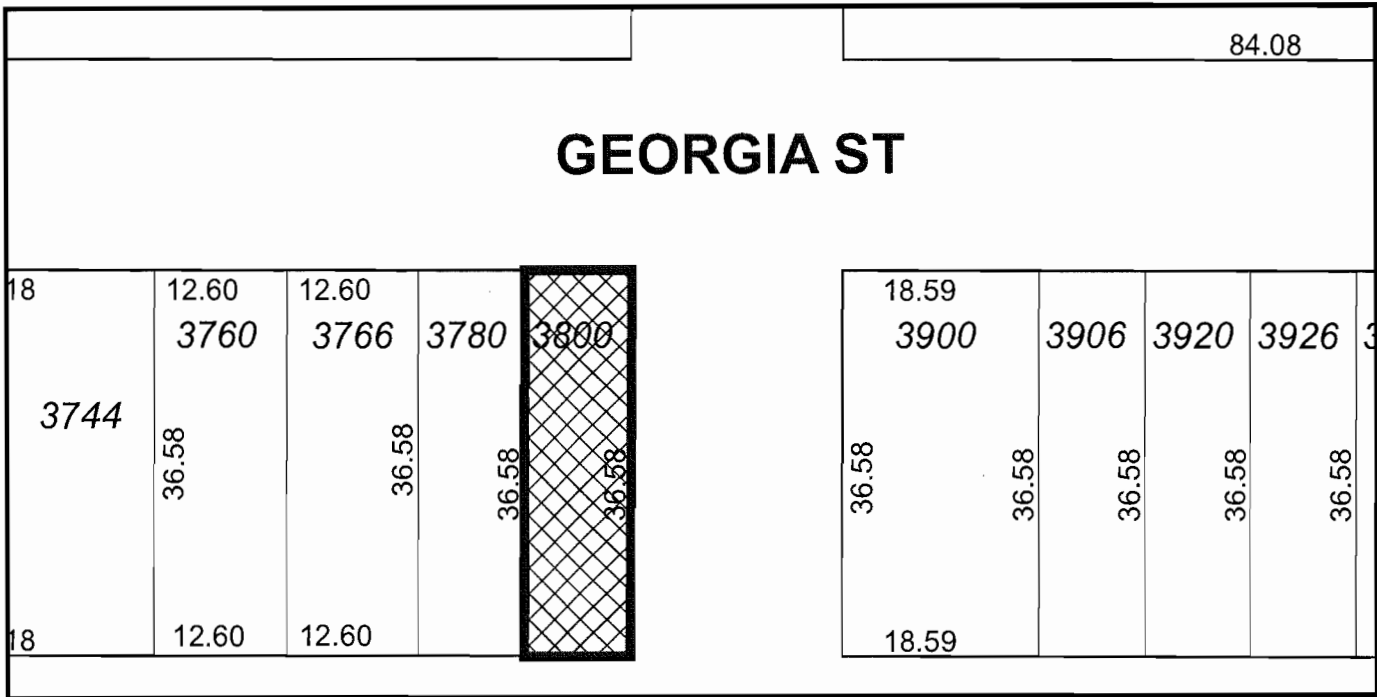
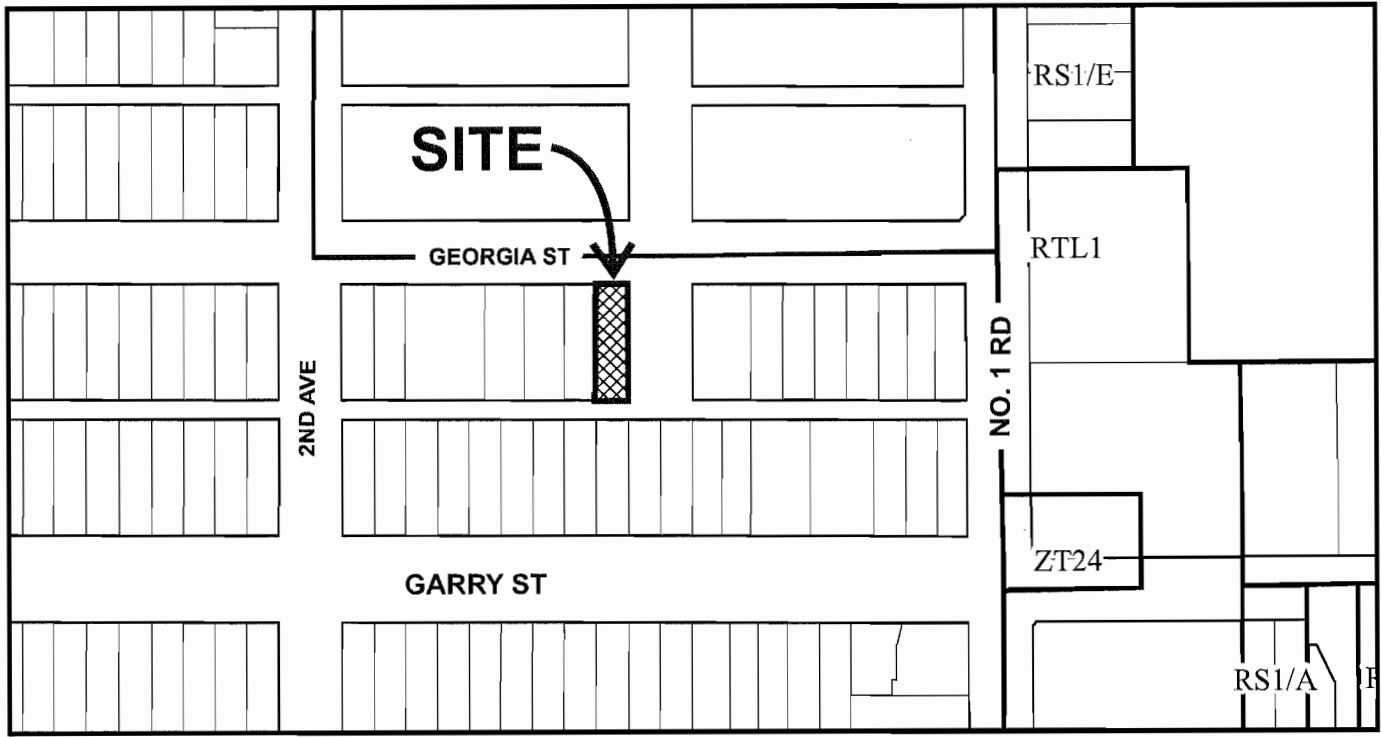
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

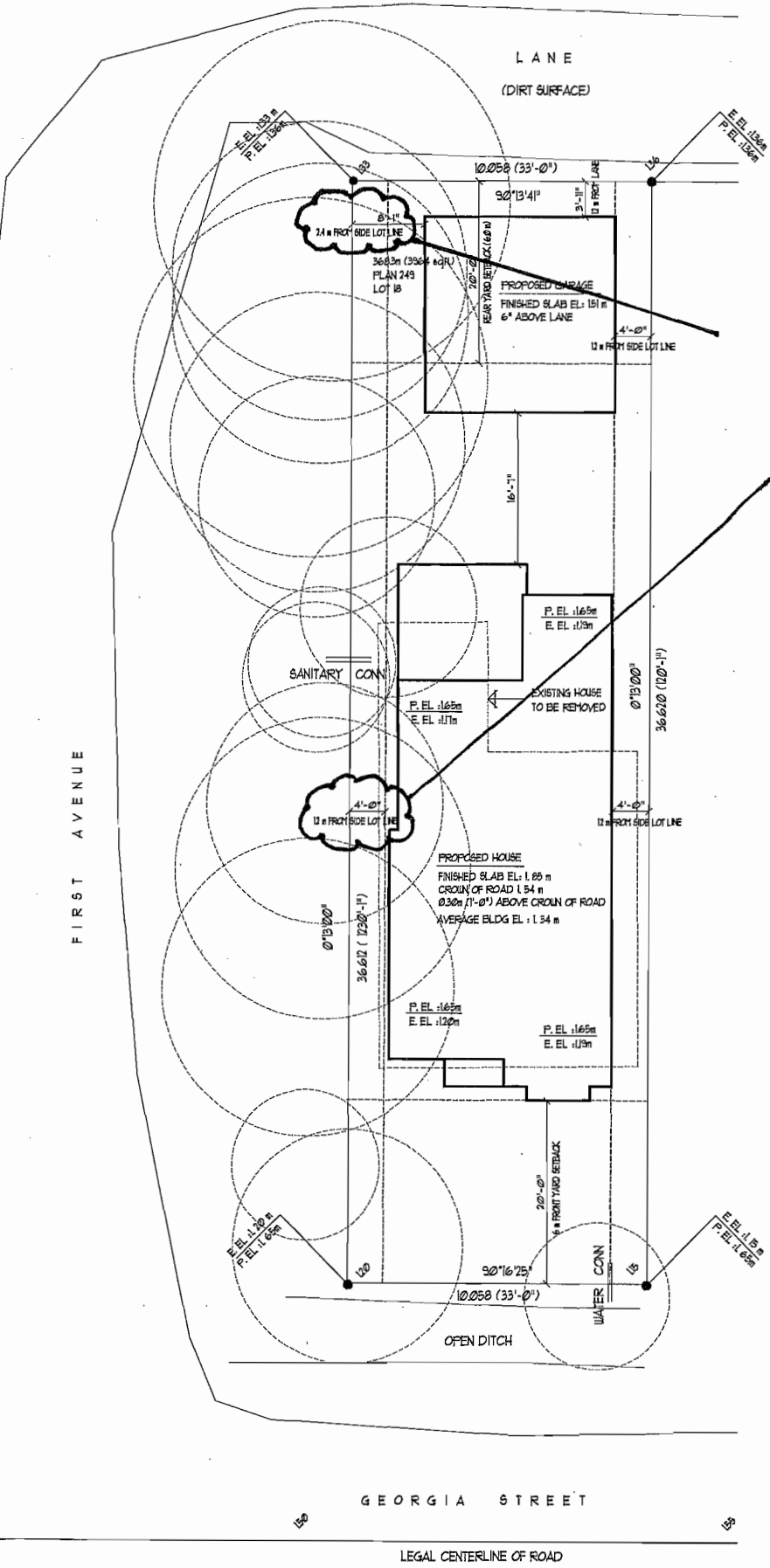


City of
Richmond



	<p>DV 14-657986 SCHEDULE "A"</p>	<p>Original Date: 03/17/14</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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SCHEDULE B



Setbacks to be varied

2.4 m to detached garage

1.2 m to dwelling

LOT CALCULATIONS

FLOOR AREA RATIO
 LOT AREA 368 SQ. M. (3961 SQ. FT.)
 PROPOSED ZONE R1-A
 MAX ALLOWABLE FLOOR AREA 55 X 396.4 SQ. FT. = 2170 SQ. FT.

MAIN FLOOR	1135	SQ. FT.
SECOND FLOOR	1035	SQ. FT.
TOTAL	2170	SQ. FT.
GARAGE	452	SQ. FT.

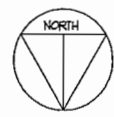
SITE COVERAGE

MAX ALLOWED = 45% = 1783 SQ. FT.
 PROPOSED 1710 SQ. FT.
 ALLOWED PORCH AREA 12% = 278 SQ. FT.
 PROPOSED PORCH AREA 115 + 40 = 215 SQ. FT.

GLENWOOD HOME DESIGNERS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER AND OWNER TO REVIEW AND VERIFY ELEVATION DATA, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.

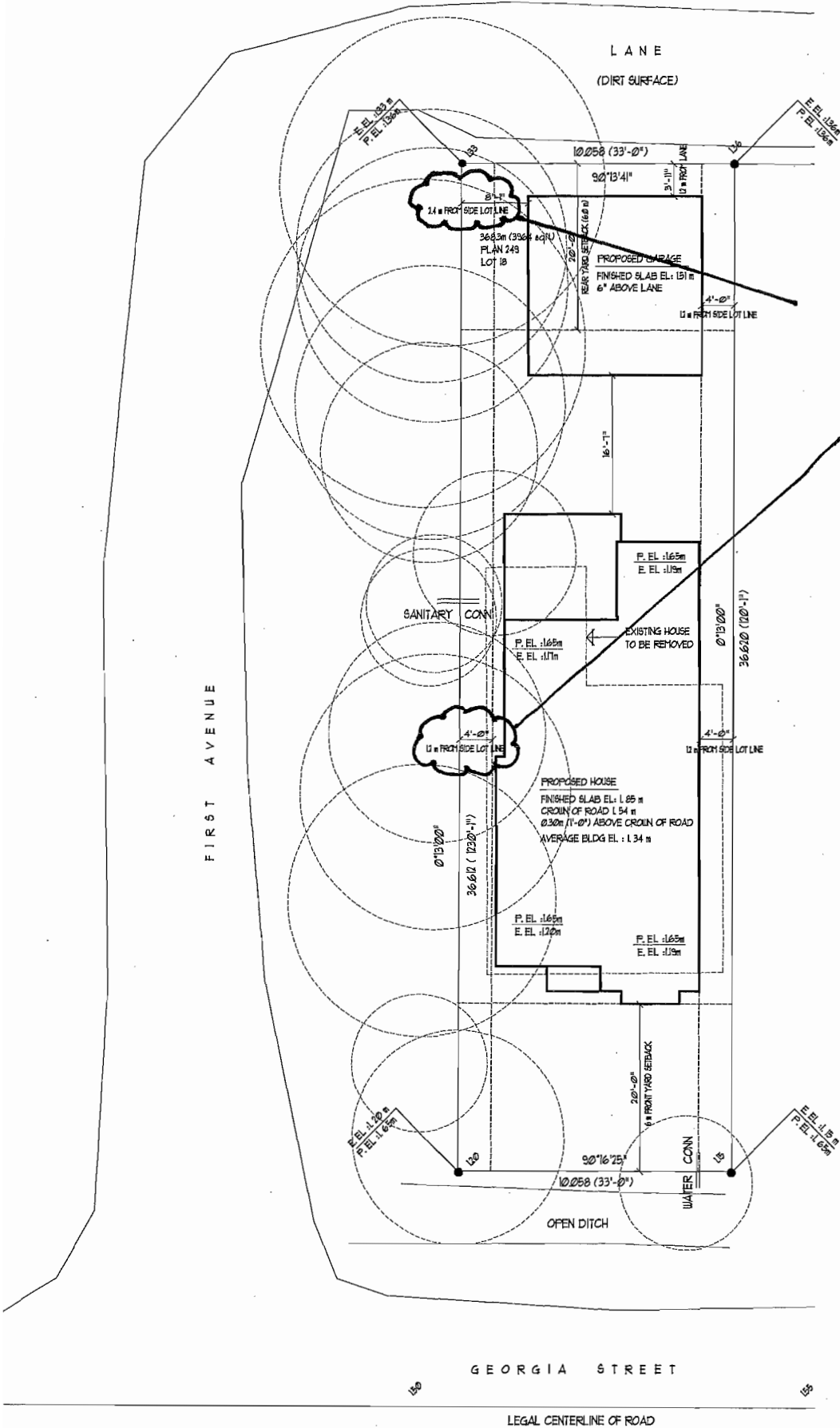
$$\frac{1.65 + 1.65 + 1.36 + 1.36}{4} = \frac{1.20 + 1.13 + 1.17 + 1.17}{4}$$

AVERAGE BLDG EL: 1.34 m



SITE PLAN

SCALE 1/8"=1'-0"



LANE
(DIRT SURFACE)

Setbacks to be varied

2.4 m to detached garage

1.2 m to dwelling

LOT CALCULATIONS

FLOOR AREA RATIO
 LOT AREA 368 SQ. M. (3961 SQ. FT.)
 PROPOSED ZONE R1-A
 MAX. ALLOWABLE FLOOR AREA 55 X 3964 SQ. FT. = 218 SQ. FT.

MAIN FLOOR	105	SQ. FT.
SECOND FLOOR	1035	SQ. FT.
TOTAL	2110	SQ. FT.
GARAGE	452	SQ. FT.

SITE COVERAGE

MAX. ALLOWED = 45% = 173 SQ. FT.
 PROPOSED 110 SQ. FT.
 ALLOWED PORCH AREA 10% = 218 SQ. FT.
 PROPOSED PORCH AREA 115 + 40 = 235 SQ. FT.

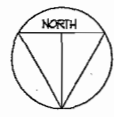
GLENWOOD HOME DESIGNS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE SOLE RESPONSIBILITY OF THE BUILDER AND OWNER TO REVIEW AND VERIFY ELEVATION DATA, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.

AVERAGE BLDG EL.: 1.34 m

$$\frac{1.65 + 1.65 + 1.36 + 1.36 + 1.20 + 1.13 + 1.13 + 1.17}{8}$$

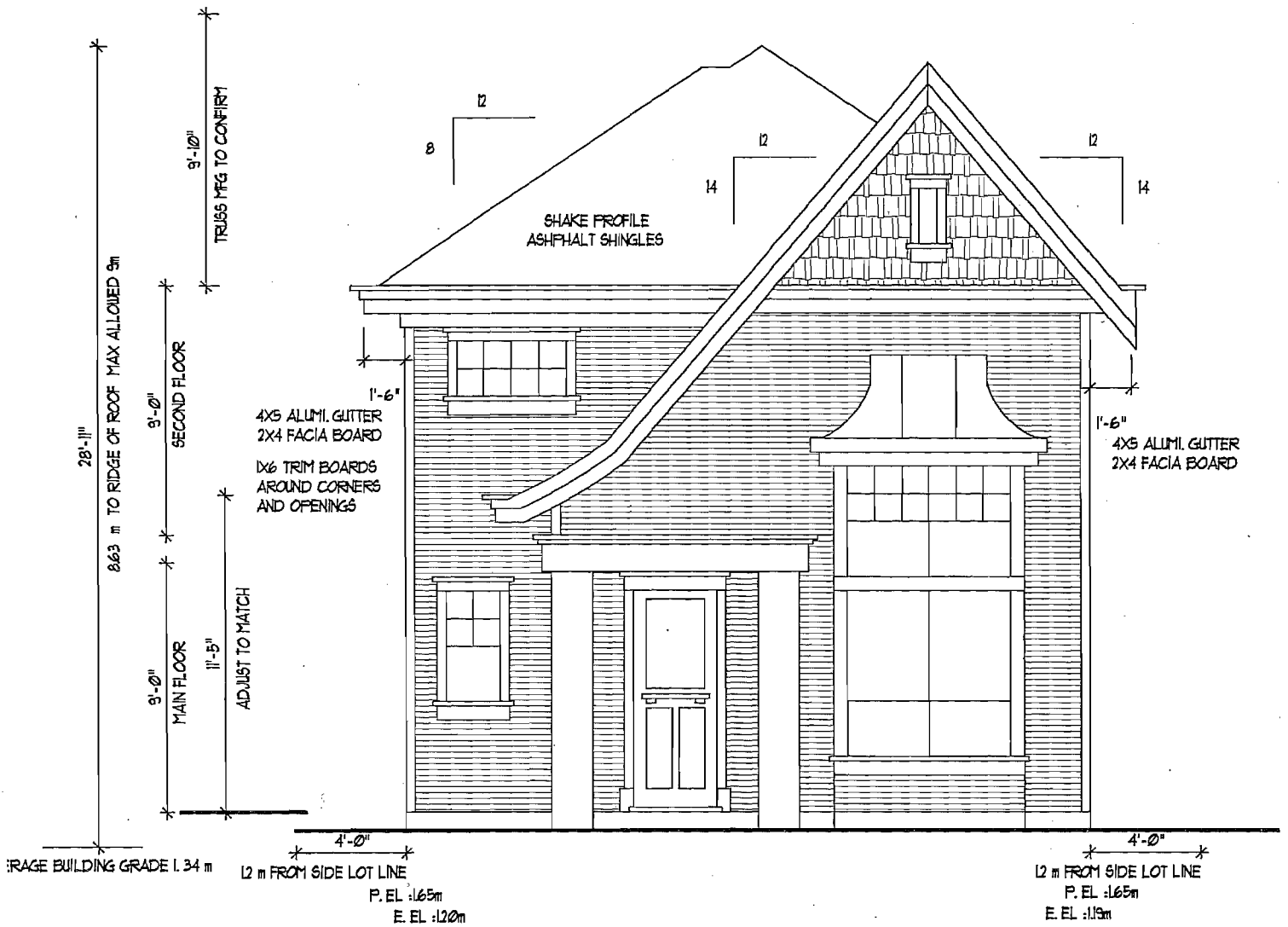
GEORGIA STREET

LEGAL CENTERLINE OF ROAD



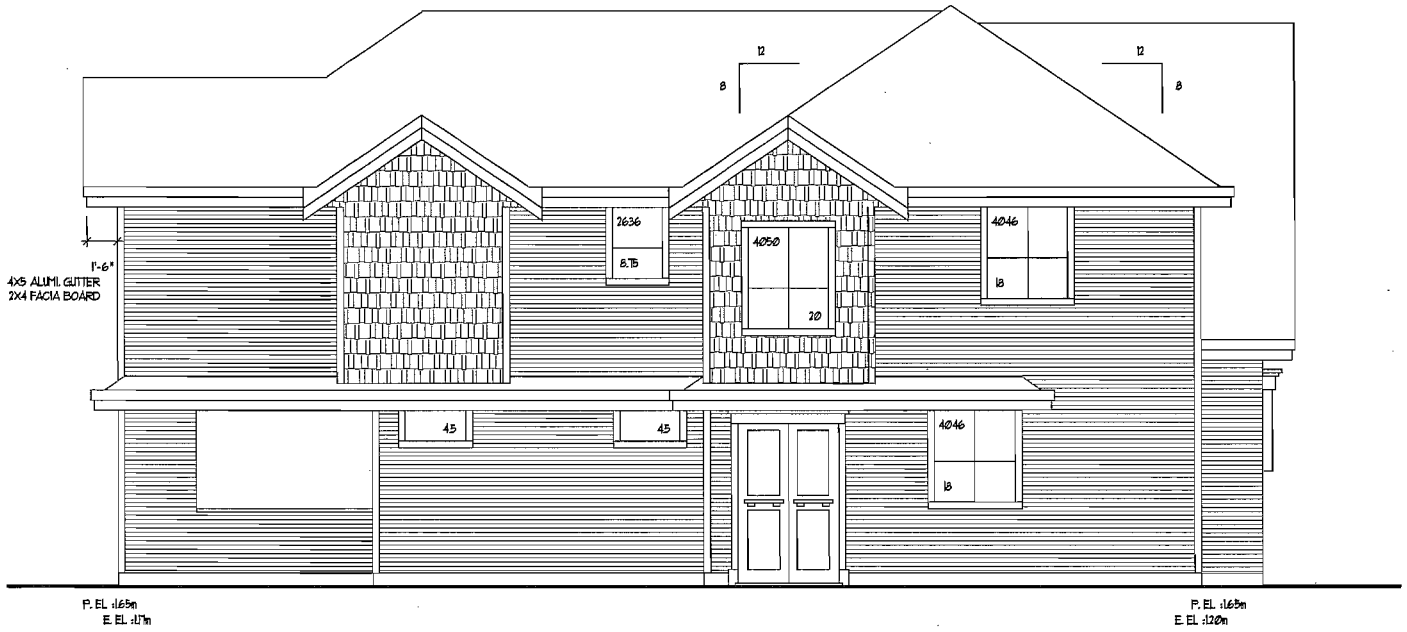
SITE PLAN

SCALE 1/8" = 1'-0"



FRONT ELEVATION (North)

SCALE 1/4" 1'-0"



LEFT ELEVATION (East)

SCALE 1/4" = 1'-0"

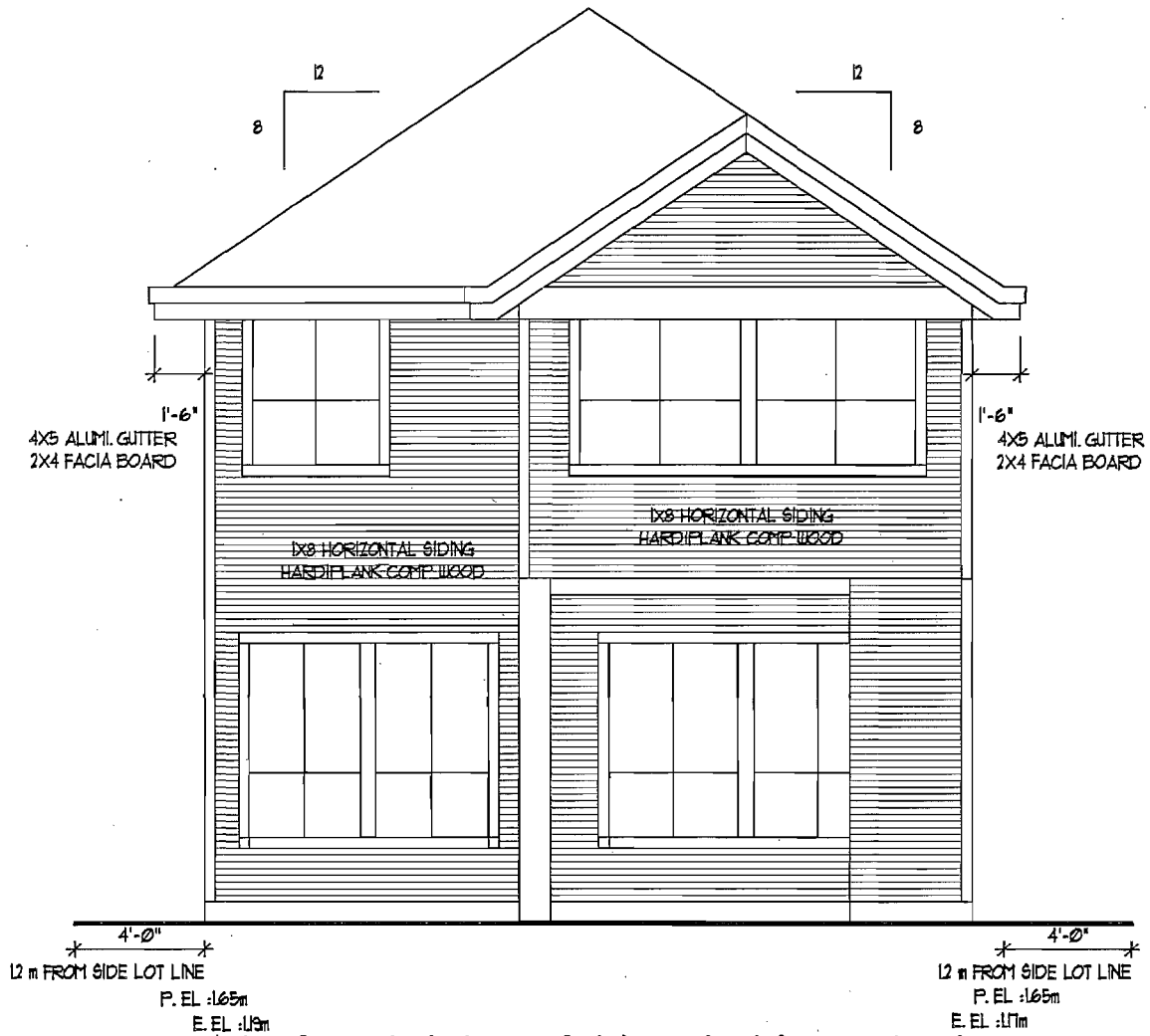
SPATIAL SEPERATION CALCULATIONS

WALL AREA = 1030 SQFT

LIMITING DISTANCE 4'-0" (1.2x)

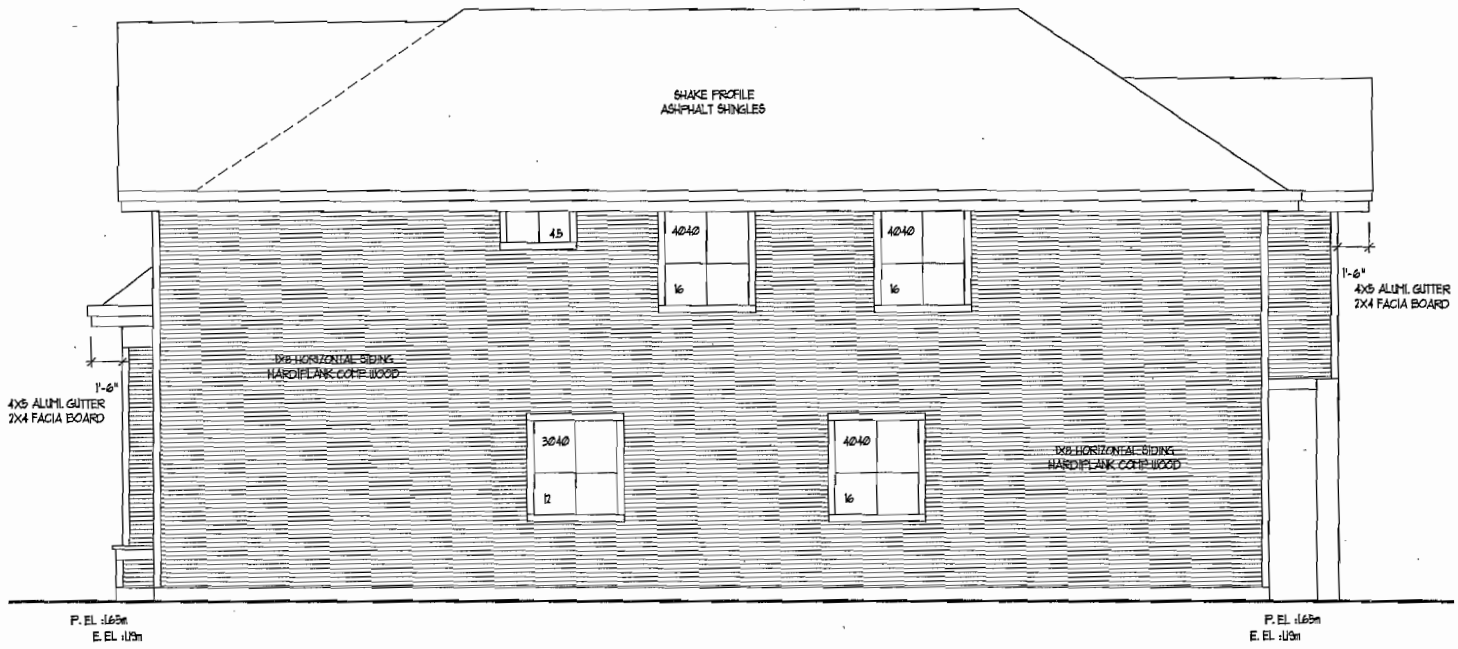
MAX ALLOWABLE UNPROTECTED OPENINGS AT 7% = 76 SQFT

PROPOSED UNPROTECTED OPENINGS = 74 SQFT



REAR ELEVATION (South)

SCALE 1/4" 1'-0"



RIGHT ELEVATION (West)

SCALE 1/4" = 1'-0"

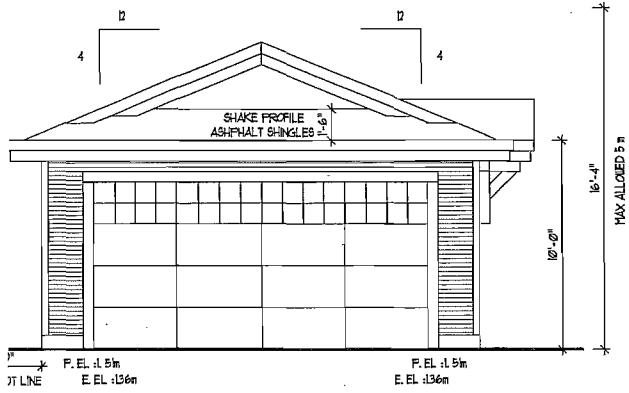
SPATIAL SEPERATION CALCULATIONS

WALL AREA= 921 SQFT

LIMITING DISTANCE 4'-0" (1.2m)

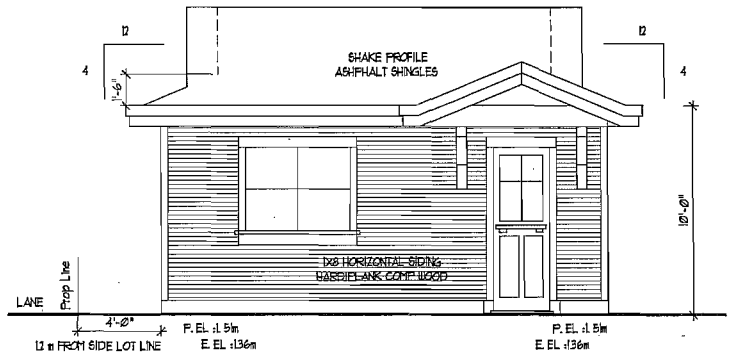
MAX ALLOWABLE UNPROTECTED OPENINGS AT 75' = 65 SQFT

PROPOSED UNPROTECTED OPENINGS = 645 SQFT



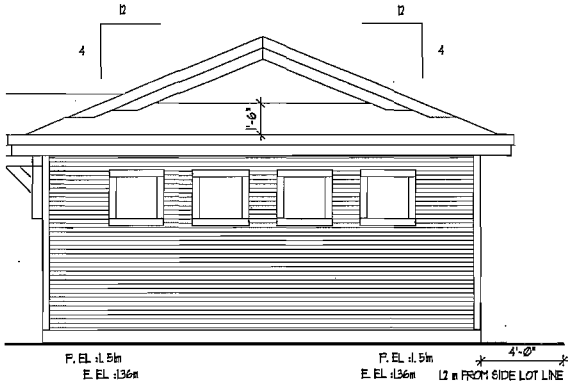
FRONT ELEVATION

SCALE 1/4" 1'-0"



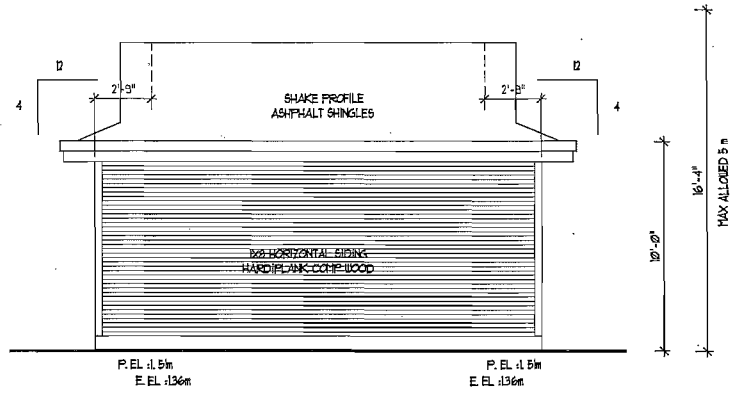
RIGHT ELEVATION

SCALE 1/4" 1'-0"



REAR ELEVATION

SCALE 1/4" 1'-0"

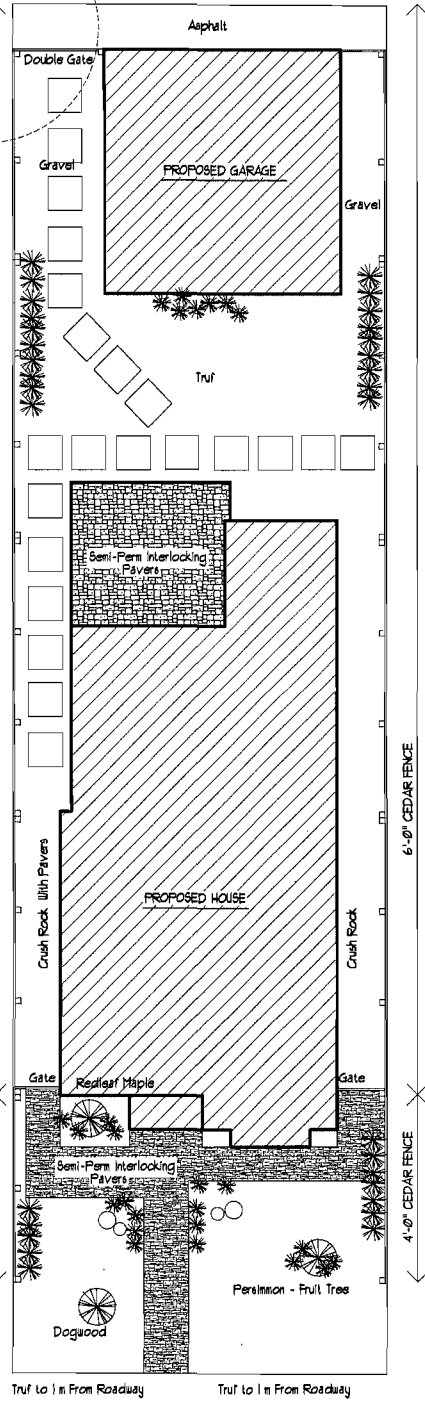


LEFT ELEVATION

SCALE 1/4" 1'-0"

LANE
(DIRT SURFACE)

FIRST AVENUE

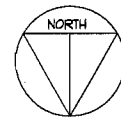


Existing Tree To Remain

-  20 - 1 1/4" Emerald Cedar
-  4 - Rhododendrons
-  10 - Azalea Japonica
-  8 - Pieris Japonica
-  4 - Hydrangea Panacolata
-  Persimmon - Fruit Tree
-  Dogwood
-  Redleaf Maple

GEORGIA STREET

LEGAL CENTERLINE OF ROAD



LANDSCAPE PLAN

SCALE 1/8"=1'-0"