



**City of Richmond**  
Urban Development Division

## Report to Development Permit Panel

---

**To:** Development Permit Panel

**Date:** June 23, 2004

**From:** Raul Allueva  
Director of Development

**File:** DV 04-266419

**Re:** **Application by Polygon Development 43 Ltd. for a Development Variance Permit at 7031 Ash Street**

---

### Staff Recommendation

That a Development Variance Permit be issued for 7031 Ash Street which would vary the rear yard setback of the existing house from 6 m (19.685 ft.) to 1.968 m (6.457 ft.).

Raul Allueva  
Director of Development

KE:blg  
Att.

## Staff Report

### Origin

Kevin Shoemaker, on behalf of Polygon Development 43 Ltd., has applied to the City of Richmond for permission to vary the rear yard setback of the existing house at 7031 Ash Street from 6 m (19.685 ft.) to 1.968 m (6.457 ft.) when the property is subdivided and the rear portion is rezoned as part of a townhouse development. The subject site is zoned Single-Family Housing District, Subdivision Area F (R1/F).

### Findings of Fact

Surrounding residential development consists of older character single-family dwellings on large existing lot sizes that front Ash Street, Granville Avenue and Heather Street. The subject site is located in the McLennan South Sub Area Plan and contains a one-storey, older character single-family dwelling.

Bylaw 7672 (RZ 03-240810) had a Public Hearing, Second and Third Readings on April 19, 2004. The purpose of this related application was to rezone a rear portion of the subject site (as well as numerous surrounding lots fronting Ash Street, Heather Street and Granville Avenue) to permit 59 three-storey townhomes. Once the rear portion of the subject lot is subdivided, the rear yard setback will be 1.968 m (6.457 ft.), which is the reason for the requested variance.

A Development Permit application (DP 03-254841) is also being processed by staff for the Jasmine Lane townhouse development. These townhouses will abut the reduced rear yard of the existing dwelling on the subject site.

### Staff Comments

#### Development Applications

This Development Variance application has been initiated by related applications to rezone the rear portion of the subject site to permit a 59-unit townhouse development. The existing lot has a depth of 92.20 m (302.5 ft.). After the rear portion of the site is rezoned and subdivided, the remaining lot fronting Ash Street will have a depth of 45.798 m (150.26 ft.) and an area of 838 m<sup>2</sup> (9,020 ft<sup>2</sup>).

Staff note that there is an existing, non-conforming side yard setback along the south property line. The zoning requires a minimum setback of 1.8 m (5.905 ft.). The dwelling has a side yard setback of 1.1 m (3.6 ft.) along the south property line. However, the non-conforming side yard setback was already present because the older character existing dwelling was constructed prior to implementation of the current zoning for the site. The proposed subdivision of the rear portion of the subject site is not making the non-conforming condition worse, therefore, there are no issues related to maintaining the existing side yard setback.

Staff have confirmed that the existing dwelling complies with all other requirements stipulated in the Single-Family Housing District, Subdivision Area F (R1/F) zone after subdivision of the back lands occurs.

This Development Variance applies only to the existing dwelling on the subject lot. If this dwelling is demolished, substantially renovated or reconstructed on the subject site, the new dwelling or new construction must conform with the zoning for the subject site. This would include restrictions on building extensions or adding upper floor areas on the building. This variance will not be applicable to any new single-family dwellings.

The Development Permit application being processed in conjunction with this Development Variance application for the proposed townhouses in behind the subject site does take the reduced rear yard setback and adjacency concerns into consideration. The zoning (Comprehensive Development District CD/128) requires a minimum 5.5 m (18.045 ft.) setback along the east property line where the subject lot and townhouse site meet. Building #6, which contains the townhouse units nearest to the subject lot, has a setback of 7.3 m (24 ft.) measured from the building façade to the property line (refer to **Attachment 1**). The additional setback of the townhouse units adequately addresses possible concerns of adjacency arising from a decrease in the rear yard setback of 7031 Ash Street. The fact that this is a single-storey building with only a corner of the building along this edge also supports the proposal.

### **Analysis**

Although the reduction of the required rear yard setback from 6 m (19.685 ft.) to 1.968 m (6.457 ft.) is considerable, staff can support the application on the following basis:

- Permits the retention of the existing single-family dwelling;
- This Development Variance application, if approved, will apply only to the existing dwelling on the subject site, and will not permit additions, substantial renovations or reconstruction to encroach into the normal rear yard setback;
- Building # 6 in the proposed Jasmine Lane townhouse project to the west is setback 7.3 m (24 ft.) from the shared property line, providing more space to address privacy and related adjacency concerns. The setback for Building #6 is greater than what is required in the zoning (5.5 m or 18.045 ft.);
- The building is a one-storey dwelling, and only a corner of the dwelling abuts this interface; and
- This issue was identified early as part of the various rezoning proposals for the back lands, and is considered a temporary measure to allow the building to be retained.

### **Conclusions**

The Development Variance Permit application to reduce the rear yard setback for the existing single-family dwelling only at 7031 Ash Street can be supported by staff.



Kevin Eng  
Planning Technician – Design  
(Local 3205)

KE:blg



No. DV 04-266419

To the Holder: POLYGON DEVELOPMENT 43 LTD.

Property Address: 7031 ASH STREET

Address: C/O KEVIN SHOEMAKER  
#900 – 1333 WEST BROADWAY  
VANCOUVER, B.C.  
V6H 4C2

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 and Development Bylaw No. 5300" is hereby varied by reducing the rear yard setback of the existing dwelling at 7031 Ash Street from 6 m (19.685 ft) to 1.968 m (6.457 ft) as shown on Plan #1 attached hereto. This Development Variance Permit applies to the existing dwelling only. All substantial renovations, building alterations, extensions or reconstruction shall be undertaken in accordance with the existing zoning.
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. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF

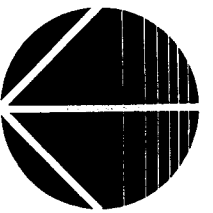
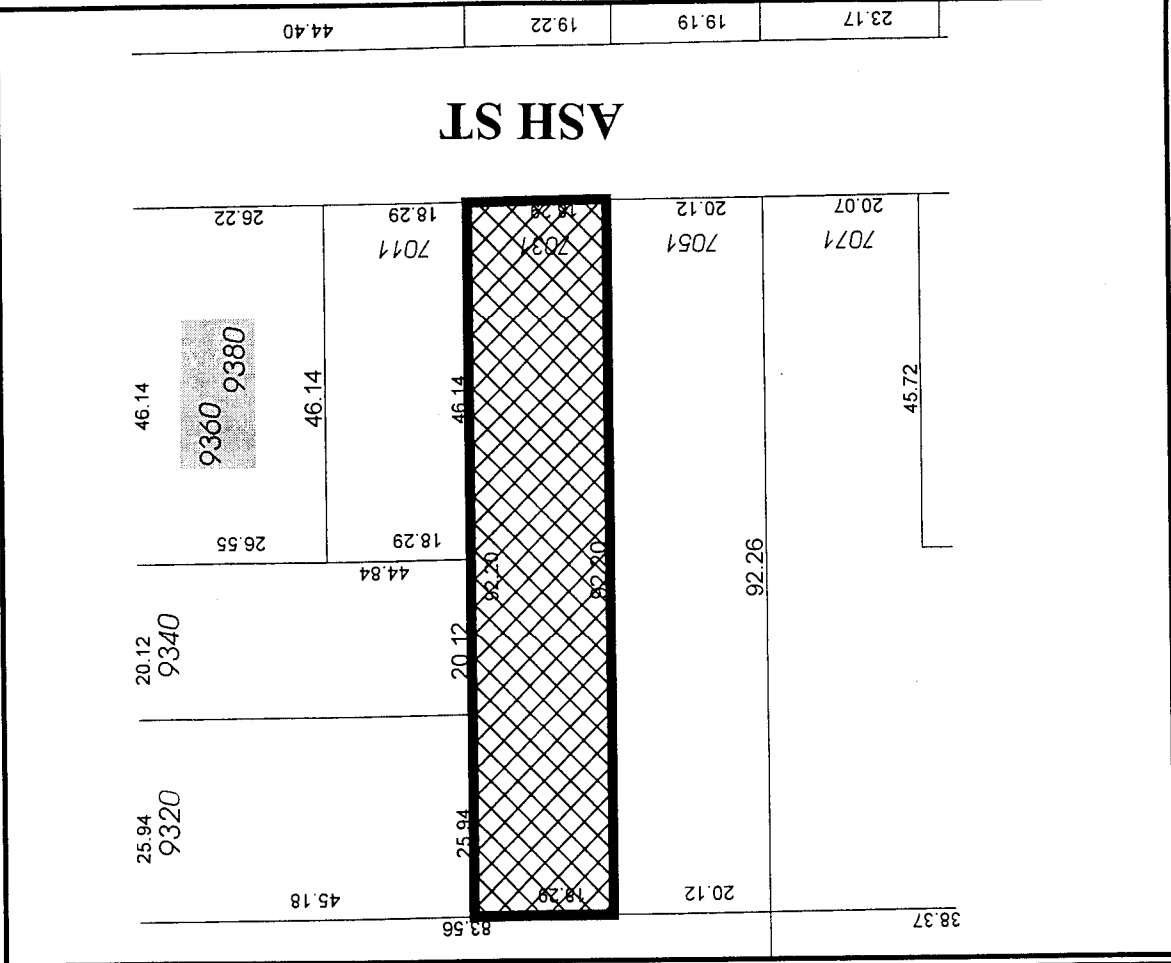
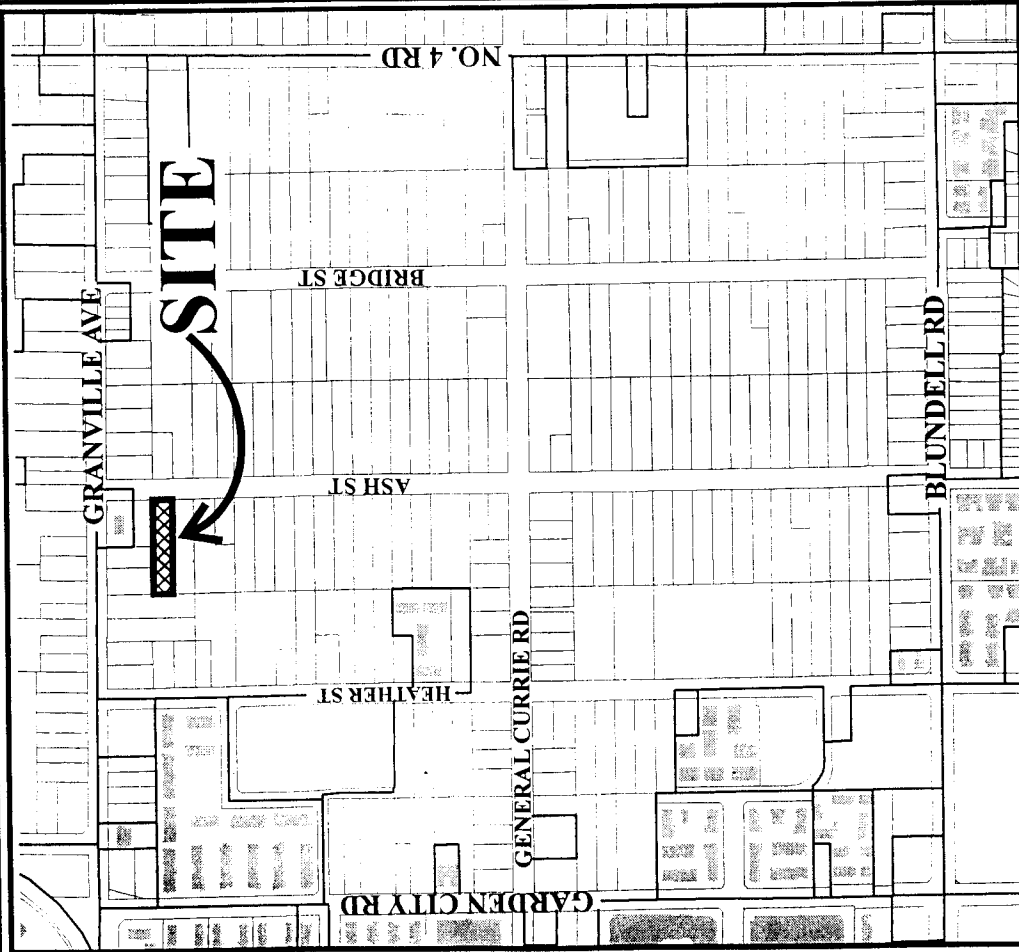
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



# City of Richmond



DV 04-266419  
 SCHEDULE "A"

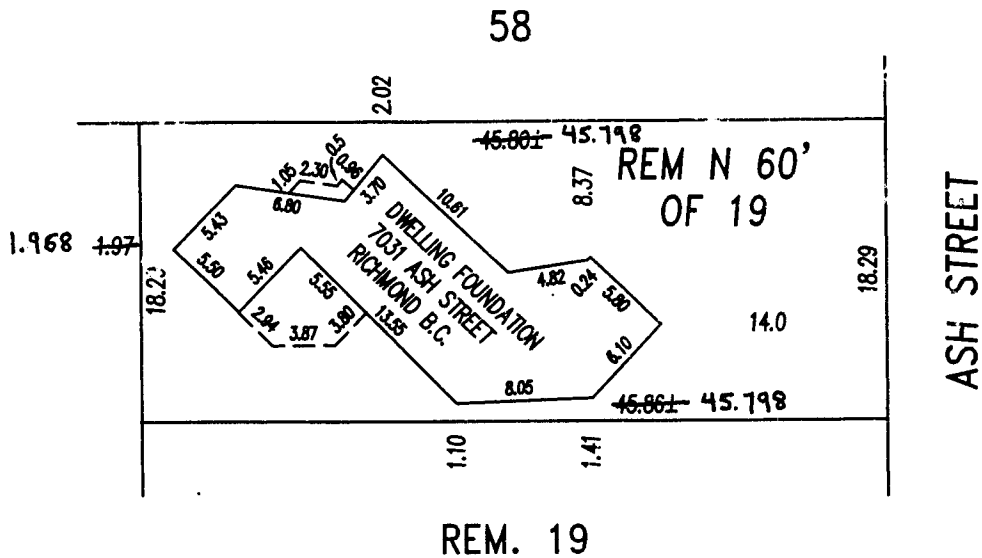
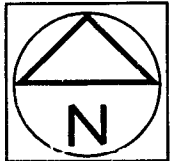
Original Date: 03/08/04

Revision Date:

Note: Dimensions are in METRES

PLAN SHOWING LOCATION OF DWELLING FOUNDATION ON THE NORTH 60 FEET OF LOT 19, EXCEPT PART SUBDIVIDED BY PLAN BCP \_\_\_\_\_, BLOCK 'B', SECTION 15, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 1207

SCALE-1:500



#1

JUN 23 2004

DV 04-266419

OLSEN & ASSOCIATES  
BRITISH COLUMBIA  
LAND SURVEYORS  
204-15585 24th AVE.,  
SURREY, B.C.  
V4A 2J4

Phone : 531-4067  
Fax : 531-5811

NOTE: THIS PLAN SHOWS THE LOCATION OF A DWELLING FOUNDATION ON THE ABOVE NOTED LOT WITH THE WESTERLY 46.5m REMOVED AS PROPOSED BY POLYGON DEVELOPMENTS LTD.

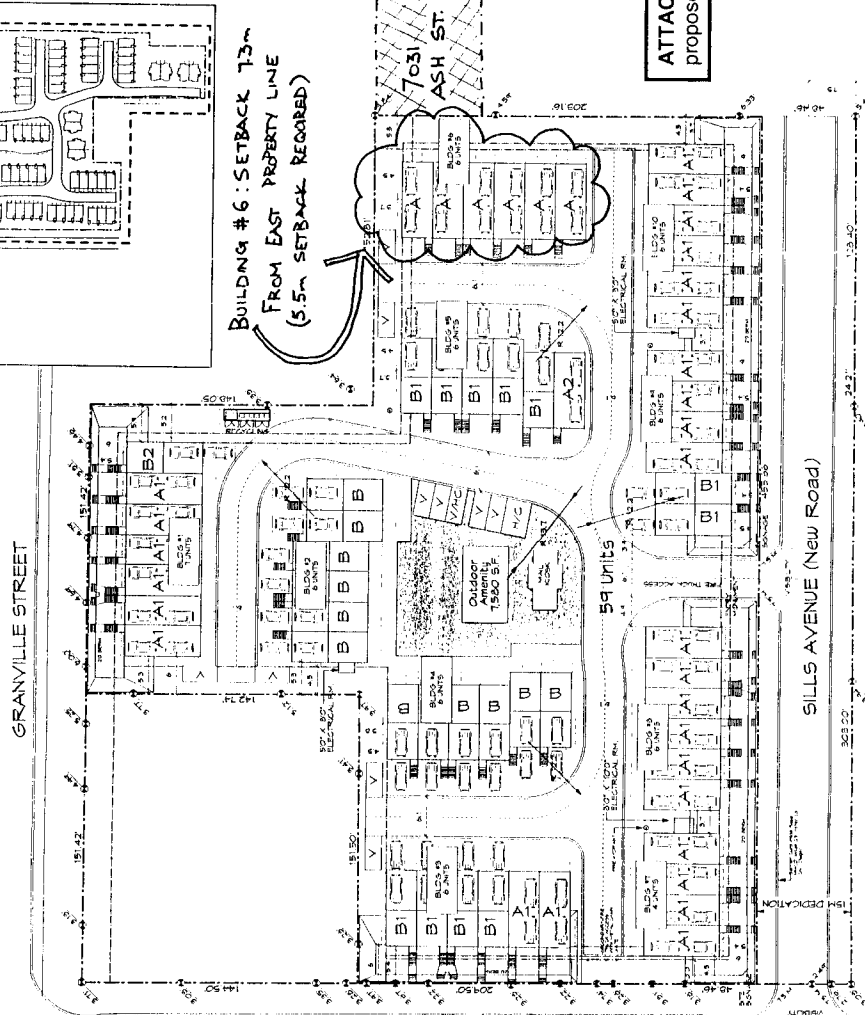
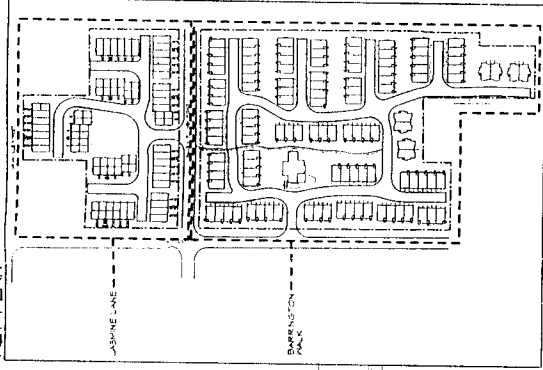
This plan to be used for Municipal and/or Mortgage purposes only and is not to be used to define boundaries

CERTIFIED CORRECT

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2004

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

KEY PLAN



**ATTACHMENT 1 - Development Permit site plan drawing for proposed Jasmine Lane Townhomes**

DP 03254841  
 JUL 14 2004  
 #1

NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION

DATE: 2.23.04  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 APPROVED BY: J. B. BROWN  
 PROJECT NO: 03254841



**RCA**  
 Robert D'Arcangelo Architecture Inc.  
 1805 Pine Street  
 Canada  
 Vancouver, B.C.  
 Tel: (604) 687-4741  
 Fax: (604) 687-4841  
 admin@rcaarchitecture.com

JASMINE LANE  
 TOWNHOMES  
 RICHMOND, B.C.

DATE	26.03.04
SCALE	1:1500
PROJECT NO.	03254841
CLIENT	RCA
DESIGNER	RCA

SITE PLAN  
 SHEET NO. AO

UNIT NAME / DESCRIPTION	BEDROOMS	QUANTITY	AREA
Unit Type A - The E-3	3	4	1387 sq ft
Unit Type A - The E-2	3	7	1402 sq ft
Unit Type A1 - The E-2	3	23	1387 sq ft
Unit Type A1 - The E-3	3	1423	1423 sq ft
Unit Type A2 - The E-3	3	1	1456 sq ft
Unit Type B - w/ Entrance	3	3	1601 sq ft
Unit Type B - w/o E-3	3	4	1609 sq ft
Unit Type B1 - w/ Entrance	3	3	1623 sq ft
Unit Type B1 - The E-3	3	3	1606 sq ft
Unit Type B2 - The E-3	3	1	1714 sq ft
<b>TOTAL UNITS</b>		<b>59</b>	
<b>COVERED AREA CALCULATIONS</b>			
1/5 5952.24 sq ft. x .30 (74%)			1785.67 sq ft.
UNIT TYPES			
1 x A1 - End			1387 sq ft.
7 x A1 - End			9814 sq ft.
1 x A1 - End			1402 sq ft.
23 x A1 - End			31911 sq ft.
1 x A2 - End			1456 sq ft.
3 x B - w/ Entrance			4803 sq ft.
4 x B - w/o E-3			6436 sq ft.
3 x B1 - w/ Entrance			4869 sq ft.
3 x B1 - The E-3			4818 sq ft.
1 x B2 - The E-3			1714 sq ft.
<b>TOTAL</b>			<b>81115 SQ FT.</b>
COVERED AREA CALCULATIONS			
42,540.99 sq ft. x .03 (74%)			3176.46 sq ft.
59 UNITS			1,315.7 sq ft.
40.07%			
0.35 (75%)			
<b>SEPARATE CALCULATIONS</b>			
Building Footprint Area			1044.5 sq ft.
Building Footprint Area			423 sq ft.
Percentage of Unproposed Area Proposed			4%
Limiting Distance Allowed			4 ft. (1.2 m)
Limiting Distance Proposed			6 ft.
<b>PARKING SPACE</b>			
Outdoor: 6 sq m. (64.6 sq ft.) per unit req'd			59 units
Indoor: 40 units (20 sq m. (1,076 sq ft.))			
Barrington Walk, Courthouse			
<b>PARKING</b>			
80 sq ft. req'd			80 sq ft.
84 units x 22			1848 sq ft.
121 units x 22			2662 sq ft.
22 units x 22			484 sq ft.
54 units x 530.2 sq ft.			28641 sq ft.
25 A unit Types x 465.3 sq ft.			11632 sq ft.
24 B unit Types x 240 sq ft.			5760 sq ft.
<b>TOTAL</b>			<b>22,221 sq ft.</b>