



**Development Permit Panel
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Wednesday, November 16, 2022
3:30 p.m.**

MINUTES

*Motion to adopt the **minutes** of the Development Permit Panel meeting held on October 20, 2022.*



1. DEVELOPMENT VARIANCE PERMIT 22-015216
(REDMS No. 6961743)

APPLICANT: Randhill Construction Ltd.

PROPERTY LOCATION: 11251 Clipper Court

Director's Recommendations

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback under the "Single Detached (RS1/B)" zone for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.) and the second story from 8.5 m (27.9 ft.) to 5.27 m (17.3 ft.) to permit the retention of an existing addition at 11251 Clipper Court.



2. New Business

3. Date of Next Meeting: November 30, 2022

ADJOURNMENT



**Development Permit Panel
Thursday, October 20, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Cecilia Achiam, General Manager, Community Safety
Peter Russell, Director, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

The Chair noted that the agenda has been revised to remove Item No. 3 - Development Variance Permit 22-015216.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on September 14, 2022 be adopted.

CARRIED

**1. GENERAL COMPLIANCE – REQUEST BY CHUNGHWA HOTEL GROUP LTD.
FOR A GENERAL COMPLIANCE RULING AT 2899 and 2888 JOW STREET**
(File Ref. No.: DP 18-825006) (REDMS No. 6995159)

APPLICANT: Chunghwa Hotel Group Ltd.

PROPERTY LOCATION: 2899 and 2888 Jow Street

INTENT OF GENERAL COMPLIANCE RULING REQUEST:

To consider the attached plans involving changes to the design of the proposed landscaping and to the Environmentally Sensitive Area compensation plan to be in General Compliance with the approved Development Permit (DP 18-825006).

Development Permit Panel

Thursday, October 20, 2022

Applicant's Comments

Salim Narayanan, IBI Group, Andrew Danielson, van der Zalm + Associates, Inc., and Jeremy Nilson, Keystone Environmental Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed changes to the design of the landscaping and to the Environmentally Sensitive Area (ESA) compensation plan associated with the issued Development Permit 18-825006, highlighting the following:

- there is an ESA between Hotel 1 Building (2899 Jow Street) and Office 2 Building (9250 Beckwith Road);
- there is a loss of 22 trees associated with the ESA area and corresponding habitat due to water retention in the ESA;
- the water retention in the ESA was due to heavy rains and a water main break in the area;
- the revised proposal will provide replacement planting at a 3:1 ratio;
the original ESA compensation plan associated with the issued Development Permit 18-825006 will be revised to account for the loss of the trees, including measures
- such as retaining five existing trees that have died as wildlife trees, raising the grades within the ESA to match the grades of the adjacent sites, removing the invasive plants, replanting of 31 new trees in the ESA area and installing shrubs and groundcovers;
- the proposed revised ESA compensation plan would restore the habitat values that were lost as a result of the loss of 22 trees;
- a total of 66 trees are proposed to be planted on-site, with 31 trees to be installed within the ESA and 35 trees will be provided in the landscaped areas outside of the ESA; and
- in addition to the new trees, a portion of the trees to be planted on the site within and outside of the ESA will be upsized to provide additional landscape and habitat value.

Staff Comments

Wayne Craig, Director, Development, noted that (i) a five-year monitoring period is required for the ESA replacement planting, and (ii) an additional cash security will be secured to ensure the installation, retention and survival of planting.

Development Permit Panel

Thursday, October 20, 2022

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) excessive water caused the trees in the ESA to decline despite the measures taken to prevent the loss of 22 trees within the ESA, including installing drainage and pumping out the water that had accumulated around the trees, (ii) compared to the original ESA compensation plan associated with the issued Development Permit 18-825006, the proposed revised ESA compensation and restoration plan would provide an equal habitat value, (iii) the grade of the affected site within the ESA will be raised to match the grades of adjacent sites to prevent the retention of water within the ESA, (iv) the proposed plantings will include those suitable for use by local native pollinators as habitat, and (v) on-site areas outside of the proposed landscaped areas (which are mostly around the perimeter of the site) are not suitable locations for additional plantings due to the project's parking and underground utility requirements.

In reply to a query from the Panel, Mr. Craig confirmed that in addition to the required five-year monitoring plan for the replacement plantings and related works associated with the ESA compensation plan, the project arborist is required to be on-site during the construction period for any works in or around the tree protection zones including the installation of irrigation systems.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel noted that (i) while it is disappointing to see the loss of these trees, it appears best efforts were made to prevent the loss of retained trees, and (ii) the upsizing of trees proposed to be planted would provide an adequate level of compensation for the loss of the trees in the subject site.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the design of the proposed landscaping and to the Environmentally Sensitive Area compensation plan be considered to be in General Compliance with the approved Development Permit (DP 18-825006).

CARRIED

Development Permit Panel

Thursday, October 20, 2022

2. **DEVELOPMENT PERMIT 21-934726**

(REDMS No. 6969951)

APPLICANT: Doxa Construction Ltd.

PROPERTY LOCATION: 6700 Francis Road

INTENT OF PERMIT:

Permit the construction of a total of two front-to-back duplexes at 6700 Francis Road (one on each new lot after subdivision), on lots zoned “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)”.

Applicant's Comments

Jiang Zhu, Imperial Architecture Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, highlighting the following:

- the subject site will be subdivided to create two lots;
- the proposal includes two two-storey front-to-back duplex buildings, with one duplex building located on either side of a shared central drive aisle;
- each unit in the duplex building is separated by a carport that provides two side-by-side parking spaces for each unit;
- a shared visitor parking stall is located at the south end of the shared drive aisle;
- the architectural expression of the two duplex buildings has been differentiated through the use of different architectural treatments, colour schemes and materials;
- the deck in the middle of each duplex building breaks up the building mass; the decks are oriented towards the internal drive aisle to avoid overlook onto adjacent properties;
- smaller windows along the side yards are proposed to avoid overlook onto adjacent properties; and
- one convertible unit will be provided in the proposed development.

Lu Xu, RPL Projects, Ltd., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) two colour tones are proposed for the permeable pavers on the entire shared central drive aisle to emphasize its use by both pedestrians and vehicles, (ii) trees are proposed to be planted in the front and back yards of each unit, (iii) existing trees in the backyards of rear units will be retained due to the existing right-of-way, (iv) a mix of deciduous and coniferous trees will be planted, and (v) a gravel pathway is proposed on the side yard of each duplex building and vine planting will be installed adjacent to the fence to provide greenery.

Development Permit Panel

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Staff Comments

Mr. Craig noted that (i) the project has been designed to meet Step Code 3 of the BC Energy Step Code with the provision of heat pumps for heating and cooling, (ii) the heat pump units will comply with the City's Noise Regulation Bylaw, and (iii) there is a Servicing Agreement associated with the project for frontage improvements along Francis Road.

Panel Discussion

A suggestion was made to install permeable pavers in lieu of concrete slabs for the patios of back units to further enhance on-site storm water permeability.

Staff were then directed to work with the applicant to investigate opportunities for installing permeable pavers for the rear patios prior to the application moving forward to Council for consideration.

In reply to queries from the Panel, the applicant noted that (i) there are no walls on the east and west sides of the carports, (ii) the perimeter fences along the east and west property lines will prevent headlight glare from the carport to spill out into neighbouring properties, and (iii) the view to adjacent properties from the deck on top of the carports will be blocked by the building mass and will therefore not pose overlook concerns.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a total of two front-to-back duplexes at 6700 Francis Road (one on each new lot after subdivision), on lots zoned "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)".

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, October 26, 2022 be cancelled.

CARRIED

Development Permit Panel
Thursday, October 20, 2022

4. **Date of Next Meeting:** November 16, 2022

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:15 p.m.).

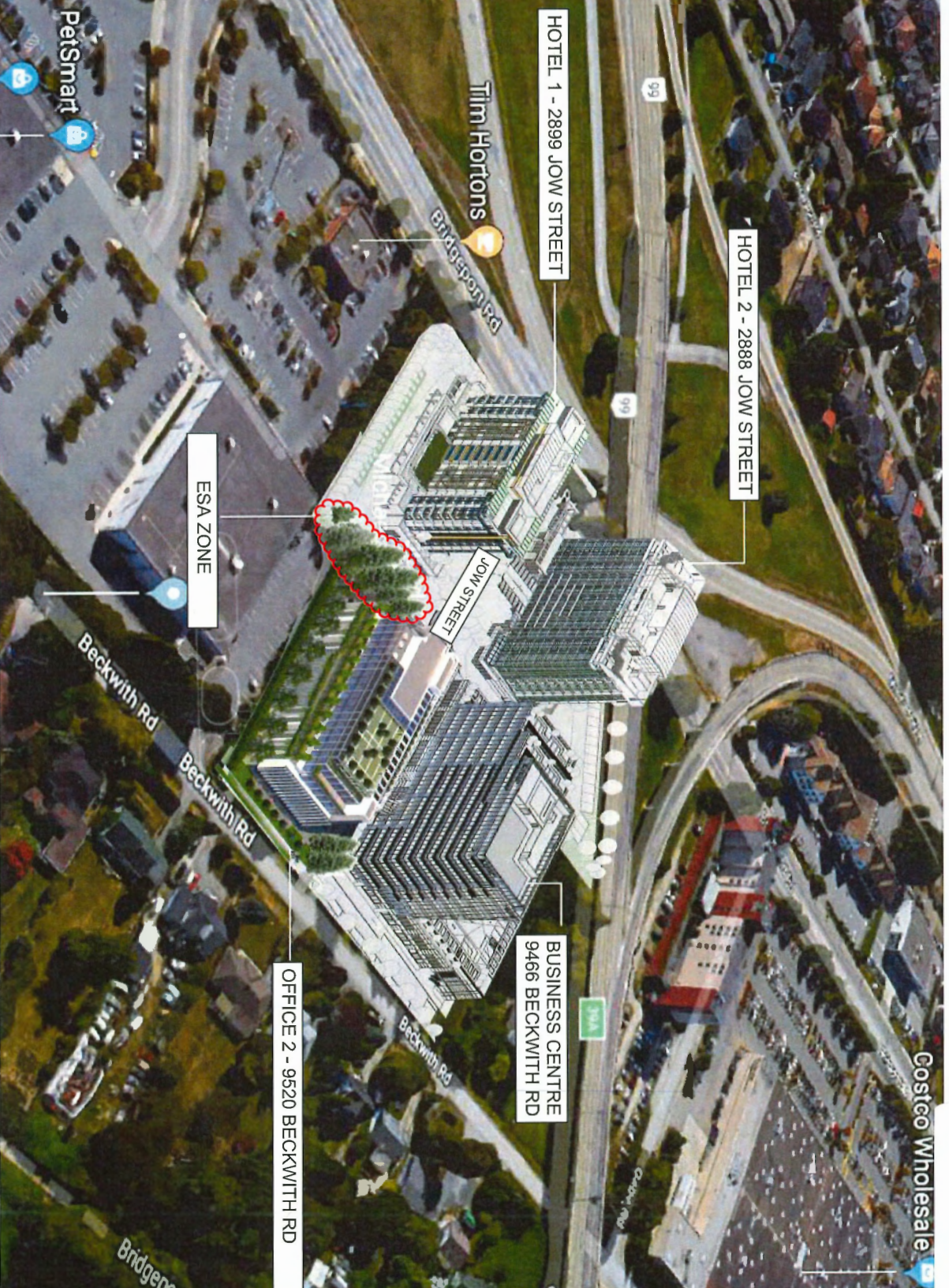
CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Thursday, October 20, 2022.

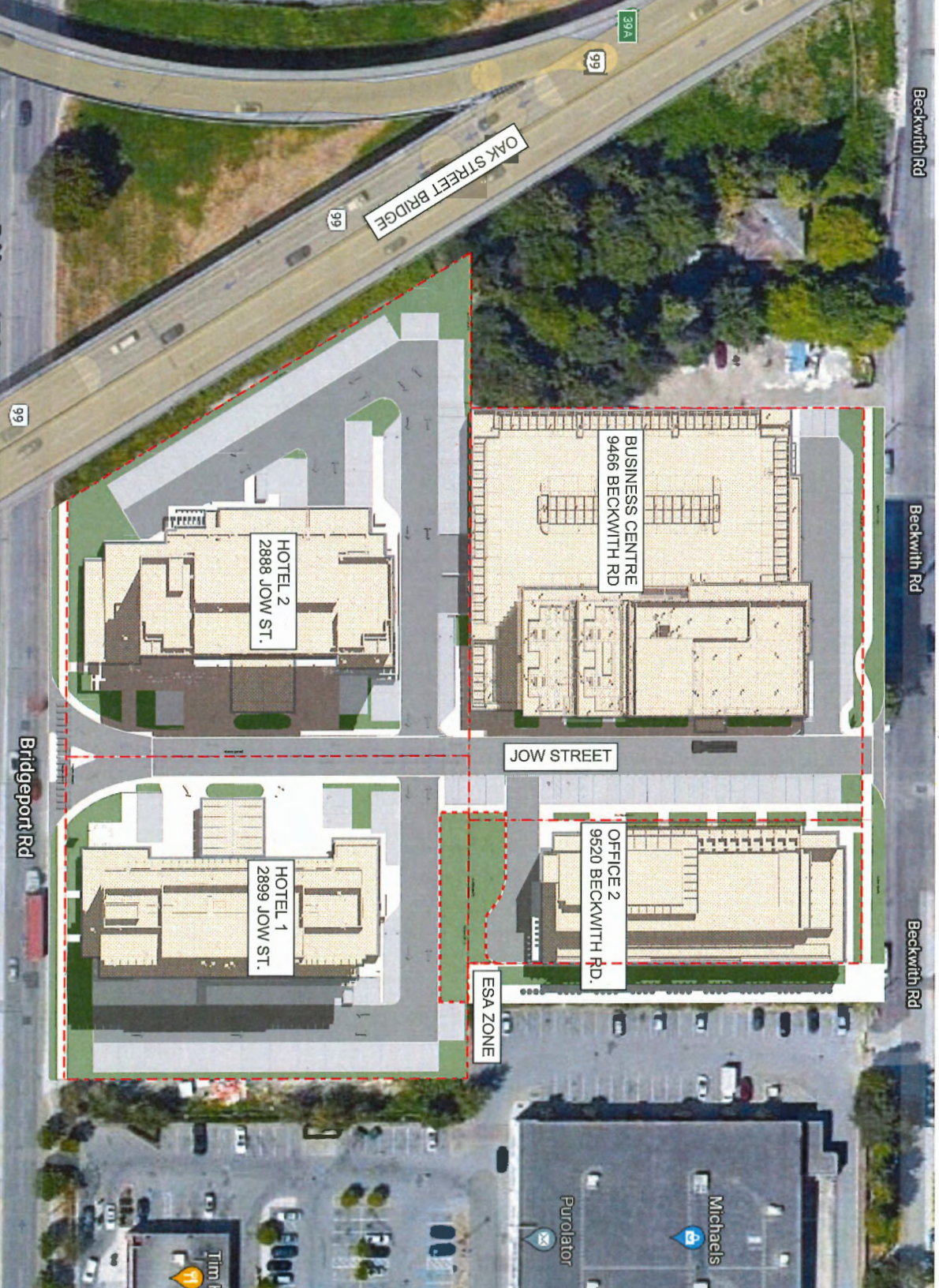
John Irving
Acting Chair

Rustico Agawin
Committee Clerk

Schedule 1 to
Development
meeting held
October 20, 20



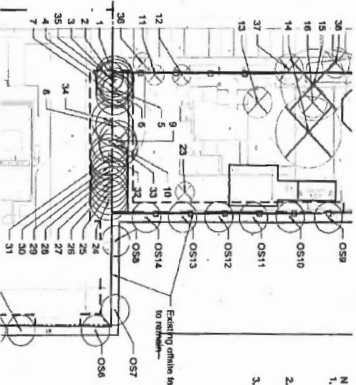
RALL AERIAL CONTEXT VIEW



RALL SCHEMATIC SITE PLAN

OUND

ated with development at and adjacent to 9520 Beckwith died recently. 9520 Beckwith
ge-family residential property with undeveloped land to the south and west. 9520
ed in 2019, and the area to the south was cleared in 2018. A multi-storey office building
on directly to the west. The entire site except for the area where the trees are located



tree management plan indicating tree numbers and locations.

Tree - by species	
Tree Species	Number of trees
Douglas-fir	11
Western redcedar	4
Western hemlock	2
Lawson cypress	2
European mountain ash	19
Hazelnut	1
	2
	3
ESA	22

Tree - by size	
Tree Size	Number of trees.
8	8
3	3
7	7
4	4
0	0
22	22

4.0 TREE ASSESSMENT TABLES

The following trees are located at 9520 Beckwith Road			
Tree #	Common Name	DBH (cm.)	Condition
1	Western redcedar	47	DEAD
2	Thuja plicata		DEAD
2	Western hemlock	37	DEAD
	heterophylla		
3	Western redcedar	20	DEAD
	Thuja plicata		
4	Western redcedar	27	DEAD
	Thuja plicata		
5	Douglas-fir	27	DEAD
	Pseudotsuga menziesii		
6	Western redcedar	24	DEAD
	Thuja plicata		
7	Western hemlock	51	DEAD
	Tsuga heterophylla		
8	European mountain-ash	22, 20, 11	DEAD
	Sorbus sp.		
9	Lawson cypress	33	DEAD
	Chamaecyparis lawsoniana		
10	Lawson cypress	37	DEAD
	Chamaecyparis lawsoniana		

24	Douglas-fir	49	
	Pseudotsuga menziesii		
25	Douglas-fir	44	
	Pseudotsuga menziesii		
26	Douglas-fir	42	
	Pseudotsuga menziesii		
27	Douglas-fir	26	
	Pseudotsuga menziesii		
28	Douglas-fir	55	
	Pseudotsuga menziesii		
29	Douglas-fir	20	
	Pseudotsuga menziesii		
30	Douglas-fir	43	
	Pseudotsuga menziesii		
31	Douglas-fir	48	
	Pseudotsuga menziesii		
32	Douglas-fir	40	
	Pseudotsuga menziesii		
33	Douglas-fir	50	
	Pseudotsuga menziesii		
34	Hazelnut	9, 8, 6	
	Corylus sp.		
35	Hazelnut	9, 9, 8, 8	
	Corylus sp.		

5.0 REPLACEMENT TREES

A total of 22 trees were identified for retention within the ESA that overlapped
Low Street. All of the trees are now dead.

The City of Richmond requires a 2:1 tree replacement ratio for all trees removed
these trees had been removed with an approved permit for development
required for this site.

A 3:1 replacement ratio has been proposed for these trees. This would re
ESA is approximately 300m² and would not support the planting of 66 trees
planting within the ESA, with the remaining trees to be on the adjacent d

6.0 RECOMMENDATIONS

All the trees are dead, and removal is recommended, except for trees 1, 2,
considered for retention as wildlife trees.

If these trees are removed and replaced, the standing water must be add
saturated conditions should be selected for replanting.

These trees are within an Environmentally Sensitive Area (ESA), and any
approved by a Qualified Environmental Professional (QEP).



Figure 3 – Trees 1-10, 24-35, looking north on November 5, 2021. All

TREES ASSESSMENT SUMMARY

*Extracts from VDZ+A Tree Ass

OBSERVATIONS



FIG. 1 - Aerial View of Risk Assessment Area

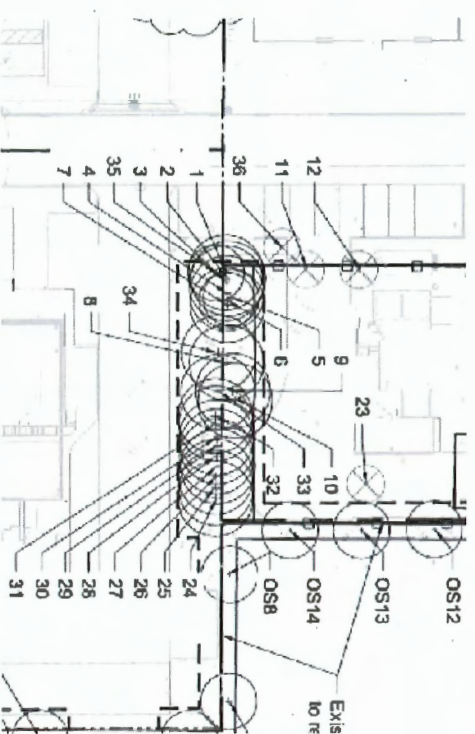


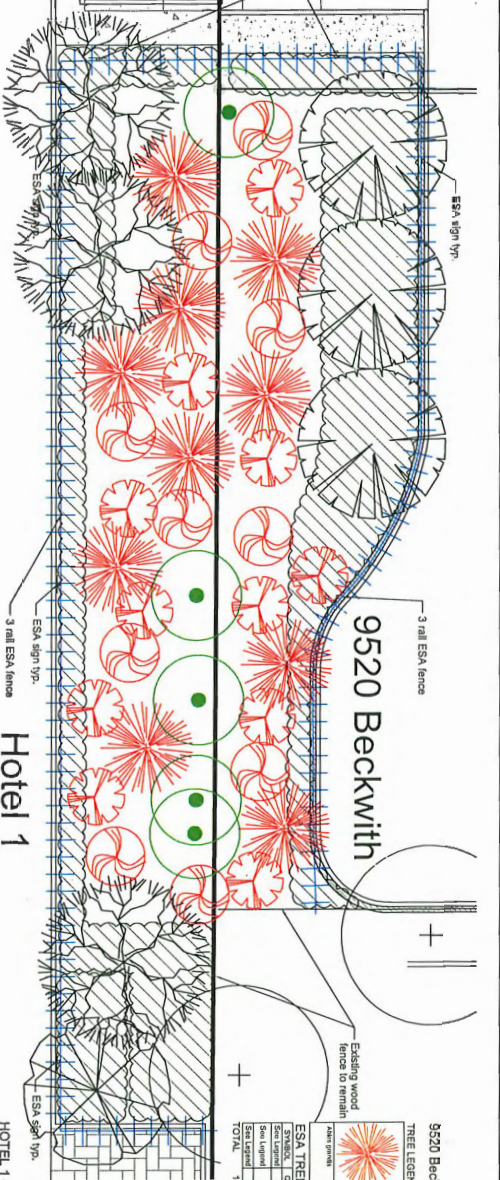
FIG. 2 - Site map indicating location of subject trees

ASSESSMENT OF WILD LIFE TREES PROPOSED FOR RETENTION

TABLE 2 - TREE ASSESSMENT

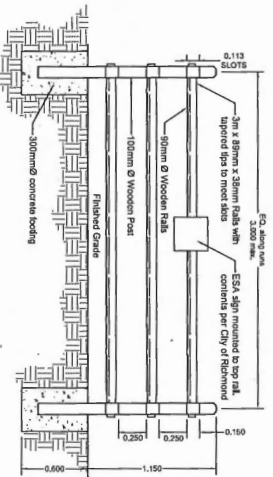
The following table outlines the observations and analysis made during the risk assessment. The column "risk condition" consists of the highest risk condition.

Tree #	Common name Botanical name	DBH (cm)	Risk Condition	Risk Analysis
1	Western redcedar <i>Thuja plicata</i>	47	Dead scaffolds and trunk.	Probability of Failure: Possible Probability of Impact: Medium Likely consequences: Severe Overall Risk: Low
24	Douglas fir <i>Pseudotsuga menziesii</i>	49	Dead scaffolds and trunk.	Probability of Failure: Possible Probability of Impact: Medium Likely consequences: Severe Overall Risk: Low
25	Douglas fir <i>Pseudotsuga menziesii</i>	44	Dead scaffolds and trunk.	Probability of Failure: Possible Probability of Impact: Medium Likely consequences: Significant Overall Risk: Low
28	Douglas fir <i>Pseudotsuga menziesii</i>	55	Dead scaffolds and trunk.	Probability of Failure: Possible Probability of Impact: Medium Likely consequences: Severe Overall Risk: Low
31	Douglas fir <i>Pseudotsuga menziesii</i>	48	Dead scaffolds and trunk.	Probability of Failure: Possible Probability of Impact: Medium Likely consequences: Severe Overall Risk: Low



ESA FENCE LAYOUT

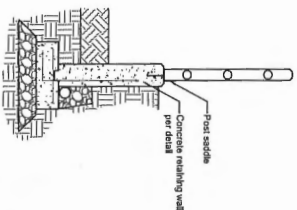
Scale: 1/8" = 1'-0"



- NOTES:
1. All wood to be rough cut Douglas fir #2 or better.
 2. All metal hardware to be hot dip galvanized and painted to match fence.
 3. Contractor to provide shop drawings.

2 ESA FENCE

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



ESA AREA

TREE LEGEND

Ashes grandis	Acer macrophyllum	Pinus contorta	Existing tree to be retained as Wildlife Tree	

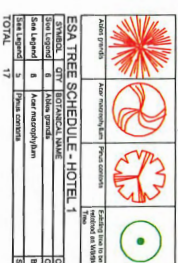
ESA TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	10	Ashes grandis	Grande Fir	B&B 4.0m Ht.	
See Legend	10	Acer macrophyllum	Big Leaf Maple	B&B 10cm cal.	Per Plan
See Legend	11	Pinus contorta	Shore pine	B&B 4.0m Ht.	Per Plan
TOTAL	31				

Trees added to ESA for
ESA tree removal
compensation

HOTEL 1 - ESA AREA

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

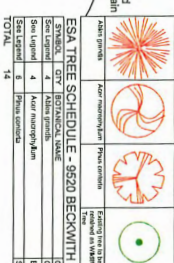


Trees added to ESA on
Hotel 1 Site for ESA tree
removal compensation

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	6	Ashes grandis	Grande Fir	B&B 4.0m Ht.	
See Legend	8	Acer macrophyllum	Big Leaf Maple	B&B 10cm cal.	Per Plan
See Legend	5	Pinus contorta	Shore pine	B&B 4.0m Ht.	Per Plan
TOTAL	19				

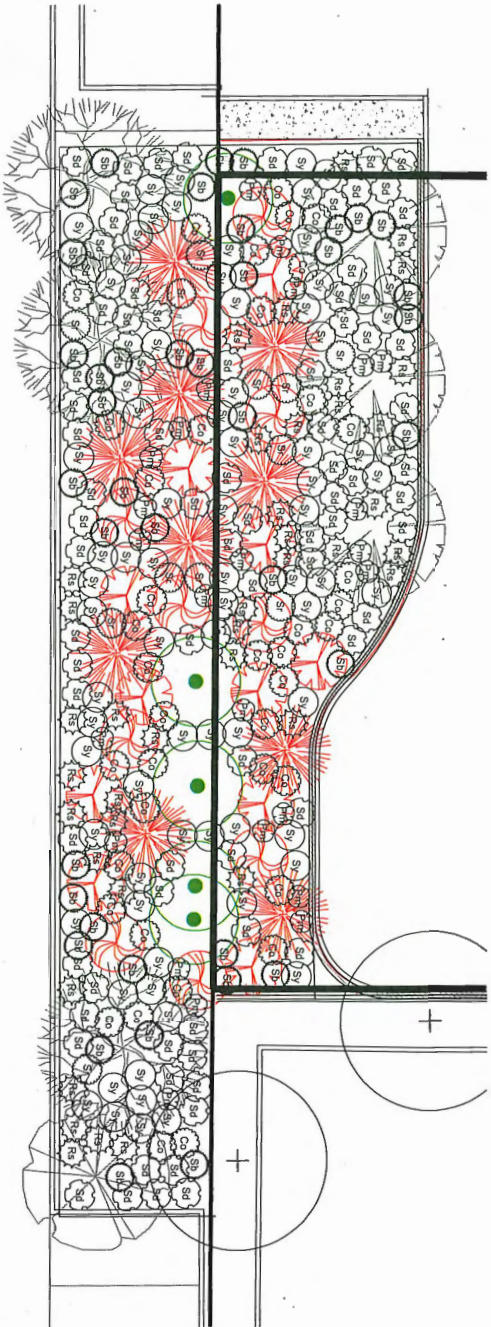
9520 Beckwith Road - ESA AREA

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



Trees added to ESA ON
9520 Beckwith Road for
ESA tree removal
compensation

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
See Legend	4	Ashes grandis	Grande Fir	B&B 4.0m Ht.	
See Legend	4	Acer macrophyllum	Big Leaf Maple	B&B 10cm cal.	Per Plan
See Legend	6	Pinus contorta	Shore pine	B&B 4.0m Ht.	Per Plan
TOTAL	14				



ESA AREA

TREE LEGEND

	Aster macrophyllum	Existing trees to be removed as viable
	Aster macrophyllum	Existing trees to be removed as viable
	Aster macrophyllum	Existing trees to be removed as viable
	Aster macrophyllum	Existing trees to be removed as viable

Trees added to ESA for
ESA tree removal
compensation

ESA TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
	10	Aster macrophyllum	Grass Fl.	8.4B: 4.0m Ht.	Per Plan
	10	Aster macrophyllum	Big Leaf Maple	8.4B: 10cm	Per Plan
	11	Pinus contorta	Shore pine	8.4B: 4.0m Ht.	Per Plan
TOTAL	31				

PLANT SCHEDULE ESA

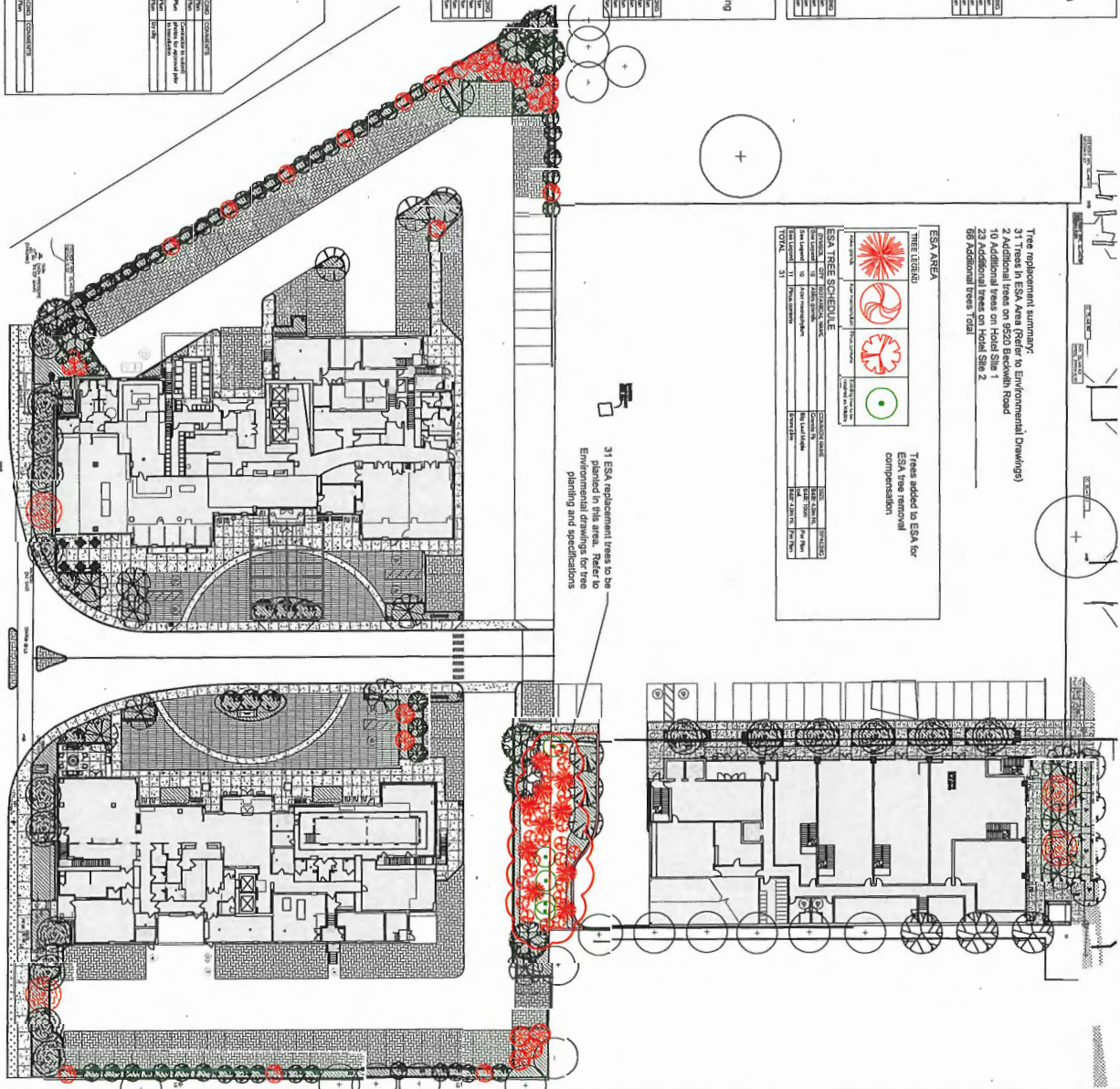
SHRUBS	BOTANICAL / COMMON NAME	COUNT	SPACING	QTY
Co	Cornus sericea / Red Twig Dogwood	#2 Pot	1m	40
Pm	Polystichum munitum / Western Sword Fern	#1 Pot	0.75m	25
Rs	Rubus spectabilis / Salmonberry	#2 Pot	1m	40
Sb	Salix brachycarpa / Blue Fox / Blue Fox Willow	#2 Pot	1m	40
Sr	Sambucus racemosa / Red Elderberry	#2 Pot	1m	12
Sd	Spirea douglasii / Western Spirea	#2 Pot	1m	80
Sy	Symphoricarpos albus / Common White Snowberry	#2 Pot	1m	80

22 ESA COMPENSATION PROPOSAL - WITHIN ORIGINAL ESA ZONE

[illegible][illegible][illegible][illegible][illegible]

ADDITIONAL LINE SCHEDULE					
QTY	ITEM/ANAL. NAME	COMMON NAME	SIZE	EMBEDDING	COMMENTS
2	Aspen Natural Fibre Rope	Red Wattle	1/2" Dia. x 10' L	Per Plan	

Tree replacement summary:
31 trees in ESA Area (Refer to Environmental Drawings)
2 Additional trees on 9520 Beckwith Road
10 Additional trees on Hotel Site 1
23 Additional trees on Hotel Site 2
66 Additional trees Total



5	AD	ISSUED
4	AD	ISSUED
3	AD	ISSUED
2	AD	ISSUED
1	AD	ISSUED
MA	Br	DATE

REVISION

■ Copying machine used for letter #

Location:	9533 Br Bridgeport
Drawn:	AD
Checked:	AD
Approved:	MVDZ
Scale:	1:300

Summary of ESA Compensation and Tree Replacement Benchmarks

- In response to the death of the 22 trees (previously proposed to be retained) within the ESA, the following benchmarks have been established to inform the compensation and tree replacement plans:
 - Assessment and development of an ESA compensation plan will be required for both sites where tree death has occurred.
 - Compensation plan in the ESA must be equivalent in terms of ecological function, biodiversity and habitat area when compared to the previous proposal involving retention of the existing grouping of trees in the ESA.
 - A tree replacement ratio of 3:1 will apply, resulting in a total of 66 replacement trees to be provided.
 - All replacement trees are required to meet minimum tree replacement sizing requirements (8 cm calliper or 4 m in height) in compliance with the OCP and Tree Protection Bylaw 8057 regulations.
 - Upsizing of a minimum of one-third of replacement trees (i.e. 22 trees) above the minimum requirements is required to be undertaken.
- The ESA compensation plan and tree replacement as detailed in this report and as attached (see Attachment 5) complies with the above referenced benchmarks.
- A summary of tree compensation proposed in this report is outlined in in Table 1. Additional information on tree compensation details are provided in forthcoming sections of this report.

Table 1 – Tree Compensation Summary

Property	ESA Compensation Area	On-Site (Outside of ESA)	Total
2889 Jow Street	17 replacement trees <ul style="list-style-type: none"> • 6 @ 10 cm/5 m size • 11 @ 8 cm/4 m size 	10 replacement trees <ul style="list-style-type: none"> • 7 @ 10 cm/5 m size • 3 @ 8 cm/4 m size 20 existing trees upsized to 8 cm/4 m	17 additional replacement trees 20 existing trees to be upsized
2888 Jow Street	N/A	23 replacement trees <ul style="list-style-type: none"> • 8 @ 10 cm/5 m size • 15 @ 8 cm/4 m size 28 existing trees upsized to 8 cm/4 m	23 additional replacement trees
9520 Beckwith Road (subject to future modified Development Permit)	14 replacement trees <ul style="list-style-type: none"> • 4 @ 10 cm/5 m size • 10 @ 8 cm/4 m size 	2 replacement trees @ 10 cm/5 m size	16 additional replacement trees
Total	31 replacement trees	35 replacement trees	66 additional replacement trees

Schedule 2 to the
Development
meeting held
October 20, 2022



DRAWING LIST

ARCHITECTURAL:	
A0.0	COVER SHEET
A0.1	COLOR RENDERINGS
A0.2	COLOR RENDERINGS
A0.3	PROJECT DATA & STATISTICS
A0.4	SITE AERIAL PHOTO
A0.5	SITE CONTEXT PLAN / STREET ELEVATION
A0.6	SITE SURVEY PLAN
A1.1	SITE PLAN
A1.2	PARKING PLAN
A1.3	SITE COVERAGE OVERLAY
A1.4	PRIVATE OUTDOOR SPACE OVERLAY
A1.5	SUBDIVISION PLAN
A1.6	FIRE FIGHTING PLAN
A2.1A	BLDG A LEVEL 1 & LEVEL 2 FLOOR PLANS
A2.2A	BLDG A ROOF PLANS
A2.3A	BLDG B LEVEL 1 & LEVEL 2 FLOOR PLANS
A2.4A	BLDG B ROOF PLANS
A3.1A	BLDG A NORTH & SOUTH ELEVATION
A3.2A	BLDG A WEST ELEVATION
A3.3A	BLDG A EAST ELEVATION
A3.4A	BLDG A NORTH & SOUTH ELEVATION
A3.5A	BLDG A WEST ELEVATION
A4.1A	BLDG A BUILDING SECTIONS
A4.2A	BLDG A BUILDING SECTIONS
A4.3A	BLDG B BUILDING SECTIONS
A4.4A	BLDG B BUILDING SECTIONS
A5.1	CONVERTIBLE UNIT FLOOR PLAN

EX DEVELOPMENT 6700 FRANCIS ROAD, RICHMOND, BC -867880 / DP 21-934726

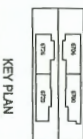
FOR DP RESUBMISSION 2022-09-22

PROJECT LIST

ARCHITECT	ARCHITECT	CIVIL	ENERGY
IMPERIAL ARCHITECTURE LTD.	GBS ENGINEERING GROUP LTD.	COBE CONCEPT CONSULTING LTD.	VANWATKES ENERGY SOLUTIONS LTD.
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LANDSCAPE	LANDSCAPE	SURVEYOR	
ROYAL APARTS LANDSCAPE LTD.	FREEDOM TREE CARE LTD.	RICHARD TULL AND ASSOCIATES INC.	
CONTACT: TULL, ROYAL, CSIA	CONTACT: FREEDOM TREE CARE LTD.	CONTACT: RICHARD TULL AND ASSOCIATES INC.	
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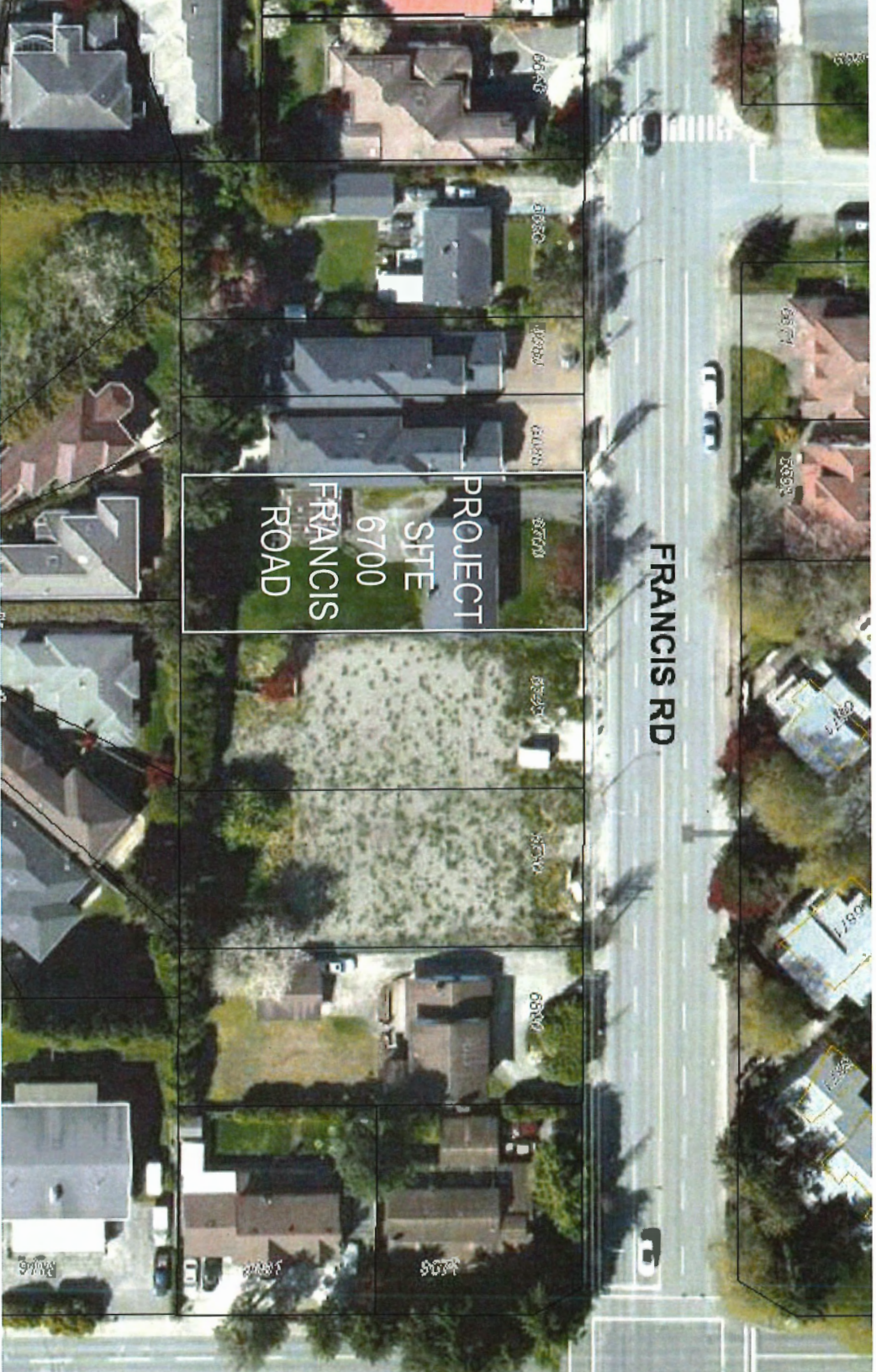
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R2 19-867880 / DP 21-934726

REVISION	DATE	BY	APPV	REASON
1	2022-09-22	JZ		ISSUED FOR DP RESUBMISSION

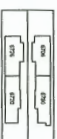


1 SITE ARIEL PHOTO
- SCALE: 1"=20'-0"

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KEY PLAN



FRANCIS RD

DUPLEX DEVELOPMENT

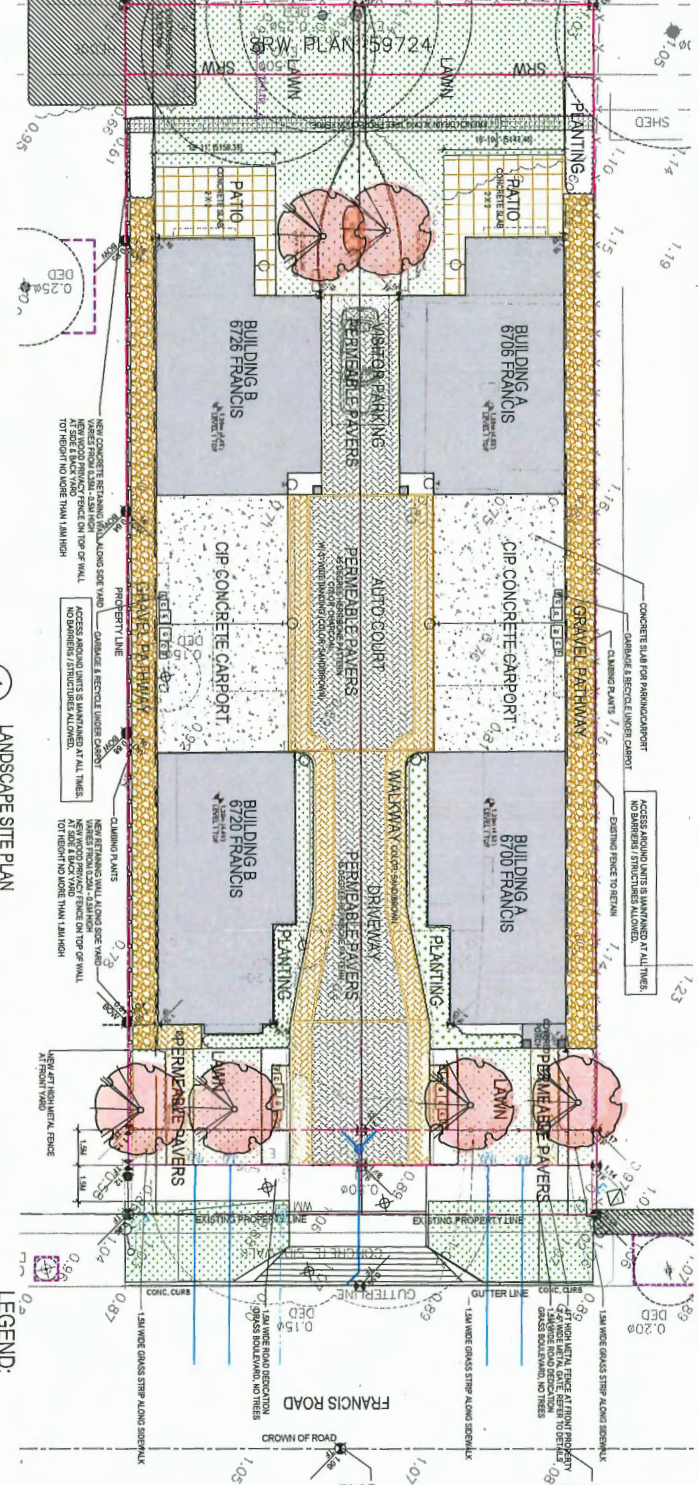


6700, 6706, 6720, 6726 FRANCIS ROAD,
RICHMOND, BC
FZ 19-667880 / DP 21-934726

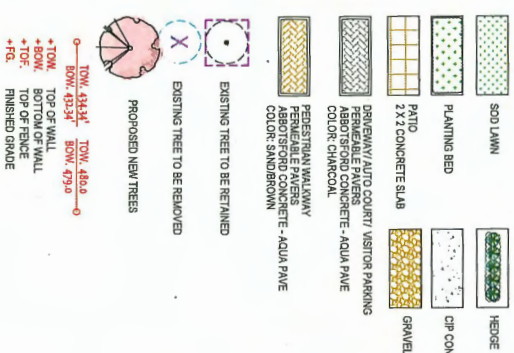
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SCALE

$$1/B'' = 1' - 0'$$


LEGEND:




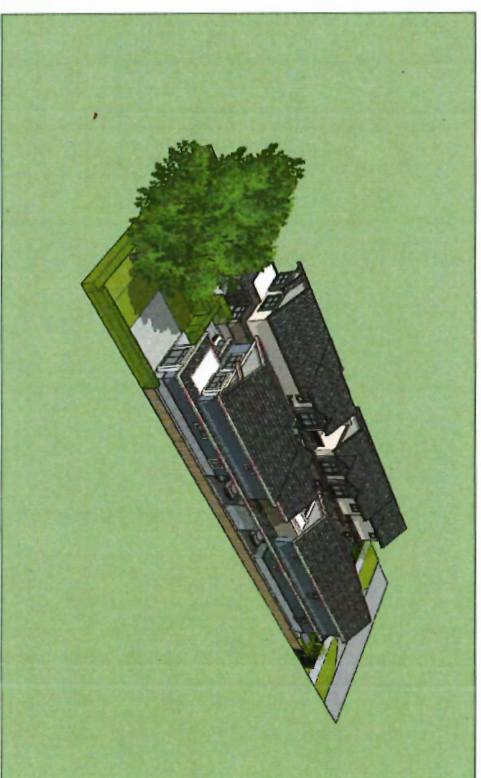
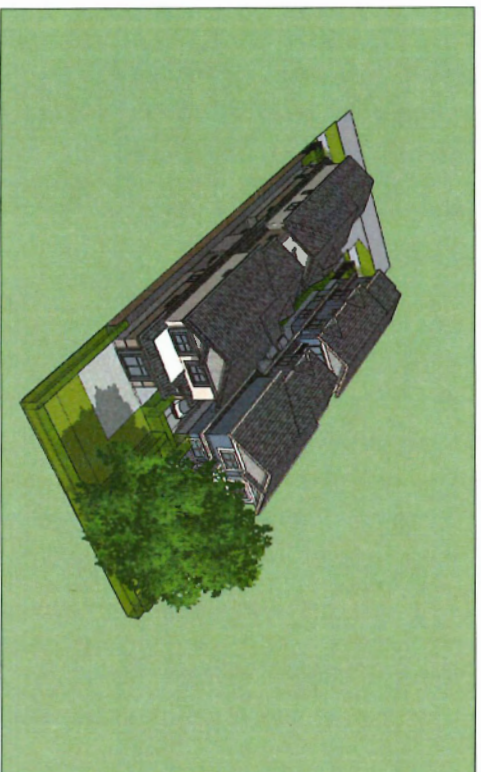
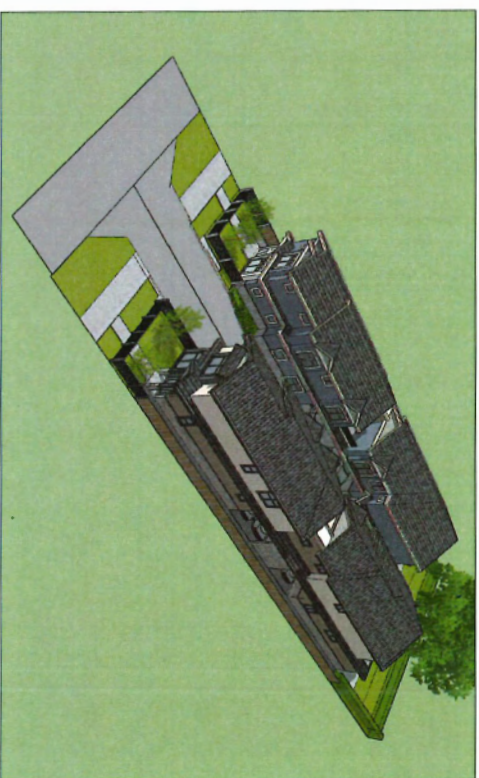
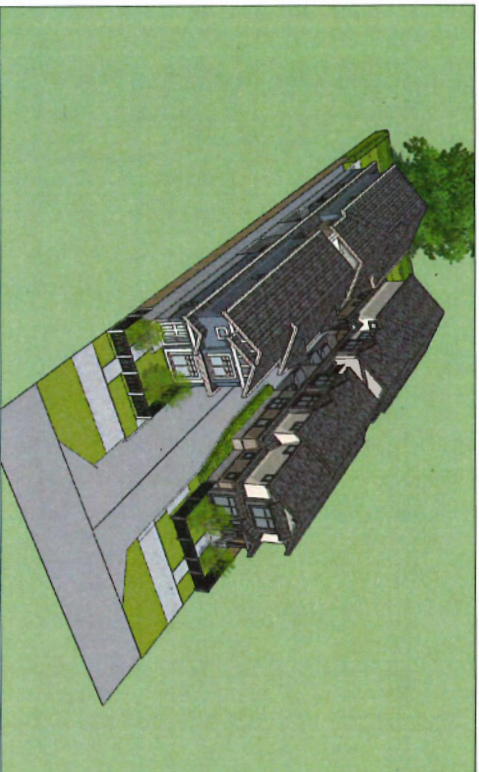
2' X 2' CONCRETE SLAB

PERMEABLE PAVERS

 DRIVEWAY/AUTO COURT/ VISITOR PARKING

PERMEABLE PAVERS
ABBOTSFORD CONCRETE - AQUA PAVE
COLOR: CHARCOAL

 PEDESTRIAN WALKWAY
PERMEABLE PAVERS
ABBOTSFORD CONCRETE - AQUA PAVE
COLOR: SAND/BROWN



PERIAL ARCHITECTURE LTD.

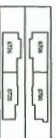
706 FRENCH STREET, VANCOUVER, BC, V6P 6Y5
SPECIAL ARCHITECTURE@MAIL.COM, TELEPHONE: 774-84552

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KEY PLAN



FRANCIS RD

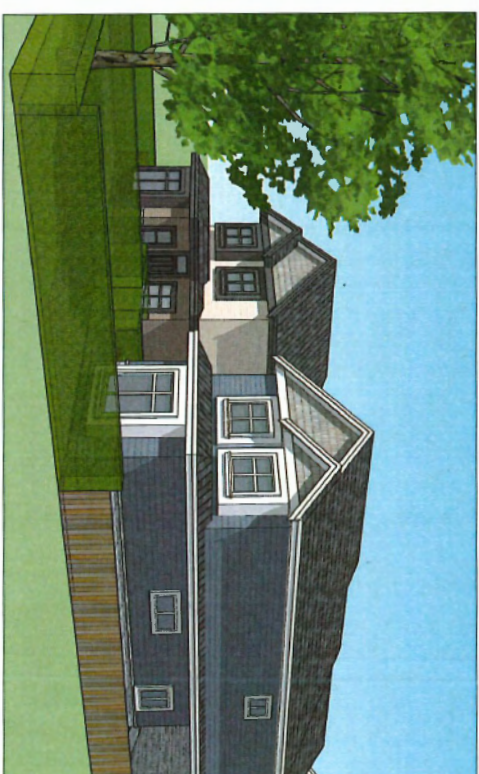
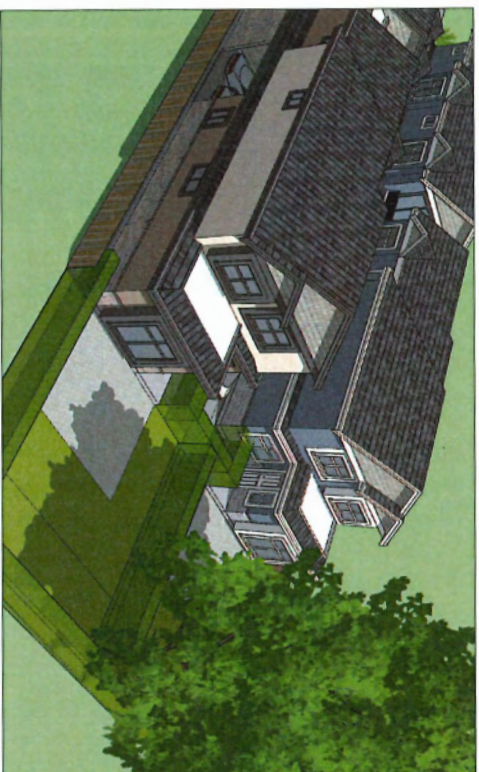
DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,
RICHMOND, BC
RZ 19-867880 / DP 21-934726

Isolated from CP 162.9 subv. 10	1.2	32.09.23
Isolated	By	W/248.00

Time	Project #8	Draft
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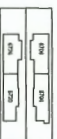


IMPERIAL ARCHITECTURE LTD.

35, 776 FRENCH STREET, VANDERBILT, INC. VIB 475,
IMPERIAL ARCHITECTURE ON BILCOMA, TELEPHONE 776-1455

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Dimensions
The Contractor shall verify all dimensions, and immediately report any errors and/or deficiencies to the project Architectural, CO NOT SCALE DATA REPORT.



KEY PLAN



FRANCIS RD

DUPLEX DEVELOPMENT



6700, 6706, 6720, 6726 FRANCIS ROAD,
RICHMOND, BC
RZ 19-867880 / DP 21-934726

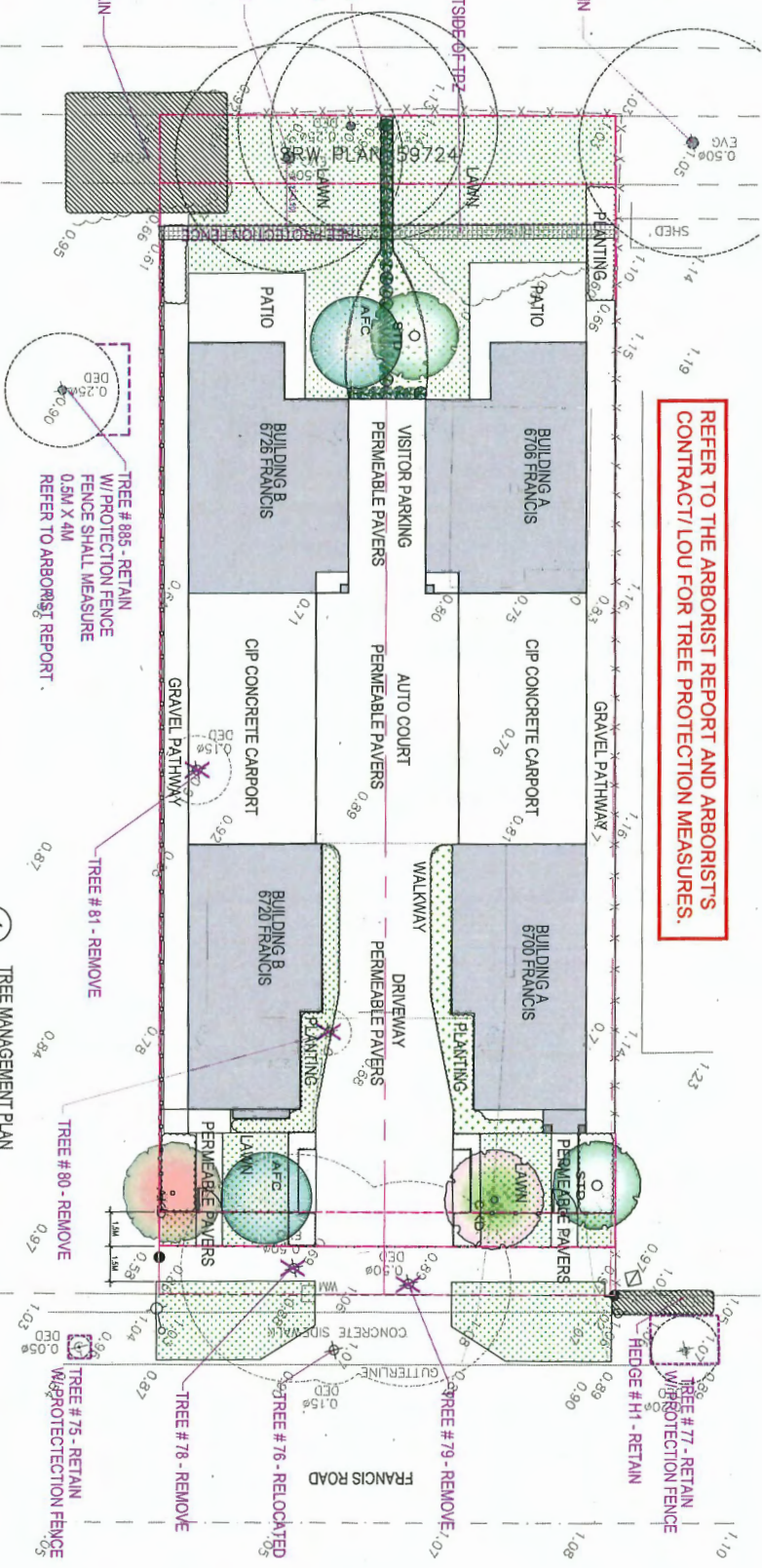
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Technical drawing of a window assembly. The drawing shows a cross-section of a window frame with various dimensions and labels. Key components and dimensions include:

- Labels:**
 - FINISHED ROOF TRAY
 - FINISHED ROOF
 - INSULATED GLASS
 - TYPE 1 LEFT HAND BROW W.A.L.D. 2" C.C.M.
- Dimensions:**
 - Overall width: 24"
 - Overall height: 24"
 - Top section width: 12"
 - Top section height: 12"
 - Bottom section width: 12"
 - Bottom section height: 12"
 - Left section width: 12"
 - Left section height: 12"
 - Right section width: 12"
 - Right section height: 12"
 - Central section width: 12"
 - Central section height: 12"
 - Top section depth: 12"
 - Bottom section depth: 12"
 - Left section depth: 12"
 - Right section depth: 12"
 - Central section depth: 12"

[illegible][illegible]

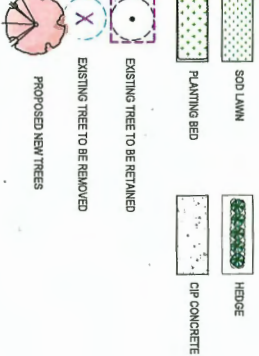
REFER TO THE ARBORIST REPORT AND ARBORISTS
CONTRACT/LOU FOR TREE PROTECTION MEASURES.



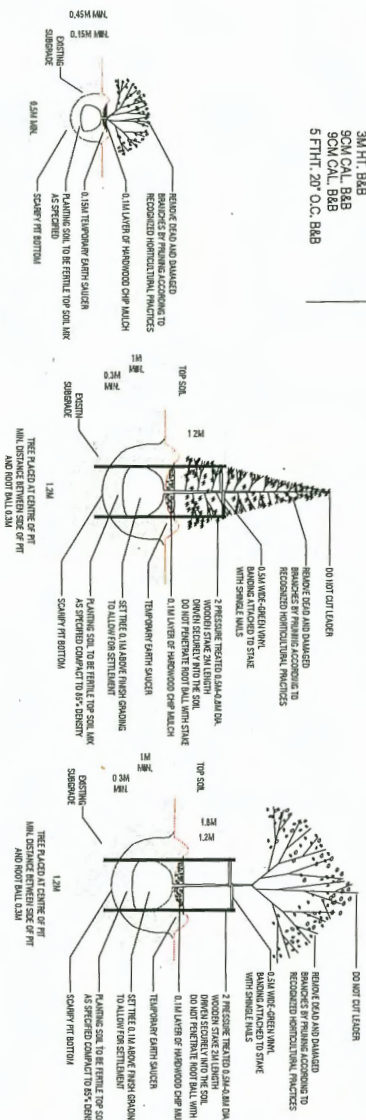
1 TREE MANAGEMENT PLAN
SCALE 1/8" = 1'-0"

BOTANICAL NAME	COMMON NAME	SIZE & COND.
TREES		
STEWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA 夏山茶	6 CM CAL. BAB
ABIES FRASER	FRASER FIR	3M HT. BAB
CORNUS KOUSA 'SANTOW'	PINK DOGWOOD	9 CM CAL. BAB
ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	9 CM CAL. BAB
TAXUS MEDIA 'M. EDDIE'	EDDIE YEW 红豆杉	5 FT HT. 20" O.C. BAB

GEND:



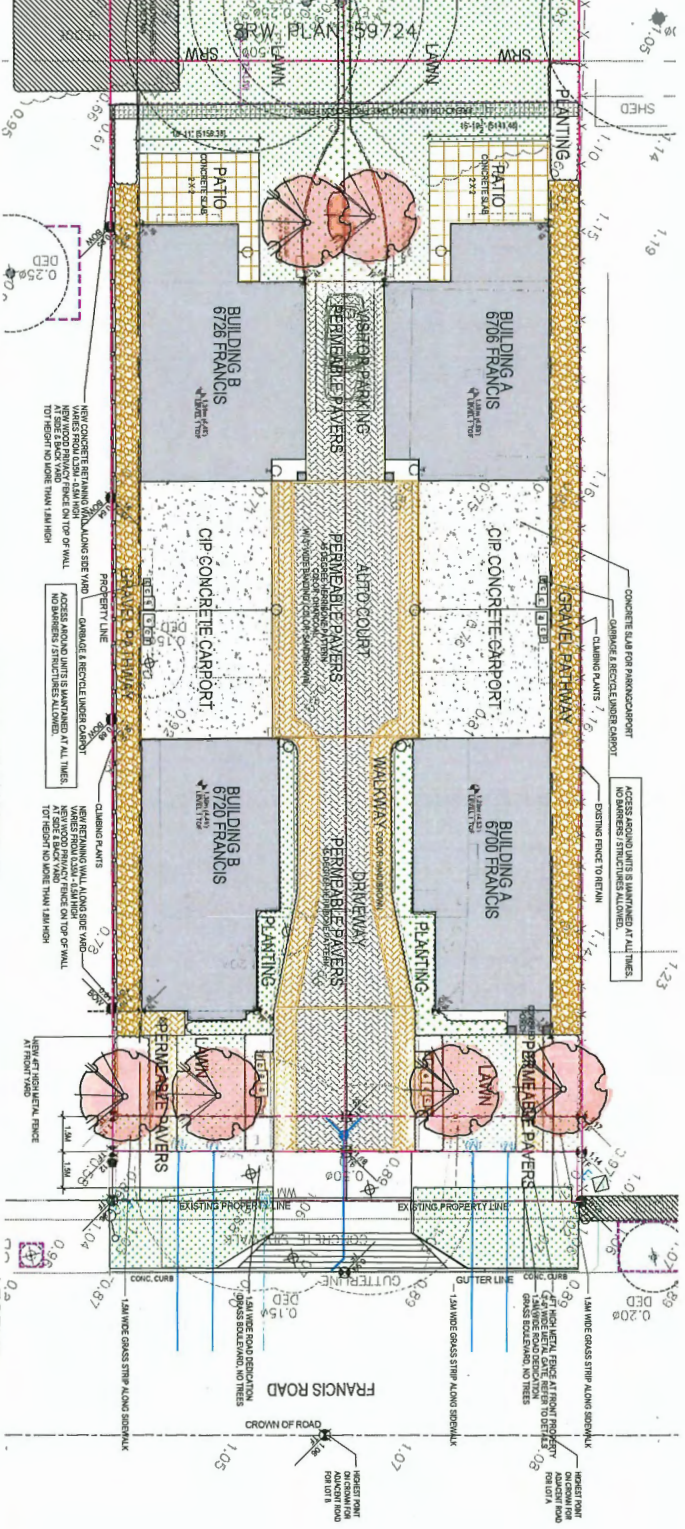
2 TYPICAL PLANTING DETAILS
SCALE NTS












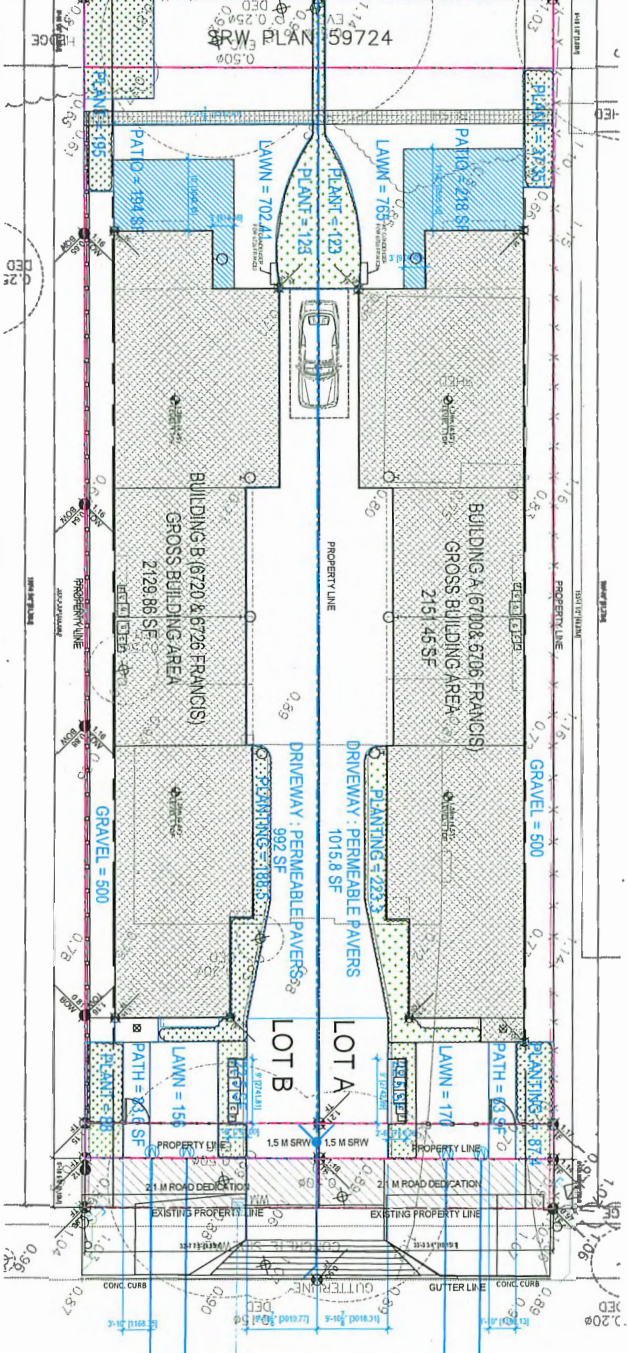
2'X2' CONCRETE SLAB

PEDESTRIAN WALKWAY
PERMEABLE PAVERS
ABBOTSFORD CONCRETE - AQUA PAVE
COLOR: SAND/BROWN

 $1/8'' = 1' - 0''$ $1/8'' = 1'-0''$ 

LEGEND:

- | | |
|--|---------------------|
|  | SOD LAWN |
|  | PLANTING BED |
|  | PATIO |
|  | 2 X 2 CONCRETE SLAB |
|  | GRAVEL |
|  | GRAVEL |
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1 IMPERMEABLE SITE COVERAGE
SCALE 1/8" = 1'-0"

7700 & 6706 FRANCIS ROAD, RICHMOND POROUS SURFACE COVERAGE

ZONING: ZD7			
SITE AREA - 537,630 SF			
PERMEABLE COVERAGE = 70% = 3,762,92 SF			
NON-POROUS SURFACE = 2,369,45 SF (44%)			
(A1+A2-CARPORT)	2161,45	40.0%	
PATIO (A2)	218	4.0%	
TOT PROPOSED IMPERMEABLE SURFACE	2,369,45 SF	44%	

LOT B - 6720 & 6726 FRANCIS ROAD, RICHMOND NON-POROUS SURFACE COVERAGE

PROPOSED ZONING: ZD7			
LOT B NET SITE AREA - 537,487 SF			
PERMIT IMPERMEABLE COVERAGE = 70% = 3,762,41 SF			
PROPOSED NON-POROUS SURFACE = 2,323,86 SF (43.2%)			
BUILDING B (B1+B2-CARPORT)	2129,86	39.5%	
BACK YARD PATIO (B2)	194	3.6%	
TOT PROPOSED IMPERMEABLE SURFACE	2,323,86 SF	43.2%	

7700 & 6706 FRANCIS ROAD, RICHMOND SURFACE COVERAGE

POROUS SURFACE = 3,006,15 SF (56%)			
GRAVEL WALKWAY	500		
PERMEABLE PAVERS	1015,8		
D PATHWAY - GC PAVING	63 + 22,5 =	85,5	
E PAVERS			
D LAWN & PLANTING	87,4 + 170 + 223,3	479,5	
LAWN & PLANTING	765 + 37,35 + 123	925,35	
TOT PROPOSED PERMEABLE SURFACE	3,006,15 SF	56%	

LOT B - 6720 & 6726 FRANCIS ROAD, RICHMOND POROUS SURFACE COVERAGE

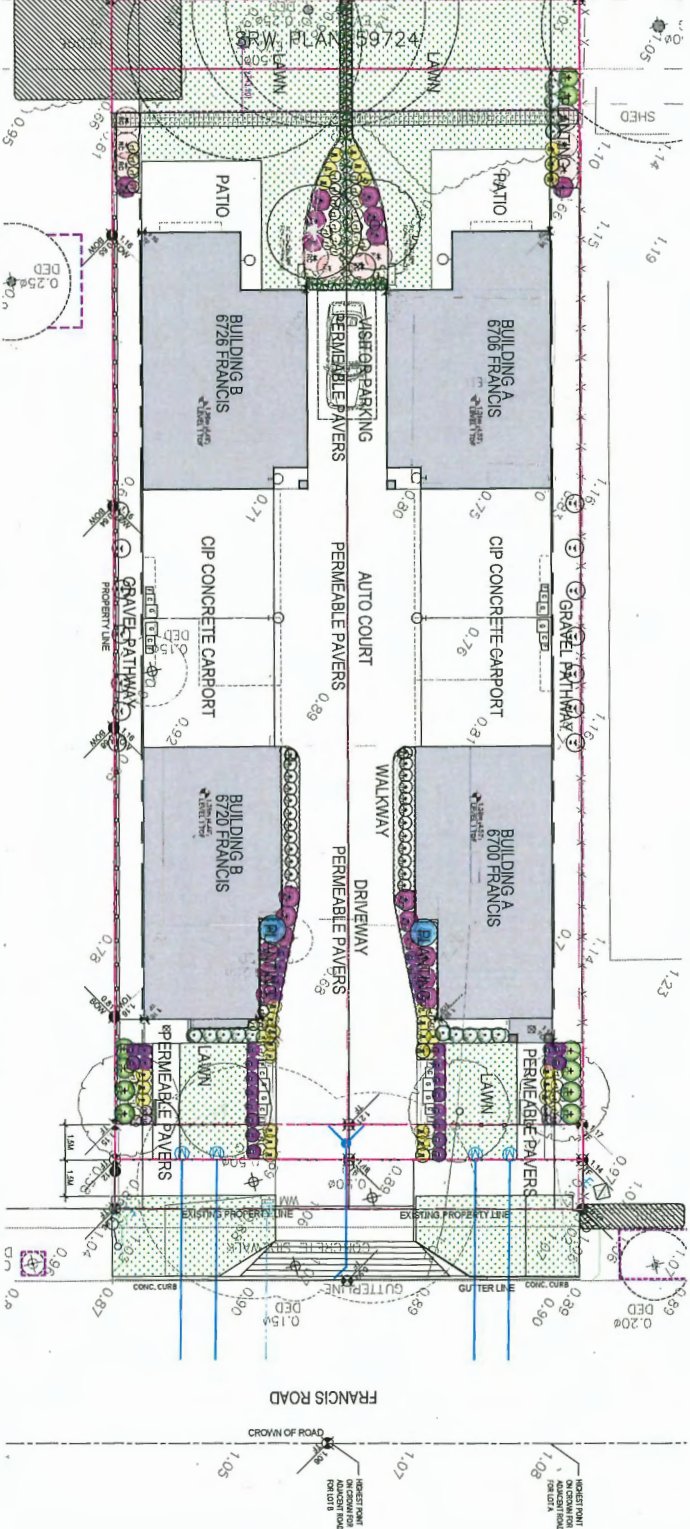
PROPOSED POROUS SURFACE = 3,051,01 SF (56.8%)			
SIDE YARD GRAVEL WALKWAY	500		
DRIVEWAY/PERMEABLE PAVERS	992		
FRONT YARD PATHWAY + GC PAVING	83,6 + 22,5 =	106,1	
PERMEABLE PAVERS			
FRONT YARD LAWN & PLANTING	88 + 156 + 188,5	432,5	
BACK YARD LAWN & PLANTING	702,41 + 195 + 123	1020,41	
TOT PROPOSED PERMEABLE SURFACE	3,051,01 SF	56.8%	

LOT A - 6700 & 6706 FRANCIS ROAD, RICHMOND LIVE PLANT COVERAGE

PROPOSED LIVE PLANT COVERAGE = 1,404,85 SF (26%)			
FRONT YARD LAWN & PLANTING	479,5		
BACK YARD LAWN & PLANTING	765 + 37,35 + 123	925,35	
TOT PROPOSED LIVE PLANT	1,404,85	26%	

LOT B - 6720 & 6726 FRANCIS ROAD, RICHMOND LIVE PLANT COVERAGE

PROPOSED LIVE PLANT COVERAGE = 1,452,91 SF (27%)			
FRONT YARD LAWN & PLANTING	432,5		
BACK YARD LAWN & PLANTING	702,41 + 195 + 123	1020,41	
TOT PROPOSED LIVE PLANT	1,452,91	27%	



THE ARBORIST REPORT AND ARBORISTS' LOU FOR TREE PROTECTION MEASURES.

LANDSCAPE PLANTING PLAN

SCALE 1/8" = 1'-0"

NOTES:

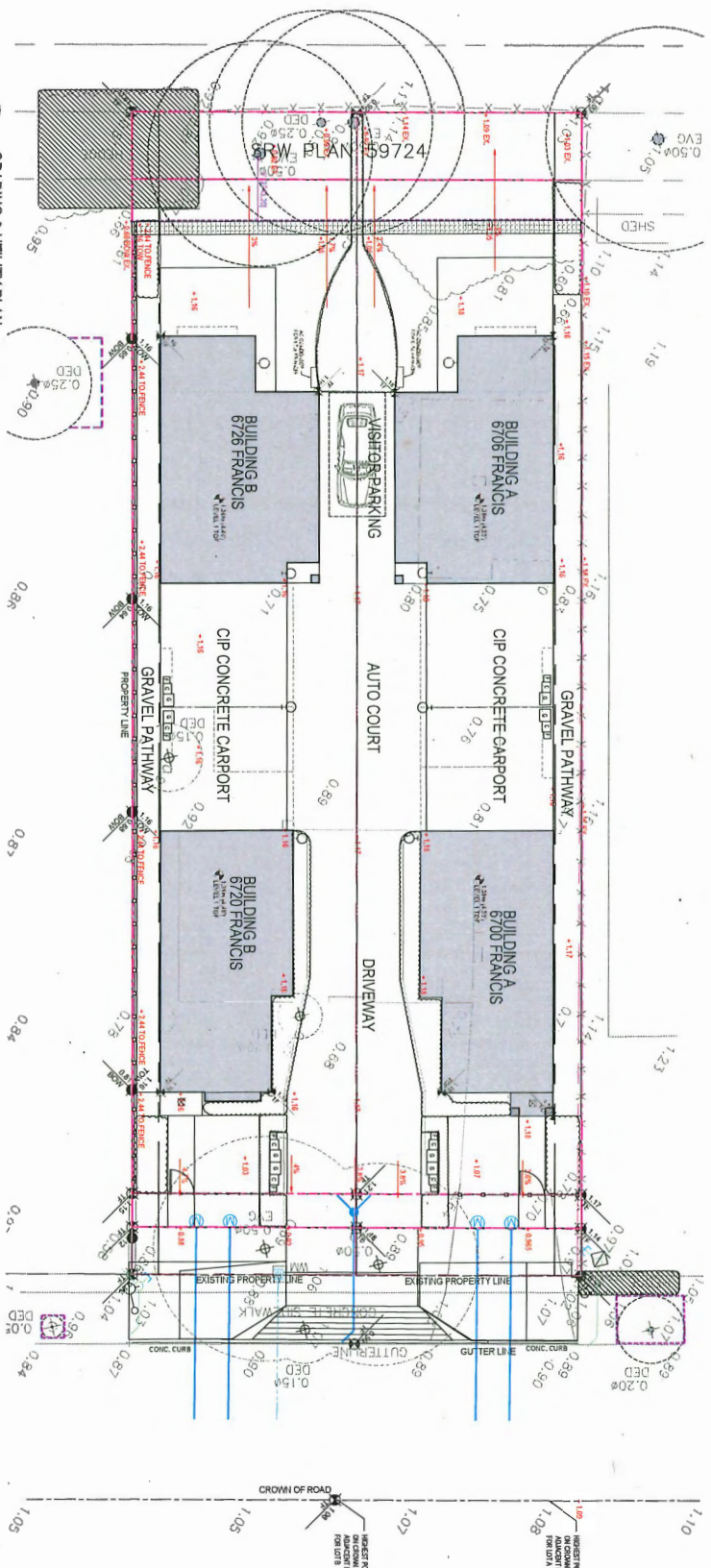
1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCMA OR BCMA GUIDELINES.
2. TOPSOIL SUPPLIED SHALL BE FROM A REPUTABLE SOURCE. A FULL ANALYSIS OF THE TOPSOIL WILL BE REQUIRED AT THE CONTRACTOR'S EXPENSE. SUBMIT TO LANDSCAPE CONSULTANT FOR APPROVAL.
3. AMEND TOPSOIL PER SOIL ANALYSIS RECOMMENDATIONS PRIOR TO SPREADING ON SITE. REFLECTED TOPSOIL SHALL BE REMOVED OFF SITE IMMEDIATELY AT THE LANDSCAPE CONTRACTORS EXPENSE.
4. TOPSOIL DEPTHS FOR PLANTING AS FOLLOWS:
 - A. GRASSSED AREAS: 150MM (6")
 - B. GROUND COVERS: 300MM (12")
 - C. SHRUBS: 450MM (18")
 - D. TREE WITS: 1000MM (40") WITH 300MM (12") (BELOW ROOT BALL)

PLANT LIST:

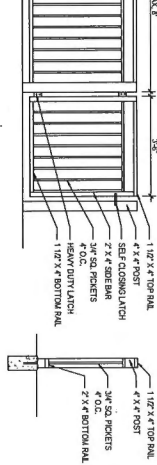
** BIRD FRIENDLY PLANTS

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE & COND.
TREES				
STD **	2	STREWARTIA PSEUDOCAMELLIA	JAPANESE STEWARTIA 夏山茶	6 CM CAL. BAB
ARC **	2	ABIES FRASER	FRASER FIR	3M HT. BAB
CND **	1	CORNUS KOUSA 'SAVON'	PINK DOGWOOD	3CM CAL. BAB
AND **	1	ACER PALMATICUM 'BILODOROD'	RED JAPANESE MAPLE	3CM CAL. BAB
TMC **	28	TAUS MEDIA 'M EDDIE'	EDDIE YEW 紅豆杉	5 FT HT. 20" O.C. BAB
SHRUBS & GROUNDCOVERS				
A22 **	20	GRABUS PURPLE AZALEA	AZALEA (PURPLE) 映山紅	#2 @ 3' O.C.
HT2 **	2	HYDRANGEA MACROPHYLLA 'MONMAR'	ENCHANTRESS HYDRANGEA (REPEAT BLOOMER)	#3 POT @ 3.5' O.C.
RC **	10	RHOODENDRON 'CHRISTMAS CHEER'	CHEER RHOOD (WHITE PINK)	#3 POT @ 3.5' O.C.
EC **	10	ELIPHOEBIA CHARACAS 'WILFENI'	MEDITERRANEAN SPURGE 大戟	#2 POT @ 3' O.C.
LD **	32	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	#2 POT @ 18" O.C.
AD **	6	AUBRIETIA DELTOIDEA	PURPLE ROCK CRESS 南庭芥	#1 POT @ 10CM O.C.
SR **	14	SARCOCCOCA RUSTRICOLA	FRAGRANT SWEETBOX	#2 POT @ 1' O.C.
ORNAMENTAL GRASSES, PERENNIALS & VINES				
HT **	33	HAKONECHLOA MACRA 'AUDEOLA'	GOLDEN JAPANESE FOREST GRASS	#1 40CM O.C.
RT **	42	RUDECKIA FILIGIDA var. 'GOLDSTUW'	BLACK EYED SUSAN	#2 POT @ 18" O.C.
CM **	24	COREOPSIS VERTICILLATA MOONBEAM	MOONBEAM TIKSEED	#1 80CM O.C.
CP **	14	CLEMATIS THE PRESIDENT	THE PRESIDENT CLEMATIS	#2 STAKE

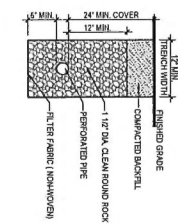
1. THE PROJECT RETAINS THE ON SITE LARGE TREE ON THE SOUTH & NEIGHBORS HEDGES & TREES, TO PROTECT EXISTING BIRD HABITAT.
2. BUILDING LOCATION LANDSCAPE HARDSCAPE ALSO RESPECTS THE EXISTING TREES & LAYERS OF PLANTING.
3. PROJECT PROPOSES A ROW OF CONIFEROUS YEW HEDGES BETWEEN THE DRIVEWAY AND THE GARDEN WHICH GREEN THE PERIMETER OF STREET, REDUCE THE NOISE, ALSO PRODUCE SEASONAL FRUITS BEARING FOR BIRDS.
4. FIVE NEW DECIDUOUS TREES WITH LARGE CANOPY CREATES ALL SEASON FLOWERS AND COLOR INTERESTS FOR BIRDS & BEE POLLINATION.
5. INCORPORATE A MIX OF LAYERS PLANTING, USING NATIVE FRUIT BEARING TALL SHRUBS, LOW GROUNDCOVERS AND SEASONAL PERENNIALS AND DROUGHT TOLERANT PLANTS SUCH AS LAVENDER, JAPANESE GOLD GRASS, AZALEA, ETC.



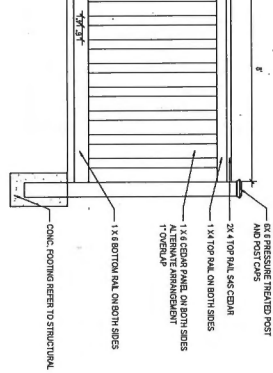
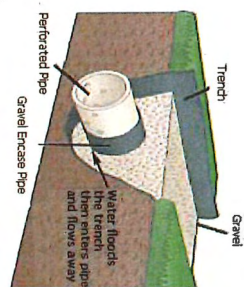
1 GRADING & UTILITY PLAN
SCALE 1/8"=1'-0"
GRADING UNITS IN METERS



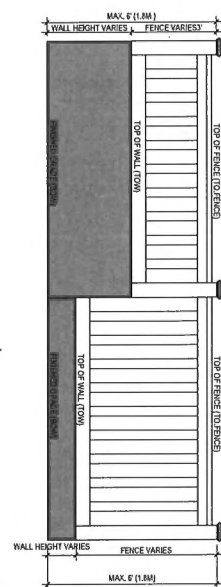
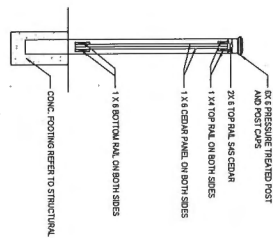
4 FT HIGH METAL FENCE
SCALE 1/2" = 1'-0"



3 FRENCH DRAIN DETAILS
SCALE 1" = 1'-0"



6 FT HIGH WOOD PRIVACY FENCE
SCALE 1/2" = 1'-0"



4 PRIVACY FENCE ON TOP OF WALL
SCALE 1/2" = 1'-0"



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: October 24, 2022

From: Wayne Craig
Director, Development

File: DV 22-015216

Re: **Application by Randhill Construction Ltd. for a Development Variance Permit at 11251 Clipper Court**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback under the "Single Detached (RS1/B)" zone for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.) and the second story from 8.5 m (27.9 ft.) to 5.27 m (17.3 ft.) to permit the retention of an existing addition at 11251 Clipper Court.

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

WC:ac
Att. 2

Staff Report

Origin

Randhill Construction Ltd. has applied to the City of Richmond on behalf of the property owner, Surjit Dixit, for permission to reduce the minimum rear yard setback for the property at 11251 Clipper Court for sixty per cent of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.), as well as the setback for a portion of the second storey from 8.5 m (27.9 ft.) to 5.27 m (17.3 ft.). This would permit the retention of an existing non-conforming sunroom on the ground floor and second storey deck that were constructed without a Building Permit. No new construction, nor changes to on-site parking or trees is proposed as part of this permit.

Background

The original home was constructed in 1976. Subsequent Building Permits were issued for a second floor addition in 1990, with a further garage addition permitted in 1998. The additions complied with provisions outlined in the Land Use Contract (LUC) in place for the property when these Building Permits were issued. The LUC was ultimately discharged on November 24, 2016 and the property became subject to the provisions of the RS1/B Zone. Between 1998 and 2002 an unpermitted addition was constructed on the west and north side of the home. The addition consists of a games room, den and sunroom on the ground floor. The current owners purchased the home in March of 2016 with the belief that all construction had been legally permitted.

In 2019, the roof began to leak above the unpermitted addition to the home. The homeowner hired a contractor (Randhill Construction Ltd.) to address structural issues and fix the leaks. Following completion of repairs, the contractor installed a second storey deck above the roof he had fixed. In both instances there were no applications made for a Building Permit. The homeowner advises they were unaware that Building Permits were required for the work.

In 2021, staff became aware of the unauthorized construction upon receipt of a complaint. An inspection was conducted by Building Approvals Department staff in May of 2021. Staff determined that certain work to the home was constructed without appropriate Building Permits and requested the owners make a Building Permit application to address all unpermitted alterations. Upon receipt of a Building Permit application from the homeowners, it was determined that portions of the structure project into the required rear setback and it would not be possible to obtain a Building Permit unless a setback variance was approved by the City. A Development Variance Permit has been applied for to bring the construction into compliance with the zoning bylaw.

Development Information

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

Development surrounding the subject site is as follows:

- To the north: City of Richmond owned public trail between Railway Avenue and McMath Secondary School.
- To the east: Fronting Clipper Court, single-family residential lots zoned “Single Detached (RS1/B)”
- To the south: Fronting Clipper Court, single-family residential lots zoned “Single Detached (RS1/B)”.
- To the west: Fronting Galleon Court, single-family residential lots zoned “Single Detached (RS1/B)”.

Existing Legal Encumbrances

There is an existing statutory right-of-way along the rear property lines for the sanitary sewer, which will not be impacted by the requested variance.

Analysis

A site plan of the subject property is provided in the permit plans (Plan #1-3). The unpermitted addition at the rear yard consists of a games room, a den and a sunroom on the ground floor. The second storey deck was constructed on top of the games room and den portion of the addition.

The “Single Detached (RS1/B)” zone establishes a minimum rear yard for the subject property as:

- 6.79 m (22.3 ft.) for sixty per cent of the rear wall of the first storey, and 8.50 m (27.9 ft.) for forty per cent of the rear wall of the first storey; and
- 8.50 m (27.9 ft.) for the second storey.

The applicant seeks to vary the setback for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.), as well as a portion of the second storey from 8.5 m (27.9 ft.) to 5.27 m (17.3 ft.) in order to accommodate the second storey deck.

The applicant has advised that the second storey deck was constructed for the owners aging parents who also live on the property. Due to mobility issues they struggle accessing outdoor space in the rear yard. The second storey deck provides outdoor access without the need to go up and down stairs. The owners feel that retention of the deck is important for the family and their ability to age in place. There are existing trees and foliage along the rear property lines that effectively screen the deck from view of neighbouring properties and the City Park/Trail to the north.

As part of the staff review process for the requested variances, the applicant was asked to approach adjacent neighbours to discuss the setback variance request. The applicant has provided signatures of support from adjacent properties located at 11271 Clipper Court to the south; 11240, 11260 and 11280 Galleon Court to the west; and 11231 Clipper Court to the east (Attachment 2).

The proposed variance is specific to the existing portions of the building as they appear on the plans provided by the applicant. Issuance of a Development Variance Permit would not allow any further expansion or encroachment of the house or deck into the rear yard. The balance of the house conforms to all remaining requirements contained in the "Single Detached (RS1/B)" zone. There is no new construction proposed as part of this permit and no changes are proposed to existing trees or on-site parking.

The applicant will need to obtain a Building Permit to legitimize construction if this variance is approved.

Zoning Compliance/Variances

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

- 1) Reduce the minimum required rear yard setback under the "Single Detached (RSB/1)" zone for a portion of the first storey from 6.79 m (22.3 ft.) to 5.95 m (19.5 ft.) and the second story from 8.5 m (27.9 ft.) to 5.27 m (17.3 ft.) to permit the retention of an existing addition at 11251 Clipper Court.

Staff support the requested variance for the following reasons:

- ***Both the first storey and second story deck are screened from adjacent neighbours by existing tall trees in the rear yard.***
- ***The retention of the existing structures projecting into the rear setback will not negatively impact the City of Richmond Park/Trail area to the rear of the property.***
- ***The owners have obtained letters of support from their immediate neighbours for retaining the structures and bringing the home into conformance. Letters were received from 11271 Clipper Court to the south, 11240, 11260, & 11280 Galleon Court to the west, and 11231 Clipper Court to the east (Attachment 2).***

Conclusions

The purpose of the requested variance is to reduce the rear yard setback requirements in order to allow the retention of an existing sunroom and second storey deck at 11251 Clipper Court.

The existing development meets all other applicable policies and guidelines beyond the requested variances of specific rear yard element. As such, staff recommend that the Development Variance Permit be endorsed, and issuance by council is recommended.



Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:JS

Att. 1: Development Application Data Sheet
2: Signatures of Support

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>).



DV 22-015216

Attachment 1

Address: 11251 Clipper Court

Applicant: Randhill Construction Ltd.

Owner: Surjit Dixit

Planning Area(s): Steveston

	Existing	Proposed
Site Area:	586 m ²	586 m ²
Land Uses:	Single-Family Residential	Single-Family Residential
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS1/B)	No change
Number of Units:	1	1

On Future Subdivided Lots	Bylaw Requirement	Existing Condition	Variance
Lot Coverage:	Max. 45%	37.4%	None
Setback – Front Yard:	Min. 6 m	6 m	None
Setback – Side Yard:	Min. 1.2 m	1.33 m	None
Setback – Side Yard:	Min. 1.2 m	1.15 m	Constructed in accordance with Land Use Contract
Setback – Rear Yard (1 st Storey):	• 6.79 m for 60% of the 1 st storey;	• 5.95 m for 60% of the 1 st storey;	Variance Requested
	• 8.5 m for 40% of the 1 st storey	• 8.5 m for 40% of the first storey	None
Setback – Rear Yard (2 nd Storey):	• 8.5 m for any portion of the 2 nd storey	• 5.27 for a portion of the 2 nd storey	Variance Requested
Height (m):	Max. 7.5 m	7.11 m	None
Lot Size:	568 m ²	568 m ²	None

Attachment 2

Dixit's @ 11251 Clipper Crt, Richmond, BC V7E 4M3

The Dixit family is large, comprising of Surjit & Gargi, 2 kids (Vishnugupt and Vishwanath), one set of grandparents living with us permanently and the other set of grandparents visiting us frequently.

Back in 2016, we were living in a two-level townhouse with all bedrooms and bathrooms on top floor. Grand-dad (who lives with us) had started developing Parkinson's Disease and Dementia and grand-mom had been having lower back problems requiring spine surgery, making it difficult for them to climb stairs. We were looking for a larger home for our family with a bedroom and bath on the ground floor for the grandparents to occupy.

The house (11251 Clipper Crt, Richmond) came on market in March 2016. Following is how the house was described.



Brad Leslie

604.626.3861

bradleslie@telus.net

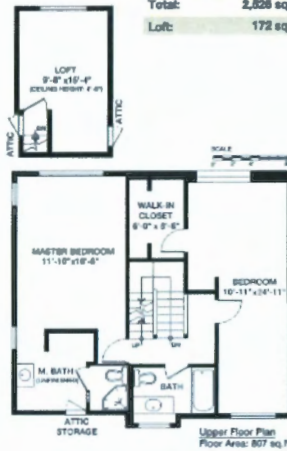
11251 Clipper Court, Richmond, B.C.

Main Floor: 1,719 sq.ft.

Upper Floor: 807 sq.ft.

Total: 2,526 sq.ft.

Loft: 172 sq.ft.



The floor plan is not suitable for construction. Current design depicted is for general reference only.



Contact Brad Leslie bradleslie.ca

604.263.2823

Community Care
Rotary International
Free Masons
Mensa Canada
Toastmasters
United Way

Senior Specialist
Relocation Specialist
Hall of Fame
RE/MAX 25 Years
REALTOR of the Year
Platinum Club



RE/MAX REAL ESTATE SERVICES

brad@artofrealestate.ca

Not responsible for any and all errors. Not intended to be a contract. See attached for full disclosure.

It met our needs, providing the bedroom and bath on ground floor, with bright solarium and recreational rooms that our parents and family could use to get the sun without having to go out or climb stairs. We went ahead and purchased the house in a bidding war for \$1.28 M. The property was sold to us as a three-bedroom home with two bathrooms on the top floor and one bathroom on the ground floor, without any indication that there were alterations made in the house without required permits.



**PROPERTY DISCLOSURE STATEMENT
RESIDENTIAL**

PAGE 1 of 3 PAGES



BRITISH COLUMBIA
REAL ESTATE
ASSOCIATION

Date of disclosure: February 25, 2016

The following is a statement made by the seller concerning the premises or bare-land strata lot located at:

ADDRESS/BARE-LAND STRATA LOT #: 11251 CLIPPER COURT
Richmond

V7E 4M3

(the "Premises")

THE SELLER IS RESPONSIBLE for the accuracy of the answers on this property disclosure statement and where uncertain should reply "Do Not Know." This property disclosure statement constitutes a representation under any Contract of Purchase and Sale if so agreed, in writing, by the seller and the buyer.

THE SELLER SHOULD INITIAL
THE APPROPRIATE RESPONSES.

1. LAND	YES	NO	DO NOT KNOW	DOES NOT APPLY
A. Are you aware of any encroachments, unregistered easements or unregistered rights-of-way?		RC		
B. Are you aware of any past or present underground oil storage tank(s) on the Premises?		RC		
C. Is there a survey certificate available?	RC			
D. Are you aware of any current or pending local improvement levies/charges?		RC		
E. Have you received any other notice or claim affecting the Premises from any person or public body?		RC		
2. SERVICES				
A. Indicate the water system(s) the Premises use: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Well <input type="checkbox"/> Not Connected <input type="checkbox"/> Other	RC			
B. Are you aware of any problems with the water system?		RC		
C. Are records available regarding the quantity of the water available?			RC	RC
D. Are records available regarding the quality of the water available?			RC	RC
E. Indicate the sanitary sewer system the Premises are connected to: Municipal <input checked="" type="checkbox"/> Community <input type="checkbox"/> Septic <input type="checkbox"/> Lagoon <input type="checkbox"/> Not Connected <input type="checkbox"/> Other	RC			
F. Are you aware of any problems with the sanitary sewer system?		RC		
G. Are there any current service contracts, (i.e., septic removal or maintenance)?		RC		
H. If the system is septic or lagoon and installed after May 31, 2005, are maintenance records available?				RC
3. BUILDING				
A. To the best of your knowledge, are the exterior walls insulated?	RC			
B. To the best of your knowledge, is the ceiling insulated?	RC			
C. To the best of your knowledge, have the Premises ever contained any asbestos products?		RC		
D. Has a final building inspection been approved or a final occupancy permit been obtained?	RC			
E. Has the fireplace, fireplace insert, or wood stove installation been approved by local authorities?			RC	
F. Are you aware of any infestation or unrepaid damage by insects or rodents?		RC		
G. Are you aware of any structural problems with any of the buildings?		RC		
H. Are you aware of any additions or alterations made in the last sixty days?	RC			
I. Are you aware of any additions or alterations made without a required permit and final inspection, e.g., building, electrical, gas, etc.?		RC		

RC
INITIALS

January 25, 2016
DATE OF DISCLOSURE

PAGE 2 of 3 PAGES

ADDRESS/BARE-LAND STRATA LOT #: 11251 CLIFFER COURT Richmond VTE 4M3

3. BUILDINGS (continued):

	YES	NO	DO NOT KNOW	DOES NOT APPLY
J. Are you aware of any problems with the heating and/or central air conditioning system?		RC		
K. Are you aware of any moisture and/or water problems in the walls, basement or crawl space?		RC		
L. Are you aware of any damage due to wind, fire or water?		RC		
M. Are you aware of any roof leakage or unexplained roof damage? (Age of roof if known: 1 years NOV 13 2015)		RC		
N. Are you aware of any problems with the electrical or gas system?		RC		
O. Are you aware of any problems with the plumbing system?		RC		
P. Are you aware of any problems with the swimming pool and/or hot tub?		RC		
Q. Do the Premises contain unauthorized accommodation?		RC		
R. Are there any equipment leases or service contracts, e.g. security systems, water purification, etc?		RC		
S. Were these Premises constructed by an "owner builder," as defined in the Homeowner Protection Act, with construction commencing, or a building permit applied for, after July 1, 1997 (if so, attach required Owner Builder Declaration and Oudsaure House)?		RC		
T. Are these Premises covered by home warranty insurance under the Homeowner Protection Act?		RC		
U. Is there a current "EnergyGuide for Houses" rating number available for these premises?		RC		
(i) If yes, what is the rating number?		RC		
(ii) When was the energy assessment report prepared?		RC		

4. GENERAL:

A. Are you aware if the Premises have been used as a marijuana grow operation or for manufacturing illegal drugs?

B. Are you aware of any material defect as defined in Real Estate Council of British Columbia Rule 5-13(1)(a)(i) or Rule 5-13(1)(a)(ii) in respect of the Premises?

C. Are you aware if the property of any portion of the property, is designated or proposed for designation as a "heritage site" or of "heritage value" under the Heritage Conservation Act or under municipal legislation?

January 25, 2016
DATE OF DISCLOSURE

PAGE 3 of 3 PAGES

ADDRESS/BARE-LAND STRATA LOT #: 11251 CLIFFER COURT Richmond VTE 4M3

5. ADDITIONAL COMMENTS AND/OR EXPLANATIONS (Use additional pages if necessary):

3K. LEAK IN REC ROOM FIXED

The seller states that the information provided is true, based on the seller's current actual knowledge as of the date on page 1. Any important changes to this information made known to the seller will be disclosed by the seller to the buyer prior to closing. The seller acknowledges receipt of a copy of this property disclosure statement and agrees that a copy may be given to a prospective buyer.

PLEASE READ THE INFORMATION PAGE BEFORE SIGNING.

SELLER: R. Dietz SELLER(S): _____

The buyer acknowledges that the buyer has received, read and understood a signed copy of this property disclosure statement from the seller or the seller's brokerage on the 16th day of March, 2016.

The prudent buyer will use this property disclosure statement as the starting point for the buyer's own inquiries.

The buyer is urged to carefully inspect the Premises and, if desired, to have the Premises inspected by a licensed inspection service of the buyer's choice.

BUYER: Shirley Dietz BUYER(S): _____

The seller and the buyer understand that neither the listing nor selling brokerages or their managing brokers, associate brokers or representatives warrant or guarantee the information provided about the Premises.

RCBC1026 REV. JUN 2014

We started living in the home, making changes so it would be more comfortable. In particular, we found the house to be cold, esp for the seniors in the home. We changed and upgraded the heating system in the home, included in the recreational room. In every case we did the work with permit from the city. Copy of the more recent heater installation and permit below.

Invoice

CAMPBELL CARE PLUMBING HEATING & AIR

4108 7045 VENTURE STREET
DELTA BC V4G 1S5
604-946-1000 FAX: 604-946-1781
GST#19313169

Account # 125266

Invoice # 429210
Date: 1-28-2020
Page # 1 of 2

Service At:
Mr and Mrs. SHIRLEY GARGI DEUT
11251 CLIFFER COURT
RICHMOND BC V7E 4M3

Service Date: 2-5-2020 PO # Job # 309637 Contract # Claim #

TO SUPPLY AND INSTALL 3 WILLIAMS WALL GAS HEATERS AND 1 LARGER WILLIAMS WALL HEATER FOR THE SUNROOM/GAMES ROOM.
TO SUPPLY AND SET UP 4 HAND HELD PROGRAMMABLE THERMOSTATIC REMOTE CONTROLS.
INSTALLATION INCLUDES EXTENDING AND CONVERTING ALL GAS LINES TO ACCOMMODATE 3 GAS PRESSURE LIAISON WITH PORTS TO ARRANGE GAS UPGRADE, GAS REGULATORS FOR ALL APPLIANCES, MISCELLANEOUS MATERIALS, LABOR AND GAS PERMIT

MASTER BEDROOM
MODEL #401822
SERIAL #0192621

KIDS ROOM 1/2 BATHS
MODEL #401822
SERIAL #0192626

GRANDPARENTS ROOM
MODEL #401822
SERIAL #0192640

SUNROOM/GAMES ROOM
MODEL #900382
SERIAL #1317323

PERMIT #05-899818
ACCESS CODE #1348741
AC 1348741

Description Of Service	Quantity	Unit Price	Extended Price	Tax
SUPPLY-INSTALL 3 UNIT HEATERS	1	\$11,800.00	\$11,800.00	
SUPPLY 1 ADDITIONAL HEATER IN SUNROOM	1	\$4,500.00	\$4,500.00	
		Sub Total	\$16,300.00	
		GST Tax	\$1,155.00	
		Total	\$17,455.00	
		Payment	\$17,115.00	
		Balance Due	\$340.00	

2/3/2020

Inspection Fri 3PM

Richard Dietz
Planning & Gas Services
Building Approval Department
Tel: 604-266-6652
Fax: 604-770-4503
rdietz@cityofrichmond.ca

City of Richmond

6111 No. 1 Road, Richmond BC, Canada V6V 7C1

Owner: Shirley Dietz
Address: 11251 Cliffer Ct
Permit No: 10-893838

Final Gas for 4x unit heaters

OK

Re-inspection Required ☐

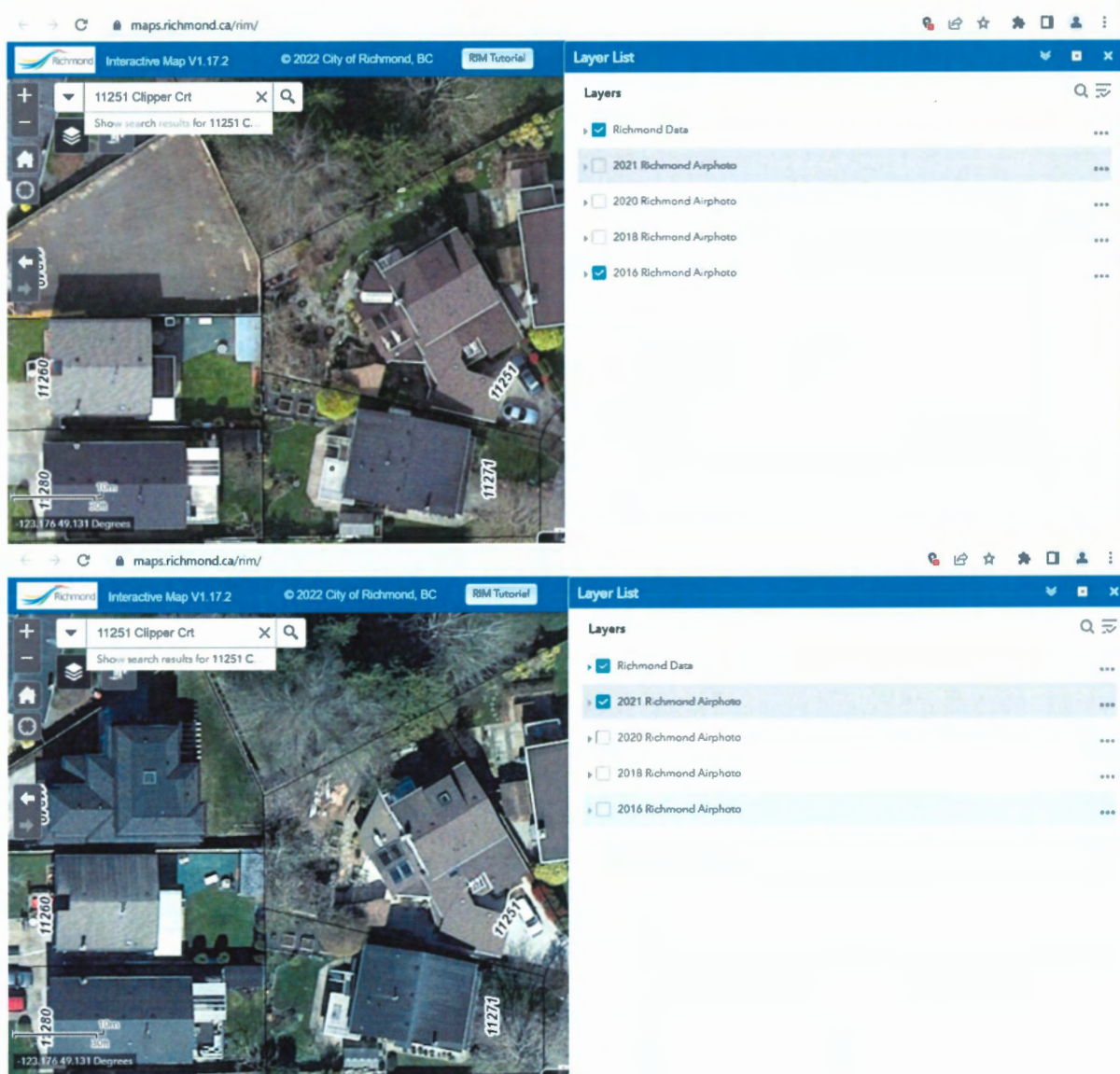
To schedule an inspection, call the 24 hour request line at: 804-278-4111 or use our Online Inspection Scheduling System (inspections.richmond.ca)

Permit number and address are required to schedule an inspection. Inspections requested prior to 8:00 p.m. will be scheduled for the next working day.

Date: Feb 9 2020 Inspector: Richard Dietz Tel. No.: 604-266-6652

The recreational room and the solarium started showing leaks (the leak in the rec room was also described in the PDS), which we decided to have fixed by Randy Montroy of Randhill Construction Ltd. While working on the roof to fix the leak and repair the rot, we also got the windows & skylights upgraded (they had also developed leaks and the insulating gas had escaped) and the flooring redone for better insulation to keep the house warm during winters. We did not change the footprint of the house during any of this work.

Following are two satellite images of the home from 2016 when we had purchased the home and more recently in 2021.

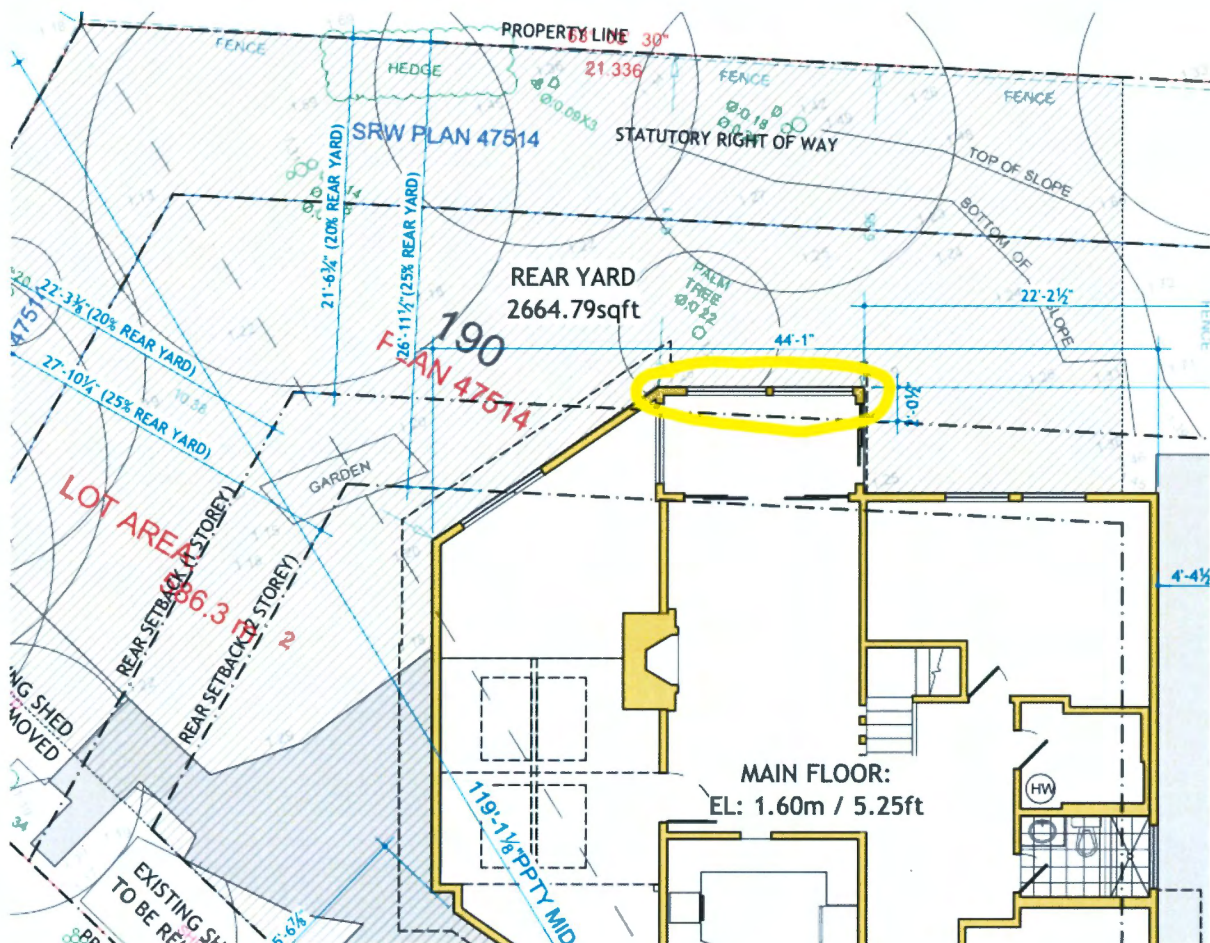


As you see, nothing has changed in terms of the footprint of the house.

When the contractor fixed the rot and roofing in the rec area, he indicated to us that the new roof was strong enough to be a deck we could walk on to from our master bedroom. He indicated that it was a small enough change, that it would not require a permit. We decided to have the deck built, it meant replacing a window in our master bedroom with a door and installing rails around the deck.

At this point, there was a complain about construction which brought the city inspectors to our home. They brought to our notice that the bathrooms in the top floor, the rec room and the solarium in our home were not in the plans of the city and do not have a permit.

We would like to do the right thing and get the necessary permit for our home from the city so we can move on with our life. It now appears that an edge of the rec room and solarium are outside the currently permitted setback. In the following drawing the section which is outside the setback is highlighted in yellow. Again this is an area we renovated but did not build into.



The city has asked us to apply for a variance. The variance description is the following:

"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."

As immediate neighbours your support is critical for an approval of the variance application. We are grateful for your help in sorting out this permit.

Thank you.
Gargi & Surjit

Letter of support for variance application

11231 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

11271 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

11240 Galleon Court

As residents of 11240 Galleon Court, we support the variance application.

11260 Galleon Court

As residents of 11260 Galleon Court, we support the variance application.

11280 Galleon Court

As residents of 11280 Galleon Court, we support the variance application.

"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."

As immediate neighbours your support is critical for an approval of the variance application. We are grateful for your help in sorting out this permit.

Thank you.
Gargi & Surjit

Letter of support for variance application

11231 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

Rock Moore Aug. 14, 2022 *Rodger Moore*
604-304-5590

11271 Clipper Court

As residents of 11271 Clipper Court, we support the variance application.

Fred G. Harwood Aug 20, 2022 *Fred G. Harwood*
604-270-3596

11240 Galleon Court

As residents of 11240 Galleon Court, we support the variance application.

11260 Galleon Court

As residents of 11260 Galleon Court, we support the variance application.

11280 Galleon Court

As residents of 11280 Galleon Court, we support the variance application.

"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."

As immediate neighbours your support is critical for an approval of the variance application. We are grateful for your help in sorting out this permit.

Thank you.
Gargi & Surjit

Letter of support for variance application

11231 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

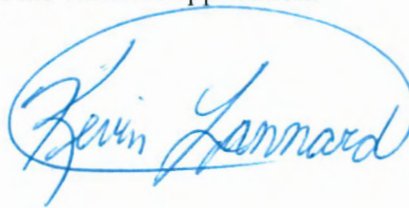
11271 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

11240 Galleon Court

As residents of 11240 Galleon Court, we support the variance application.

KEVIN LANNARD
20 Aug 2022



11260 Galleon Court

As residents of 11260 Galleon Court, we support the variance application.

11280 Galleon Court

As residents of 11280 Galleon Court, we support the variance application.

"The City of Richmond has received an application for a development variance permit to vary the rear yard setback to permit an existing ground floor sunroom and second floor deck to project into the rear yard setback."

As immediate neighbours your support is critical for an approval of the variance application. We are grateful for your help in sorting out this permit.

Thank you.
Gargi & Surjit

Letter of support for variance application

11231 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

11271 Clipper Court

As residents of 11231 Clipper Court, we support the variance application.

11240 Galleon Court

As residents of 11240 Galleon Court, we support the variance application.

11260 Galleon Court

As residents of 11260 Galleon Court, we support the variance application.

Frederick Winston Danells
 604-277-8307

11280 Galleon Court

As residents of 11280 Galleon Court, we support the variance application.

 604-365-8047
Helen T-Schubels



City of Richmond

Development Variance Permit

No. DV 22-015216

To the Holder: Surjit B Dixit
Property Address: 11251 Clipper Court
Address: 11251 Clipper Court

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 section 8.1.6.6 reduce the required rear yard setback for a portion of the first storey from 6.79 m to 5.95 m
 - b) That section 8.1.6.6 reduce the required rear yard setback for a portion of the second storey from 8.5 m to 5.27 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 (Plan #1-3).
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.

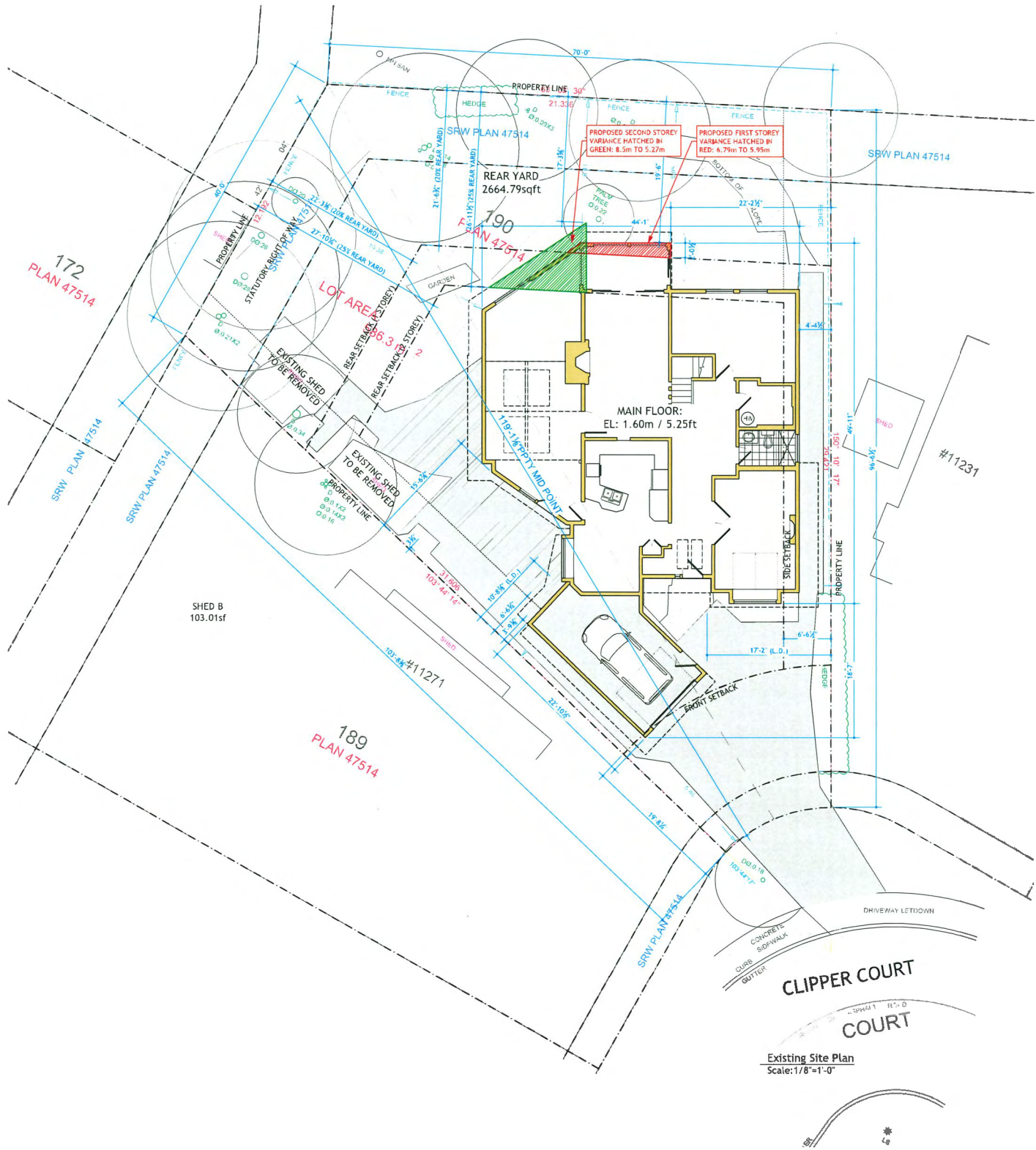
AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR

Plan # 1



Statistics: 11251 Clipper Court
ZONING: RS-1/B

LOT AREA:	6,310.88 sq.ft.
Allowable Lot Coverage (45%):	2,839.90 sq.ft.
Existing (36.1%):	2,279.07 sq.ft.
Proposed (37.4%):	2,359.28 sq.ft.
FSR SUMMARY:	
5000 x .55 =	2,750.00 sq.ft.
1310.88 x .30 =	393.26 sq.ft.
Allowable FSR:	3,143.26 sq.ft.
Proposed:	
Main Floor:	1,872.41 sq.ft.
Upper Floor:	998.02 sq.ft.
Total Proposed FSR:	2,870.43 sq.ft.
Exclusions:	
Attic Storage:	174.66 sq.ft.
Garage:	265.10 sq.ft.
Garage Roof Deck:	281.18 sq.ft.
Upper Balcony:	205.68 sq.ft.
Existing:	
Main Floor:	1,789.01 sq.ft.
Upper Floor:	799.10 sq.ft.
Total Existing FSR:	2,588.11 sq.ft.
Exclusions:	
Attic Storage:	174.66 sq.ft.
Garage:	268.30 sq.ft.
Upper Balcony:	205.68 sq.ft.
Accessory Bldg in Rear Yard:	
Allowable (40% of 2664.79):	1,065.92 sq.ft.
Existing Shed:	103.01 sq.ft.
SETBACKS:	
Front: 6m	19.69 ft.
Rear: 25% of Avg Lot Depth	25.03 ft.
Side: 2m	6.56 ft.
Accessory / Garage side:	4.00 ft.
Max Bldg depth:	65.00 ft.
HEIGHT:	
Principal Building: 2.5 Storeys	
*measured from FSG of 1.36m	ft.
Allowable (Flat Roof): 7.5m	24.61 ft.
Proposed:	ft.
Existing: (7.11m)	23.33 ft.
Accessory Building: 9m	29.53 ft.

Owner:
Gargi Surjit Dixit

Legal Description:
Lot 190 Section 2
Block 3 North Range 7 West
New Westminster District Plan 47514



Date:	Submittal:
July 21, 2021	Preliminary Issue
August 10, 2021	Revised Preliminary Issue
August 17, 2021	Revised Progress Issue
August 31, 2021	Revised Progress Issue
September 30, 2021	Revised Progress Issue
November 1, 2021	Issued for Building Permit
February 2, 2022	Revised L.F. Building Permit
February 16, 2022	Revised L.F. Building Permit
March 29, 2022	Revised L.F. Building Permit

Seal:

All dimensions are for design intent only. It is the contractor's responsibility to verify dimensions and notify Arata Hatanaka Design Atelier of any discrepancies prior to construction. All drawings and specifications are the exclusive property of Arata Hatanaka Design Atelier; without consent it may not be used.

Project:
Surjit Residence
11251 Clipper Court
Richmond, BC

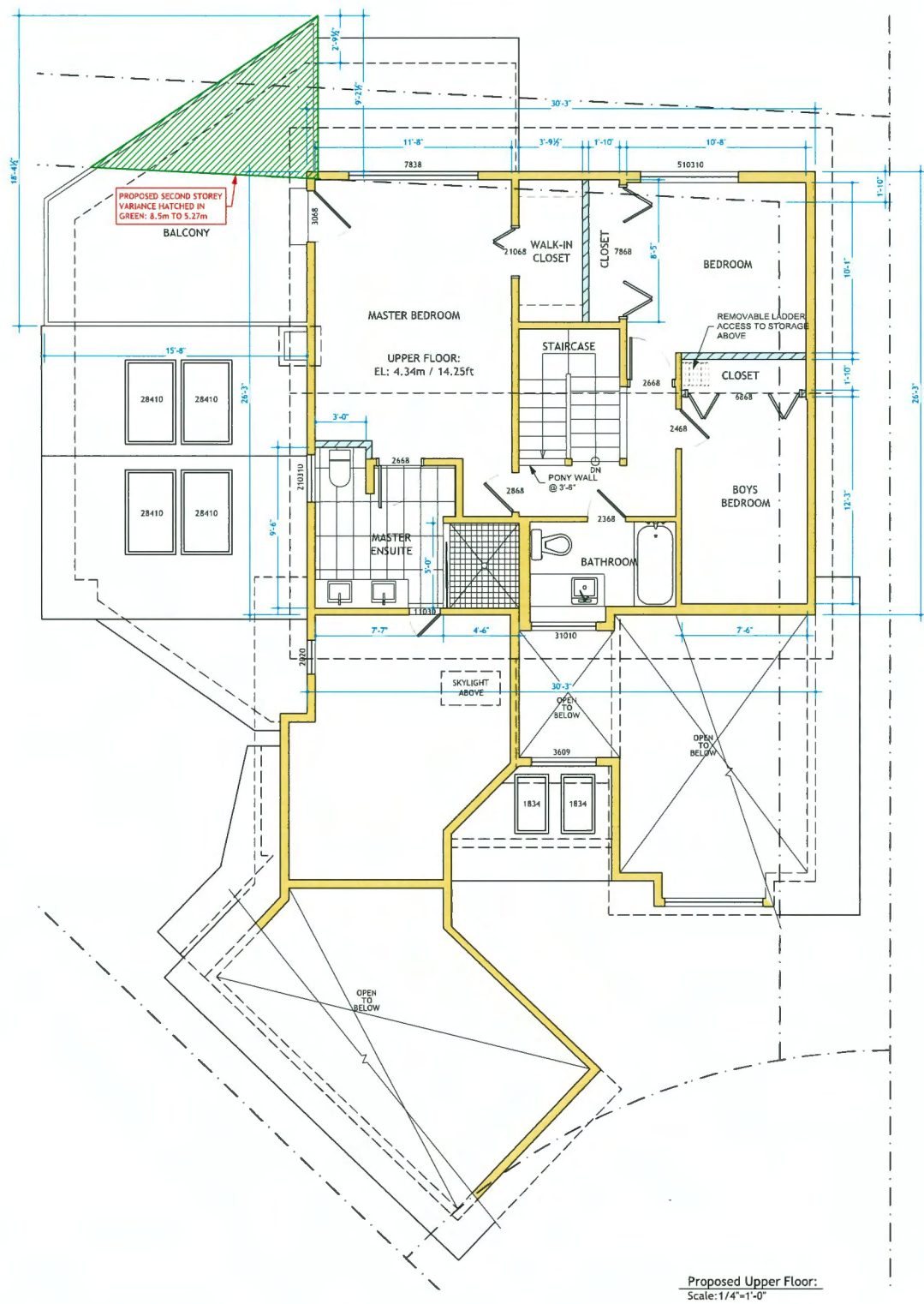
Sheet Title:
Site Plan

Project Number:
21-03

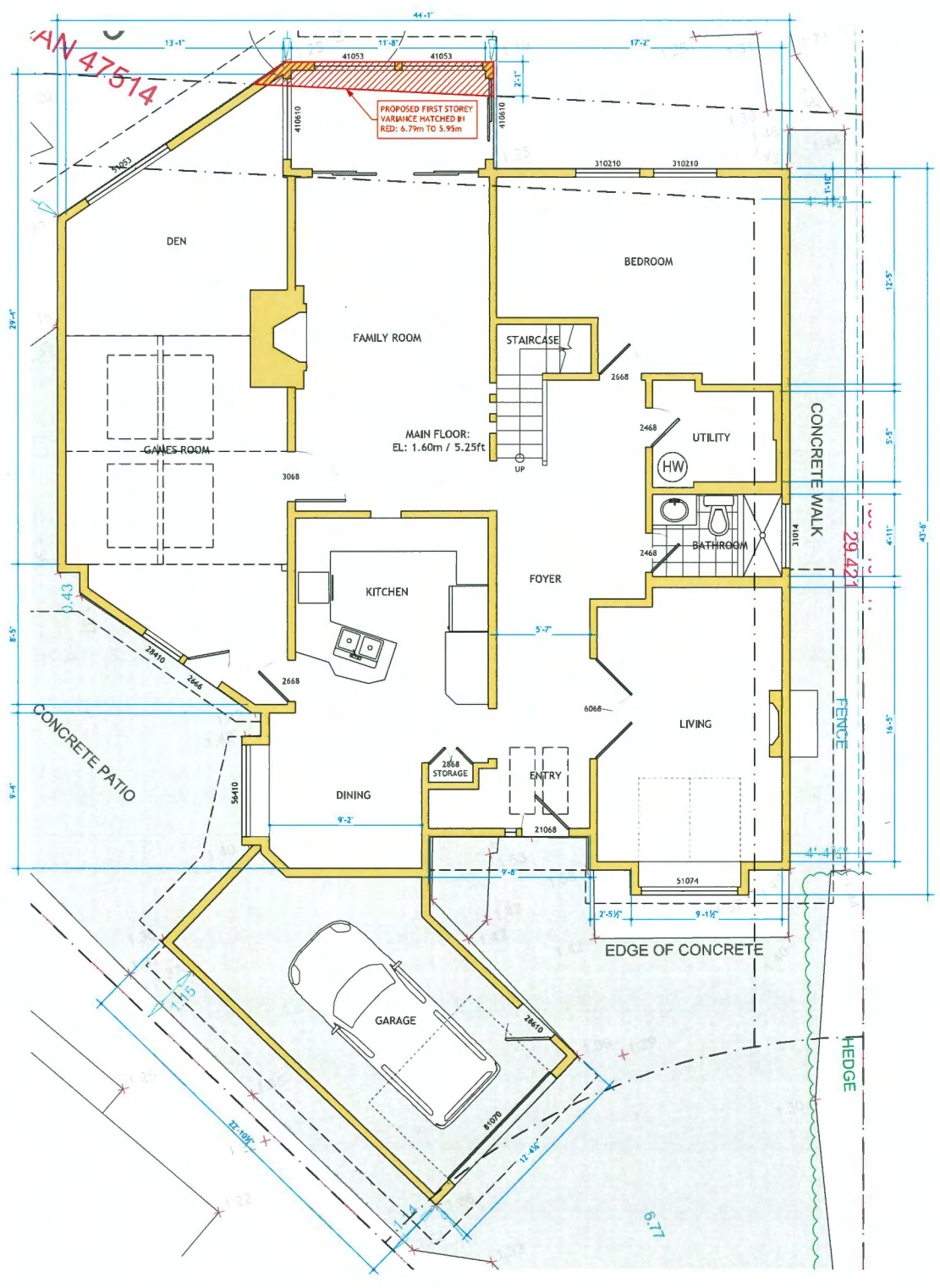
Scale:
1/8" = 1'-0"

Sheet Number:
A-1.01

Revised Issue for Building Permit - March 29, 2022



Proposed Upper Floor:
 Scale: 1/4"=1'-0"



Existing Main Floor:
 Scale: 1/4"=1'-0"



Plan # 2

Date:	Submission:
July 21, 2021	Preliminary Issue
August 10, 2021	Revised Preliminary Issue
August 17, 2021	Revised Progress Issue
August 31, 2021	Revised Progress Issue
September 30, 2021	Revised Progress Issue
November 1, 2021	Issued for Building Permit
February 2, 2022	Revised LF, Building Permit
February 16, 2022	Revised LF, Building Permit
March 28, 2022	Revised LF, Building Permit

Seal:

All dimensions are for design intent only. It is contractor's responsibility to verify dimensions and notify Arata Hatanaka Design Atelier of any discrepancies prior to construction. All Drawings and Specifications are the exclusive property of Arata Hatanaka Design Atelier, without consent it may not be used.

Project:
 Surjit Residence
 11251 Clipper Court
 Richmond, BC

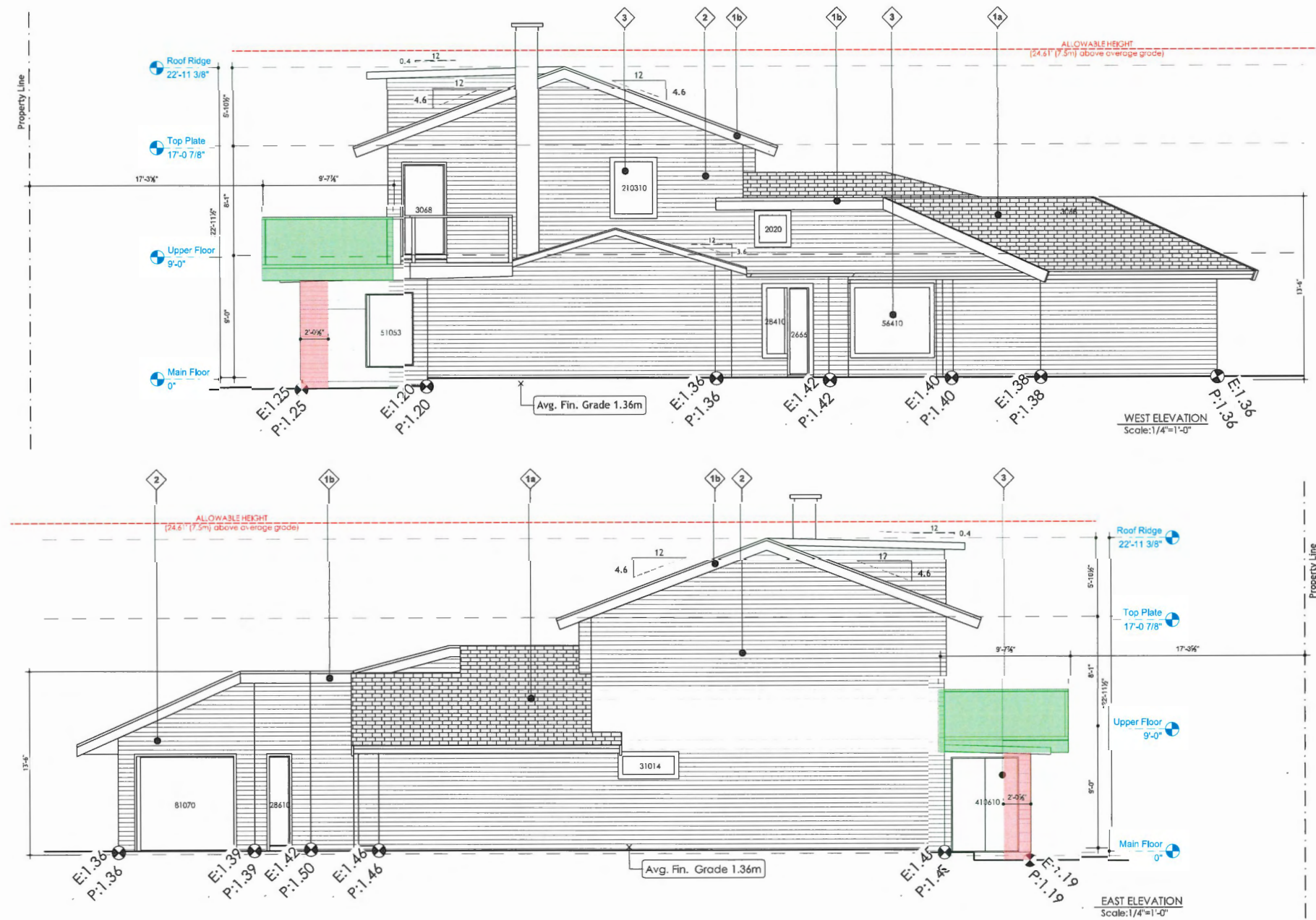
Sheet Title:
 Main/Upper
 Floor Plan

Project Number:
 21-03

Scale:
 1/4" = 1'-0"

Sheet Number:
 A-2.01

Revised Issue for Building Permit - March 29, 2022



Plan # 3