



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: November 7, 2017

From: Wayne Craig
Director, Development

File: DV 15-704583

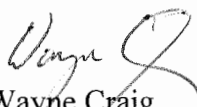
Re: **Application by Matilde Abella for a Development Variance Permit at
10455 Bridgeport Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Reduce the minimum required rear yard setback from 6.0 m to 3.85 m; and
2. Reduce the requirement for live landscaping in the required front yard from 50% to 29%.

This would permit the retention of an existing non-conforming addition to the single-family dwelling at 10455 Bridgeport Road on a site zoned "Single Detached (RS1/D)".


Wayne Craig
Director, Development
(604-247-4625)

SDS:blg
Att. 5

Staff Report

Origin

Matilde Abella has applied to the City of Richmond for permission to reduce the minimum required rear yard setback from 6.0 m to 3.85 m and reduce the minimum required coverage for live landscaping in the required front yard from 50% to 29%, to permit the retention of a non-conforming addition to the single-family dwelling at 10455 Bridgeport Road, which was constructed without a Building Permit (Attachment 1). A site survey showing the existing condition is included in Attachment 2.

According to the applicant, the previous property owners made additions and alterations to the dwelling without a Building Permit, including an addition at the rear of the building, conversion of the carport into habitable space, and a number of interior alterations. Based on aerial photographs, the additions were constructed sometime between May 2007 and April 2009. Ownership transfer of the property to the current owners occurred in 2011.

The City was made aware of the illegal construction on January 18, 2015, during an inspection for illegal suites due to a complaint. Although no suites were found, the illegal construction was identified and a formal notice of bylaw infraction was provided to the owners on January 30, 2015. Subsequently, the owners applied for the required Building Permit to legitimize the previous construction and add a legal secondary suite (B7 15-693368). During the review process of the Building Permit application, it was determined that the addition at the rear of the dwelling does not comply with the minimum rear yard setback of the zone and a Development Variance Permit would be required to allow the existing house additions constructed without a Building Permit.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 3) 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: Single-family dwellings on lots zoned "Single Detached (RS1/D)" fronting McLennan Avenue.
- To the East: Single-family dwellings on lots zoned "Single Detached (RS1/D)" fronting Bridgeport Road.
- To the South: Across Bridgeport Road, a 54-unit townhouse development on a lot zoned "Low Density Townhouses (RTL1)".
- To the West: Single-family dwelling on a lot zoned "Single Detached (RS1/D)" fronting McLennan Avenue.

Staff Comments

Staff do not typically support the issuance of a Development Variance Permit to legitimize construction conducted without a Building Permit. However, the applicant purchased the property after the non-conforming construction occurred and has made an effort to address staff concerns regarding privacy, interface to adjacent properties and on-site landscaping. Additionally, the applicant has provided letters of support from all three adjacent property owners (or their representatives).

Issuance of a Development Variance Permit would not allow for further expansion or encroachment of the building into the rear yard. The applicant would still need to obtain a Building Permit for the existing addition if the variance is approved and the construction would be inspected at Building Permit stage for compliance to the B.C. Building Code (BCBC) and the Richmond Building Regulation Bylaw No. 7230. The owner will be responsible for any repairs or upgrades required to comply.

The proposed development plans attached to this report (Plan #1 & Plan #2) have addressed the planning issues identified as part of the review of the subject Development Variance Permit application. In addition, the proposal complies with the applicable policies of the Official Community Plan (OCP) and is generally in compliance with the "Single Detached (RS1/D)" zone with the exception of the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Reduce the minimum required rear yard setback from 6.0 m to 3.85 m.
2. Reduce the requirement for live landscaping in the required front yard from 50% to 29%.

Staff recommend support for the proposed variances for the following reasons:

- a) The proposal includes adding a legal secondary suite, which supports the City's Affordable Housing Strategy. However, due to the lot being located on an Arterial Road, an additional vehicle parking stall is required for the secondary suite, for a total of three stalls. In addition, due to the previous conversion of the carport into habitable space, the required parking is proposed to be accommodated on the driveway. Providing the required parking limits the ability to accommodate landscaping on-site.***
- b) The requirement for live landscaping in the front yard is relatively new, adopted by Council on July 24, 2017, and was not a requirement at the time of construction. Staff have worked with the applicant to maximize the amount of landscaping coverage in the front yard, while still providing the required off-street vehicle parking and maneuvering.***
- c) In addition to new landscaping proposed in the front yard, the applicant has also achieved a landscape design that provides adequate screening of the existing addition from the neighbouring properties and meets the requirement for a minimum 30% lot coverage for live landscaping is achieved. The proposal includes installing new fencing and removing existing paving to accommodate additional landscaping in the front and rear yards.***

- d) *The applicant has provided letters of support from all three adjacent property owners (or their representatives) (Attachment 4).*
- e) *While the applicant purchased the property after the non-conforming construction occurred, the applicant has worked with staff to address concerns regarding Zoning Bylaw compliance and achieved a proposal satisfactory to the adjacent neighbours.*

Analysis

Conditions of Adjacency

- The existing rear addition, which consists of an enclosed kitchen/dining area and a covered patio open to two sides, projects 2.15 m into the required rear yard setback of 6.0 m, providing a 3.85 m separation from the property line to the north (Plan #1).
- A 1.2 m side yard setback is provided to the east and west; consistent with the minimum requirement in the zone.
- To the north, east and west of the rear addition, the interfaces are single-family side yards. A new 1.8 m (6 ft.) high fence along the shared property lines between the neighbouring properties will be installed to ensure privacy between the properties and the subject site. The installation of the fence will be secured through the Landscaping Security (see “Landscape Design and Open Space Design” of this report).
- The area of the building addition is approximately 19.3 m² (208 ft²) and the covered patio is approximately 28.1 m² (302 ft²). The building addition is a single-storey and approximately 3.6 m (12 ft.) in height. The total floor area ratio of the dwelling, including the additions, complies with the requirements of the zone.
- Landscaping in the form of a tree and shrubs is proposed to provide additional screening of the existing addition from adjacent properties. More information is provided in the “Landscape Design and Open Space Design” section of this report.
- The structures do not encroach into the existing 3.0 m Statutory Right-of-Way for utilities (sanitary sewer) at the rear of the property. Engineering has no concerns with the proposal.

Site Planning and Architectural Form & Character

- The Building Permit application to legitimize the existing construction also includes an application for a legal secondary suite. The subject lot is located on an arterial road (Bridgeport Road), which requires one vehicle parking space for the secondary suite, in addition to the two vehicle parking spaces required for the principal dwelling, for a total of three parking spaces.
- Due to the conversion of the carport into habitable space, the required off-site parking is proposed to be located in the driveway. Staff have worked with the applicant to design the concrete area in the driveway to accommodate the required vehicle parking spaces, provide sufficient space for vehicle turn-around on-site to prevent vehicles from backing out onto Bridgeport Road, and maximize landscaping.
- The rear addition includes a gabled roof and siding that matches the existing dwelling. The covered patio includes an aluminum roof and railings. The design of the existing addition is consistent with the character of the single-family dwelling. For photos of the existing condition, please refer to Attachment 5.

Landscape Design and Open Space Design


- Currently, approximately 1% of the lot coverage for the subject site is live landscaping. Staff have worked with the applicant to achieve the minimum lot coverage for live landscaping required in Zoning Bylaw 8500 (30%), as demonstrated in the submitted Landscape Plan (Plan #2).
- Included in the landscape plan, are the planting of two trees; one in the front yard and one in the rear yard, and a variety of shrubs, low-lying vegetation and grass. The proposal also includes removing portions of the existing concrete surface to increase the landscaped area on-site.
- A new 1.2 m (4 ft.) high fence along a portion of the front yard and a new 1.8 m (6 ft.) high fence along the rear yard are proposed to provide screening of the vehicle parking area and rear addition, and increase privacy between the adjacent neighbouring properties.
- In order to ensure the proposed landscaping works are undertaken, the applicant is required to submit a Landscaping Security in the amount of \$5,000, which includes the installation of proposed fencing, prior to the application being forwarded to Council for approval. The security will be released after landscaping at the subject site is completed and a landscaping inspection by City staff has been passed.

Conclusions

The applicant has applied to the City of Richmond for permission to reduce the minimum required rear yard setback from 6.0 m to 3.85 m and reduce the minimum required coverage for live landscaping in the required front yard from 50% to 29%, to permit the retention of an existing non-conforming addition to the single-family dwelling at 10455 Bridgeport Road on a site zoned "Single Detached (RS1/D)".

The applicant purchased the subject property after the non-conforming construction occurred and has provided letters of support from all three adjacent property owners. The proposal complies with applicable policies contained within the OCP, and would generally comply with all aspects of the "Single Detached (RS1/D)" zone, with the exception of the two variances discussed.

The applicant has addressed the planning issues identified as part of the application review. On this basis, staff recommends support for the application.



Steven De Sousa
Planning Technician – Design
(604-204-8529)

SDS:blg

- Attachment 1: Location Map
- Attachment 2: Legal Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Letter of Support
- Attachment 5: Photos

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

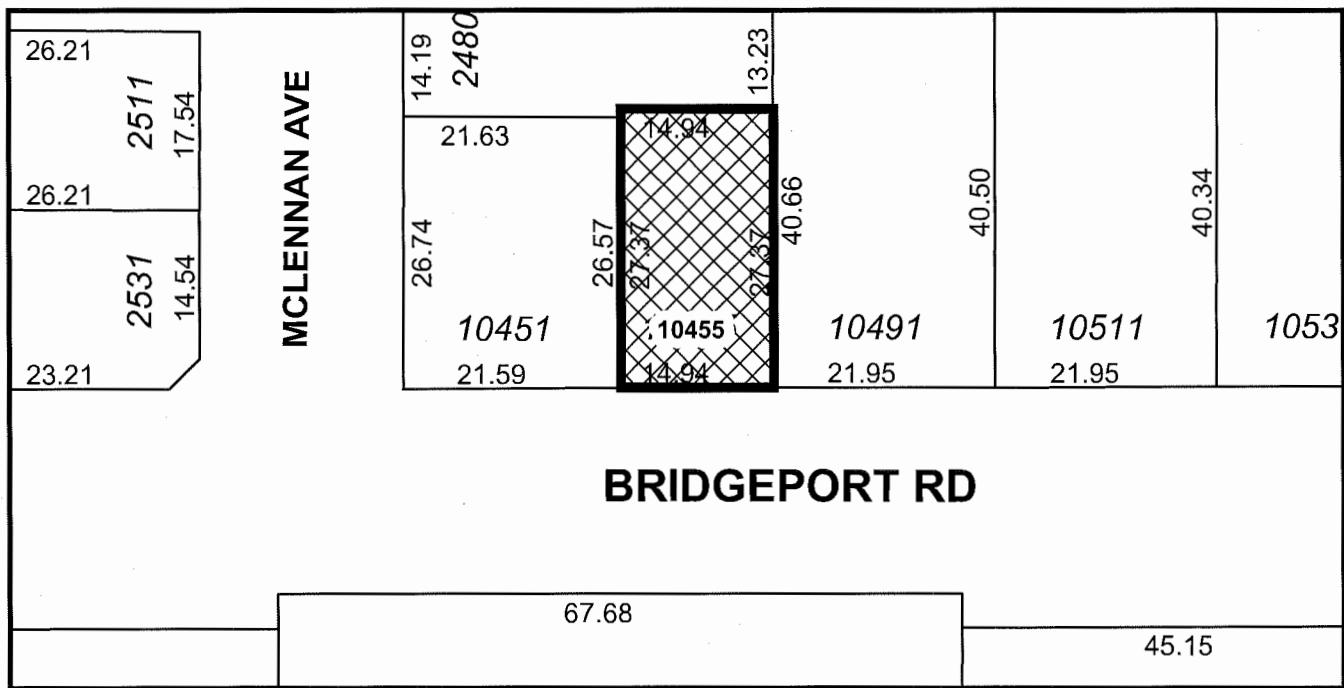
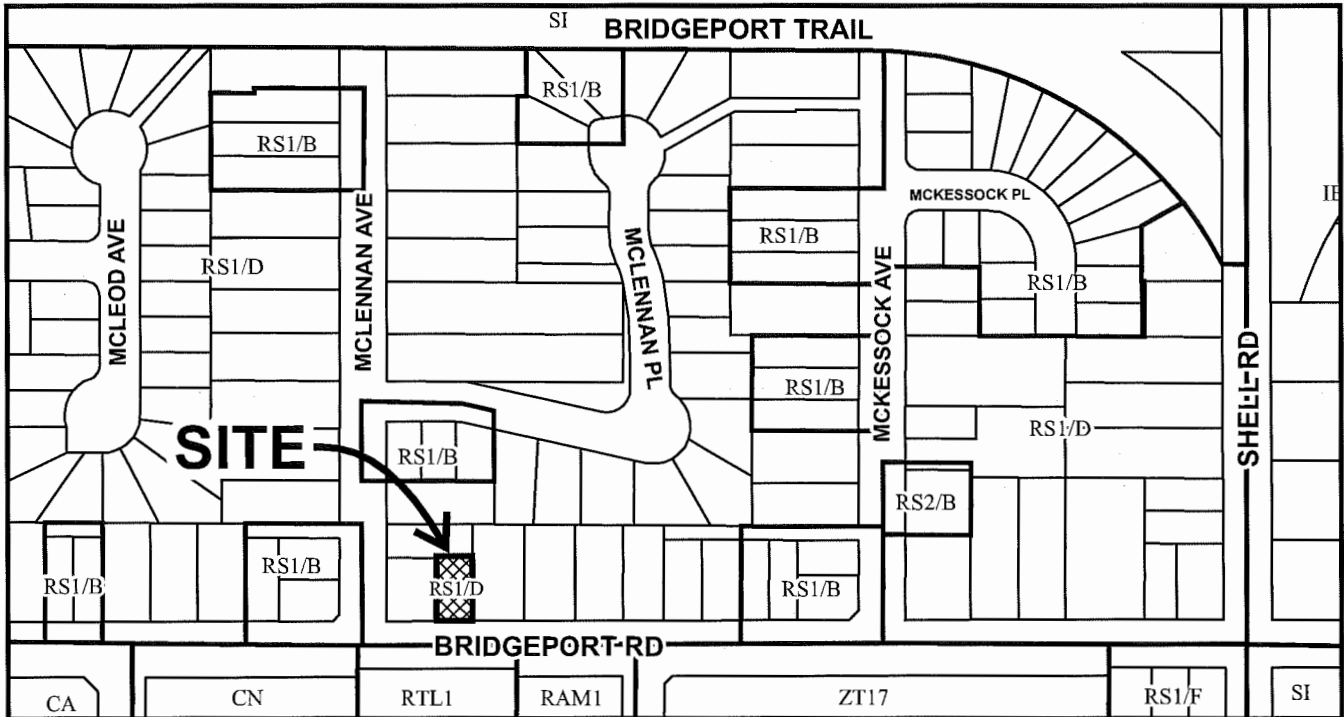
1. Submission of a Landscaping Security to the City in the amount of \$5,000 to ensure replacement trees are planted and that the proposed landscaping works are undertaken.

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

1. Submit Building Permit plans that are consistent with Plan #1 and Plan #2.



City of
Richmond



	<p>DV 15-704583</p>	<p>Original Date: 08/07/15</p>
		<p>Revision Date:</p>
		<p>Note: Dimensions are in METRES</p>

TOPOGRAPHIC SITE PLAN OF LOT 392 SECTION 23 BLOCK 5 NORTH RANGE 6 WEST NWD PLAN 60845

CIVIC ADDRESS:

10455 Bridgeport Road, Richmond
PID: 002-639-742

SCALE 1 : 250

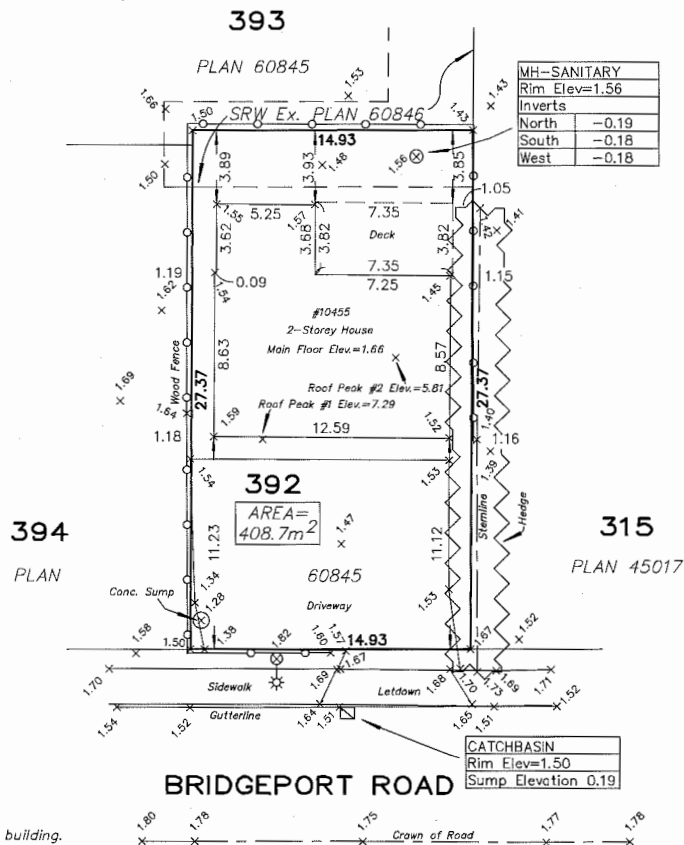


ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:250.

LEGEND

- m² DENOTES SQUARE METRES
- ☒ DENOTES CATCH BASIN - TOP ENTRY
- ⊗ DENOTES STREET LIGHT - DAVIT
- DENOTES SANITARY MANHOLE
- x### DENOTES GROUND ELEVATION
- Conc. DENOTES CONCRETE



NOTES:

Lot dimensions are derived from Plan 60845.

Measurements shown are to the exterior siding of building.

Elevations are Geodetic (CVD28 GVRD- IN METERS)
Derived from HPN Control Monument 02H2415
located at Bath Slough Pump Station North, South of River
Road, and East of No. 5 Road. Elevation = 3.337m.

Invert elevations are derived from field survey.
Contractor to verify all service locations and inverts prior to construction.

If this plan is used in digital form, Target Land Surveying (NW) Ltd.
will only assume responsibility for information content
shown on original unaltered drawing.

This Plan was prepared for architectural design and
site servicing purposes, and is for the exclusive use
of our client. The signatory accepts no responsibility
or liability for any damages that may be suffered by a
third party as a result of reproduction, transmission or
alteration to this document without consent of the signatory.

This lot is subject to the following charges on the title:
STATUTORY RIGHT OF WAY: RD82247
STATUTORY RIGHT OF WAY: RD135509 (Ex. PLAN 60846)

CERTIFIED CORRECT
DATED THIS 12TH DAY OF JUNE, 2015

Shannon Aldridge B.C.L.S.



THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS



DV 15-704583

Attachment 3

Address: 10455 Bridgeport Road

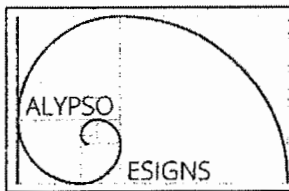
Applicant: Matilde Abella

Owner: Matilde & Paul Abella

Planning Area(s): Bridgeport

	Existing	Proposed
Site Area:	408.7 m ² (4,399 ft ²)	No change
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Zoning:	Single Detached (RS1/D)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of lot area + 0.3 for remainder	0.5	None permitted
Buildable Floor Area:	Max. 224.7 m ² (2,419 ft ²)	205.1 m ² (2,207 ft ²)	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous: Max. 70% Landscaping: Min. 30%	Buildings: 39% Non-porous: 69% Landscaping: 31%	None
Setback – Front Yard:	Min. 6 m	11.12 m	None
Setback – East Side Yard:	Min. 1.2 m	1.2 m	None
Setback – West Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Rear Yard:	Min. 6 m	3.85 m	Variance requested
Height:	Max. 2 ½ storeys	2 storeys	None
Total off-street Spaces:	2 for principal dwelling + 1 for secondary suite = 3 total	3	None
Front Yard Landscaping	50% of the required front yard setback	29%	Variance requested



Matilde Abella
c/o Adison Zavier
10455 Bridgeport Rd., Richmond, BC V6X 1S9
Contact Email: adison@kalyso-designs.com

June 26, 2017

Home Owner/Residents of:
10451 Bridgeport Rd.,
10491 Bridgeport Rd., and
2480 McLennen Ave.
Richmond, BC

Dear Home Owner/Resident:

**RE: Letter of Support for the Development Variance Permit for
10455 Bridgeport Rd., Richmond BC**

On behalf of the owner Ms. Abella, who is your adjacent neighbor at 10455 Bridgeport Rd., this letter is to inform and gather support for the Development Variance Permit for this property.

The following is a summary of items outlined in letters from the City of Richmond (attached):

1. **Variance for permission to retain the current setback at 3.9 m (12.8 ft.) in lieu of the current bylaw of 6.0 m (19.7 ft.).** - This variance is requested to retain the already existing back yard house additions and deck which was added prior the present owner's possession of the property.
2. **Modification of Landscape to meet requirement of 30% live material.** The current landscape area is at 9%. Additional landscaping will be incorporated to meet the city requirements as follows:
 - a) **Reduction of the current asphalt surface at the front yard and the west side yard** to become landscaping.
 - b) **New fencing or additional height added to the backyard fence portion** is required to provide adequate screening and privacy as noted in the attached letter dated May 16th, 2017. We propose a 5'-10" to 6'-0" high fence for the backyard.

The existing shrubs along the driveway beside the property 10491 Bridgeport Rd. will remain.

All other fencing will remain as long as it meets the 4.0 height minimum, except for the backyard portion as noted in item in 2. b) above.

Attached for your reference is a copy of the Variance Application letters from the City of Richmond.

The owner will be make every effort to ensure the least amount of disruption to neighbours at the time of work to be performed on the property.

We trust that the information provided herein is in order and respectfully request your acknowledgement and support for proceeding with the Development Variance Permit application for 10455 Bridgeport Rd.

Please note: Time is of essence and we require this letter signed by or before Monday, July 3rd.

Please deposit the signed original to the neighboring house of 10455 Bridgeport Rd.
addressed to: Adison Zavier. Feel free to also contact me with any questions regarding this letter of support at: Email: adison@kalypso-designs.com, Ph: 778-382-7880

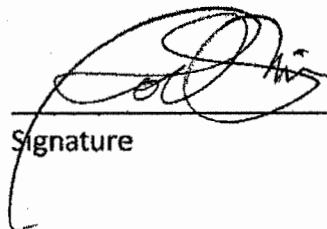
Sincerely,

Adison Zavier
on behalf of home owner: Matilde Abella

Acknowledged and accepted in the City of Richmond by:

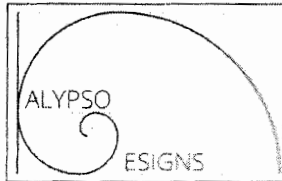
Residents of 2480 McLennen Ave., Richmond, British Columbia

RODOLFO BARRISO
Print Full Name


Signature

July 1, 2017
Date signed

Encl.



Matilde Abella
c/o Adison Zavier
10455 Bridgeport Rd., Richmond, BC V6X 1S9
Contact Email: adison@kalyso-designs.com

June 26, 2017

Resubmitted: August 13, 2017

Home Owner/Residents of:
10451 Bridgeport Rd.,
10491 Bridgeport Rd., and
2480 McLennen Ave.
Richmond, BC

Dear Home Owner/Resident:

**RE: Letter of Support for the Development Variance Permit for
10455 Bridgeport Rd., Richmond BC**

On behalf of the owner Ms. Abella, who is your adjacent neighbor at 10455 Bridgeport Rd., this letter is to inform and gather support for the Development Variance Permit for this property.

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 - a) **Reduction of the current asphalt surface at the front yard and the west side yard** to become landscaping.
 - b) **New fencing or additional height added to the backyard fence portion** is required to provide adequate screening and privacy as noted in the attached letter dated May 16th, 2017. We propose a 5'-10" to 6'-0" high fence for the backyard.

The existing shrubs along the driveway beside the property 10491 Bridgeport Rd. will remain.

All other fencing will remain as long as it meets the 4.0 height minimum, except for the backyard portion as noted in item in 2. b) above.

Attached for your reference is a copy of the Variance Application letters from the City of Richmond.

The owner will be make every effort to ensure the least amount of disruption to neighbours at the time of work to be performed on the property.

We trust that the information provided herein is in order and respectfully request your acknowledgement and support for proceeding with the Development Variance Permit application for 10455 Bridgeport Rd.

Please note: Time is of essence and we require this letter signed Upon Receipt of this Letter.

Please deposit the signed original to the neighboring house of 10455 Bridgeport Rd.
addressed to: Adison Zavier, Principal – Kalypso Kreations - Designs

If you have further questions regarding this matter please contact the Steven De Sousa, City of Richmond at 604-204-8529.

Sincerely,



Adison Zavier

on behalf of home owner: Matilde Abella

Acknowledged and accepted in the City of Richmond by:

Residents of 10451 Bridgeport Rd., Richmond, British Columbia

H. I. ROAN

Print Full Name

Signature

August 13, 2017

Date signed

Encl.

De Sousa, Steven

From: Tammy Hannah <pmassist@sunstarrealty.ca>
Sent: Thursday, 9 November 2017 13:47
To: De Sousa, Steven
Cc: David Mak
Subject: RE: Urgent - Owner of 10491 Bridgeport Road / Letter of Support for 10455 Bridgeport Road

Hi Steven

We have reviewed the information and have no issues with this request.

I hope this will be sufficient

Have a great day

Best Regards,

Tammy Hannah

Manager | Operations

SUNSTAR REALTY LTD.

#6- 3003 Kingsway, Vancouver, BC. V5R 5J6
www.SunstarRealty.ca | T: 604-436-1335 | F: 604-436-1081

From: De Sousa, Steven [<mailto:SDeSousa@richmond.ca>]
Sent: November 9, 2017 1:46 PM
To: 'tammy@sunstarrealty.ca'
Subject: Urgent - Owner of 10491 Bridgeport Road / Letter of Support for 10455 Bridgeport Road

Hi Tammy,

As per our phone conversation, please see attached for letter of support for an adjacent Development Variance Permit application at 10455 Bridgeport Road to be signed by the property owner of 10491 Bridgeport Road.

The tenant has already provided a signed copy, but we need a copy from the owner.

Please let me know if you have any questions or concerns.

Thank you,

Steven De Sousa
Planning Technician, Development Applications Department
City of Richmond | T: 604-204-8529





City of Richmond

Development Variance Permit

No. DV 15-704583

To the Holder: MATILDE ABELLA
Property Address: 10455 BRIDGEPORT ROAD
Address: C/O ADISON ZAVIER
#407 – 1415 ST. GEORGES AVENUE
NORTH VANCOUVER, BC V7L 4R9

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) Reduce the minimum required rear yard setback from 6.0 m to 3.85 m; and
 - b) Reduce the requirement for live landscaping in the required front yard from 50% to 29%.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening 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 (Plan #1 & Plan #2).
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$5,000 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 the 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 15-704583

To the Holder: MATILDE ABELLA
Property Address: 10455 BRIDGEPORT ROAD
Address: C/O ADISON ZAVIER
#407 – 1415 ST. GEORGES AVENUE
NORTH VANCOUVER, BC V7L 4R9

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF

DELIVERED THIS DAY OF

MAYOR

DEVELOPMENT VARIANCE PERMIT APPLICATION 10455 BRIDGEPORT RD., RICHMOND, BC FILE NO. DV 15-704583

CONTACT LIST:

PROJECT CONTACT/DESIGNER

Adison Zaver
Kalyso Kreations - Design & Drafting
Suite 1106 - 271 Francis Way
New Westminster, BC V3L 0H2
Ph: 778-709-0119
Email: azavy8@gmail.com

OWNER

Matilde Abella
10455 Bridgeport Rd.
Richmond, BC V6X 1S9

LEGAL DESCRIPTION & ZONING

Zoning: RS1/D

Legal Description: Lot 392 Sec 23 BLSN RG6W PL 60845

STATEMENT OF REQUESTED VARIANCES:

1. THE EXISTING HOUSE ADDITION AND DECK IN THE BACKYARD DOES NOT CURRENTLY MEET THE MINIMUM SET BACK OF 6.0 M (19'-8"). WE APPLY FOR A VARIANCE FOR THE SETBACK. THE EXISTING ADDITIONS CURRENTLY ALLOWS 3.65 M (12'-8") TO 3.69 M (12'-9") FROM THE PROPERTY LINE.
2. THE REQUIRED MINIMUM LIVE MATERIAL OF 30% APPLIES TO THE ENTIRE SITE. THE CURRENT LANDSCAPED AREA IS AT ONLY 1.1%. THE PROPOSED LIVE MATERIAL COVERAGE FOR THE FULL LOT IS 30.9%. A PROPOSED PLANTING PLAN IS BEEN PROVIDED IN ATTACHED SHEET "L1".
3. THERE IS A NEW REQUIREMENT OF 50% LIVE MATERIAL FOR THE FRONT YARD AREA 6.0 METERS FROM THE FRONT PROPERTY LINE. THIS AREA IS 69.6 SQ. M (964.4 S.F.) AND 50% OF THIS WOULD BE 44.8 SQ. M (482.2 S.F.).

A VARIANCE IS REQUESTED TO ALLOW FOR 3 PARKING STALLS REQUIRED SHOWN IN THE PROPOSED SITE PLAN. THE LIVE MATERIAL TO ALLOW 3 PARKING STALLS FOR THE FRONT YARD AREA WITHIN 6.0 METERS FROM THE PROPERTY LINE WOULD COVER 29.6%.

SITE COVERAGE

PERMITTED COVERAGE:

BUILDING COVERAGE MAX. @ 45%: 163.9 M² [1,976.3 S.F.]
NON-POROUS MATERIALS MAX. @ 70%: 296.1 M² [3,274.2 S.F.]
LIVE MATERIAL COVERAGE MIN. @ 30%: 122.6 M² [1,319.8 S.F.]

EXISTING COVERAGE FOR VARIANCE:

BUILDINGS COVERAGE: 153.1 M² [1,646.6 S.F.]
HOUSE FOOTPRINT SHED: 4.6 M² [49.3 S.F.]
TOTAL COVERAGE @ 36.6%: 157.7 M² [1,695.9 S.F.]

NON-POROUS MATERIALS: 39.0 M² [420.2 S.F.]
SIDE YARDS PAVEMENT: 47.5 M² [512.0 S.F.]
BACK YARD PAVEDS & GRAVEL FILL: 156.5 M² [1,705.8 S.F.]
TOTAL COVERAGE @ 59.9%: 245.0 M² [2,638.0 S.F.]

LIVE MATERIAL: 4.7 M² [50.9 S.F.]
FRONT GARDEN PATCH: 4.7 M² [50.9 S.F.]
TOTAL COVERAGE @ 1.1%: 50.9 S.F.

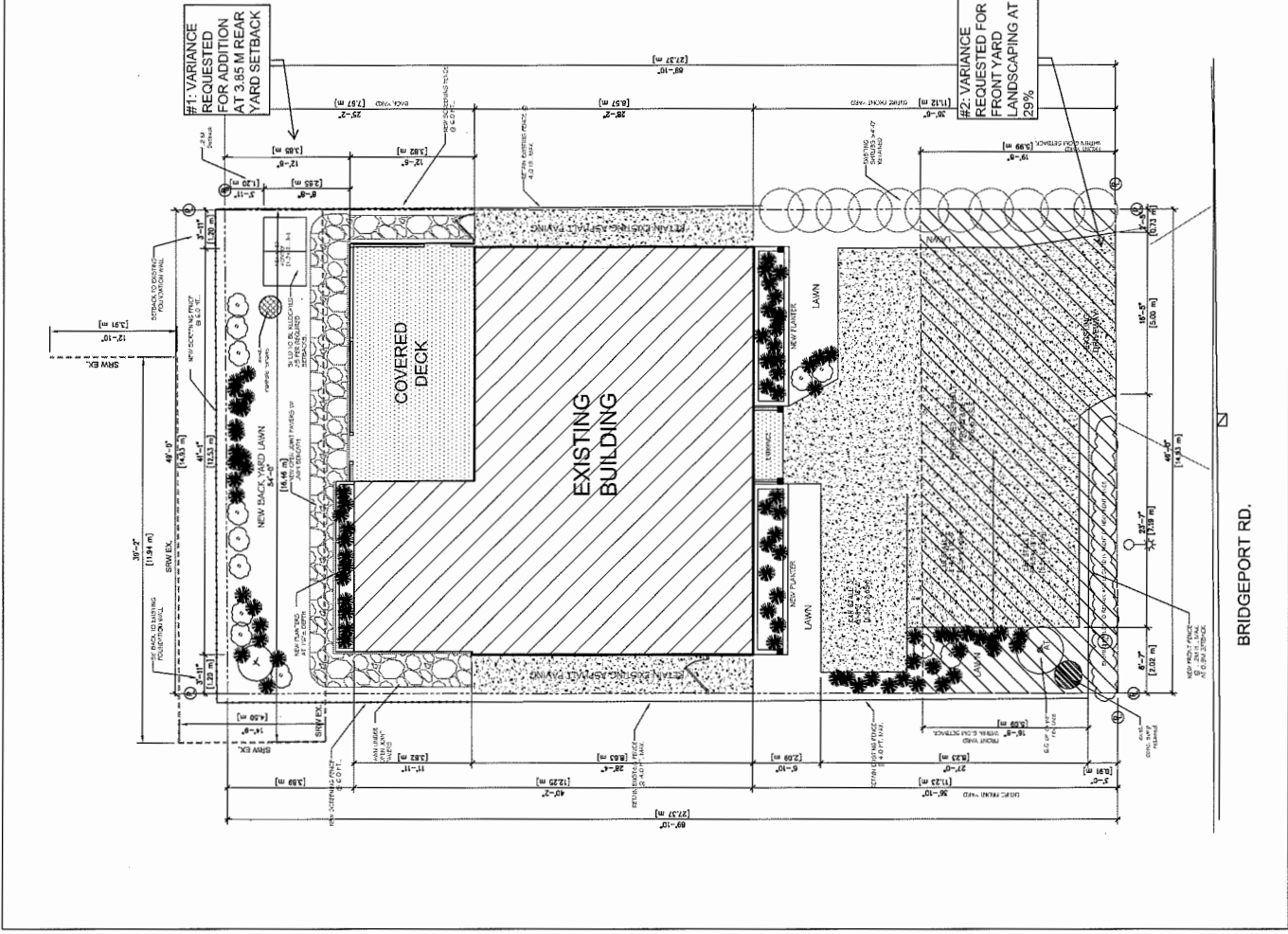
PROPOSED LANDSCAPE & LIVE MATERIAL COVERAGE:

EXISTING LIVE MATERIAL @ 1.1% = 4.7 M² [50.9 S.F.]
MIN. LIVE LANDSCAPE OVERALL SITE @ 30% = 122.6 M² [1,319.8 S.F.]
MIN. LIVE LANDSCAPE FRONT YARD @ 50% = 44.8 M² [482.2 S.F.]

PROPOSED LANDSCAPE LIVE MATERIAL AREA CALCULATIONS:
BACK YARD COVERAGE (LESS SHED AREA) = 63.7 M² [683.5 S.F.]
FRONT YARD COV. WITHIN 6.0M SETBACK = 26.5 M² [285.9 S.F.]
@ 29.6%
FRONT YARD COV. AFTER 6.0M SETBACK = 36.2 M² [387.7 S.F.]
TOTAL LIVE MATERIAL COV. FULL LOT = 126.1 M² [1,366.2 S.F.]
@30.9%

DATA TABLE - AREA CALCULATIONS

F.A.R. COVERAGE	406.7 M ² [4,399.2 S.F.]	PERMITTED AT 0.55:	224.8 M ² [2,419.5 S.F.]	EXISTING F.A.R.:	205.1 M ² [2,208.0 S.F.]
BUILDING CALCULATION					
EXISTING MAIN FLOOR	87.0 M ² [936.0 S.F.]	EXISTING MAIN HOUSE	2.9 M ² [30.7 S.F.]	INTERIOR PORTION FOR VARIANCE	17.6 M ² [189.1 S.F.]
KITCHEN/INLET	17.6 M ² [189.1 S.F.]	CONVERTED CARPORT TO BEDROOM:	22.2 M ² [239.1 S.F.]	COVERED BACK PORCH:	153.1 M ² [1,646.6 S.F.]
TOTAL MAIN FLOOR:	107.8 M ² [1,155.8 S.F.]	EXISTING UPPER FLOOR:	45.7 M ² [491.8 S.F.]	ORIGINAL UPPER FLOOR:	6.5 M ² [69.6 S.F.]
ADDED UNCOVERED BALCONY:	52.2 M ² [561.4 S.F.]	TOTAL UPPER FLOOR:	205.1 M ² [2,208.0 S.F.]		



PROPOSED SITE PLAN

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

DRAWING LIST

- A0 SITE PLAN AND COVER SHEET
- A1 EXISTING & DEMOLITION SITE PLANS
- A2 SURVEY PLAN
- A3 FORMER ORIGINAL FLOOR PLAN
- A4 CURRENT UPDATED FLOOR PLAN
- A5 FORMER ORIGINAL ELEVATIONS
- A6 CURRENT UPDATED ELEVATIONS
- A7 FOUNDATION, FLOOR PLAN AND SECTION
- L1 LANDSCAPE & PLANTING PLAN

PARKING SPACES - ON SITE

EXISTING PARKING SPACES: 4 STALLS
PROPOSED PARKING SPACES: 3 STALLS

DIMENSION NOTE:

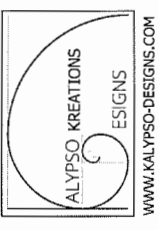
DIMENSIONS SHOWN IN SQUARE BRACKETS "1" ON THE FLOOR PLANS DENOTES METRIC MEASUREMENTS IN METERS.

DV 15-704583

PLAN #1

NOV 07 2017

DVP AO



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REGION:	BRITISH COLUMBIA
PROJECT NO.:	10455 BRIDGEPORT RD.
CLIENT:	MATILDE ABELLA
PROJECT ADDRESS:	10455 BRIDGEPORT RD. RICHMOND, BC
DATE:	06/25/2017

DEVELOPMENT VARIANCE PERMIT

SITE PLAN & COVER SHEET

PASS NO.:	AZ
DATE:	AZ
SCALE:	AS NOTED
DATE:	06/25/2017
NO.:	1

PLANT LIST

CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AT	1	Acer truncatum Warren Red	Pacific Sunset Maple	6 cm
AP	1	Acer palmatum	Japanese Maple	3 m
SHRUBS				
SA	3	Sarcococca	Himalayan Sweetbox	#1
IC	6	Ilex crenata	Japanese Holly	#2
BE	4	Berberis	Berberis	#3
MIXED PERENNIALS SUGGESTED SPECIES LISTED BELOW				
AG	7±	Agastache 'Blue Fortune'	Hybrid Hyssop	#1
GM	16±	Geranium macrorrhizum	Hardy Geranium	#1
TL	22±	Tagetes lemmonii	Perennial Marigold	#1
HE	41±	Hemerocallis	Daylily	#1

PLANTERS

SUGGESTED PLANTERS: LANDSCAPE TIMBERS. 4 in x 4in. x 8 ft. pressure treated wood or douglas fir.

PAVERS

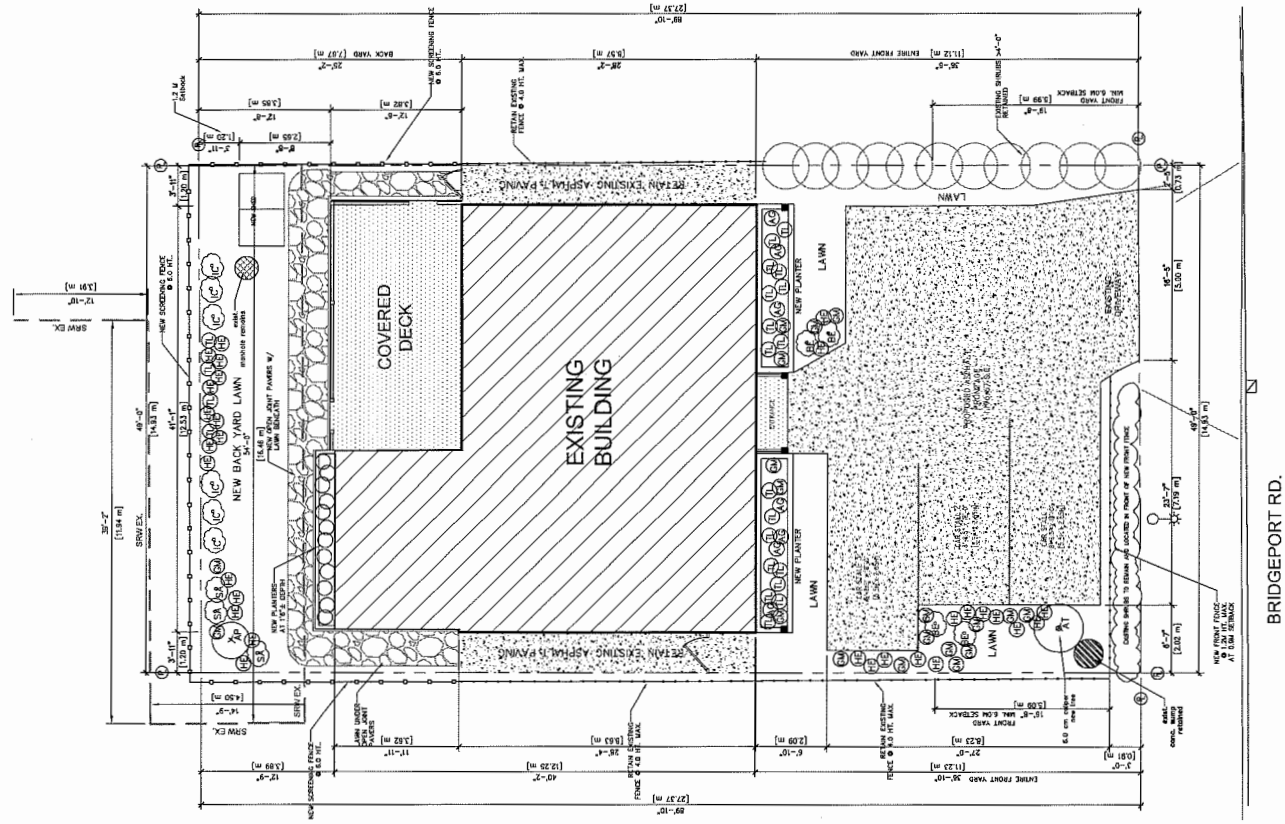
SUGGESTED BACK YARD PAVERS: OPEN JOINT FLAGSTONE PAVERS TO ALLOW GROWING MEDIUM (GRASS) BETWEEN THE JOINTS.
NOTE: PAVERS MATERIAL AND STYLE TO BE SPECIFIED BY LANDSCAPE CONTRACTOR.

NEW BACK YARD SCREENING FENCE

BACK YARD SCREENING WOOD FENCE: Pre-built 6-ft H x 8-ft W Treated Flat Top Shadow Box Fence Panel or similar pre-built wood fence panels.

LEGEND

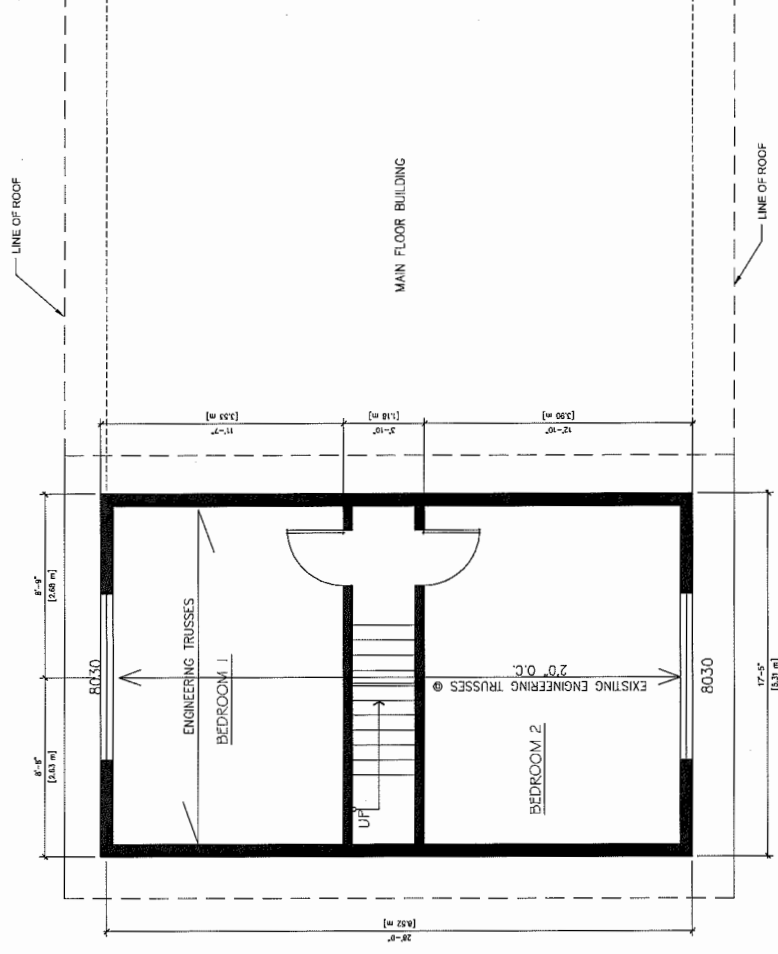
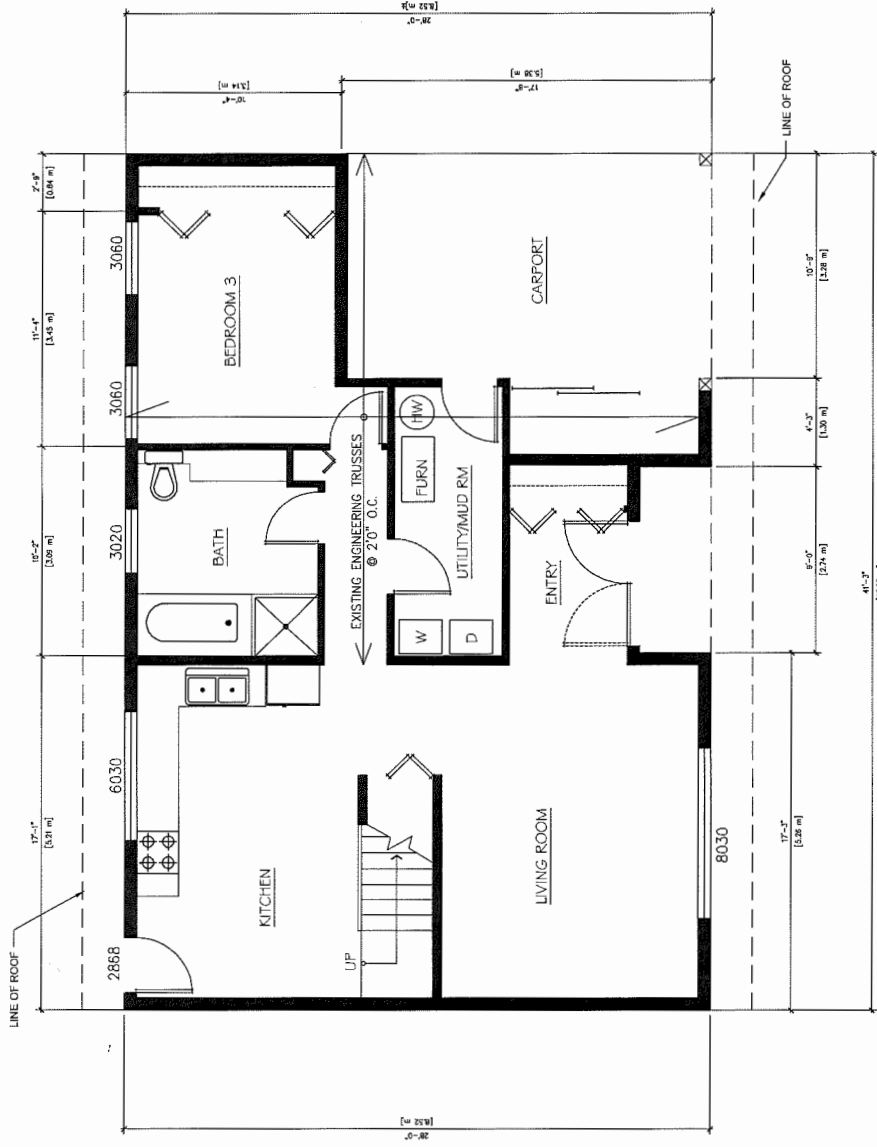
LANDSCAPE	SITE SERVICES
Proposed Tree Planting	denotes catch basin
Shrubs	denotes manhole
Mixed Perennials	denotes concrete sump
Existing fence retained	
New screening fence @ 6'-0" [1.83m] Ht.	



1 LANDSCAPE PLAN
1/8" = 1'-0"

- Note:
- All Landscape work shall be carried out in accordance with the current addition of the British Columbia Landscape standards published by BCSLAV/BCNTA and contract specification.
 - Landscape drawings and Civil drawings shall be coordinated.
 - growing medium in accordance with the current edition of the British Columbia Landscape standards shall be followed to the following minimum dept./dimensions
Grass Area - 150mm (6")
Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
Trees - Minimum 300 mm (1') of top soil around the rootball compacted to 85% Std. Proctor Density

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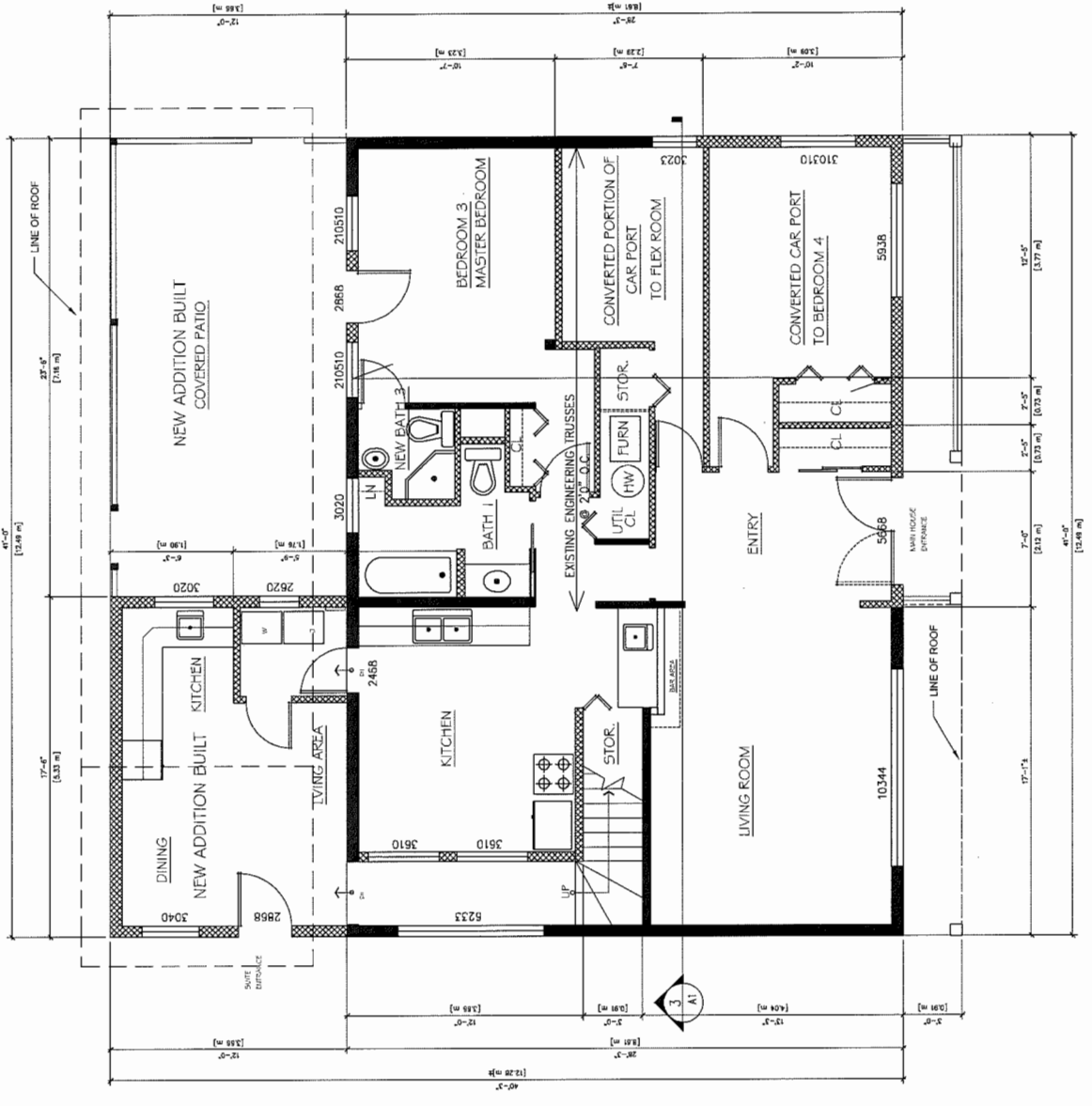
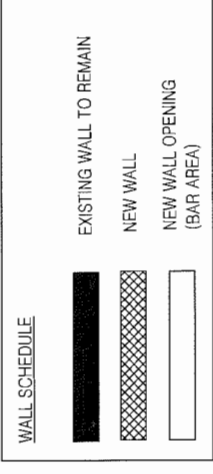
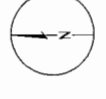


DIMENSION NOTE:
DIMENSIONS SHOWN IN SQUARE
BRACKETS "[]" ON THE FLOOR PLANS
DENOTES METRIC MEASUREMENTS IN
METERS.

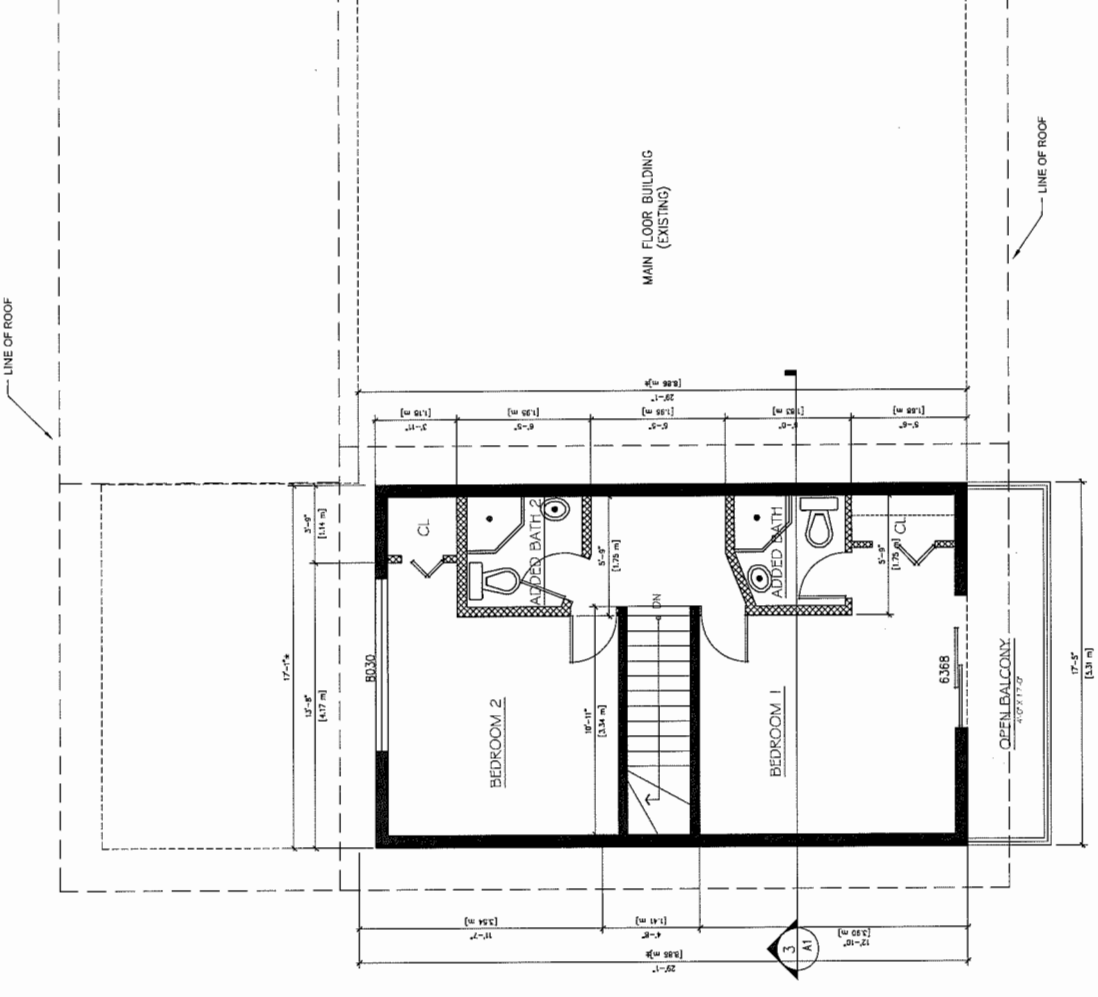
REVISION:	REVISION 15: BUILDING PERMITS PERMITS & LOCAL BYLAW
REVISION 14:	VARIANCE APPLIC. APPROVAL
REVISION 13:	REVISION 13: APPROVAL
REVISION 12:	REVISION 12: APPROVAL
REVISION 11:	REVISION 11: APPROVAL
REVISION 10:	REVISION 10: APPROVAL
REVISION 9:	REVISION 9: APPROVAL
REVISION 8:	REVISION 8: APPROVAL
REVISION 7:	REVISION 7: APPROVAL
REVISION 6:	REVISION 6: APPROVAL
REVISION 5:	REVISION 5: APPROVAL
REVISION 4:	REVISION 4: APPROVAL
REVISION 3:	REVISION 3: APPROVAL
REVISION 2:	REVISION 2: APPROVAL
REVISION 1:	REVISION 1: APPROVAL
CUSTOMER:	MATILDE ABELLA
PROJECT ADDRESS:	10455 BRIDGEFORD RD. RICHMOND, BC
DRAWING NAME:	DEVELOPMENT VARIANCE PERMIT
DRAWING DESCRIPTION:	FORMER ORIGINAL FLOOR PLANS
DRAWN BY:	AZ
CHECKED BY:	AZ
SCALE:	AS NOTED
SCALE DATE:	06/25/2017
PLOT NO.:	

DWG TITLE: DVP A3

DV 15-704583



1 CURRENT UPDATED MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

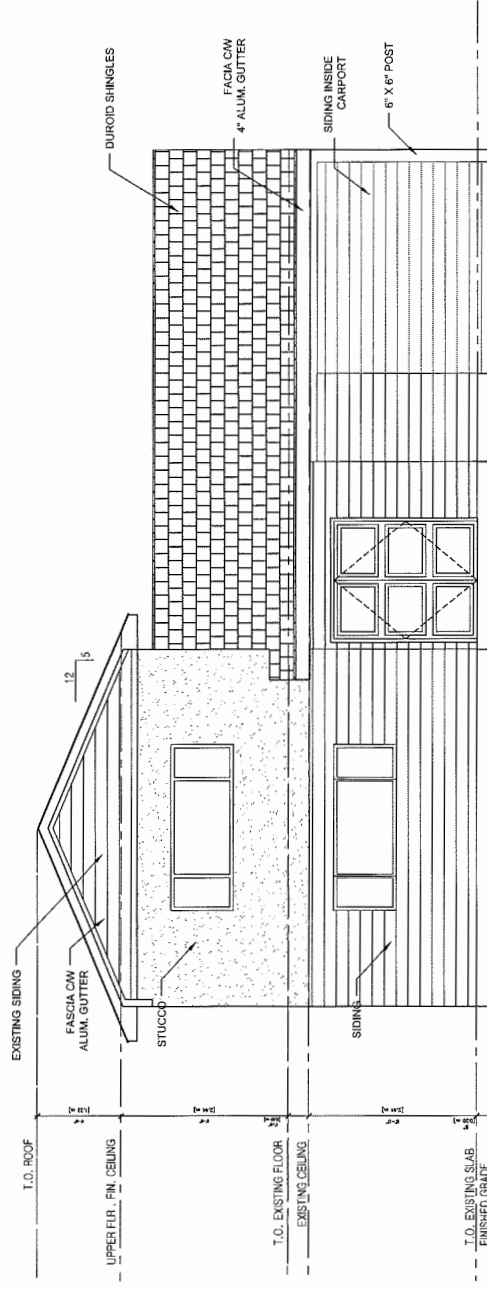


2 CURRENT UPDATED UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

DIMENSION NOTE:
DIMENSIONS SHOWN IN SQUARE BRACKETS "[]" ON THE FLOOR PLANS DENOTES METRIC MEASUREMENTS IN METERS.

DV 15-704583

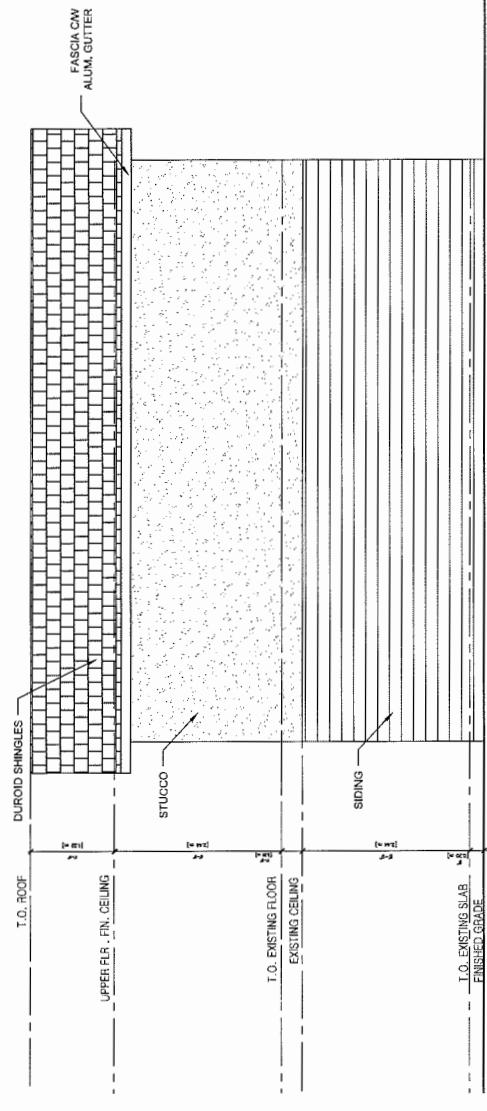
REVISION:	23022013	ISSUED PER PLAN AND I (L) SET, BATH
	23062014	VARIANCE APPEAL APPROVAL
	25062017	REVISION OF VARIANCE APPEAL
	14032017	REVISION OF VARIANCE APPEAL
	20022017	REVISION OF DRAWING
CLIENT:	MATILDE ABELLA	
PROJECT ADDRESS / NAME:	10455 BRIDGEPORT RD. RICHMOND, BC	
DRAWING DATE:	DEVELOPMENT VARIANCE PERMIT	
DRAWING DESCRIPTION:	CURRENT UPDATED FLOOR PLANS	
DRAWN BY:	AZ	
CHECKED BY:	AZ	
SCALE:	AS NOTED	
DATE:	06/25/2017	
PROJECT NO.:	-	
SHEET NO.:	-	
SHEET TITLE:	DVP A4	



1 ORIGINAL FORMER SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH WALL AREA CALC

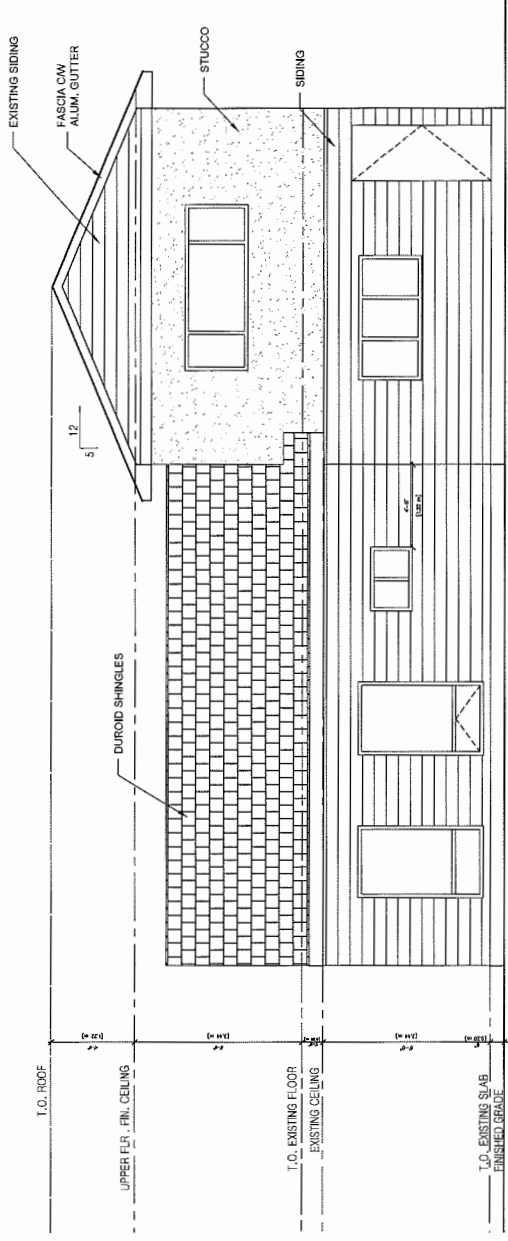
WALL AREA: 49.70 m² 535.0 SQ.FT.
WINDOWS & DOORS OPENING AREA: 8.36 m² 90.0 SQ.FT.
TRUE WALL AREA: 41.34 m² 445.0 SQ.FT.



2 ORIGINAL FORMER WEST ELEVATION
SCALE: 1/4" = 1'-0"

WEST WALL AREA CALC

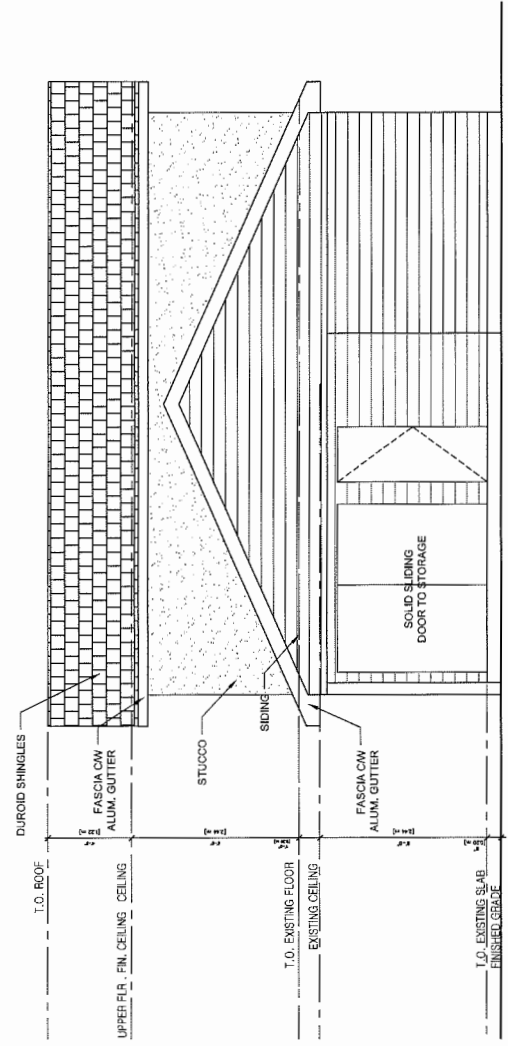
WALL AREA: 43.90 m² 472.5 SQ.FT.
WINDOWS & DOORS OPENING AREA: 0.0 m² 0.0 SQ.FT.
TRUE WALL AREA: 43.90 m² 472.5 SQ.FT.



3 ORIGINAL FORMER NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NORTH WALL AREA CALC

WALL AREA: 49.95 m² 537.7 SQ.FT.
WINDOWS & DOORS OPENING AREA: 10.03 m² 108.0 SQ.FT.
TRUE WALL AREA: 39.92 m² 429.7 SQ.FT.



4 ORIGINAL FORMER EAST ELEVATION
SCALE: 1/4" = 1'-0"

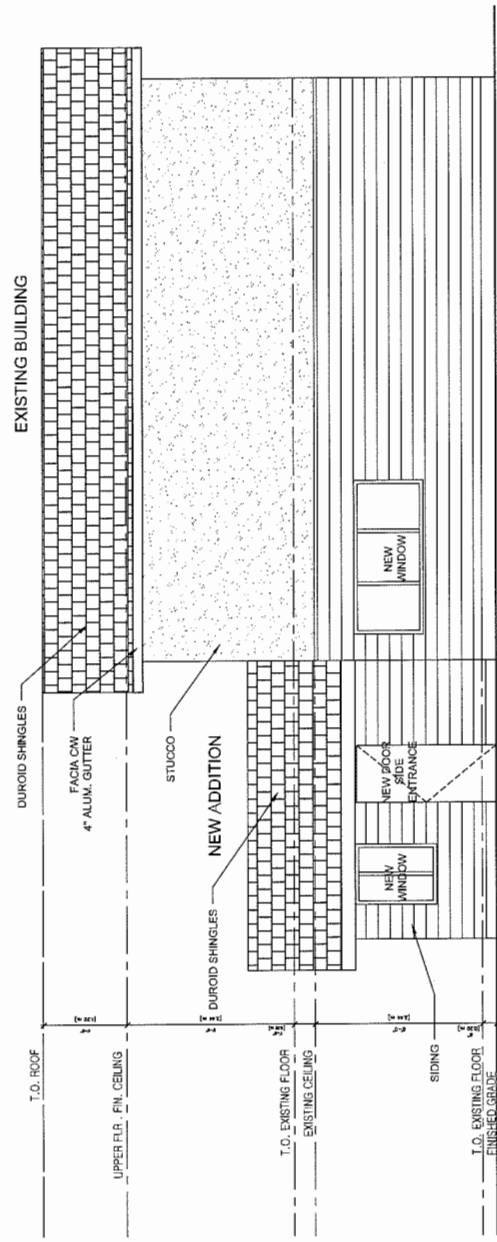
EAST WALL AREA CALC

WALL AREA: 43.90 m² 472.5 SQ.FT.
WINDOWS & DOORS OPENING AREA: 1.77 m² 19.1 SQ.FT.
TRUE WALL AREA: 42.13 m² 453.4 SQ.FT.

DIMENSION NOTE: -
DIMENSIONS SHOWN IN SQUARE BRACKETS "[]" ON THE ELEVATIONS DENOTES METRIC MEASUREMENTS IN METERS

DV 15-704583

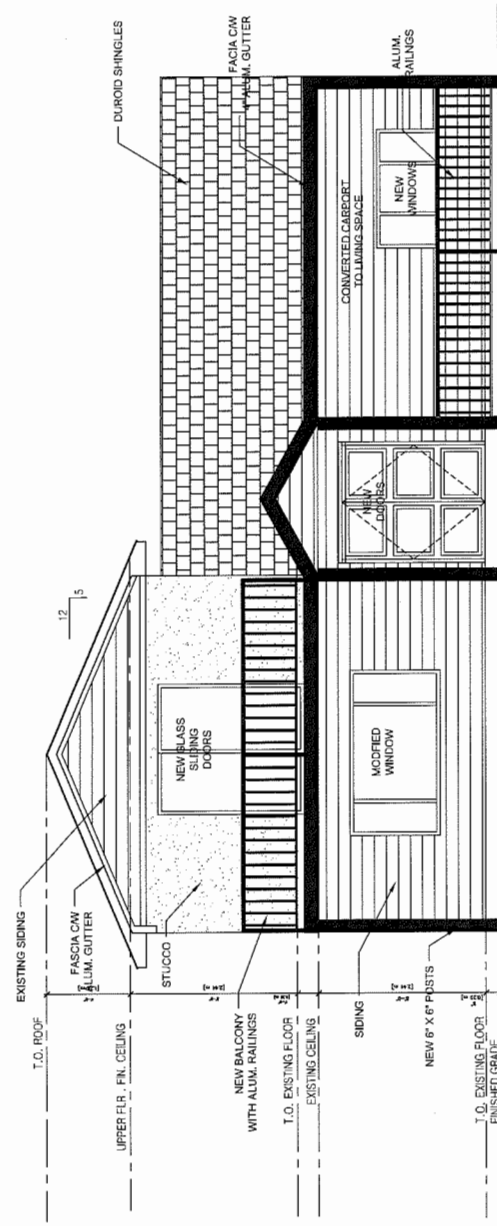
REVISION:	23022015	BUILDING PERMITS (MGA, JAFI)
	23022016	VARIANCE PERMITS APPLICATION
	23022017	CONSULTATION DEVELOPMENT VARIANCE PERMITS
	23022017	REVISIONS BY ARCHITECT FOR VARIANCE
	23022017	REVISIONS BY ENGINEER
OWNER:	MATILDE ABELLA	
PROJECT ADDRESS/NAME:	10455 BRIDGEPORT RD.	
	RICHMOND, BC	
PLANNING DEPARTMENT:	DEVELOPMENT VARIANCE PERMIT	
DRAWING DESCRIPTION:	FORMER ORIGINAL ELEVATIONS	
SCALE:	AS NOTED	
DATE PLOTTED:	06/25/2017	
PROJECT NO.:		
DWG TITLE:	DVP	A5



2 CURRENT UPDATED WEST ELEVATION
SCALE: 1/4" = 1'-0"

WEST WALL AREA CALC

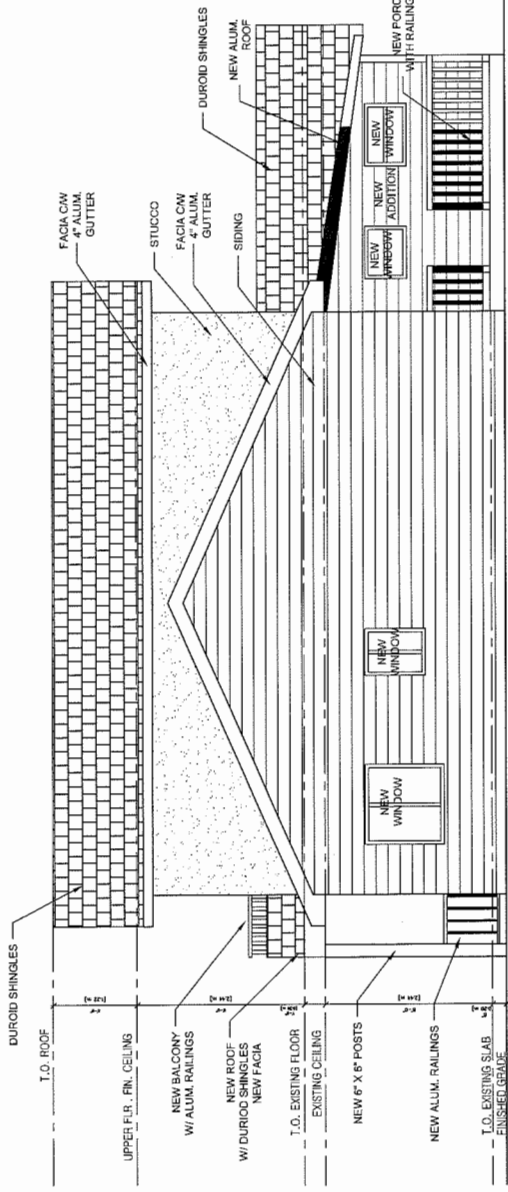
WALL AREA: 52.28 m² 562.7 SQ.FT.
WINDOWS & DOORS OPENING AREA: 4.99 m² 53.7 SQ.FT.
TRUE WALL AREA: 47.29 m² 509.0 SQ.FT.



1 CURRENT UPDATED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH WALL AREA CALC

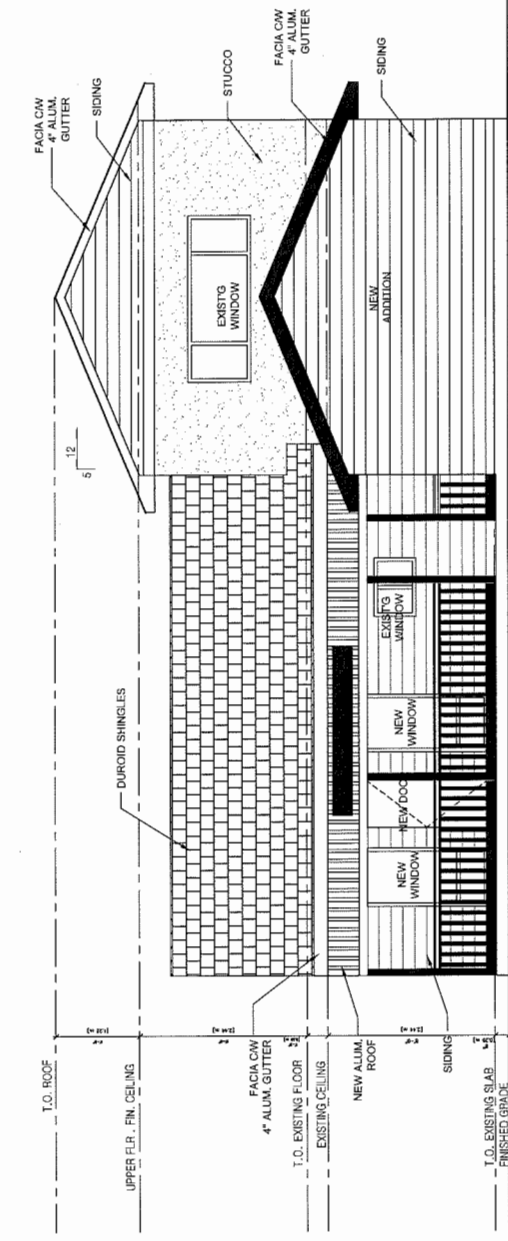
WALL AREA: 50.67 m² 545.4 SQ.FT.
WINDOWS & DOORS OPENING AREA: 12.70 m² 136.7 SQ.FT.
TRUE WALL AREA: 37.97 m² 408.7 SQ.FT.



4 CURRENT UPDATED EAST ELEVATION
SCALE: 1/4" = 1'-0"

EAST WALL AREA CALC

WALL AREA: 51.92 m² 558.9 SQ.FT.
WINDOWS & DOORS OPENING AREA: 2.96 m² 31.9 SQ.FT.
TRUE WALL AREA: 48.96 m² 527.0 SQ.FT.



3 CURRENT UPDATED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

NORTH WALL AREA CALC

WALL AREA: 48.72 m² 524.4 SQ.FT.
WINDOWS & DOORS OPENING AREA: 7.45 m² 80.2 SQ.FT.
TRUE WALL AREA: 41.27 m² 444.2 SQ.FT.

DIMENSION NOTE: -:
DIMENSIONS SHOWN IN SQUARE BRACKETS "[]" ON THE ELEVATIONS DENOTES METRIC MEASUREMENTS IN METERS

DV 15-704583

DVP AG

REVISION:	DATE:	BY:
20220215	BLADING PERM. PERCO LEGAL BUREAU	
20220216	IMPROVED APPEAL APPLICATION	
20220217	REVISIONS DEVELOPER'S SUBMITTAL PERM	
20220217	REVISED BY PERCO FOR LICENSE	
20220217	REVISED BY PERCO	
CUSTOMER:	MATILDE ABELLA	
PROJECT ADDRESS:	10455 BRIDGEPORT RD. RICHMOND, BC	
PERMIT TYPE:	DEVELOPMENT VARIANCE PERMIT	
DATE:	06/25/2017	
SCALE:	AS NOTED	
PROJECT NO.:	-	
DRAWN BY:	AZ	
CHECKED BY:	-	
DATE:	-	