



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: October 3, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: DV 11-586308

**Re: Application by Rashpal Walia for a Development Variance Permit at
8200 Claybrook Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to vary the exterior side yard setback from 3.0 m to 1.2 m in order to permit the construction of a new single-family dwelling at 8200 Claybrook Road on a site zoned Single Detached (RS1/E).

Brian J. Jackson, MCIP
Director of Development

ES:blg

Att.

Staff Report

Origin

Rashpal Walia has applied to the City of Richmond for permission to vary the minimum exterior side yard setback from 3.0 m to 1.2 m for a proposed residential dwelling at 8200 Claybrook Road (**Schedule A**). The subject lot is currently zoned Single Detached (RS1/E).

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, is a single-detached dwelling zoned “Single Detached (RS1/E)”;
- To the east, is a park zoned “School & Institutional Use (SI)”;
- To the south, immediately across Cobden Road, is a single-detached dwelling zoned “Single Detached (RS1/E)”;
- To the west, immediately across Claybrook Road, is a single-detached dwelling zoned “Single Detached (RS1/E)”.

Staff Comments

The applicant is proposing to reduce the exterior side yard setback along Cobden Street from 3.0 m to 1.2 m for a new single-family dwelling. The Cobden Road end is the pedestrian access route for neighbourhood residents to Grauer Park. As this road end is intended to function as a pedestrian access route to the Park, the City does not want to permit further vehicle access from this road end. The Parks Department has indicated that incorporating this road end into the park is desired. As no vehicle access to Cobden Road will be permitted from the two lots that are adjacent to Cobden Road and there is no current or future plans for vehicular access to Grauer Park, a corner lot setback for 8200 Claybrook Road is unnecessary. Therefore, this side yard can be considered an interior side yard, with a minimum 2.0 m setback requirement and provision for the portions of the principal building which do not exceed 5.0 m in height to project into the required side yard up to 1.2 m from the side lot line. The proposed scheme complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Single Detached (RS1/E) zone except for the zoning variance requested herein.

Analysis

Although the exterior side yard setback is 1.2 m instead of 3.0 m, the massing and layout of the proposed dwelling is similar to the adjacent single-family dwellings. The proposal is in keeping with the design of the neighbouring homes where garage is at the front of the house adjacent to the front door.

Conditions of Adjacency

- To the south of the proposed reduced side yard setback is Cobden Road therefore there are no privacy or shading issues.

Urban Design and Site Planning

- Section 4.7.9 of Zoning Bylaw 8500 permits portions of the principal building which do not exceed 5.0 m in height to project into the required side yard up to 1.2 m from an interior side lot line where a lot has a width of 18.0 m or more. In consideration of the exterior side yard as an interior side yard for the purposes of rationale for the variance requested, the proposed site plan and building plans show a projection into the exterior side yard that complies with this provision and steps back to 2.0 m for those portions of the building above 5.0 m in height.
- The proposed house and garage would maintain a building form and siting that is consistent with existing neighbourhood and streetscape conditions.

Architectural Form and Character

- The proposed dwelling matches the existing architectural vernacular and materials of the majority of the surrounding homes.

Trees & Landscaping

- Council Policy 5032, adopted in 1995, encourages property owners to plant and maintain at least two (2) trees on every lot in recognition of the many benefits derived from trees. Consistent with this Policy, the applicant has agreed to plant and maintain two (2) trees on the subject property (minimum 6 cm deciduous calliper/2.5 m coniferous height). To ensure the new trees are planted and maintained, the applicant is required to submit a landscaping security in the amount of \$1,000 (\$500/tree) prior to final approval of this Development Variance Permit.

Crime Prevention Through Environmental Design

- Section 6.8.1 of Zoning Bylaw 8500 restricts fencing height in residential zones to 1.2 m (3.937 ft) between the principal building and the front lot line. As such, good sight lines will be provided from the subject property to the Cobden Road end to provide a safe pedestrian access route to Grauer Park.
- There are no implications for crime prevention and safety associated with the subject proposal.

Conclusions

The proposed variance would enable the property owner to maximize their floor area ratio (FAR). The variance is consistent with the side yard setback requirement of the homes in this area and consequently, would maintain consistency with the overall character of this single-family residential neighbourhood. On this basis, staff recommends approval of this application.



Erika Syvokas
Planning Technician
(604-276-4108)

ES:blg

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

- Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) to ensure that the proposed number of trees are planted and maintained.
- Registration of a flood indemnity covenant on Title.
- Registration of a restrictive covenant on Title limiting vehicular access to Claybrook Road.

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

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



No. DV 11-586308

To the Holder: RASHPAL WALIA
Property Address: 8200 CLAYBROOK ROAD
Address: 5731 MURCHISON ROAD
RICHMOND BC V7C 2G6

1. This Development Variance 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 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 to:
 - a) Vary the exterior side yard setback from 3.0 m to 1.2 m
4. The dimension and siting of buildings and structures on the land shall be as shown on Plan #1 attached hereto.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
6. 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**

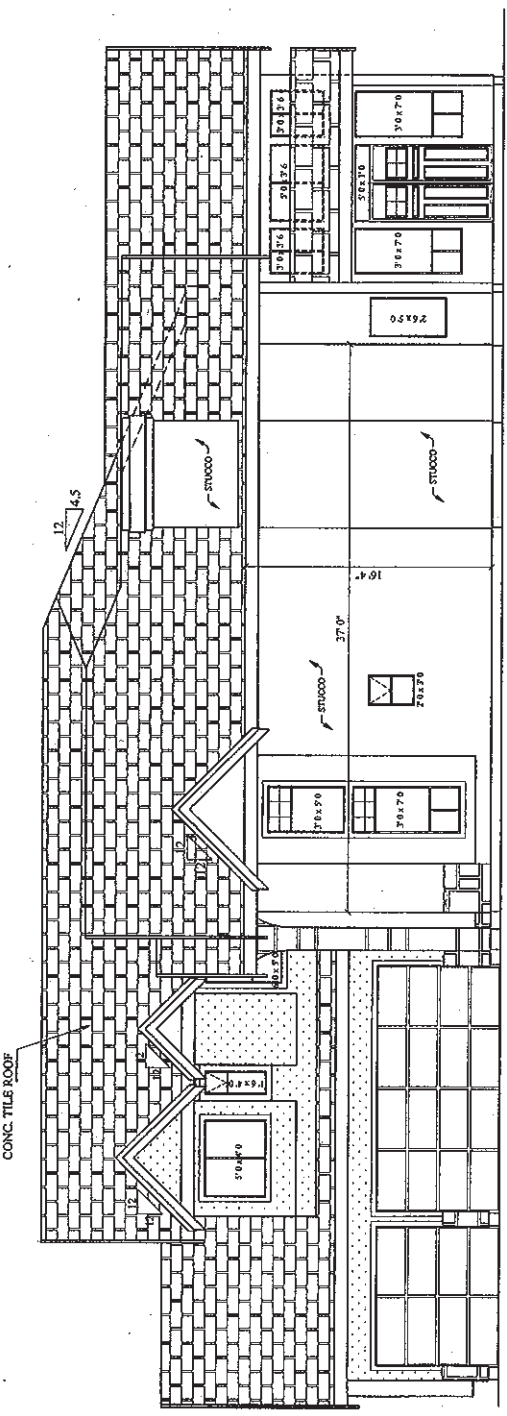
6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DV 11-586308**Attachment 1**Address: 8200 Claybrook RoadApplicant: Rashpal WaliaOwner: Beverley, Barry & Randal HingPlanning Area(s): SeafairFloor Area Gross: 431.24 m²Floor Area Net: 431.24 m²

	Existing	Proposed
Site Area:	883.9 m ²	No change
Land Uses:	Single-family residential	No change
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	No change
Number of Units:	One (1)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	0.55	none permitted
Lot Coverage:	Max. 45%	37%	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Interior Side Yard:	Min. 2 m	2 m	none
Setback – Exterior Side Yard:	Min. 3 m	1.2 m	Variance Requested
Setback – Rear Yard:	Min. 6 m	6 m	none
Height (m):	Max. 2.5 storeys	2 storeys	none
Lot Size:	550 m ²	883.9 m ²	none

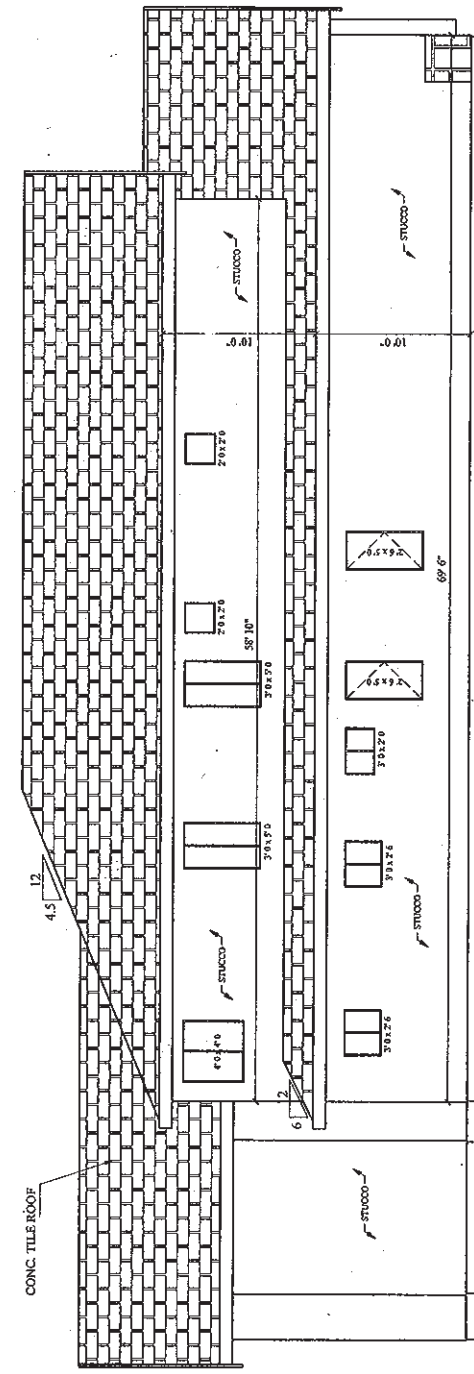


E.L. 0.83
P.E.L. 1.35

RIGHT SIDE ELEVATION

E.L. 0.84
P.E.L. 1.35

LIMITING DISTANCES - 4' 0"
FOR UNPROTECTED OPENINGS - 46.8 S.F.
PER UNPROTECTED OPENINGS - 42.8 S.F.
PROPOSED UNPROTECTED OPENINGS - 40.8 S.F.



E.L. 0.80
P.E.L. 1.35

LEFT SIDE ELEVATION

E.L. 0.88
P.E.L. 1.35

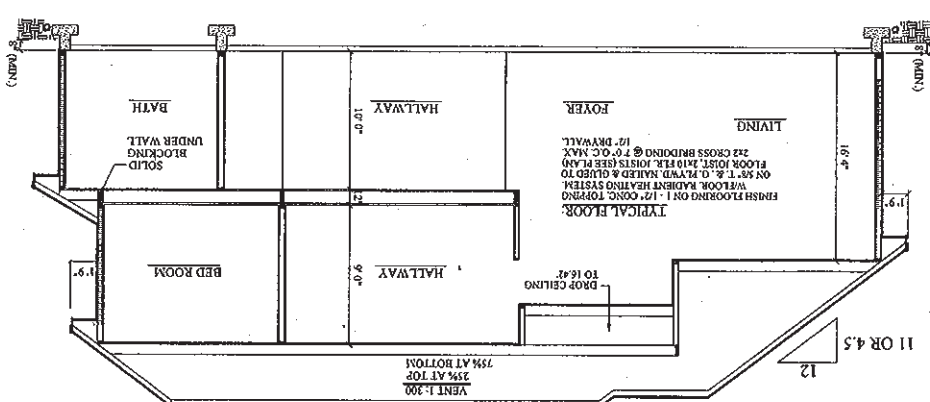
LIMITING DISTANCES - 4' 0"
FOR UNPROTECTED OPENINGS - 46.8 S.F.
PER UNPROTECTED OPENINGS - 42.8 S.F.
PROPOSED UNPROTECTED OPENINGS - 40.8 S.F.

TYPICAL EAVE:
DARK ROOFING TO 1/2" MIN.
INSIDE TOP FLATE.
2" x 4" ON 16" FASCIA, WEAR IN GUTTER.
GALVANIZED METAL FLASHING.
ALUM. SMOOTH VENT.

TYPICAL ROOF:
CONC. TILE ROOF
ON 1" x 4" STRAPPING
ON 1" x 2" JOISTS
ON 1/2" x 12" ON TRUSSES

TYPICAL EXTERIOR WALL:
ON 1/4" x 2" OR 1/4" x 2" BORAITE TREATED
EXTERIOR GRADE 2" LAYERS OF MIN.
AT 4" OR 16" O.C. LAYERS OF MIN.
RATED BUILDING PAPER OR
ONE LAYER OF BUILDING PAPER
ON 1/2" PLWD. ON 2x6 STUDS @ 16" O.C.
1" VENEER COMBUSTIBLE WEATH. OR EQUIV.
R-20 BATT INSULATION
6" ALU. V.V. RESISTANT POLY.
R-40 BATT INSULATION
5/8" THE. DRYWALL

TYPICAL FLOOR:
FINISH FLOORING ON 1" - 1 1/2" CONC. FORMING
ON 1" x 2" ON TRUSSES
ON 1/2" THE. PLW. WOOD
ON 1/2" INSULATION
R-40 BATT INSULATION
6" ALU. V.V. RESISTANT POLY.
R-20 BATT INSULATION
ON 1/2" PLWD. ON 2x6 STUDS @ 16" O.C.
1" VENEER COMBUSTIBLE WEATH. OR EQUIV.
R-20 BATT INSULATION
6" ALU. V.V. RESISTANT POLY.
R-40 BATT INSULATION
5/8" THE. DRYWALL



SECTION A-A

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

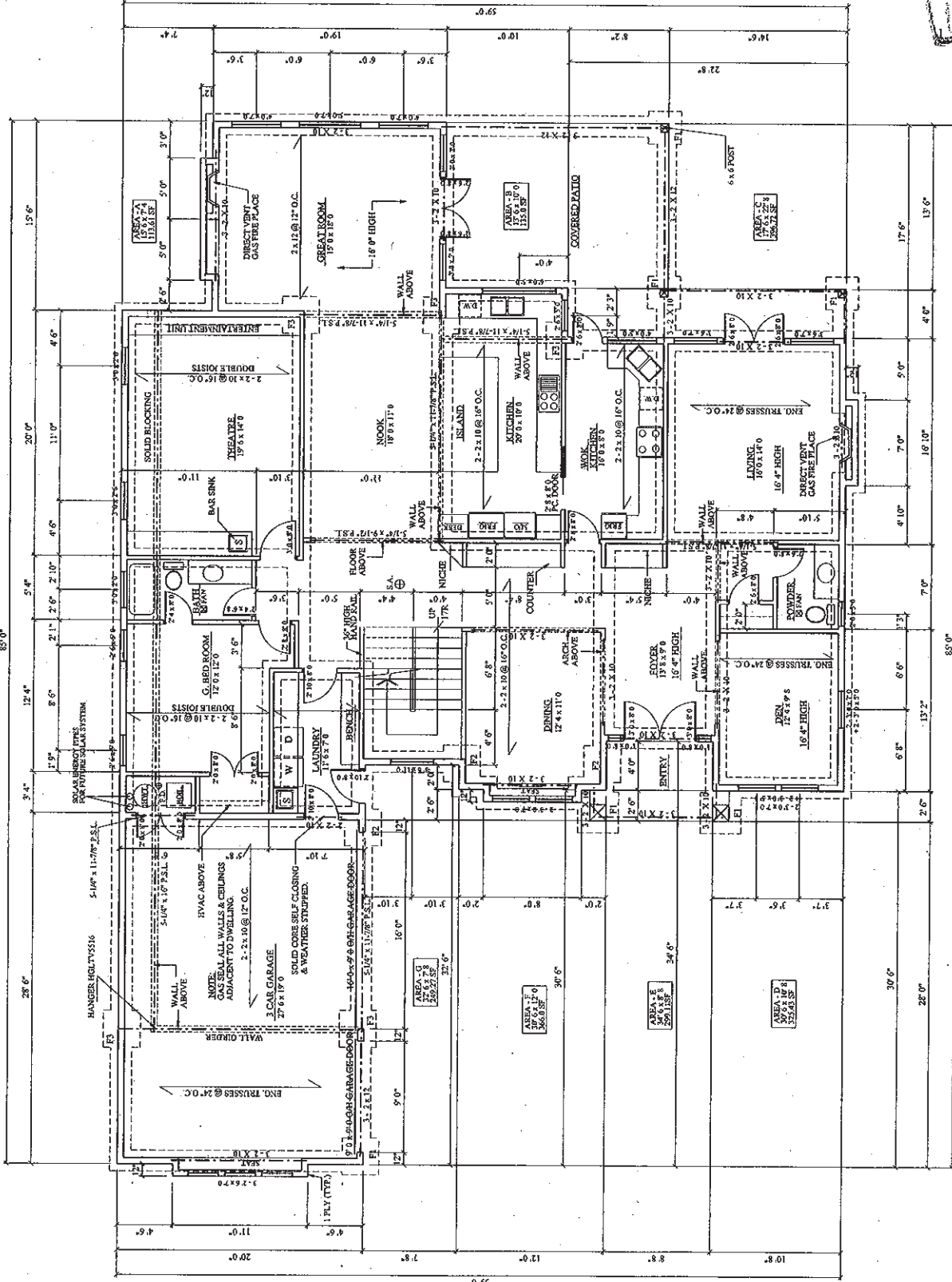
TYPICAL FOUNDATION:
6" CONC. WALL ON 4" x 20" CONC.
STRUTTING TO PLAN BEARING.
5/8" DIA. ANCHOR BOLTS @ 6" O.C. MAX.
PROVIDE 4x4 FELT UNDER ALL PLATES
IN CONTACT W/CONC.

SLAB ON GRADE:
FINISH FLOORING ON 4" CONC. SLAB
R-10 BATT INSULATION
W/100% RADIANT HEATING SYSTEM
6" MIL. V.V. RESISTANT POLY.
6" WELL - COMPACTED SAND BASE.

DV 11586308
P. 01 # 2

SEP 27 2011

Astonish Design & Detailing Ltd.
19732 - 71B Ave. Langley B.C.
PH: 1 604 539 1740 FAX: 1 604 539 1741
CELL: 1 604 758 0939 E-MAIL: astonish@astondesign.com
ELEVATIONS & SECTION
2200 - CLAYBROOK ROAD, RICHMOND, B.C.



AREA CALCULATIONS:

85'0" x 59'0" = 5015.0 SF
NET AREA = 3100.0 SF
LESS GARAGE = 538.0 SF
LESS PORCH = 259.0 SF
FOR HOUSE
AREA - A = 111.61 SF
AREA - B = 135.0 SF
AREA - C = 96.72 SF
AREA - D = 235.43 SF
AREA - E = 290.11 SF
AREA - F = 366.0 SF
AREA - G = 249.27 SF
TOTAL = 1885.14 SF

DV 11 586308

PLAN #3

ASTONISH Design & Drafting Ltd.
 1775 Highway 7 E. C. 104 590 1741
 P.O. Box 504 1740
 CELL: (404) 728 0389 E-MAIL: astonish@astonish.com

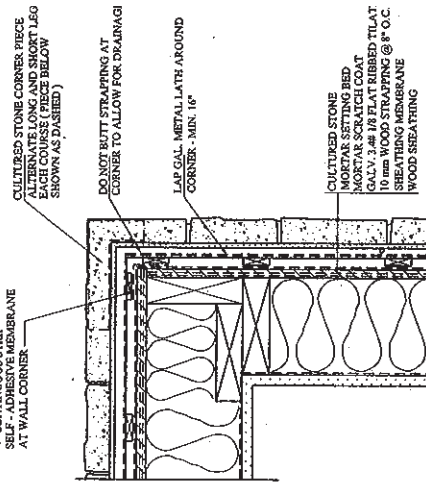
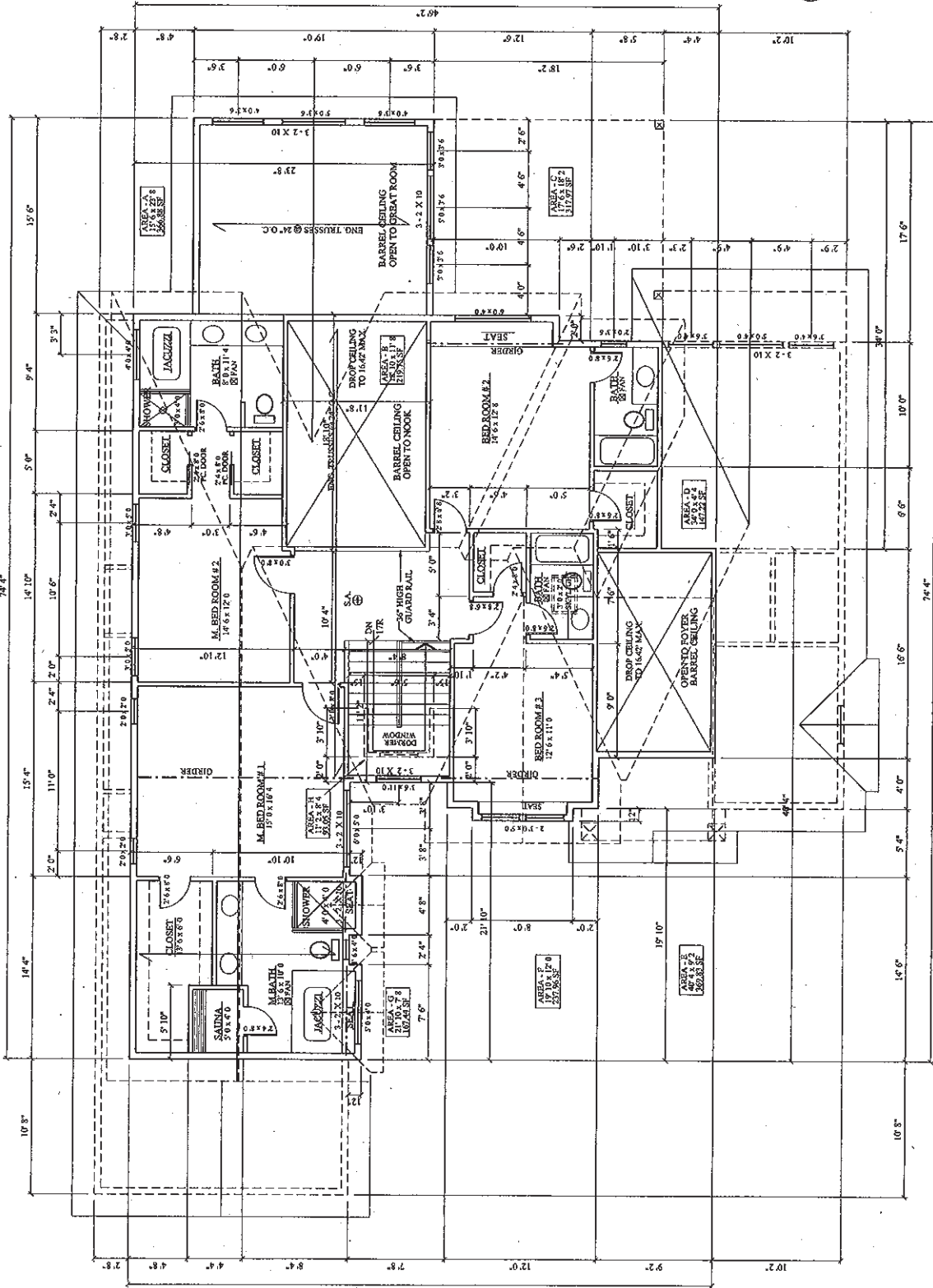
SEP 27 2011

GROUND FLOOR PLAN
 8206 - CLAYBROOK ROAD, RICHMOND, B.C.

GROUND FLOOR PLAN
 (10'0" HIGH CEILING)
 AREA = 2592.0 S.F.
 PLUS 538.0 S.F. OF GARAGE

AREA CALCULATIONS:

74'4" x 42'2" = 3123.0 SF
LESS = 1920.0 SF
FOR HOUSE
NET AREA = 1512.0 SF
FOR HOUSE
AREA - A = 566.88 SF
AREA - B = 219.75 SF
AREA - C = 317.97 SF
AREA - D = 147.22 SF
AREA - E = 369.83 SF
AREA - F = 237.96 SF
AREA - G = 167.44 SF
AREA - H = 93.05 SF
TOTAL = 1920.1 SF



NOTE:
Align strapping and studs, so every other strapping is in line with stud to allow for sheathing membrane.
Refer to Cultured Stone installation guidelines for additional requirements.

STONE DETAIL

DV 11 586 308

PLAN #

SEP 27 2011

Astonish Design & Detailing Ltd.
17721 101st Ave. Langley, B.C.
PH: 604.539.1616
FAX: 604.539.1616
CELL: 1.604.728.0385 E-MAIL: astonish@astonish.com

SECOND FLOOR PLAN
(9'0" HIGH CEILING) AREA = 1512.0 SF.

SECOND FLOOR PLAN
8200 - CLAYBROOK ROAD, RICHMOND, B.C.
S.D. ENGINE ROOMS LTD.