



City of
Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: May 9, 2018

From: Wayne Craig
Director, Development

File: DV 18-805801

Re: Application by Darlene Dueckman, Mark Dueckman, John Goossen,
Clayton Zwicker and Rita Gooding for a Development Variance Permit at
12431 McNeely Drive

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback from 6.0 m to 1.8 m in order to permit the property to be subdivided to create five single-family lots, while retaining the existing dwelling on a property zoned "Single Detached (RS2/B)."


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

WC:jr
Att. 5

Staff Report

Origin

Darlene Dueckman, Mark Dueckman, John Goossen, Clayton Zwicker, and Rita Gooding have applied to the City of Richmond for permission to vary the minimum front yard setback in the “Single Detached (RS2/B)” zone from 6.0 m to 1.8 m, to permit the property to be subdivided to create five single-family lots, while retaining the existing dwelling (Attachment 1).

The subject property is owned by the applicants. There is an existing single-family dwelling and on the property, which is the applicants’ family home. The applicants propose to subdivide the property to create five single-family lots (Attachment 2). The existing dwelling would be retained on Proposed Lot 5 at the corner of Cameron Drive and McNeely Drive (Attachment 3).

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 4) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

The subject property was recently rezoned from the “Agriculture (AG1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create five single-family lots (RZ 17-781064). Council adopted Richmond Zoning Bylaw 8500 Amendment Bylaw 9773 on April 23, 2018.

During review of the rezoning application, staff identified the need for a variance to the front yard setback to permit the existing dwelling to be retained following subdivision of the property. The applicants have submitted a letter of intent confirming that they wish to retain the existing dwelling as the family home (Attachment 5). The applicants understand that the requested variance applies only to the existing dwelling, and that any new construction must meet the requirements of the zone.

Currently, the property fronts McNeely Drive with an existing legal non-conforming exterior side yard setback to Cameron Drive. The non-conforming setback is the result of redevelopment of the neighbourhood after the dwelling was built, which included dedication of the lands for Cameron Drive by the applicants. The property has become a corner lot with the construction of McNeely Drive and Cameron Drive over time.

In the case of a corner lot, Richmond Zoning Bylaw 8500 defines the front lot line as the shortest lot line abutting a public road. Following subdivision, the lot line abutting Cameron Drive will become the front lot line. Therefore, the requested variance is for the front yard setback, which is a minimum 6.0 m measured from the front lot line. The requested variance would permit the existing dwelling to be retained on the subdivided property.

Surrounding Development

Development immediately surrounding the subject property is as follows:

- To the north: Single-family dwellings on lots zoned “Single Detached (RS1/F)” and “Single Detached (RS1/B)”.
- To the east: McNeely Elementary School on a lot zoned “School and Institutional (SI)”.
- To the south: Single-family dwellings on lots zoned “Single Detached (RS1/B),” and a childcare facility in a single-detached dwelling on a lot zoned “Residential Child Care (ZS9) – East Cambie”.
- To the west: A single-family dwelling on a lot zoned “Single Detached (RS1/B)”.

Staff Comments

The purpose of the requested variance is to address a non-conforming setback that would result from the proposed subdivision of the property into five single-family lots. The dwelling was built in conformity with the Zoning Bylaw in force at the time, before McNeely Drive and Cameron Drive were constructed.

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Single Detached (RS2/B)” zone except for the zoning variances noted below.

Zoning Compliance/Variations

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback from 6.0 m to 1.8 m, as shown on the attached survey plan.

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

- 1. The proposed variance would permit the existing single-family dwelling to be retained while creating four new single-family dwellings, avoiding displacement of the homeowner.*
- 2. The existing dwelling was built according to the Zoning Bylaw at the time, and any existing non-conformity is the result of the dedication and construction of new municipal roads to facilitate redevelopment of the neighbourhood over time.*
- 3. The non-conforming setback results from the proposed subdivision, which will change the front lot line as defined in Richmond Zoning Bylaw 8500 from the McNeely Drive frontage to the Cameron Drive frontage.*
- 4. The proposed variance would not intensify the existing non-conforming exterior side yard setback.*

- 5. *The proposed variance would apply only to the existing dwelling. Any future construction on the property would meet the requirements of the "Single Detached (RS2/B)" zone.***

Conclusions

As the proposed development would meet applicable policies, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.



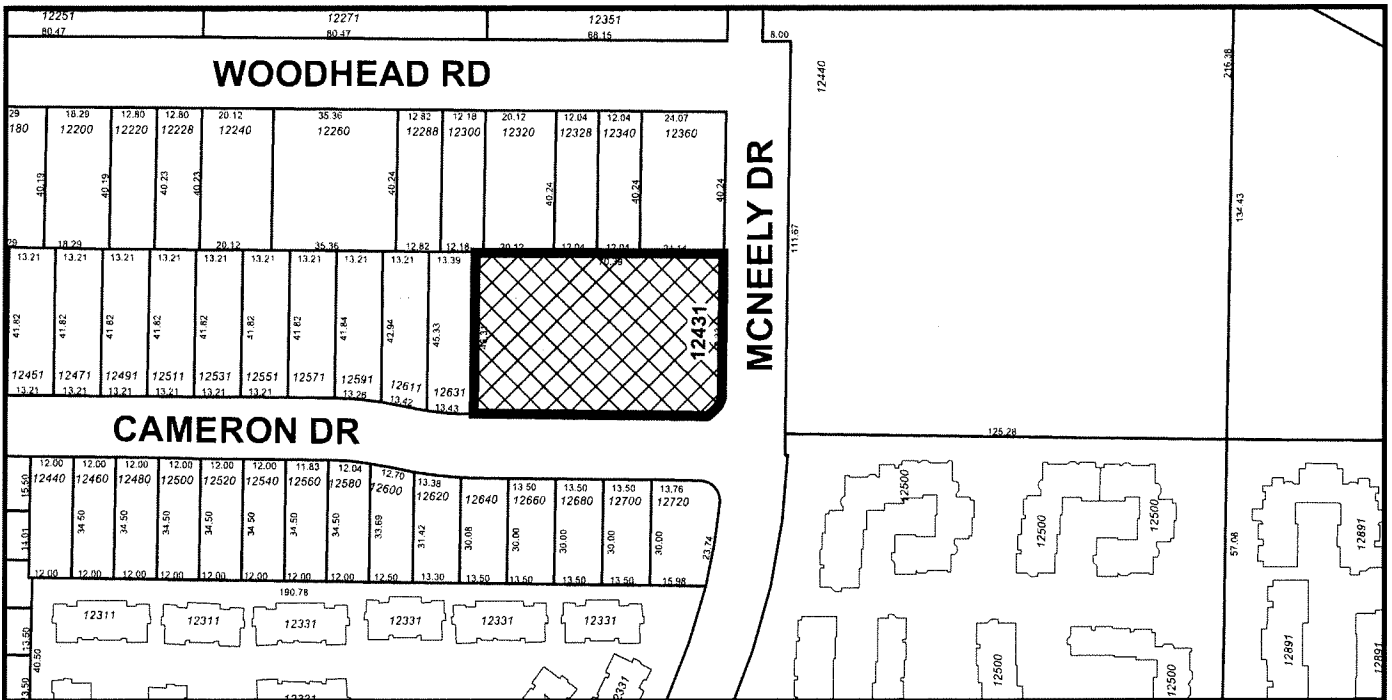
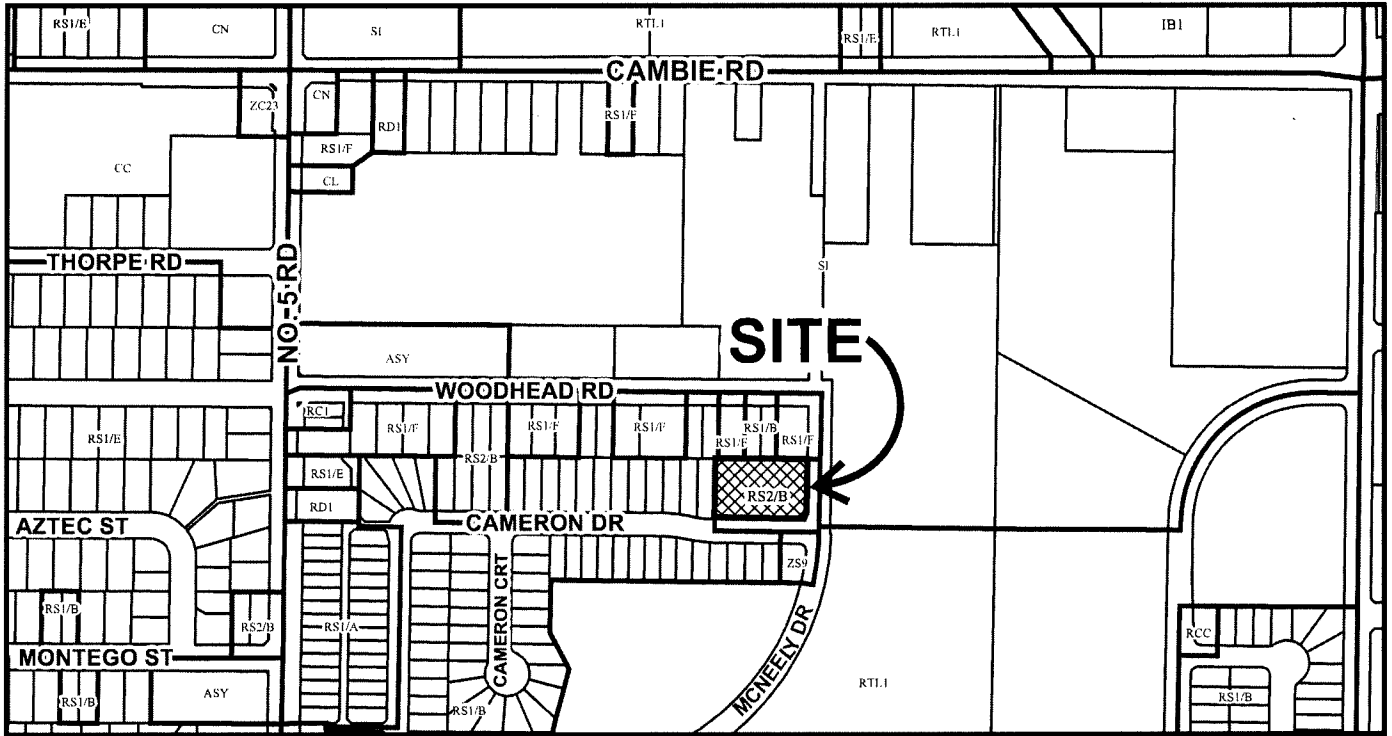
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Site Survey
- Attachment 4: Development Application Data Sheet
- Attachment 5: Applicants' Letter of Intent



City of
Richmond



DV 18-805801

Original Date: 02/22/18

Revision Date: 04/30/18

Note: Dimensions are in METRES

**SKETCH PLAN SHOWING PROPOSED SUBDIVISION OF PARCEL "B"
 (REFERENCE PLAN 17289) NORTH HALF LOT 4 EXCEPT:
 PART DEDICATED ROAD ON PLAN LMP4855, SECTION 31
 BLOCK 5 NORTH RANGE 5 WEST NWD PLAN 946**

CIVIC ADDRESS:

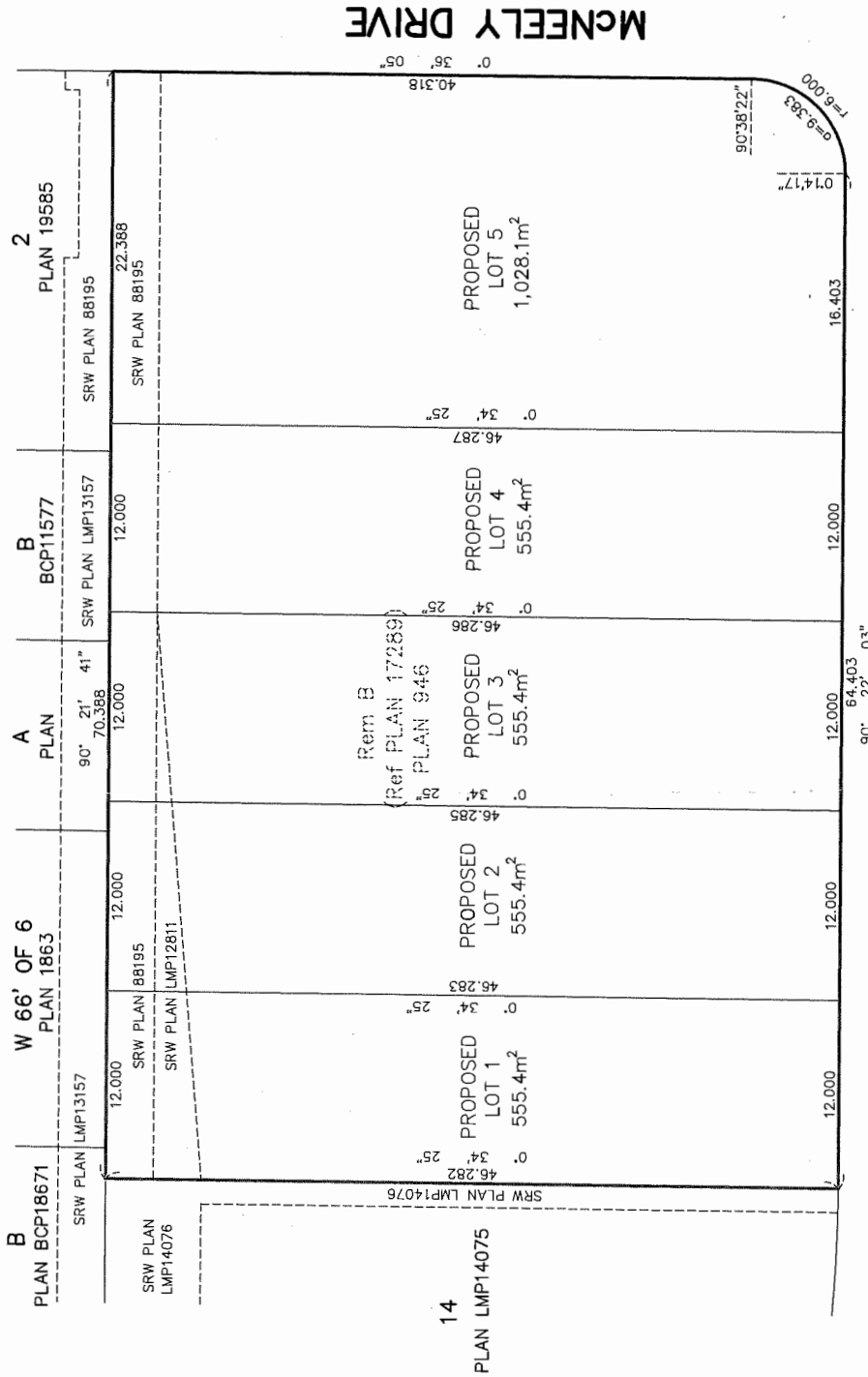
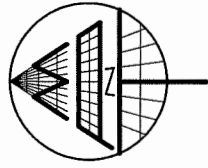
#12431 McNEELY DRIVE
 RICHMOND, B.C.

CURRENT ZONING: AG1

SCALE 1:300



ALL DISTANCES ARE IN METRES.



CAMERON DRIVE

NOTE:

SUBDIVISION SUBJECT TO LEGAL FIELD SURVEY
 AND APPROVAL BY CITY OF RICHMOND.

R-17-18518-PRO-SUB

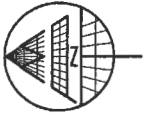
© COPYRIGHT
MATSON PECK & TOPLISS
 SURVEYORS & ENGINEERS
 #320 - 11120 HORSESHOE WAY
 RICHMOND, B.C. V7A 5H7
 PH: 604-270-9331
 FAX: 604-270-4137
 CADFILE: 18518-002-SKETCH-000.DWG

DATE: JULY 13, 2017

SURVEY PLAN OF PARCEL "B" (REFERENCE PLAN 17289) NORTH HALF LOT 4 EXCEPT: PART DEDICATED ROAD ON PLAN LMP4855, SECTION 31 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 946

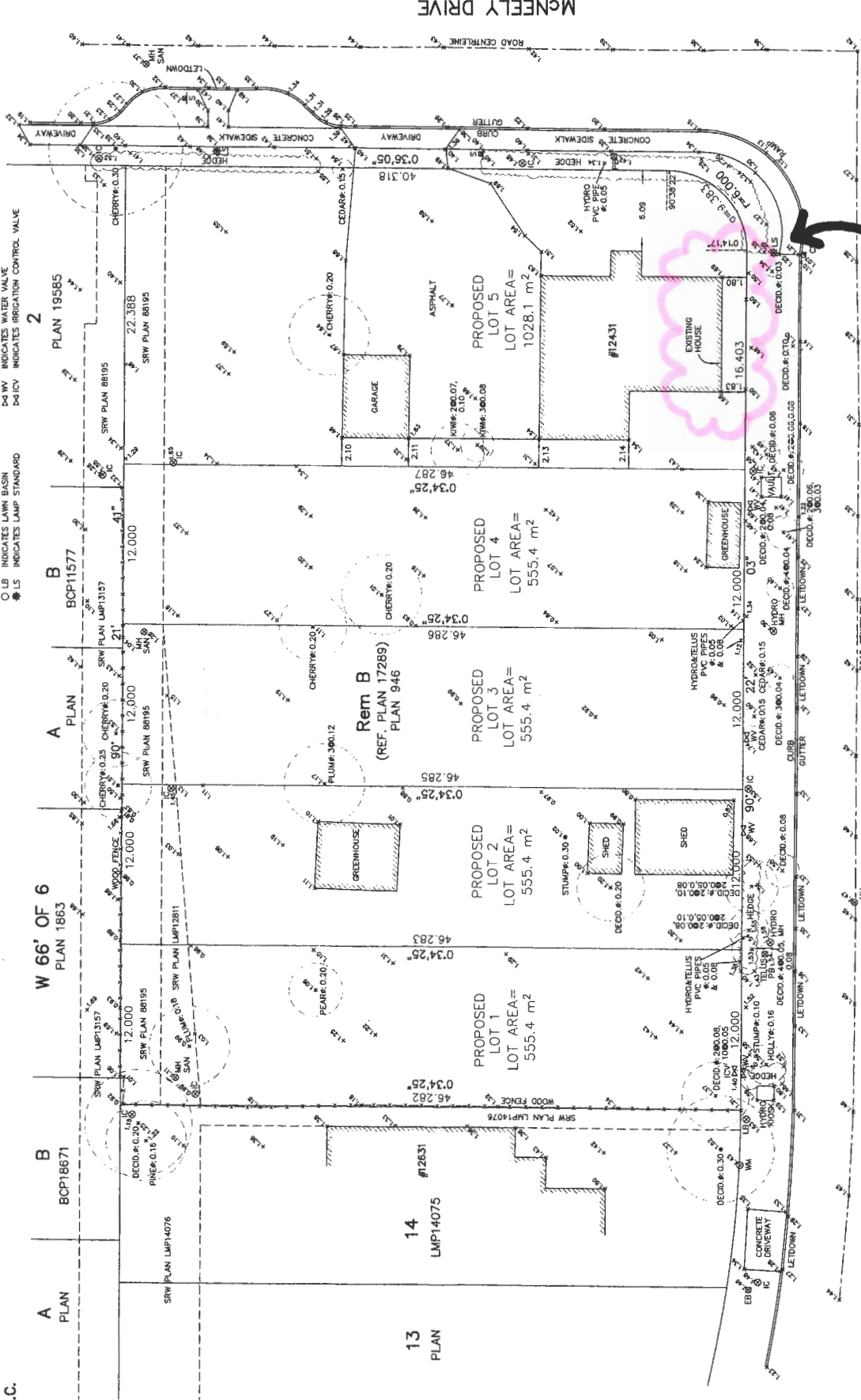
PARCEL IDENTIFIER (PID): 004-138-872

CIVIC ADDRESS
**#12431 MCNEELY DRIVE
 RICHMOND, B.C.**



LEGEND
 SCALE 1:200
 ALL DISTANCES ARE IN METRES

- X INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- EB INDICATES ELECTRICAL BOX
- GC INDICATES GAS CHAMBER
- OLB INDICATES LAMP FLASH
- LS INDICATES LAMP STANDARD
- OH INDICATES MANHOLE
- PLB INDICATES PULLBOX
- SL INDICATES SUMP
- WM INDICATES WATER METER
- WV INDICATES WATER VALVE
- WV-ICV INDICATES IRRIGATION CONTROL VALVE



VARIANCE REQUESTED

CAMERON DRIVE

- NOTES:
- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPM MONUMENT #190 (94H1624) WITH AN ELEVATION OF 2.353 METRES.
 - PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
 - ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

© COPYRIGHT
MATSON PECK & TOPPLIS
 SURVEYORS & ENGINEERS
 #320 - 11220 HURDSBORO WAY
 RICHMOND, B.C., V7A 5H7
 PH: 604-270-9331
 FAX: 604-270-4137
 CADFILE: 18518-00-TPG-002.DWG

CLIENT REF: DARLENE DUECKMAN

DATE OF SURVEY: JULY 13, 2017
 JULY 20, 2017
 FEB 08, 2018 (REMOVED GREEN HOUSE)

JIAN HUA
 LUO KMS378

JIAN HUA LUO
 BC LAND SURVEYOR #190

"THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED."



DV 18-805801

Attachment 4

Address: 12431 McNeely Drive

Applicant: Darlene Dueckman, Mark Dueckman, John Goossen, Clayton Zwicker, Rita Gooding

Owner: Darlene Dueckman, Mark Dueckman, John Goossen, Clayton Zwicker, Rita Gooding

Planning Area(s): East Cambie

	Existing	Proposed Lot 5
Site Area:	3,249.7 m ²	1,028.1 m ²
Land Uses:	One single-family dwelling	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS2/B)	No change
Single-Family Lot Size Policy 5472:	Single Detached (RS2/B)	No change

On Proposed Lot 5	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² , plus 0.30 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² , plus 0.30 for area in excess of 464.5 m ²	None permitted
Buildable Floor Area:	Max. 424.56 m ² (4,569.87 ft ²)	Max. 424.56 m ² (4,569.87 ft ²)	None permitted
Lot Coverage:	Max. 45%	Max. 45%	None
Setback – Front Yard:	Min. 6.0 m	1.8 m	Variance requested
Setback – Interior Side Yard:	Min. 2.0 m	2.13 m	None
Setback – Exterior Side Yard:	Min. 3.0 m	6.0 m	None
Setback – Rear Yard:	Min. m	31.0 m	None
Lot Size:	360.0 m ²	1,028.1 m ²	None

July 2017

TO: City of Richmond.

ATTN: Development Applications Department & Development Coordinator

Rezoning Application

REZONING 12431 MCNEELY DRIVE from AG1 to Residential RS2/B, and SUBDIVIDING

Our intention is to Rezone AG1 to Residential RS2/B, and to Subdivide into 5 Residential Lots.

Our Simple Proposal is to rezone 12431 McNeely Drive from AG1 to Residential RS2/B and SUBDIVIDE 12431 McNeely Drive (previously 12380 Woodhead Road) into a total of 5 lots. My Family have owned this Property and it has been Our Family home since the mid-1960s. This property is taxed as Residential property. The existing dwellings the house and the storage shed (garage) will remain in place and continue to be the family home. The small tool shed and clear plastic sheet covered greenhouse will be relocated on site. The old larger shed/barn will be demolished and removed.

We are asking for the Rezoning and subdividing as it fits in with the City Plan for this area. See attached maps of the Official Community Plan (OCP).

In an email from the Policy Planning Department, see attached and a meeting with Planner 1 (Adda). We were asked to submit both Rezoning and Subdividing Applications at the same time with the surveyor drawings. The internal ok from the planning department was approved. This application will require No special variances.

Prior to 1992 our lot was a full Acre, We had in February 1991 given the Township of Richmond Right of Way for Sanitary sewer on the northern edge of this property. We were asked and accepted a larger sewer easement than required due to the homes along Woodhead that were already established. In December 1991 the City sanitary sewer was completed. In May 1992 we had agreed to dedicate the east 10.2 meters, the south 4 meters (a total of 4200 sq. ft.) and the truncation at the south east corner of the Acre as public road based on the developer Progressive's commitment to design and construction of the roads to City of Richmond standards complete with the sanitary sewer services, storm sewer services, water services, driveway accesses, Hydro and telephone. The services required to subdivide four lots each having a 12 meter frontage on the west side of the house shown on attached current SURVEY PLAN OF PARCEL "B" (REFERENCE PLAN 17289) PID: 004-138-872 from MP&T Surveyor showing the 5 lots.

On July 22 1992 our lot changed from a full Acre to 0.8 of an acre. The lot sales history shows a \$1.00 sale purchase price for 0.2 of the Acre (4200.sq ft.). We worked with the Developer Progressive and the City at that time to dedicate the 0.2 Acres to fit into the area city plan. The dedication of our 0.2 acres was to be an exchange for roads, sidewalks, curbs and the fully serviced 5 lots on McNeely Drive and along Cameron Drive. The purpose at that time was and still is to fit into the community plan. The Developer installed in the mid 1990 the roads with sidewalks and curbs all along new roads McNeely Drive and Cameron Drive. The Developer also installed Services to all 5 lots including sanitary sewer, Storm sewer, hydro, Water and Drop Curb/Letdowns, sidewalk access needed to complete the future now current subdivision.

Our history past and present fits with our current proposal to Rezone and subdivide our 0.8 of an Acre which will add 4 additional lots to our property making a total of 5 Residential lots. I have the letters from both the City and Progressive confirming past history.

Our intention since 1991 was and is to fit into the Official Community Plan (OCP) which we do. We would like to take advantage of the 'Fast Track' option with our Rezoning and Subdividing applications of 12431 McNeely Drive.

Thank You,

Darlene Dueckman
12431 McNeely Drive
Richmond B.C. V6V 2T6
Tel: 778-242-7783



City of Richmond

Development Variance Permit

No. DV 18-805801

To the Holder: DARLENE DUECKMAN, MARK DUECKMAN, JOHN GOOSSEN, CLAYTON ZWICKER, RITA GOODING

Property Address: 12431 McNEELY DRIVE

Address: C/O JOHN GOOSSEN
4668 – 54TH STREET
DELTA, BC V4K 3V2

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) That the minimum front yard setback be reduced from 6.0 m to 1.8 m.
4. The land described herein, and any buildings, structures, and other development thereon, 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).
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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

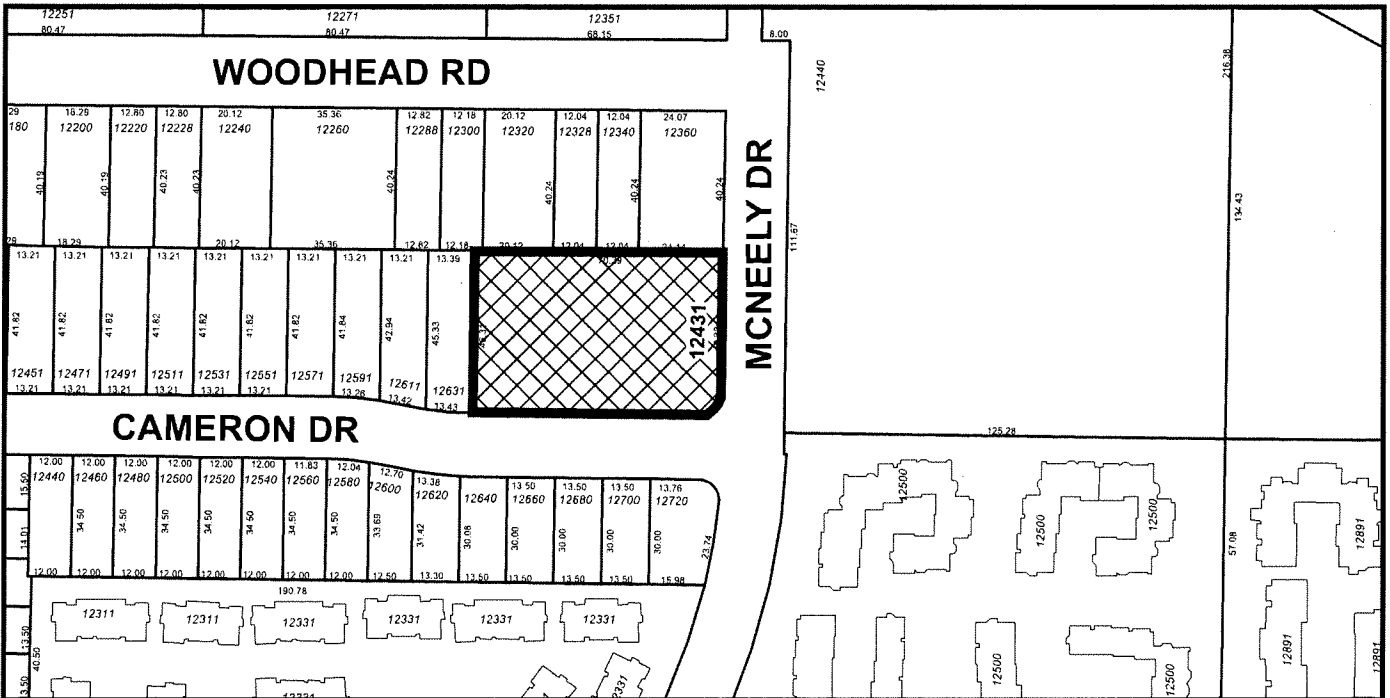
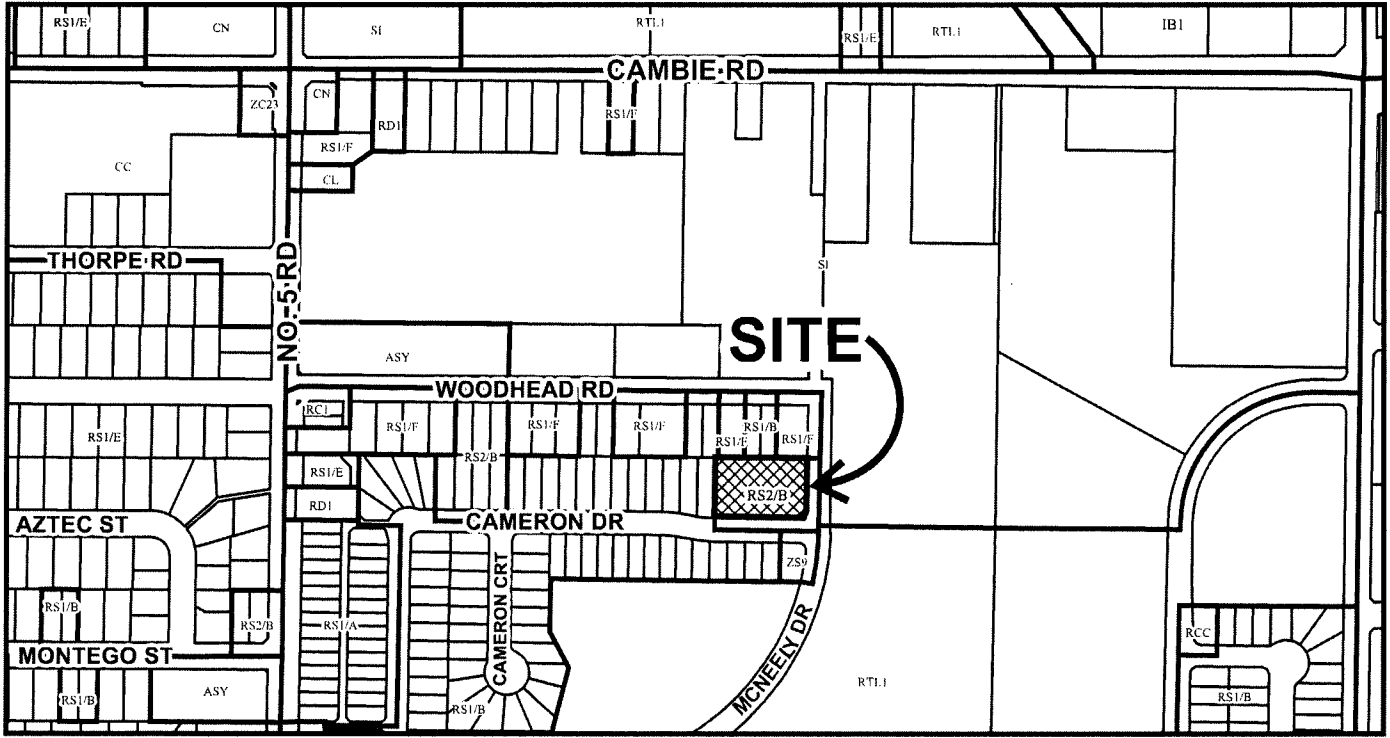
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DV 18-805801 SCHEDULE "A"

Original Date: 02/22/18

Revision Date: 04/30/18

Note: Dimensions are in METRES

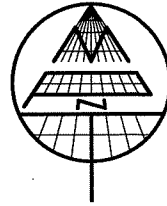
LEGEND

SCALE 1:200



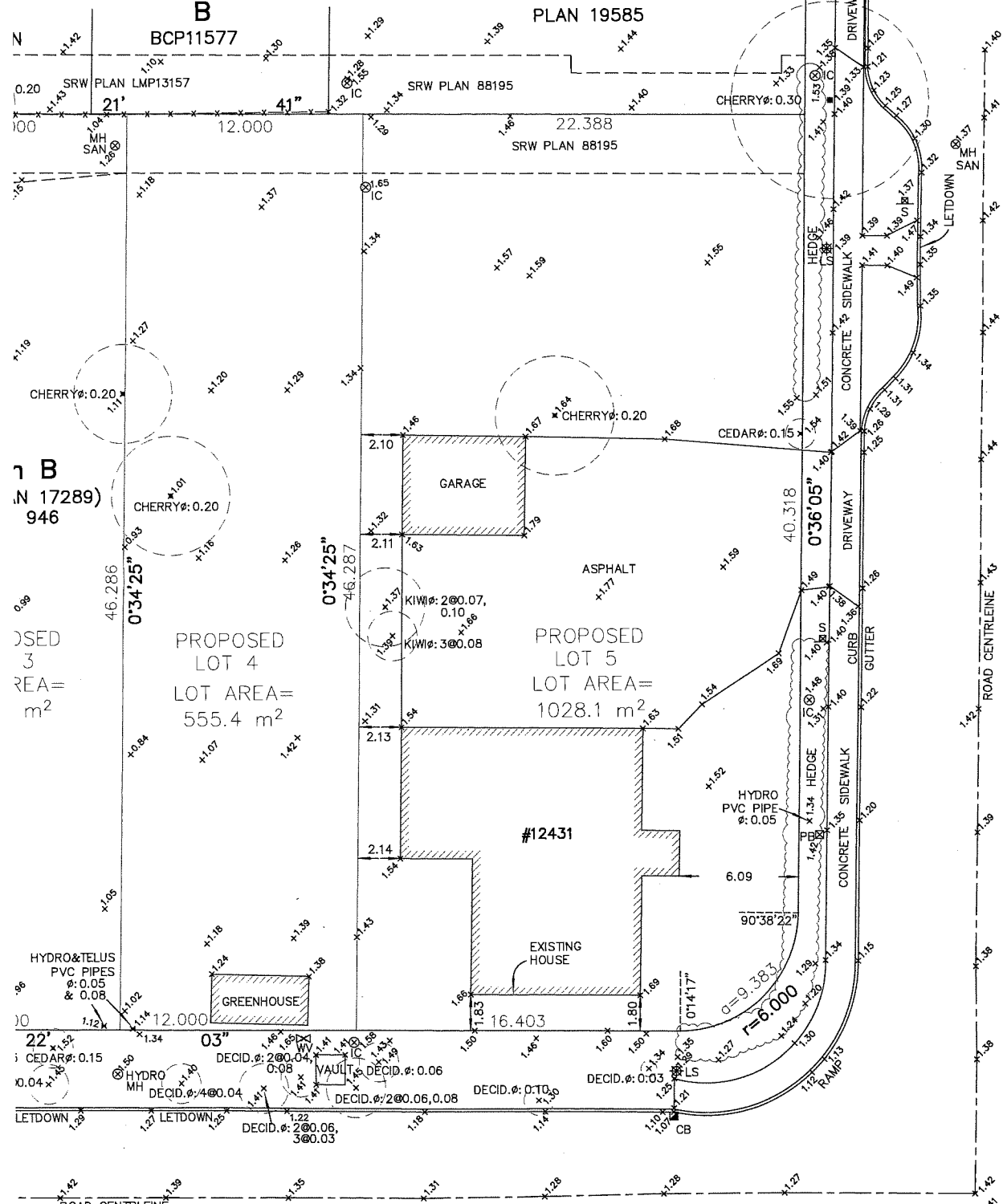
ALL DISTANCES ARE IN METRES

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|--------|------------------------------|-------|------------------------------------|
| ▲ 1.00 | INDICATES SPOT ELEVATION | ○ MH | INDICATES MANHOLE |
| ■ CB | INDICATES CATCH BASIN | ⊠ PB | INDICATES PULLBOX |
| ⊠ EB | INDICATES ELECTRICAL BOX | □ S | INDICATES SIGN |
| ○ IC | INDICATES INSPECTION CHAMBER | ○ WM | INDICATES WATER METER |
| ○ LB | INDICATES LAWN BASIN | ⊠ WV | INDICATES WATER VALVE |
| ⊠ LS | INDICATES LAMP STANDARD | ⊠ ICV | INDICATES IRRIGATION CONTROL VALVE |



2

PLAN 19585



McNEELY DRIVE

AMERON DRIVE

OV 18-805801

DATE OF SURVEY: JULY 13, 2017. JULY 28, 2017. FEB 28, 2018 (REMOVED GREEN I)

FILE DERIVED FROM #190 (94H1624) I.E.S.

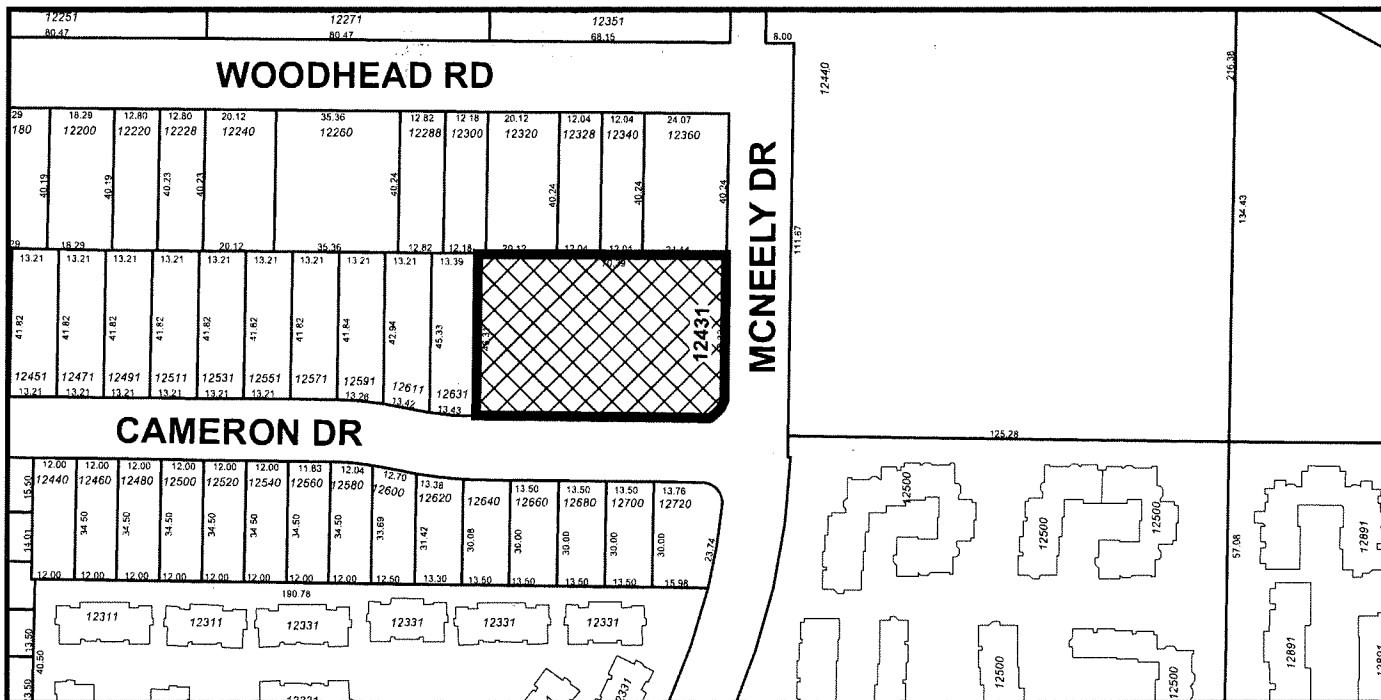
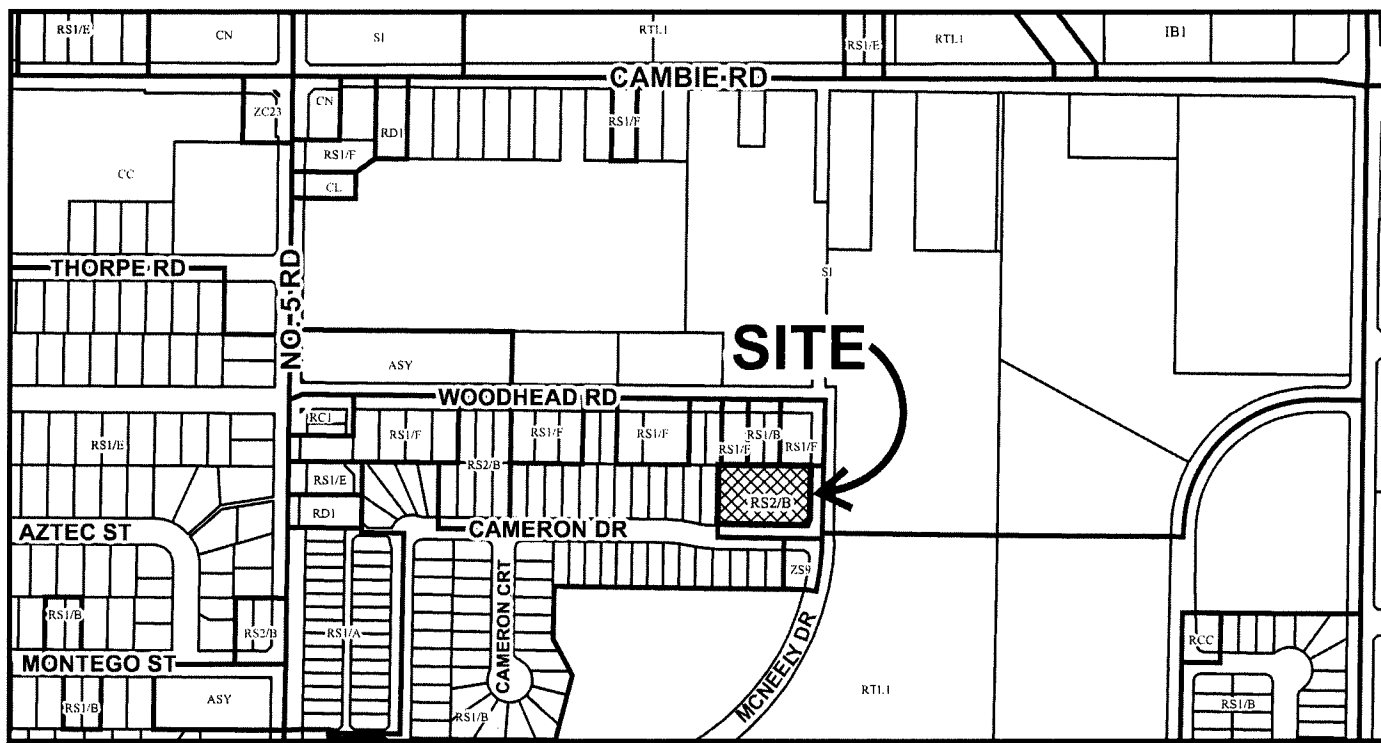
JIAN HUA LUO KMS37B

Digitally signed by JIAN HUA LUO KMS37B on 20180228 23:40:10 -08'00'

SEALED



City of Richmond



DV 18-805801

Original Date: 02/22/18

Revision Date: 04/30/18

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