



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: September 26, 2016

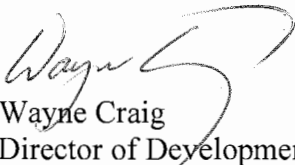
From: Wayne Craig
Director of Development

File: DV 16-738763

Re: **Application by Infinity Living Inc. for a Development Variance Permit at
3880 Georgia Street**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback (Zoning Bylaw Section 8.1.6.4) from 3 m to 1.2 m.


Wayne Craig
Director of Development

WC:acr

Staff Report

Origin

Infinity Living Inc. has applied to the City of Richmond for permission to relax the minimum exterior side yard setback requirements in the Single Detached (RS1/A) zone from 3.0 m to 1.2 m to permit the development of at 3880 Georgia Street. The subject property is currently vacant with an adjacent undeveloped public lane to the west as shown in Attachment 1.

Development Information

The subject property was previously part of a larger parcel that included the lot to the east (3900 Georgia Street) and had a single detached house. As part of the subdivision application, the detached dwelling was demolished and the site was given approval for the creation of two lots earlier this year (file: SD 16-721636). Two single detached dwellings were proposed on each of the new lots. The exterior west side yard of the subject property is adjacent to a public lane that connects to an east west rear lane, which connects with 2nd Avenue on the west. Residents on the block who live west of the lane use the undeveloped lane to connect to Georgia Street.

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

Background

The Development Variance Permit would allow the construction of the new house at a reduced sideyard setback. The subject property is on the south side of Georgia Street and has the following surrounding uses:

- To the north: Lord Byng Elementary School zoned "School & Institutional Use (SI)"
- To the east and south: Single detached housing zoned "Single Detached (RS1/A)"
- To the west: Single detached housing zoned "Single Detached (RS1/A)" across the public lane

Related Policies

2041 Official Community Plan Designation

The proposal is consistent with the 2041 OCP's Neighbourhood Residential land use designation for the subject site.

Steveston Area Plan Designation

The subject property is located within the Steveston Area Plan. The proposal is consistent with the area plan by:

- 1) Retaining and enhancing the existing single family residential character in Steveston; and

- 2) Ensuring the type and scale of new housing developments is integrated with the surrounding neighbourhood.

Staff Comments

The proposed variance complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with the "Single Detached (RS1/A)" zone with the exception of the minimum exterior setback to the proposed dwelling. The proposed siting and design are provided in the attached site plans.

Staff in the Transportation Division have reviewed the requested variance and confirmed that there are no plans to improve the road allowance. 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.

Staff in Real Estate Services have advised staff that they are not 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 agreement would be based on a property assessment to ensure that fair market value is paid for the road area closed. The proposed variance does not preclude such a road closure process from occurring.

The proposed variances were referred to the Building Approvals Division, who has commented that there are no concerns with the requested variance, and that the house will be required to meet the current requirements of the BC Building Code. If the lane were closed, and subdivided into two new single family lots, a dwelling unit on the lot to the west 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).

The owner of the property across the lane to the west (3800 Georgia Street) applied for a Development Variance for a similar relaxation of the exterior side yard setback for the proposed detached dwelling and accessory building. Approval for the application was granted in 2014 on the basis that the proposal complies with applicable policies within the OCP and Area Plan and would comply with all other aspects of the Richmond Zoning Bylaw 8500, with the exception of the proposed variances. Through the review process, staff determined that the proposal was in character with the single detached dwellings in the immediate surrounding neighbourhood.

The proposed variance for the subject property would be consistent with the variance that was granted to the property to the west access of the undeveloped land at 3800 Georgia Street. With the same exterior side yard setback on both sides of the lane, the streetscape of the neighbourhood would not be disrupted and the character of the neighbourhood would be maintained.

Zoning Compliance/Variances

The applicant has requested to vary the provisions of Richmond Zoning Bylaw 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 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 to 1.2 m for the following reasons:

- a) As the width of the lot is 9.3 m, the reduction in the exterior sideyard setback allows for greater design flexibility for the building and site.*
- b) Staff worked with applicant to improve the building façade to minimize potential impacts of the reduced exterior side yard setback. The proposed design feature on the west side of the building incorporates variation in material and details to break up the wall face. The proposed fencing is similar to the existing fencing at 3800 Georgia Street, which brings some symmetry to the streetscape and further mitigates potential visual impacts of the proposed variance.*

Analysis

Conditions of Adjacency

- The subject property has an adjacent lane to the west and to the south. The undeveloped lane dedication along the west property line measures 20.0 m wide. The width of the laneway to the west provides an adequate separation between the proposed dwelling and the property to the west.
- The applicant is also the owner of the property to the east, which is also zoned “Single Detached (RS1/A)”. A single detached dwelling with a minimum side yard setback of 1.2 m is permitted on that property. The proposed dwelling on the subject property would also provide a 1.2 m interior sideyard setback as required by the Richmond Zoning Bylaw 8500.

Site Planning, Architectural Form and 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 on the west.
- The proposed vehicle access to the subject site is from Georgia Street, which is consistent with other single detached homes east of the property.
- The proposed design of the single detached dwelling would be consistent with the character of new dwellings being constructed in the neighbourhood. Similar to the houses to the west, it will have siding cladding on the exterior with shingle detailing, and gables and tile materials on the front facade. The west elevation features roof details above windows on the second storey to create some visual interest, which will be visible from Georgia Street and from the road allowance.

Landscape Design and Open Space Design

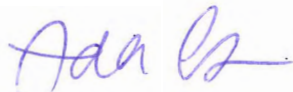
- No trees currently exist on the subject property. Two trees are located along the undeveloped lane dedication to the west, which must have tree protection fencing that meets City standards and is in accordance with the City's tree protection information bulletin. Tree protection fencing must remain in place until construction and landscaping of the proposed dwelling on the subject site is completed.
- The applicant has provided a landscape plan, which is included in the Development Variance Permit attached to this report. The plan shows proposed plantings on the property and includes a cedar fence along the west side of the property adjacent to the road allowance. This mirrors the fencing at 3800 Georgia Street. 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. A security of \$2,500 in the form of a Letter-of-Credit is required to ensure that the landscape plan is implemented on the subject property.

Conclusions

The applicant has applied to the City of Richmond for permission to vary Section 8.1.6.4 of Richmond Zoning Bylaw 8500 to reduce the required minimum exterior side yard in the Single Detached (RS1/A) zone from 3.0 m to 1.2 m on the west property line to allow for the construction of a single detached dwelling.

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 variance discussed.

The proposal is in character with surrounding single detached dwellings in the immediate surrounding neighbourhood and is consistent with the reduced exterior side yard of the property west of the road allowance. On this basis, staff recommends support for the application.



Ada Chan Russell
Planner I

ACR:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

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

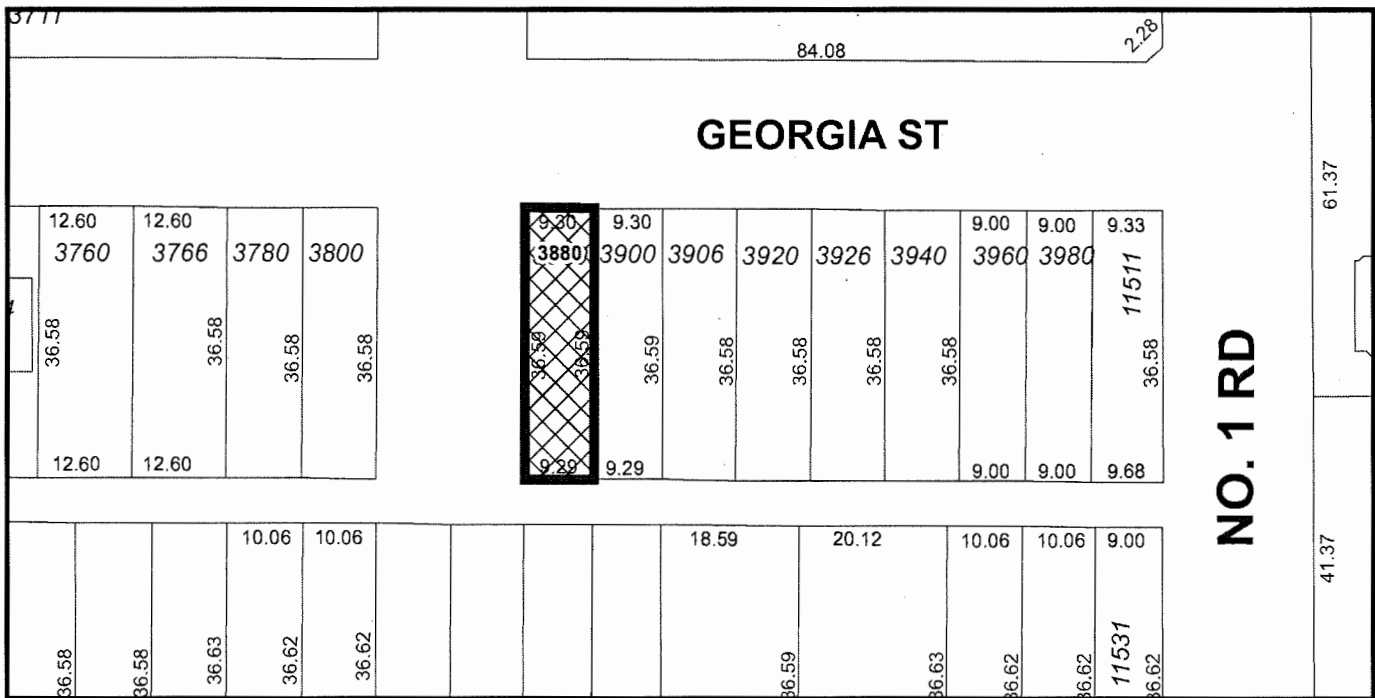
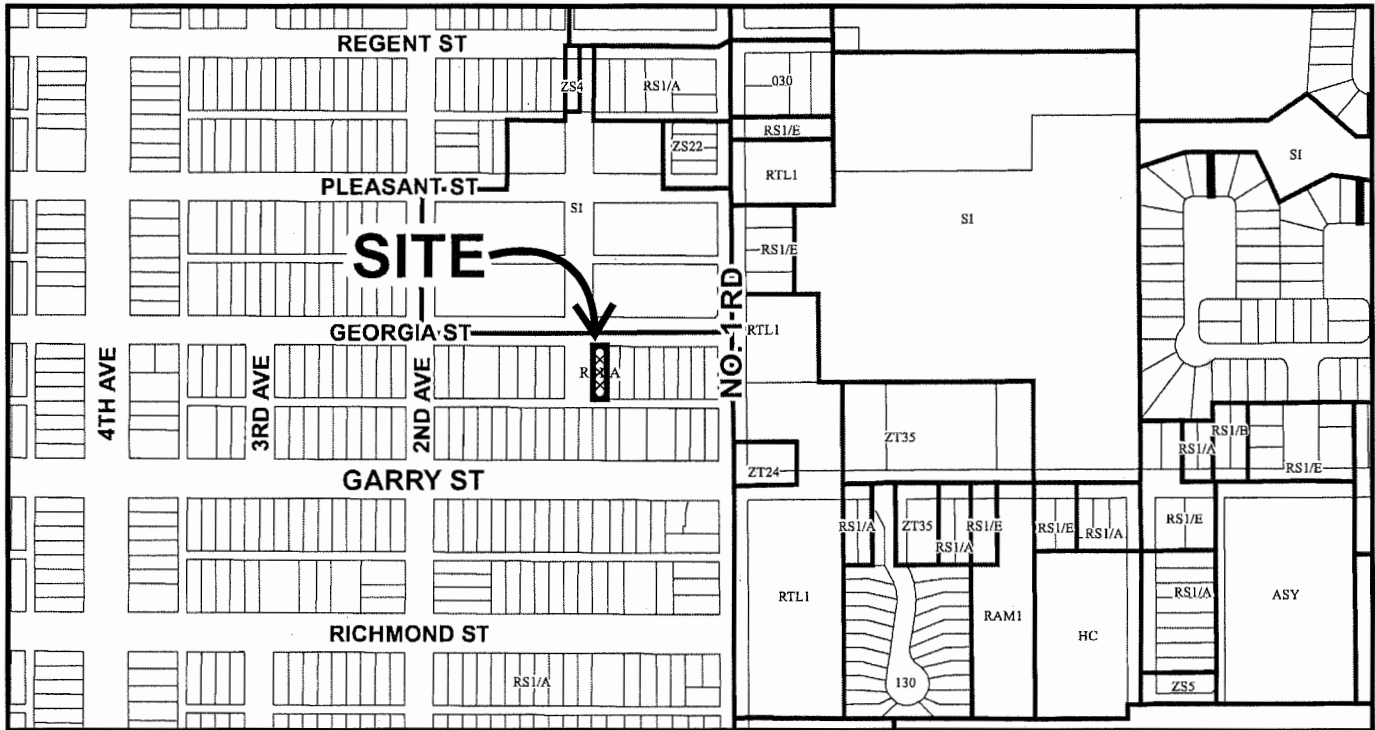
- Receipt of a Letter-of-Credit for landscaping in the amount of \$2,500.00.

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



City of
Richmond



DV 16-738763

Original Date: 08/15/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond

Development Application Data Sheet
Development Applications Division

DV 16-738763

Attachment 1

Address: 3880 Georgia Street

Applicant: Infinity Living Inc.

Owner: Infinity Living Inc.

Planning Area(s): Steveston

Floor Area Gross: 187 m²

Floor Area Net: 186.8 m²

	Existing	Proposed
Site Area:	340 m ²	340 m ²
Land Uses:	Vacant Lot	Single Detached Dwelling
OCP Designation:	Neighbourhood Residential	No Change
Zoning:	Single Detached (RS1/A)	No Change
Number of Units:	0	1

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.55	0.55	None Permitted
Lot Coverage:	Max. 45%	44%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Int. Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Ext. Side Yard:	Min. 3.0 m	1.2 m	Variance Requested
Setback – Rear Yard:	Min. 6.0 m	6.0 m	None
Height (m):	Max. 9.0 m	8.61 m	None
Lot Size:	Min. 270 m ²	340 m ²	None



No. DV 16-738763

To the Holder: INFINITY LIVING INC.
Property Address: 3880 GEORGIA STREET
Address: c/o RAMAN KOONER
2240 – 4871 SHELL ROAD
RICHMOND, BC V6X 3Z6

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
 - a) Vary the 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 m.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
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.
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.

Development Variance Permit

No. DV 16-738763

To the Holder: INFINITY LIVING INC.
Property Address: 3880 GEORGIA STREET
Address: c/o RAMAN KOONER
2240 - 4871 SHELL ROAD
RICHMOND, BC V6X 3Z6

AUTHORIZING RESOLUTION NO.
DAY OF

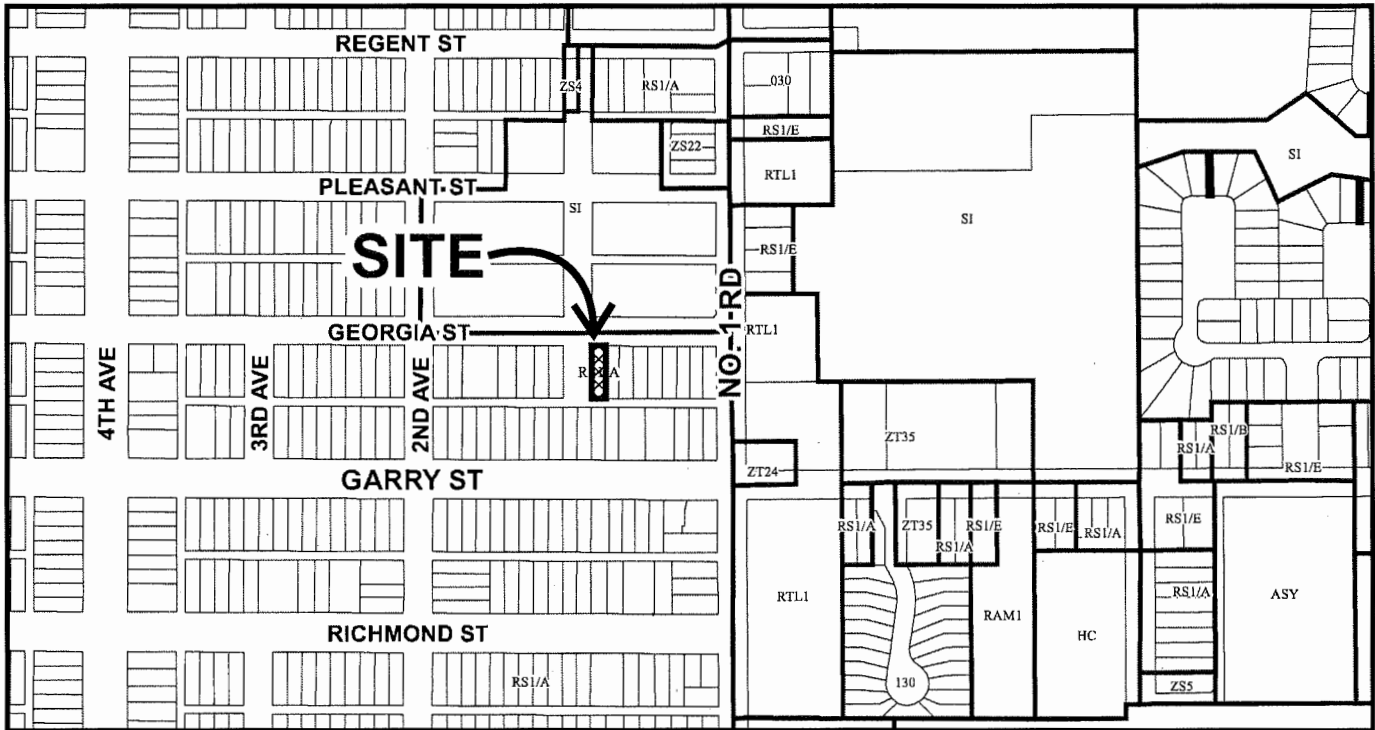
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

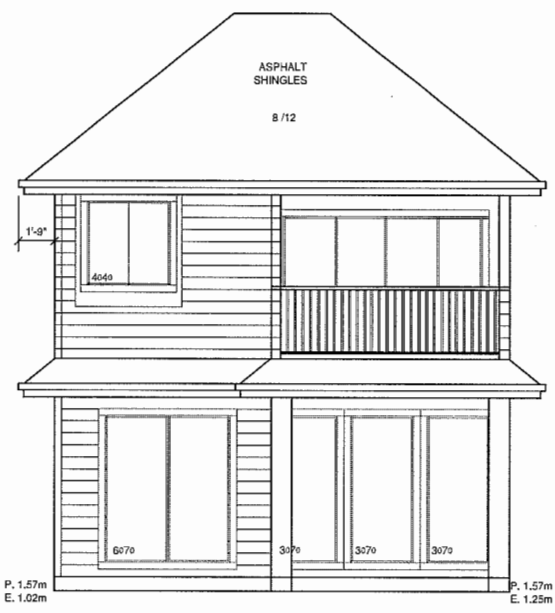
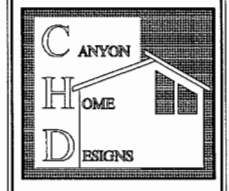


City of Richmond

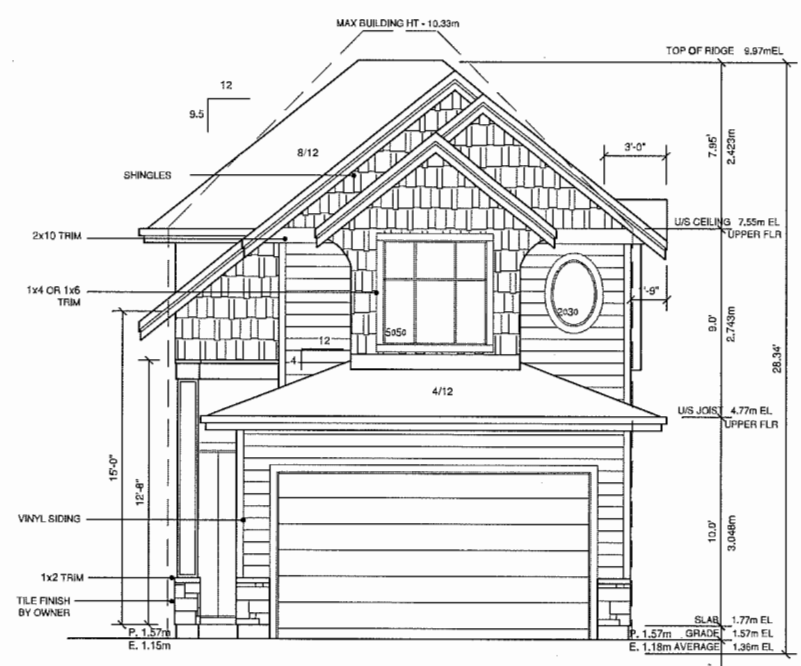


3711				84.08										2.28	
GEORGIA ST														61.37	
12.60	12.60			9.30	9.30						9.00	9.00	9.33		
3760	3766	3780	3800	3880	3900	3906	3920	3926	3940	3960	3980	11511			
36.58	36.58	36.58	36.58	36.58	36.59	36.58	36.58	36.58	36.58	36.58		36.58			
12.60	12.60			9.29	9.29					9.00	9.00	9.68			
36.58	36.58	36.63	36.62	36.62		18.59	20.12	10.06	10.06	9.00		11531			
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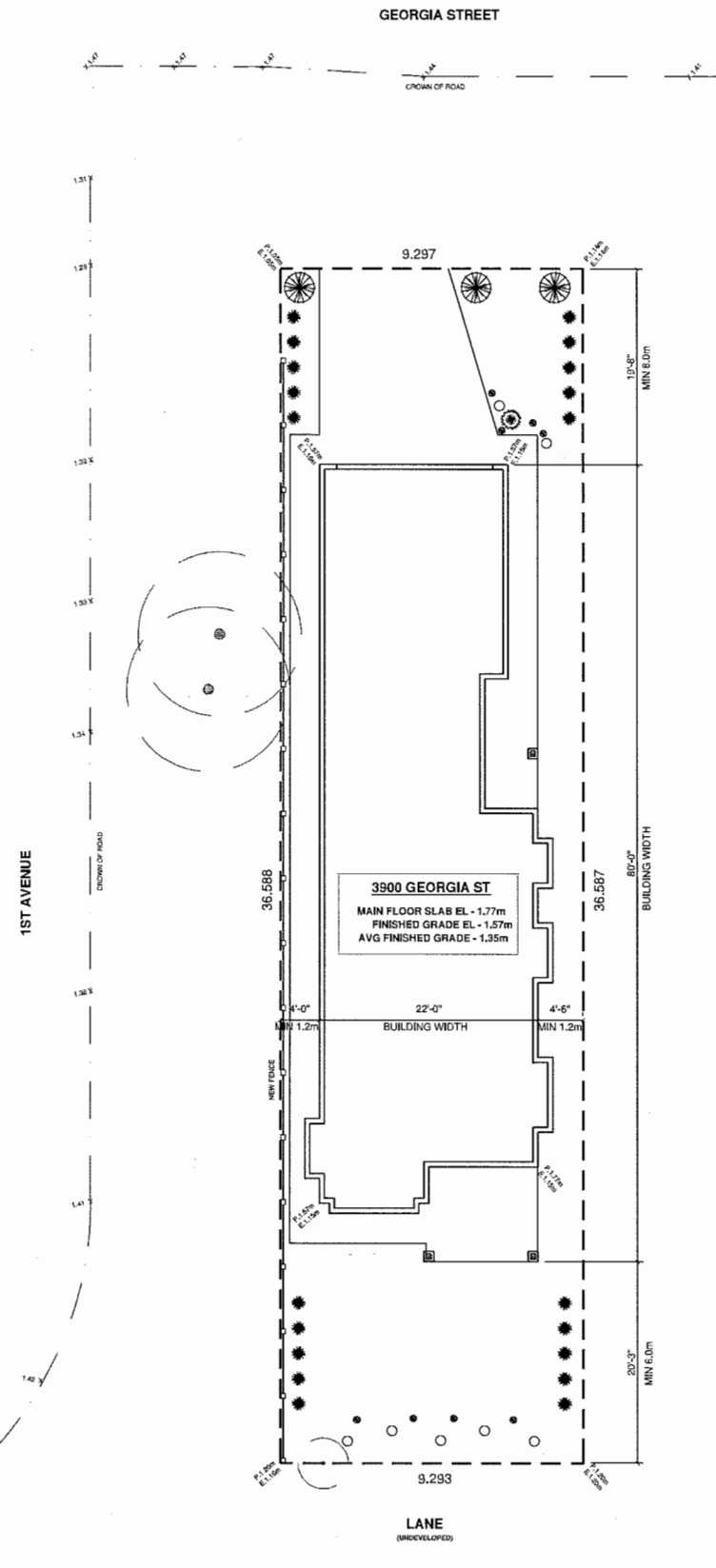
	<h2>DV 16-738763</h2> <h2>SCHEDULE "A"</h2>	<p>Original Date: 08/15/16</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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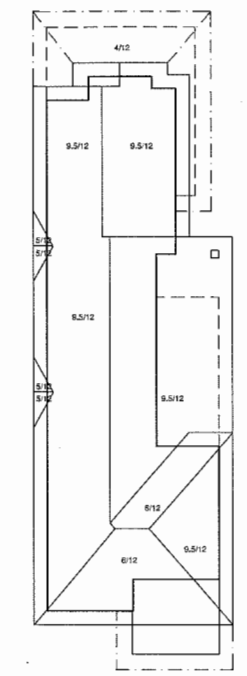
REAR ELEVATION



FRONT ELEVATION



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



ROOF PLAN
SCALE : 3/32" = 1'-0"

PROPERTY DATA :	
CIVIC ADDRESS : LOT 1 - 3900 GEORGIA ST, RICHMOND BC	
LEGAL DESCRIPTION : SEC 3 BLK 3 N 7 W PL 8526	
LOT AREA : 340sqm / 3660sf	
ZONING : RS 1A	
DESIGN CRITERIA :	
ALLOWABLE FAR :	2013 sf
MAIN FLOOR -	969 sf
UPPER FLOOR -	1042 sf
GARAGE -	512 sf
COVERED AREA	177 sf
PROPOSED FAR :	2011 sf
ALLOWABLE LOT COVERAGE (45%) :	1647 sf
MAIN FLOOR -	969 sf
GARAGE -	512 sf
COVERED AREA -	133 sf
PROPOSED LOT COVERAGE :	1614 sf
MAX. HARDSURFACE AREA (70%) :	2562 sf
HOUSE -	1614 sf
DRIVEWAY -	312 sf
WALKWAYS -	363 sf
PROPOSED HARDSURFACE AREA :	2289 sf

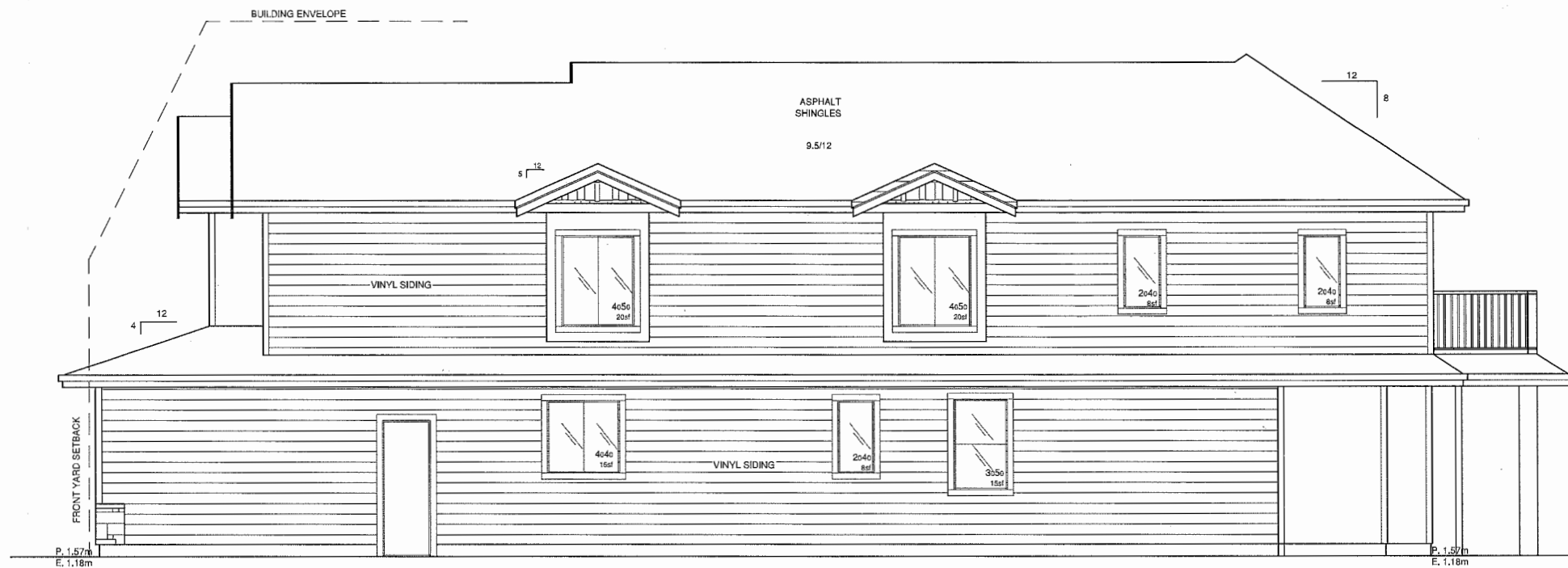
DATE	REVISION

LOT 1 - 3900 GEORGIA ST, RICHMOND BC
INFINITY LIVING LTD.

SITE PLAN	
DATE	MAY 4, 2016
SCALE	AS SHOWN

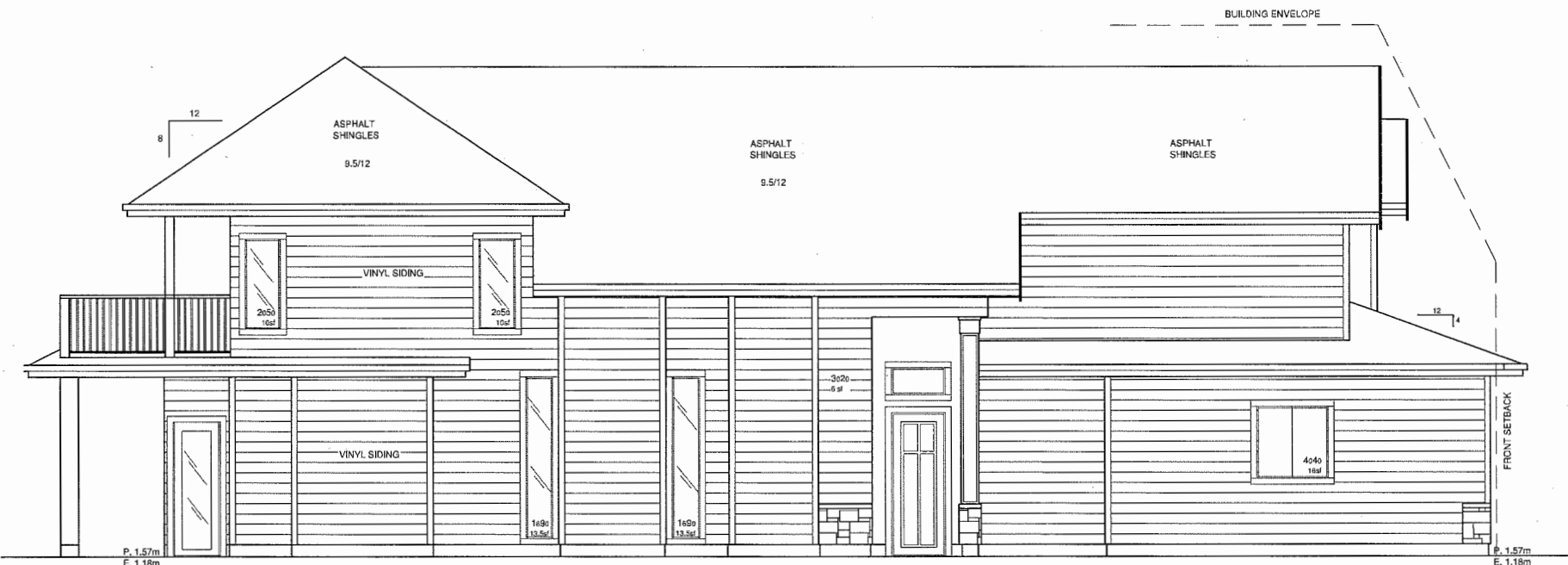
DV 16-738763

A-01



LEFT ELEVATION

SPATIAL CALCULATIONS
 EXTERIOR DISTANCE - 48' (1.24m)
 WALL AREA = 1314'²
 FPA X 88% = 1156 X 88%
 ALLOWABLE OPENINGS % = 96.25%
 PROPOSED OPENINGS = 95'



RIGHT ELEVATION

SPATIAL CALCULATIONS
 EXTERIOR DISTANCE - 48' (1.24m)
 WALL AREA = 1307'²
 FPA X 88% = 1156 X 88% = 1017 X 88%
 ALLOWABLE OPENINGS % = 79%
 PROPOSED OPENINGS = 59'

GENERAL NOTES:

ALL CONSTRUCTION IS TO COMPLY TO 2012 BC BUILDING CODE AND ALL CITY BYLAWS.

THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION AND ADJUST ACCORDINGLY.

ALL DIMENSIONS SHOWN ARE TO TAKE PRECEDENCE OVER SCALE.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS.

IT IS THE RESPONSIBILITY OF THE OWNER & BUILDER TO REVIEW AND VERIFY PRIOR TO CONSTRUCTION.

THE CONTRACTOR TO LOCATE & VERIFY ALL SERVICE LINES PRIOR TO CONSTRUCTION.

ALL WINDOW & DOOR SIZES ARE APPROXIMATE AND CONTRACTOR TO CONFIRM WITH MANUFACTURER FOR ACTUAL ROUGH OPENING.

ALL WINDOWS TO BE DOUBLE GLAZED THERMO-PANE CW 1/2" AIR SPACE AND BAKED VINYL FRAMES.

ALL GLAZING WITH IN 18" FROM FINISHED FLOOR TO BE SAFETY GLASS.

ALL GLAZED SHOWER/TUB ENCLOSURES, GLAZED DOORS AND SIDELIGHTS / WINDOWS WITHIN 3'-0" OF DOOR LOCKS TO BE SAFETY GLASS.

ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.

ALL FACTORY-BUILT FIREPLACES AND INSTALLATION IS TO CONFORM TO BCBC 9.22.8

STAIR HANDRAIL HEIGHTS TO BE MEASURED VERTICALLY ABOVE NOSING. MIN 6'-10" HEADROOM HT.

MIN. INTERIOR HANDRAIL HEIGHT 36". MIN. EXTERIOR GUARDRAIL HEIGHT 42". NO SPACES LARGER THAN 4" WITH NO HORIZONTAL MEMBERS.

ALL FINISHES, STYLES & COLOUR OF FINISHING MATERIALS TO BE SELECTED AND APPROVED BY OWNER.

THE STRUCTURAL ENGINEER IS TO REVIEW TRUSS LAYOUT AND VERIFY POINT LOAD LOCATIONS PRIOR TO CONSTRUCTION.

ONE HARD-WIRED SMOKE ALARM PER FLOOR AS WELL AS ONE PER BEDROOM IS REQUIRED. ALL SMOKE ALARMS TO BE INTERCONNECTED.

DATE	REVISION

LOT 1 - 3900 GEORGIA ST, RICHMOND BC

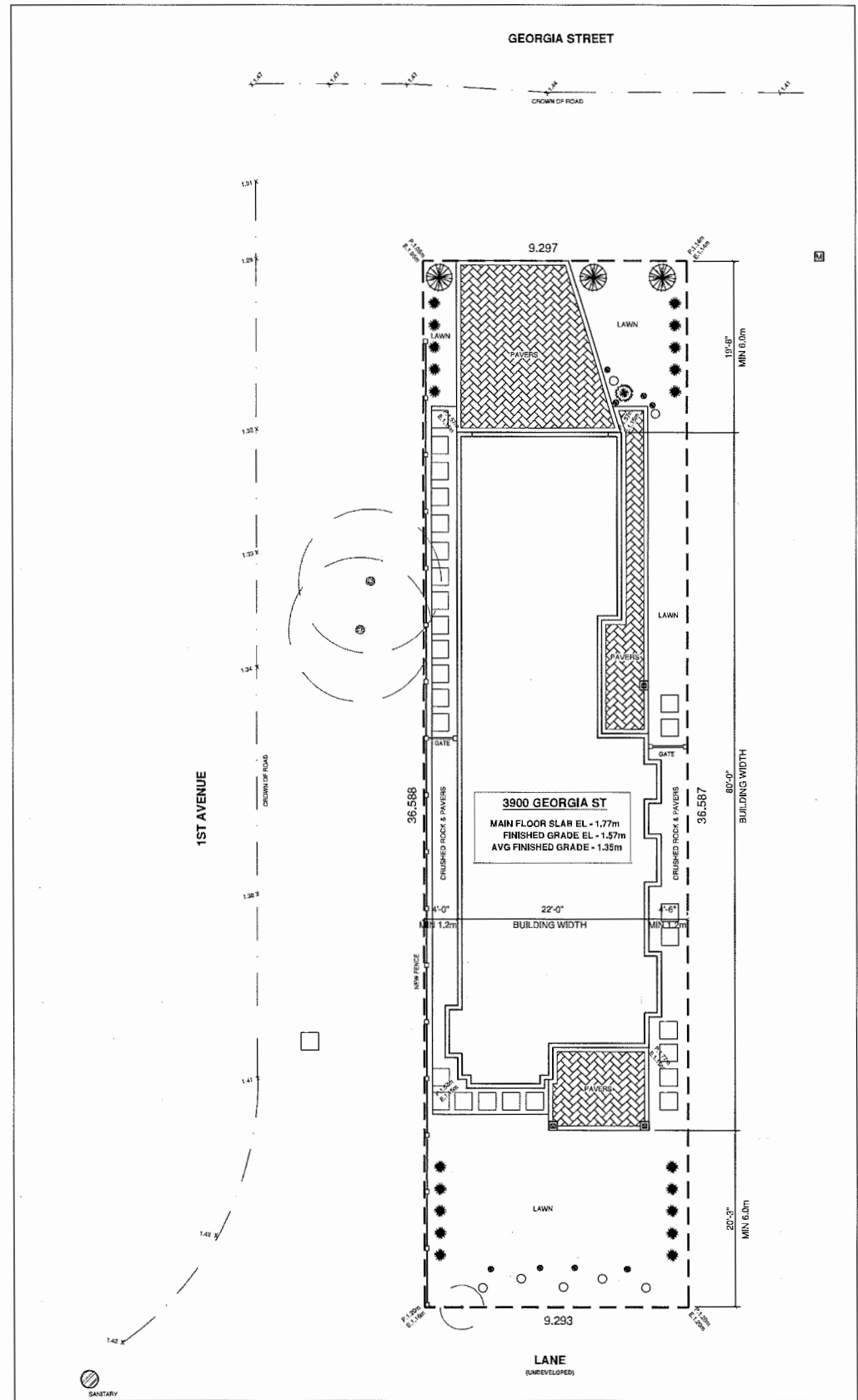
INFINITY LIVING LTD.

ELEVATIONS & GENERAL NOTES

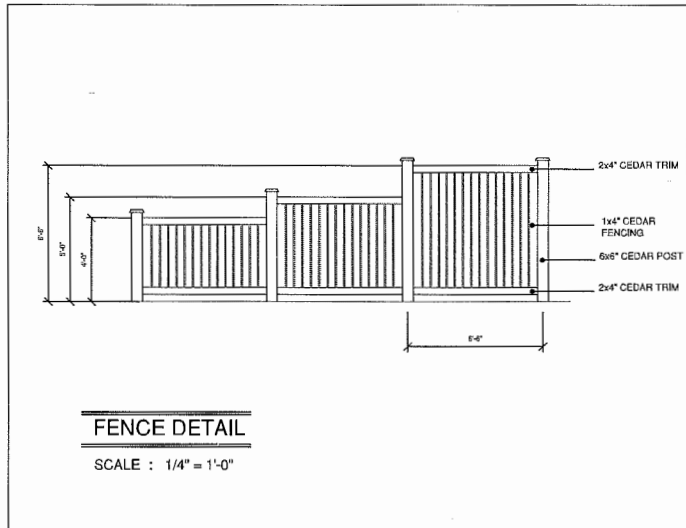
DATE: MAY 4, 2016
 SCALE: 1/4" = 1'-0"

A-03

DV 16-738763

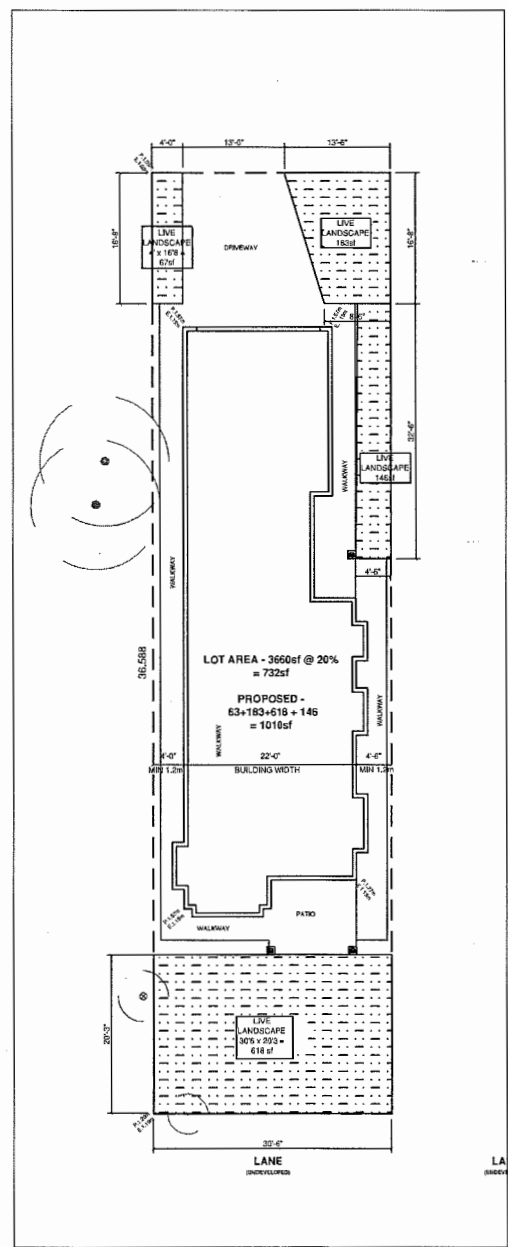


SITE PLAN
SCALE : 1/8" = 1'-0"



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

PLANT SYMBOL LIST				
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	20	THUJA OCCIDENTALIS	EMERALD CEDAR	1.2M HIGH
	3	CORNUS VIRGINIANA	DOGWOOD	2M HIGH
	1	ACER PALMATUM	JAPANESE MAPLE	1M CAL
	8	LAVANDULA ANGLUSTIFOLIA	ENGLISH LAVENDER	#4 POT
	7	RHODODENDRON FERRUGINEUM	RHODODENDRON	1M HIGH



LIVE LANDSCAPE
SCALE : 3/16" = 1'-0"

DATE	REVISION

LOT 1 - 3900 GEORGIA ST, RICHMOND BC
INFINITY LIVING LTD.

LANDSCAPE PLAN

DATE: SEPT 4, 2016
SCALE: AS SHOWN

A-08

DV 16-738763

#3