



## Development Permit Panel

Council Chambers, City Hall  
6911 No. 3 Road

Wednesday, December 13, 2017  
3:30 p.m.

### MINUTES

*Motion to adopt the minutes of the Development Permit Panel meeting held on November 29, 2017.*



1. **DEVELOPMENT VARIANCE 15-704583**  
(REDMS No. 5617123)

APPLICANT: Matilde Abella

PROPERTY LOCATION: 10455 Bridgeport Road

#### Director's Recommendations

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

1. *reduce the minimum required rear yard setback from 6.0 m to 3.85 m; and*
2. *reduce the requirement for live landscaping in the required front yard from 50% to 36%; and*

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



2. **New Business**

3. **Date of Next Meeting: January 17, 2018**

ITEM

**ADJOURNMENT**



**Development Permit Panel  
Wednesday, November 29, 2017**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cecilia Achiam, General Manager, Community Safety  
John Irving, Director, Engineering

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on November 16, 2017, be adopted.*

**CARRIED**

**1. Development Variance 15-704583**  
(REDMS No. 5617123)

APPLICANT: Matilde Abella  
PROPERTY LOCATION: 10455 Bridgeport Road  
INTENT OF PERMIT:

1. Permit the retention of an existing non-conforming addition to the single-family dwelling at 10455 Bridgeport Road on a site zoned "Single Detached (RS1/D)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the minimum required rear yard setback from 6.0 m to 3.85 m; and
  - (b) reduce the requirement for live landscaping in the required front yard from 50% to 29%.

## **Development Permit Panel**

### **Wednesday, November 29, 2017**

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#### **Applicant's Comments**

Adison Xavier, Kalypso Kreations – Design and Drafting, provided an overview of the subject development variance permit application and highlighted the following:

- the two proposed variances are requested to allow the retention of the non-conforming house addition at the rear of the dwelling and provide one vehicle parking stall for the proposed secondary suite in addition to the required two parking stalls for the principal dwelling;
- the existing additions and alterations to the house made by the previous owners without a building permit encroached into the required minimum rear yard setback;
- the existing landscaped area for the overall site is minimal and the proposed landscaping scheme will achieve the required 30 percent lot coverage for live landscaping;
- the new City requirement for live landscaping in the front yard will not be achieved due to the provision of required parking stalls; and
- new fencing will be installed at the front and rear of the property to provide screening to the parking stalls and the rear addition.

In response to queries from the Panel, Ms. Xavier advised that (i) the suggestion to increase the size of proposed trees and shrubs would be considered, (ii) there was no disclosure from the previous property owner to the current owner at the time of purchase regarding the non-conforming house addition, and (iii) the applicant will consider the suggestion to relocate the proposed parking stalls to reduce the paved area in the front yard.

In response to queries from the Panel, Wayne Craig, Director, Development, noted that (i) the subject site fronts a busy arterial road, (ii) staff had worked with the applicant to reduce the paved area in the front yard as much as possible while providing adequate space for vehicle turn-around on site, and (iii) staff has not conducted an exhaustive review of whether a reorganization or reorientation of the proposed parking stalls will result in further reduction of the paved area in the front yard.

#### **Staff Comments**

Mr. Craig acknowledged that the subject Development Variance Permit application is difficult as staff normally takes a dim view on proposed variances which legitimize construction conducted without a building permit. However, Mr. Craig noted that (i) the applicant has provided letters of support from all three property owners regarding the two requested variances, and (ii) through the staff review, the landscaping for the site has been increased to conform with the overall landscape objectives for the subject property.

#### **Gallery Comments**

None.

## Development Permit Panel

### Wednesday, November 29, 2017

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#### Correspondence

None.

#### Panel Discussion

The Chair commented that the subject Development Variance Permit application be referred back to staff and considered at the Panel's next scheduled meeting to (i) explore the reduction of the size of the paved area in the front yard, (ii) increase the landscaped area, and (iii) address the Panel's concern regarding the type and size of proposed planting.

#### Panel Decision

It was moved and seconded

*That Development Variance Permit application 15-704583 be referred back to staff and brought forward for consideration by the Development Permit Panel at its December 13, 2017 meeting, to be held at 3:30 p.m. in the Council Chambers, City Hall, in order for staff to work with the applicant to:*

- 1. explore the possibility of reducing the amount of paved area in the front yard and investigate further opportunities for increasing the landscaped area in the subject site, and*
- 2. review the proposed planting plan with a view to increasing the size of trees and shrubs to enhance the overall on-site landscaping and provide adequate screening of the existing non-conforming house addition from adjacent properties.*

**CARRIED**

#### 2. Development Permit 16-741741

(REDMS No. 5610624 v. 2)

APPLICANT: Vancouver Airport Fuel Facilities Corporation (VAFFC)

PROPERTY LOCATION: 15040 Williams Road

INTENT OF PERMIT:

Permit the construction of a Marine Terminal Facility for aviation/jet fuel delivery at 15040 Williams Road on a site zoned "Industrial (I)" and partially designated as an Environmentally Sensitive Area (ESA).

## **Development Permit Panel**

### **Wednesday, November 29, 2017**

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#### **Applicant's Comments**

Mark McCaskill, FSM Management Group, introduced the environmental consultants and subject matter experts for the project and noted that the team had collaborated with regulators and engineers to address the referral motion at the October 11, 2017 meeting of the Panel.

Angus Johnston, Hatfield Consultants, briefed the Panel on the applicant's response to each of the five items in the Panel's referral motion and highlighted the following:

- an additional 702 square meters of planting will be introduced at the northeast and southwest portion of the site's Environmentally Sensitive Area (ESA);
- the proposed additional ESA planting will increase on-site ESA planting by more than 200 percent (bringing the total on-site ESA planting area to more than 1,000 square meters), and increase the compensation-loss ratio to over five to one;
- approximately 60 trees and 2,500 shrubs will be added to the on-site ESA and Riparian Management Area (RMA) planting scheme, with the pot sizes of coniferous trees to be increased;
- Panel's request to consider planting in the intertidal ESA was considered by the applicant; however, upon investigation, the project team's fisheries and engineering experts' qualified professional opinion is that the approach is not technically and scientifically viable;
- 645 square meters of additional on-site non-ESA and non-RMA planting is proposed at a new trailside area in the northeast corner of the site and new three-meter wide planting strip adjacent to Williams Road RMA; there is also a 1.5-meter widening of one side of the proposed planting strip adjacent to the public trail;
- total on-site non-ESA and non-RMA planting area proposed to be added is approximately 1,300 square meters, increasing significantly the overall on-site planting compared to the original proposal;
- the applicant will include interpretive signage along the public trail corridor and at strategic locations; and
- the revised overall proposal substantially exceeds the City's ESA guideline requirements.

In reply to a query from the Panel, Mr. McCaskill advised that the operational requirements of the project were considered in determining the extent of the proposed three-meter wide planting strip adjacent to the Williams Road RMA.

In reply to a query from the Panel, Mr. Craig stated that the proposed viewing platform will be constructed on the City land (Lot K) to the north of the subject site and will be developed in conjunction with the dike and trail system to be installed by the City in the area.

Discussion ensued regarding the lack of proposed planting along the waterfront of the subject site and it was noted that planting was successfully integrated in the waterfronts of other areas north of the subject site.

## **Development Permit Panel**

### **Wednesday, November 29, 2017**

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In reply to a query from the Panel, Mr. Johnston commented that (i) engineering requirements for the proposed rip-rap would not make planting along the waterfront feasible, and (ii) the site's hydraulic conditions, including high velocity river flows, would adversely affect the viability of planting.

In reply to the same query, Ron Byres, Moffatt and Nichol, reviewed the technical and engineering rationale for the re-grading and design of the proposed rip-rap along the waterfront. He noted that construction materials for the proposed rip-rap include boulders and stones, and introducing materials such as soil, gravel and sand to accommodate planting would negatively impact the structural integrity of the rip-rap and would not ensure the survivability of plants.

In reply to a further query from the Panel, Mr. Byres acknowledged that algae could grow on the proposed rip-rap and the spaces between the rocks offer refugia for key fish species and organisms in the lower food chain.

In reply to the same query from the Panel, Cory Bettles, Hatfield Consultants, briefed the Panel on what could possibly grow in the site's intertidal ESA given the existing water conditions. Mr. Bettles noted the difficulty of predicting the exact type of vegetation that could grow in a dynamic environmental system. However, he further noted that the proposed structures and as well as the addition and re-grading of the new rip-rap could facilitate the growth of micro and some macro level vegetation as well as provide habitat to macroinvertebrates.

In reply to queries from the Panel, Linda Dupuis, Hatfield Consultants, noted that (i) it is preferable to plant a lot of smaller deciduous trees in the site's ESA as they could better adapt to local growing conditions and could be planted densely to outcompete invasive species, and (ii) planting of larger deciduous trees requires greater spacing which provides opportunity for invasive species to grow.

#### **Staff Comments**

Mr. Craig noted that the applicant has explained well the changes to landscaping in response to the Panel's referral motion. With regard to the item in the referral asking staff to review the cost estimate for the proposed viewing platform, Mr. Craig advised that (i) Planning staff had discussed the matter with Parks staff, (ii) the viewing platform proposed to be located in the adjacent City lot (Lot K) would be installed on top of the dike behind the high water mark, and (iii) Parks staff had verified the cost estimate for the proposed viewing platform which is attached in the staff report.

In reply to queries from the Panel, David Brownlee, Planner 2, advised that (i) the proposed viewing platform is similar to the design of viewing platforms in the area, (ii) staff initiated the proposed viewing platform, and (iii) projecting the proposed viewing platform beyond the high water mark would require an approval from the Department of Fisheries and Oceans (DFO).

#### **Gallery Comments**

None.

## Development Permit Panel

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#### Correspondence

None.

#### Panel Discussion

The Chair acknowledged that the applicant has introduced additional planting areas in response to the referral motion at the Panel's October 11, 2017 meeting; however, he noted that (i) the applicant needs to investigate further opportunities to expand the area of planting particularly at the northwest portion of the site in addition to the proposed three-meter planting strip adjacent to the RMA along Williams Road, (ii) the rationale for the additional planting of smaller trees in the ESA is acknowledged; however, the total area of proposed planting is too small compared to the extent of the foreshore area that will not be planted to accommodate the loading facility, (iii) staff need to review the advice given by the applicant regarding the viability of planting in the intertidal ESA in relation to similar projects which staff have had direct experience in, (iv) staff could solicit additional opinion from City sources regarding opportunities as well as constraints for enhancement in the site's intertidal ESA, (v) staff could consider a financial compensation package for habitat enhancement elsewhere if intertidal ESA planting is not feasible in the subject site, and (vi) staff need to review the scope of the proposed viewing platform.

In addition, other members of the Panel noted that (i) the applicant could do more in the intertidal ESA in addition to the proposed rip-rap, and (ii) locating the pedestrian trail away from the waterfront requires a bigger gesture in terms of the scope of the proposed viewing platform.

#### Panel Decision

It was moved and seconded

*That Development Permit 16-741741 be referred back to staff to:*

1. *investigate opportunities to expand the area of on-site planting particularly at the northwest portion of the site in addition to the proposed three-meter wide planting strip adjacent to the Williams Road RMA;*
2. *explore further opportunities to increase the total area of proposed on-site planting considering the extent of foreshore area that will not be planted to accommodate the loading facility;*
3. *review the advice given by the applicant regarding the viability of planting in the site's intertidal ESA in relation to similar projects which City staff have had direct experience in, including:*
  - (a) *soliciting additional opinion from third party experts in the field regarding opportunities as well as constraints for enhancement in the site's intertidal ESA;*



**Development Permit Panel**  
**Wednesday, November 29, 2017**

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- (b) considering a financial compensation package for habitat enhancement in other areas if intertidal ESA planting is not feasible in the subject site; and*
- 4. *review the design and scope of the proposed viewing platform with the Parks Department to determine whether the type and size of the viewing platform should be revised.*

**CARRIED**

3. **Date of Next Meeting: December 13, 2017**

4. **Adjournment**

It was moved and seconded  
*That the meeting be adjourned at 4:20 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 Wednesday, November 29, 2017.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk



**City of  
Richmond**

## **Report to Development Permit Panel**

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**To:** Development Permit Panel

**Date:** December 8, 2017

**From:** Wayne Craig  
Director, Development

**File:** DV 15-704583

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

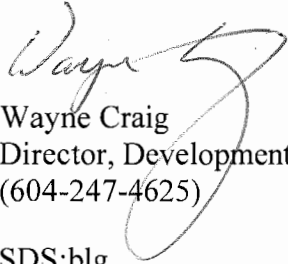
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### **Staff Recommendation**

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

1. Reduce the minimum required rear yard setback from 6.0 m to 3.85 m; and
2. Reduce the requirement for live landscaping in the required front yard from 50% to 36%.

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

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

SDS:blg  
Att. 2

## Staff Report

### Origin

Matilde Abella has applied to the City of Richmond for permission to reduce the minimum required rear yard setback from 6.0 m to 3.85 m and reduce the minimum required coverage for live landscaping in the required front yard from 50% to 36%, to permit the retention of a non-conforming addition to the single-family dwelling at 10455 Bridgeport Road, which was constructed without a Building Permit.

The application was initially reviewed by the Development Permit Panel at the meeting on November 29, 2017 (original staff report provided in Attachment A), but was deferred to the following meeting on December 13, 2017 under the following referral motion:

*That Development Variance Permit application 15-704583 be referred back to staff and brought forward for consideration by the Development Permit Panel at its December 13, 2017 meeting, to be held at 3:30 p.m. in the Council Chambers, City Hall, in order for staff to work with the applicant to:*

- 1. Explore the possibility of reducing the amount of paved area in the front yard and investigate further opportunities for increasing the landscaped area in the subject site; and*
- 2. Review the proposed planting plan with a view to increasing the size of trees and shrubs to enhance the overall on-site landscaping and provide adequate screening of the existing non-conforming house addition from adjacent properties.*

This supplementary report is being brought forward to provide a response to the referral, provide a summary of the revisions made to the proposal, and present the revised Development Variance Permit for Development Permit Panel consideration.

### Development Information

Please refer to the original staff report dated November 7, 2017 (Attachment A) for more information regarding development information, background, staff comments, zoning compliance/variances and additional analysis.

Please refer to this report and the revised Development Variance Permit plans (Plan #1 & Plan # 2) that accompany this report for information regarding the revisions made to the proposal to address the referral motion.

A revised Development Applications Data Sheet is provided in Attachment B for a comparison of the proposed development data with the relevant bylaw requirements.

**Analysis**

The applicant has provided revised development plans (Plan #1 & Plan #2) in response to the Development Permit Panel's referral motion. Staff comments are provided below in bold describing the response to each component of the referral motion.

**Response to Referral Motion**

Panel Comment: *explore the possibility of reducing the amount of paved area in the front yard and investigate further opportunities for increasing the landscaped area in the subject site.*

Response:

- *The applicant has proposed to increase the amount of live landscaping coverage in the required front yard setback from 29% (26.5 m<sup>2</sup> (285 ft<sup>2</sup>)) to 36% (32.6 m<sup>2</sup> (351 ft<sup>2</sup>)).*
- *The width of the landscape strip adjacent to Bridgeport Road has also increased from 0.9 m (3 ft.) to approximately 2.4 m (8 ft.), providing a greater buffer between the vehicle parking area and the street.*
- *Due to the subject property being located on an arterial road (Bridgeport Road), the subject site is required, as per Zoning Bylaw 8500, to provide three standard-sized vehicle parking stalls (two for the principal dwelling and one for the proposed secondary suite). In addition, Residential Lot (Vehicular) Access Regulation Bylaw No. 7222 requires a minimum driveway throat of 5.0 m. The proposal must also provide a minimum 6.7 m wide drive-aisle width adjacent to the parking stalls for unobstructed maneuvering to and from all parking stalls and adequate on-site vehicle turn-around area in order to prevent vehicles from backing out onto Bridgeport Road.*
- *Staff worked with the applicant to explore alternative vehicle parking arrangements and on-site maneuvering, however, the alternatives resulted in a reduction of landscaped area in the required front yard setback compared to the proposed arrangement.*
- *The proposed vehicle parking arrangement maximizes the front yard landscaping while maintaining the required vehicle parking and functional on-site maneuvering.*
- *The revised proposal provides an increase in landscaped area in the required front yard setback from the original proposal by shifting the vehicle parking stalls north. This results in a greater percentage of landscaping in the front yard, and maintains 30% live landscaping coverage for the entire lot, consistent with Zoning Bylaw requirements.*

Panel Comment: *review the proposed planting plan with a view to increasing the size of trees and shrubs to enhance the overall on-site landscaping and provide adequate screening of the existing non-conforming house addition from adjacent properties.*

Response:

- *The revised Landscape Plan has increased the size of trees and shrubs to enhance the landscaping and provide additional screening of the rear addition and vehicle parking area.*

- *Upon recommendation from the City's Tree Preservation staff, the following tree and shrub species have been added to the Landscape Plan: Western Red Cedar, Pyramid Cedar and Hick's Yew. These species were identified as effective for screening purposes.*
- *The proposed trees have changed from a deciduous tree (6 cm dbh) and a coniferous tree (3.0 m in height) to two coniferous trees (3.5 m in height). The proposed size exceeds the City's replacement tree planting height requirements and the proposed species will provide screening all year round.*
- *The number of proposed shrubs has significantly increased, from 13 in the original proposal to over 50 in the revised proposal. The proposed species of shrubs are also greater in height compared to the species originally proposed.*
- *Landscaping areas have been redesigned to provide improved screening of the rear yard addition and front yard parking area, in addition to the proposed new 1.2 m high fence along a portion of the front yard and a new 1.8 m high fence along the rear yard.*
- *The proposal includes removing additional existing paved area in order to accommodate the new landscaping on-site.*

### Conclusions

The applicant has applied to the City of Richmond for permission to reduce the minimum required rear yard setback from 6.0 m to 3.85 m and reduce the minimum required coverage for live landscaping in the required front yard from 50% to 36%, to permit the retention of a non-conforming addition to the single-family dwelling at 10455 Bridgeport Road on a site zoned "Single Detached (RS1/D)".

The applicant has made modifications to the development proposal in order to address the issues identified by the Development Permit Panel at the meeting of December 13, 2017. Staff recommends support for the revised development proposal.



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

SDS:blg

Attachment A: Original Staff Report to Development Permit Panel (dated November 7, 2017)  
Attachment B: Development Application Data Sheet

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

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

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

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



**City of  
Richmond**

## **Report to Development Permit Panel**

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**To:** Development Permit Panel

**Date:** November 7, 2017

**From:** Wayne Craig  
Director, Development

**File:** DV 15-704583

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

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### **Staff Recommendation**

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

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

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

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

SDS:blg  
Att. 5

## **Staff Report**

### **Origin**

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

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

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

### **Development Information**

Please refer to the attached Development Application Data Sheet (Attachment 3) for a comparison of the proposed development data with the relevant bylaw requirements.

### **Background**

Development surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned "Single Detached (RS1/D)" fronting McLennan Avenue.

To the East: Single-family dwellings on lots zoned "Single Detached (RS1/D)" fronting Bridgeport Road.

To the South: Across Bridgeport Road, a 54-unit townhouse development on a lot zoned "Low Density Townhouses (RTL1)".

To the West: Single-family dwelling on a lot zoned "Single Detached (RS1/D)" fronting McLennan Avenue.

**Staff Comments**

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

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

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

**Zoning Compliance/Variances** (staff comments in **bold**)

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

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

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

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



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

## **Analysis**

### ***Conditions of Adjacency***

- The existing rear addition, which consists of an enclosed kitchen/dining area and a covered patio open to two sides, projects 2.15 m into the required rear yard setback of 6.0 m, providing a 3.85 m separation from the property line to the north (Plan #1).
- A 1.2 m side yard setback is provided to the east and west; consistent with the minimum requirement in the zone.
- To the north, east and west of the rear addition, the interfaces are single-family side yards. A new 1.8 m (6 ft.) high fence along the shared property lines between the neighbouring properties will be installed to ensure privacy between the properties and the subject site. The installation of the fence will be secured through the Landscaping Security (see "Landscape Design and Open Space Design" of this report).
- The area of the building addition is approximately 19.3 m<sup>2</sup> (208 ft<sup>2</sup>) and the covered patio is approximately 28.1 m<sup>2</sup> (302 ft<sup>2</sup>). The building addition is a single-storey and approximately 3.6 m (12 ft.) in height. The total floor area ratio of the dwelling, including the additions, complies with the requirements of the zone.
- Landscaping in the form of a tree and shrubs is proposed to provide additional screening of the existing addition from adjacent properties. More information is provided in the "Landscape Design and Open Space Design" section of this report.
- The structures do not encroach into the existing 3.0 m Statutory Right-of-Way for utilities (sanitary sewer) at the rear of the property. Engineering has no concerns with the proposal.

### ***Site Planning and Architectural Form & Character***

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

***Landscape Design and Open Space Design***

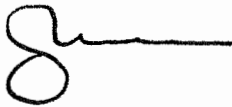
- Currently, approximately 1% of the lot coverage for the subject site is live landscaping. Staff have worked with the applicant to achieve the minimum lot coverage for live landscaping required in Zoning Bylaw 8500 (30%), as demonstrated in the submitted Landscape Plan (Plan #2).
- Included in the landscape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

**Conclusions**

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

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

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



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

SDS:blg

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

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

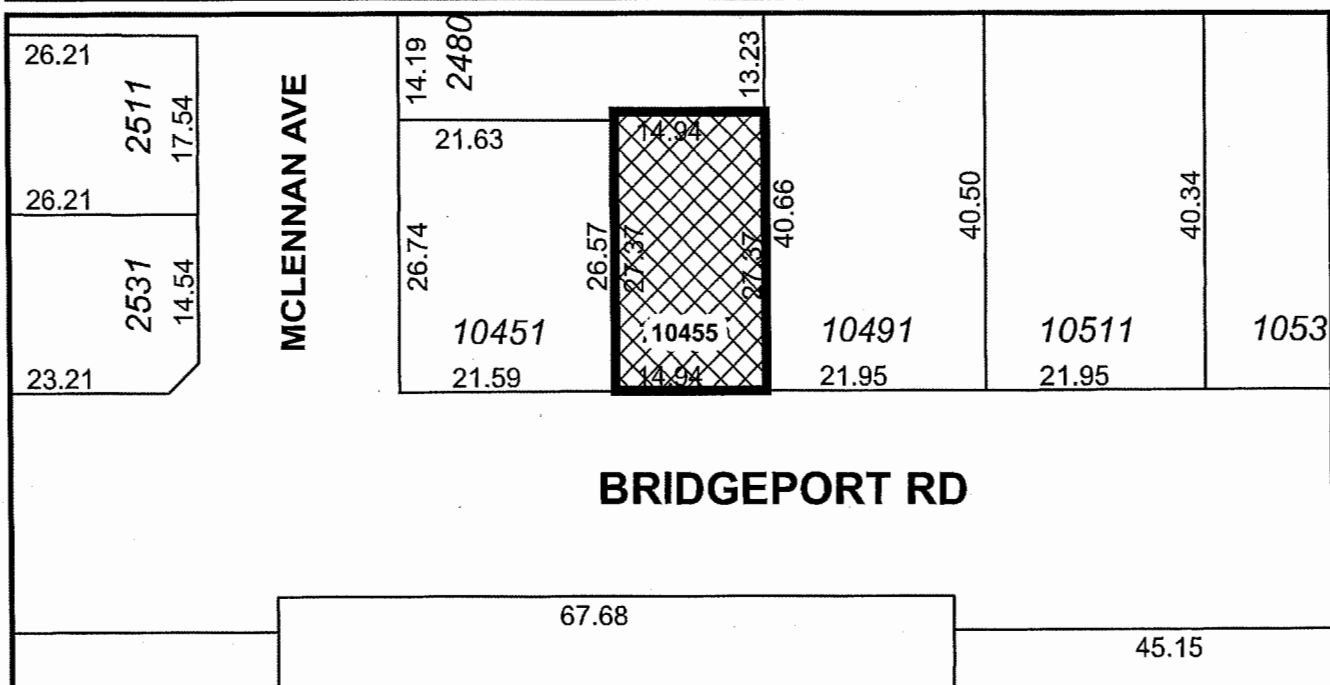
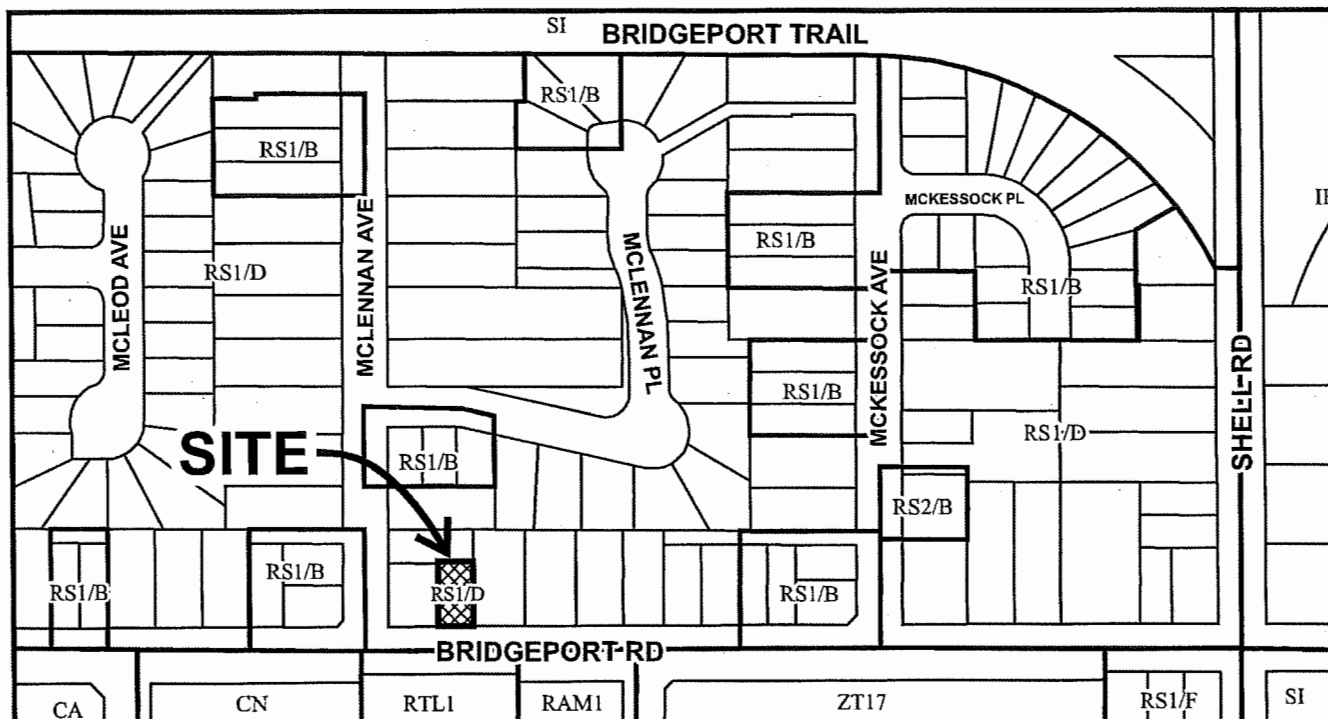
1. Submission of a Landscaping Security to the City in the amount of \$5,000 to ensure replacement trees are planted and that the proposed landscaping works are undertaken.

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

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



City of  
Richmond



DV 15-704583

Original Date: 08/07/15

Revision Date:

Note: Dimensions are in METRES

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

## CIVIC ADDRESS:

10455 Bridgeport Road, Richmond

PID: 002-639-742





SCALE 1 : 250

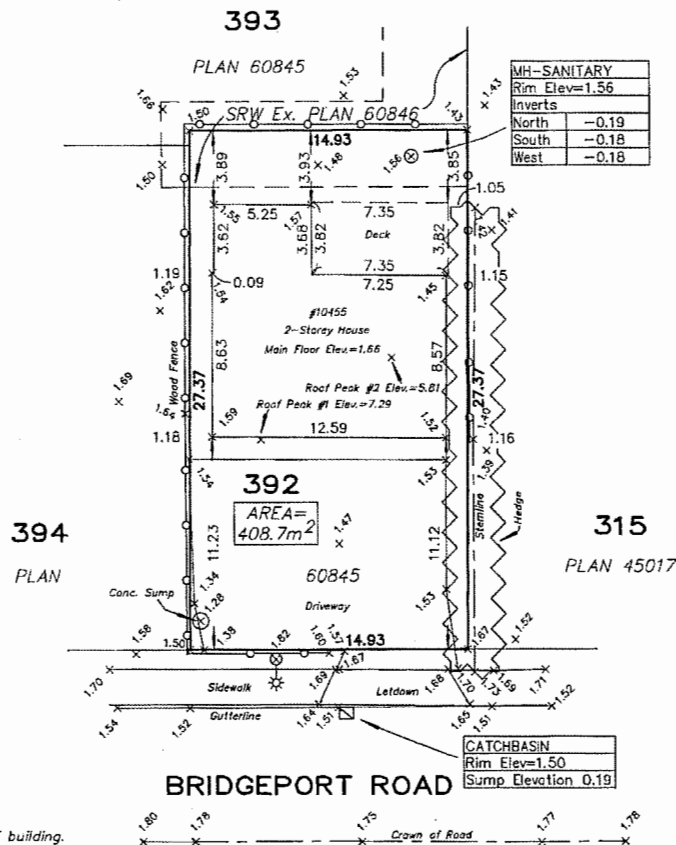
2.5 0 5 10

ALL DISTANCES ARE IN METRES

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

## LEGEND

- m<sup>2</sup> DENOTES SQUARE METRES  
 DENOTES CATCH BASIN - TOP ENTRY  
 DENOTES STREET LIGHT - DAVIT  
 DENOTES SANITARY MANHOLE  
 DENOTES GROUND ELEVATION  
 Conc. DENOTES CONCRETE



## NOTES:

Lot dimensions are derived from Plan 60845.

Measurements shown are to the exterior siding of building.

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

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

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

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

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

CERTIFIED CORRECT  
 DATED THIS 12TH DAY OF JUNE, 2015

Shannon Aldridge B.C.L.S.



# City of Richmond

## Development Application Data Sheet

Development Applications Division

**DV 15-704583**

**Attachment 3**

Address: 10455 Bridgeport Road

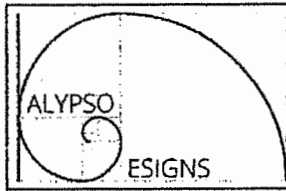
Applicant: Matilde Abella

Owner: Matilde & Paul Abella

Planning Area(s): Bridgeport

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

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



Matilde Abella  
c/o Addison Xavier

10455 Bridgeport Rd., Richmond, BC V6X 1S9  
Contact Email: [adison@kalyso-designs.com](mailto:adison@kalyso-designs.com)

June 26, 2017

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

Dear Home Owner/Resident:

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

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

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

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

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

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

DP Variance for 10455 Bridgeport Rd., Richmond BC  
June 26, 2017

Page 2

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

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

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

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

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

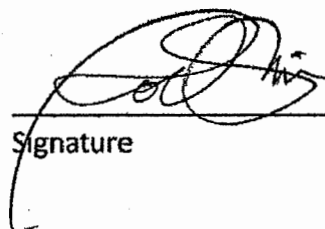
Sincerely,

Adison Xavier  
on behalf of home owner: Matilde Abella

Acknowledged and accepted in the City of Richmond by:

**Residents of 2480 McLennen Ave., Richmond, British Columbia**

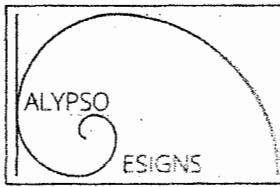
RODOLFO BARRERO  
Print Full Name

  
Signature

July 1, 2017  
Date signed

Encl.





Matilde Abella  
c/o Adison Xavier

10455 Bridgeport Rd., Richmond, BC V6X 1S9  
Contact Email: adison@kalyso-designs.com

June 26, 2017

Resubmitted: August 13, 2017

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

Dear Home Owner/Resident:

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

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

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

DP Variance for 10455 Bridgeport Rd., Richmond BC  
June 26, 2017 Resubmitted: August 13, 2017

Page 2

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

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

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

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

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

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

Sincerely,



Adison Xavier

on behalf of home owner: Matilde Abella

Acknowledged and accepted in the City of Richmond by:

Residents of 10451 Bridgeport Rd., Richmond, British Columbia

H. I. ROM

Print Full Name

Signature

August 13, 2017

Date signed

Encl.

**De Sousa, Steven**

---

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

Hi Steven

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

I hope this will be sufficient

Have a great day

Best Regards,

*Tammy Hannah*  
Manager | Operations

**SUNSTAR REALTY LTD.**

#6- 3003 Kingsway, Vancouver, BC. V5R 5J6  
[www.SunstarRealty.ca](http://www.SunstarRealty.ca) | T: 604-436-1335 | F: 604-436-1081

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

Hi Tammy,

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

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

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

Thank you,

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







# City of Richmond

## Development Variance Permit

No. DV 15-704583

To the Holder: MATILDE ABELLA

Property Address: 10455 BRIDGEPORT ROAD

Address: C/O ADISON ZAVIER  
#407 – 1415 ST. GEORGES AVENUE  
NORTH VANCOUVER, BC V7L 4R9

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
  - a) Reduce the minimum required rear yard setback from 6.0 m to 3.85 m; and
  - b) Reduce the requirement for live landscaping in the required front yard from 50% to 29%.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof (Plan #1 & Plan #2).
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$5,000 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure the plant material has survived.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

**Development Variance Permit**  
**No. DV 15-704583**

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

---

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

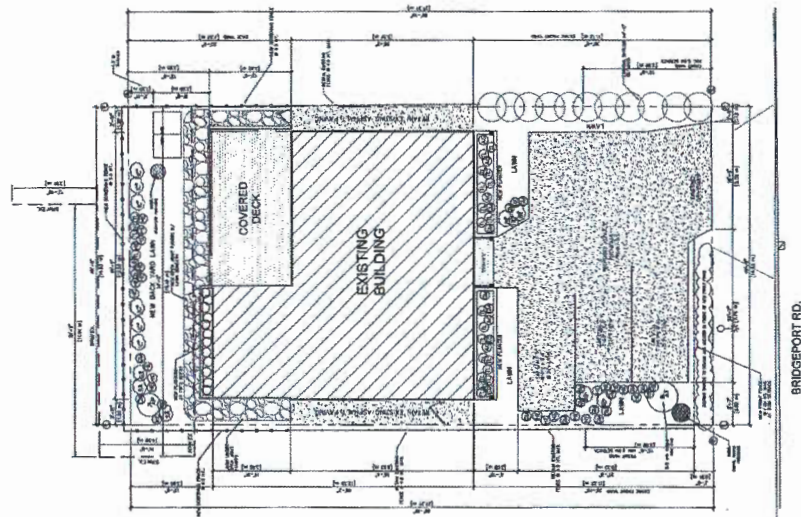
DELIVERED THIS DAY OF , .

---

MAYOR

2015-2016  
2015-2016





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

- Note:
- All Landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape standards published by BCSLAV/BCNTA and contract specification.
  - Landscape drawings and Civil drawings shall be coordinated.
  - growing medium in accordance with the current edition of the British Columbia Landscape standards shall be followed to the following minimum dept./dimensions
  - Grass Area - 150mm (6")
  - Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
  - Trees - Minimum 300 mm (12") of top soil around the rootball compacted to 85% Std. Proctor Density

## PLANT LIST

CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>				
AT	1	Acer truncatum Warren Red	Pacific Sunset Maple	5 cm
AP	1	Acer palmatum	Japanese Maple	3 m
<b>SHRUBS</b>				
SA	3	Sarcococca	Himalayan Sweetbox	#1
IC	6	Ilex crenata	Japanese Holly	#2
BC	4	Berberis	Barberry	#3
<b>MIXED PERENNIALS SUGGESTED SPECIES LISTED BELOW</b>				
AG	7±	Agastache 'Blue Fortune'	Hybrid Hyssop	#1
GM	16±	Geranium macrorrhizum	Hardy Geranium	#1
TL	22±	Togata lemmonii	Perennial Marigold	#1
HE	41±	Hemerocallis	Daylily	#1

## PLANTERS

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

## PAVERS

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

## NEW BACK YARD SCREENING FENCE

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

## LEGEND

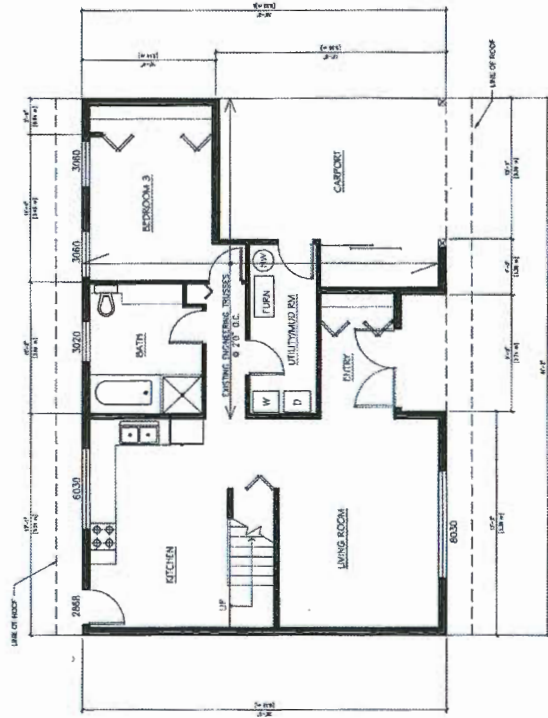
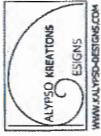
LANDSCAPE	SITE SERVICES
Proposed Tree Planting	<input checked="" type="checkbox"/> denotes catch basin
Shrubs	<input checked="" type="checkbox"/> denotes manhole
Mixed Perennials	<input checked="" type="checkbox"/> denotes concrete pump
Existing fence retained	
New screening fence @ 6'-0" [1.83m] H.	

OV 15-704583

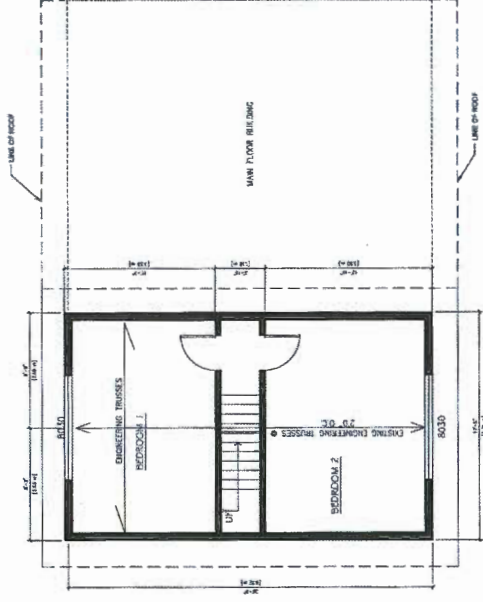
PLAN #2

NOV 07 2017





1 ORIGINAL FORMER MAIN FLOOR PLAN  
SCALE: 1/8"=1'-0"



2 ORIGINAL FORMER UPPER FLOOR PLAN  
SCALE: 1/8"=1'-0"

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

DV 15-704583

DVP A3

REFERENCE PLAN NOV 07 2017

PROJECT NO.	15-704583
PROJECT NAME	10455 BRIDGEMORE RD., RICHMOND, BC
CLIENT	MATILDE ABILLA
DESIGNER	ALYSSO KREATIONS ESIGNS
DATE	08/25/2017
SCALE	1/8"=1'-0"
PROJECT LOCATION	10455 BRIDGEMORE RD., RICHMOND, BC
PROJECT TYPE	DEVELOPMENT VARIANCE PERMIT
PROJECT DESCRIPTION	FORMER ORIGINAL FLOOR PLANS
DATE	08/25/2017
SCALE	1/8"=1'-0"
PROJECT LOCATION	10455 BRIDGEMORE RD., RICHMOND, BC
PROJECT TYPE	DEVELOPMENT VARIANCE PERMIT
PROJECT DESCRIPTION	FORMER ORIGINAL FLOOR PLANS

[illegible]

**CURRENT  
UPDATED  
FLOOR PLANS**

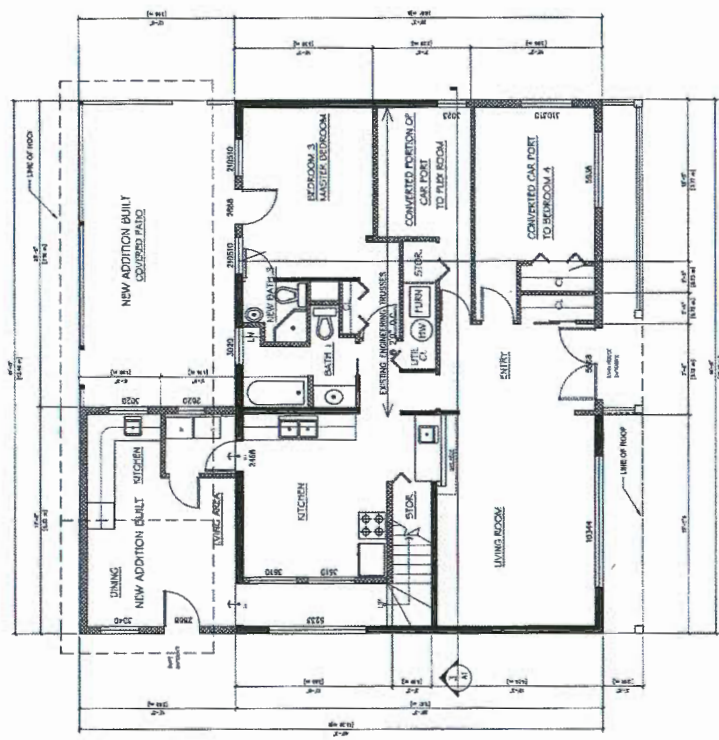
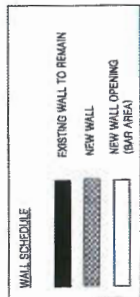
AZ
AZ
A5 NOTED
06/25/2017

DVP A4

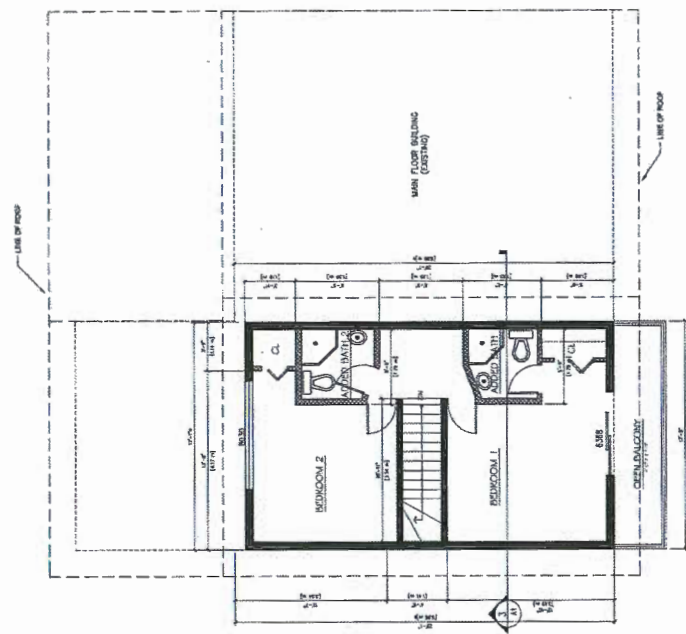
**DIMENSION NOTE:** DIMENSIONS SHOWN IN SQUARE BRACKETS "1" ON THE FLOOR PLANS DENOTES METRIC MEASUREMENTS IN MILLIMETERS.

DV 15-704583

REFERENCE PLAN NOV 07 2017

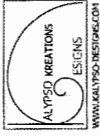


1 CURRENT UPDATED MAIN FLOOR PLAN  
SCALE: 1/4" = 1'-0"

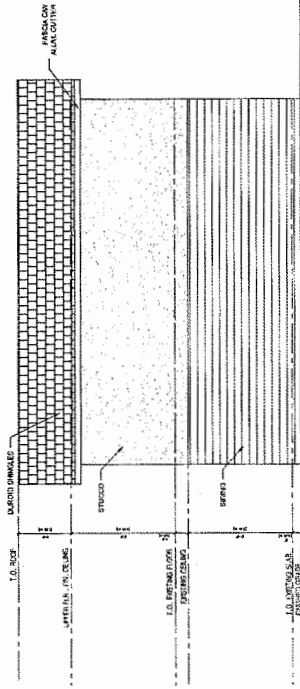


2 CURRENT UPDATED UPPER FLOOR PLAN  
SCALE: 1/4"=1'-0"

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



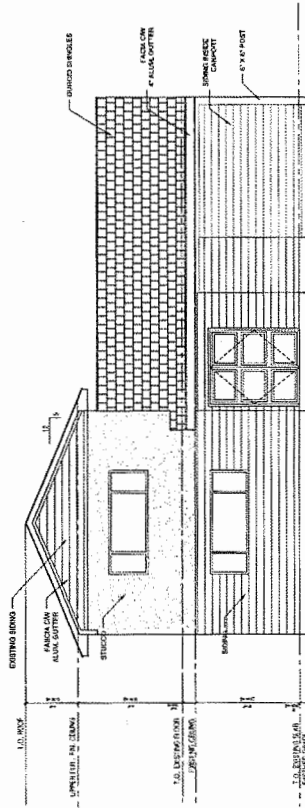
WWW.ALPISODESIGNS.COM



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

WEST WALL AREA CALC

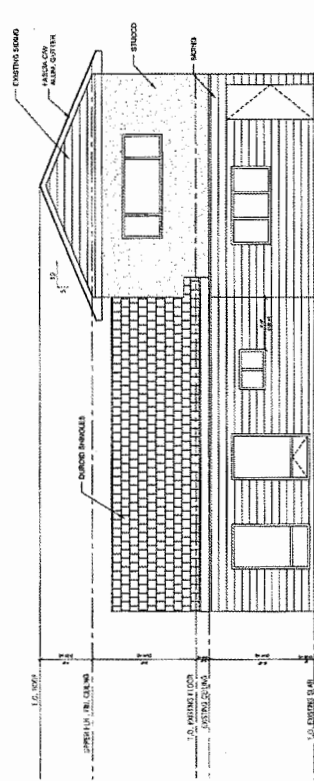
WALL AREA: 43.90 m<sup>2</sup> 472.5 SQ. FT.  
WINDOWS & DOORS OPENING AREA: 0.0 m<sup>2</sup> 0.0 SQ. FT.  
TRUE WALL AREA: 43.90 m<sup>2</sup> 472.5 SQ. FT.



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

SOUTH WALL AREA CALC

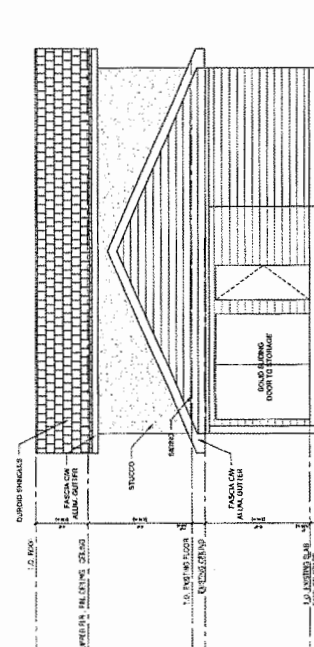
WALL AREA: 49.70 m<sup>2</sup> 535.0 SQ. FT.  
WINDOWS & DOORS OPENING AREA: 0.36 m<sup>2</sup> 3.9 SQ. FT.  
TRUE WALL AREA: 41.34 m<sup>2</sup> 445.0 SQ. FT.



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

NORTH WALL AREA CALC

WALL AREA: 49.95 m<sup>2</sup> 537.7 SQ. FT.  
WINDOWS & DOORS OPENING AREA: 10.03 m<sup>2</sup> 108.0 SQ. FT.  
TRUE WALL AREA: 39.92 m<sup>2</sup> 429.7 SQ. FT.



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

EAST WALL AREA CALC

WALL AREA: 43.90 m<sup>2</sup> 472.5 SQ. FT.  
WINDOWS & DOORS OPENING AREA: 1.77 m<sup>2</sup> 19.1 SQ. FT.  
TRUE WALL AREA: 42.13 m<sup>2</sup> 453.4 SQ. FT.

DIMENSION NOTE:

DIMENSIONS SHOWN IN  
SQUARE BRACKETS 1" ON  
THE ELEVATIONS DENOTES  
METRIC MEASUREMENTS IN  
METERS

DV 15 704583

DVP A5

[illegible]





# City of Richmond

## Development Application Data Sheet

Development Applications Division

**DV 15-704583**

**Attachment B**

Address: 10455 Bridgeport Road

Applicant: Matilde Abella

Owner: Matilde & Paul Abella

Planning Area(s): Bridgeport

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

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m <sup>2</sup> of lot area + 0.3 for remainder	0.5	None permitted
Buildable Floor Area:	Max. 224.7 m <sup>2</sup> (2,419 ft <sup>2</sup> )	205.1 m <sup>2</sup> (2,207 ft <sup>2</sup> )	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous: Max. 70% Landscaping: Min. 30%	Buildings: 39% Non-porous: 69% Landscaping: 31%	None
Setback – Front Yard:	Min. 6 m	11.12 m	None
Setback – East Side Yard:	Min. 1.2 m	1.2 m	None
Setback – West Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Rear Yard:	Min. 6 m	3.85 m	<b>Variance requested</b>
Height:	Max. 2 ½ storeys	2 storeys	None
Total off-street Spaces:	2 for principal dwelling + 1 for secondary suite = 3 total	3	None
Front Yard Landscaping	50% of the required front yard setback	36%	<b>Variance requested</b>



# City of Richmond

## Development Variance Permit

**No. DV 15-704583**

To the Holder: MATILDE ABELLA

Property Address: 10455 BRIDGEPORT ROAD

Address: C/O ADISON ZAVIER  
#407 – 1415 ST. GEORGES AVENUE  
NORTH VANCOUVER, BC V7L 4R9

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
  - a) Reduce the minimum required rear yard setback from 6.0 m to 3.85 m; and
  - b) Reduce the requirement for live landscaping in the required front yard from 50% to 36%.
4. The land described herein, and any buildings, structures, off-street parking facilities, landscaping and screening shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof (Plan #1 & Plan #2).
5. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$5,000 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure the plant material has survived
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

# Development Variance Permit

No. DV 15-704583

To the Holder: MATILDE ABELLA

Property Address: 10455 BRIDGEPORT ROAD

Address: C/O ADISON ZAVIER  
#407 – 1415 ST. GEORGES AVENUE  
NORTH VANCOUVER, BC V7L 4R9

---

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

---

MAYOR







PLANT LIST

CODE	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
TP	2	Thuja Plicata Excelsa	Western Red Cedar	3.5 m
SHRUBS				
T0	38+	Thuja Occidentalis	Pyramid Cedar	1.8 m
TM	12+	Taxus media	Hicks Yew	1.0 m
MIXED PERENNIALS SUGGESTED SPECIES LISTED BELOW				
AG	7+	Agastache 'Blue Fortune'	Hybrid Hyssop	#1
GM	5+	Geranium macrorrhizum	Hardy Geranium	#1
TL	18+/-	Tagetes lemmonii	Perennial Marigold	#1
HE	12+	Hemerocallis	Daylily	#1

PLANTERS

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

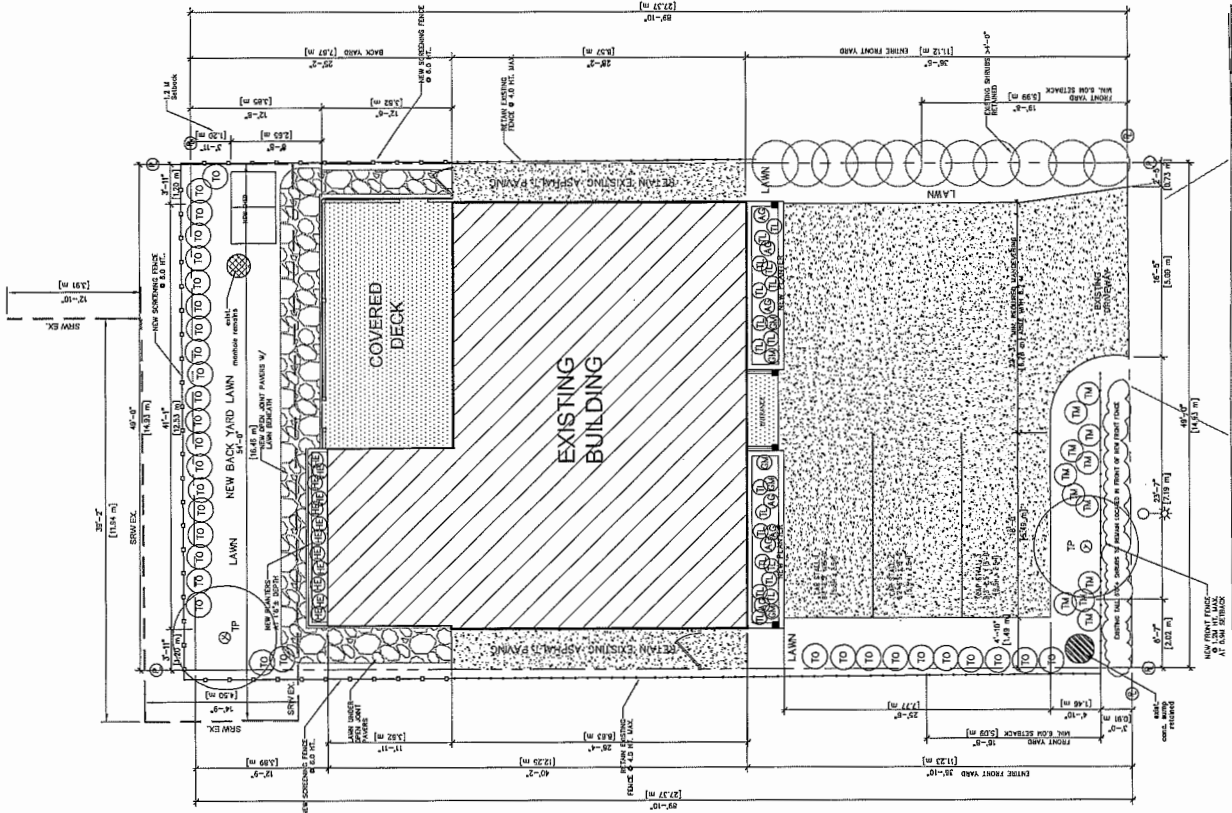
PAVERS

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

NEW BACK YARD SCREENING FENCE

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

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



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

LEGEND

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

REVISION:	
15/06/2017	1P APPLICATION FOR VARIANCE
25/09/2017	SIGNED BY APPLICANT FOR VARIANCE
13/12/2017	DRAWING ADJUSTMENT FOR CIVIL REVIEW

PROJECT ADDRESS / NAME  
10455 BRIDGEPORT  
RD., RICHMOND, BC

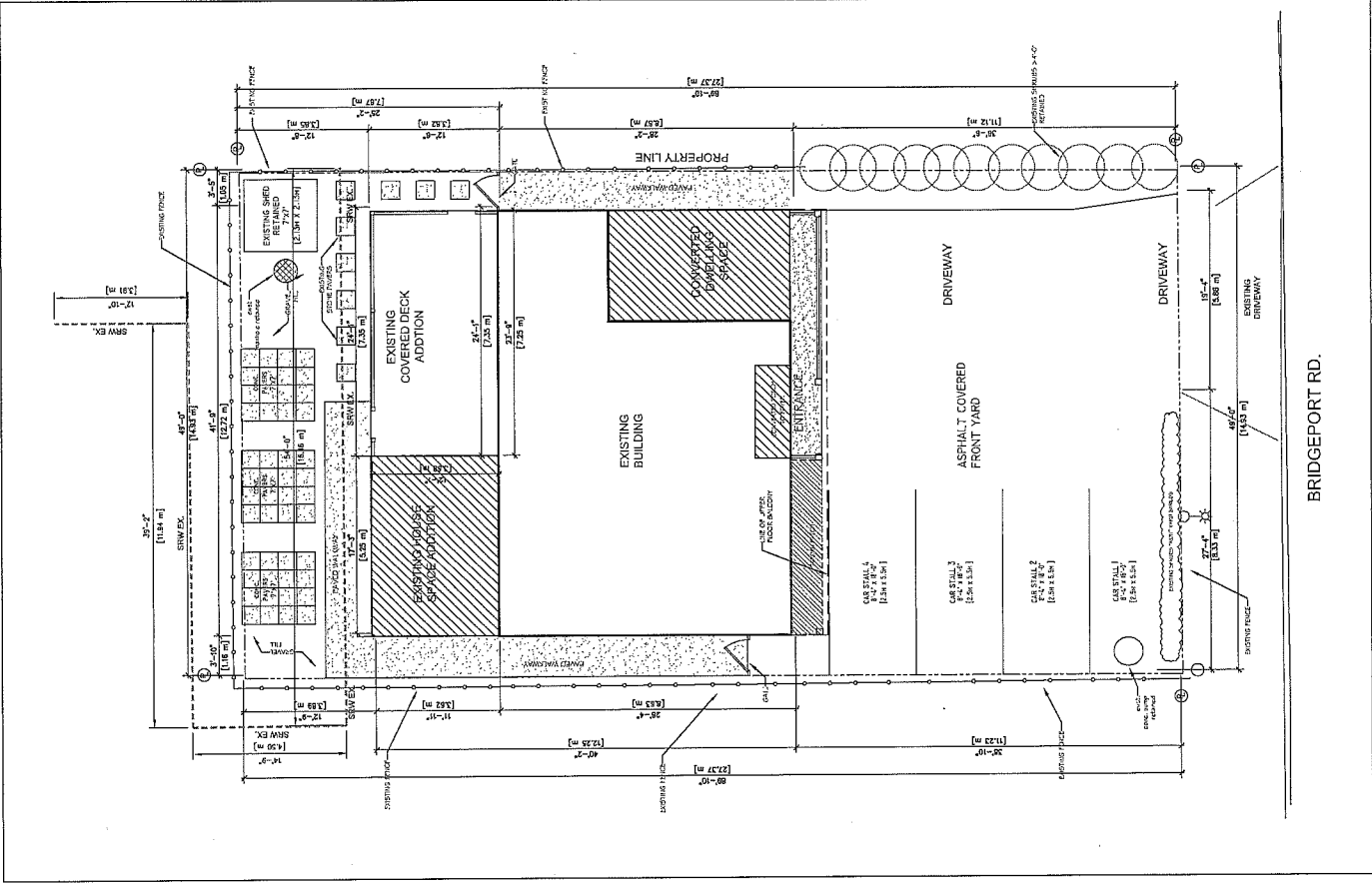
CLIENT:  
M. ABELLA

PROJECT NAME:  
DEVELOPMENT  
VARIANCE PERMIT

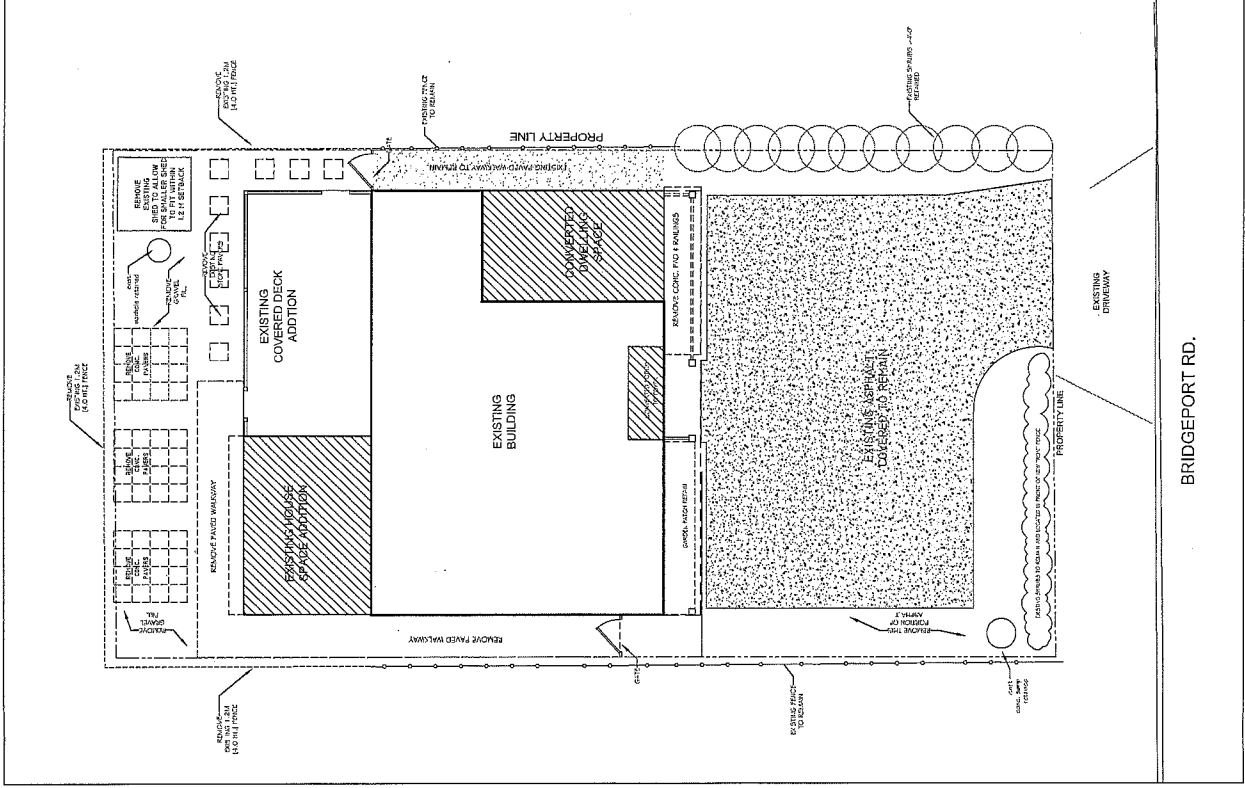
DRAWING DESCRIPTION:  
LANDSCAPE &  
PLANTING PLAN

DESIGNED BY: AZ	SHEET: L1
DRAFTED BY: AZ	

SCALE:  
1/8"-1'-0"  
ISSUE DATE:  
25/06/2017



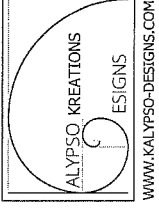
1 EXISTING SITE PLAN  
SCALE: 1/8"= 1'-0"



2 DEMOLITION SITE PLAN  
SCALE: 1/8"= 1'-0"

DIMENSION NOTE: .:

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



REVISION	23022015	BUILDING PERMIT FEE & LEEA SITE
	23040216	VARIANCE AFTER APPLICATION
	23050217	RESUBMISSION DEVELOPMENT VARIANCE PERMIT
	23050217	REVISED APPLICATION FOR VARIANCE
	23050217	REVISED PERMITTING
	23100217	DEVELOPMENT PERMIT FOR CIVIL WORK
OWNER	MATILDE ABELLA	
PROJECT ADDRESS / NAME	10455 BRIDGEPORT RD. RICHMOND, BC	
DEVELOPMENT NAME:	DEVELOPMENT VARIANCE PERMIT	
DEVELOPMENT DESCRIPTION:	EXISTING & DEMOLITION SITE PLANS	
DESIGNED BY:	AZ	
DRAWN BY:	AZ	
CHECKED BY:	-	
SCALE:	AS NOTED	
DATE DATE:	06/25/2017	
PROJECT NO.:	-	
DWG TITLE:	DVP AI	



REVISION	
2303202015	BUILDING PERMIT (2ND LEGAL SUITE)
2306202016	VARIANCE APPL. APPLICATION
2025202017	RESUBMISSION DEVELOPMENT VARIANCE PERMIT
2309202017	REVISED APPLICATION FOR VARIANCE
2309202017	REVISED C'D PERMITS

CUSTOMER: MATILDE ABELLA  
PROJECT ADDRESS / NAME: 10455 BRIDGEPORT RD.  
RICHMOND, BC

DRAWING NAME:  
DEVELOPMENT VARIANCE  
PERMIT

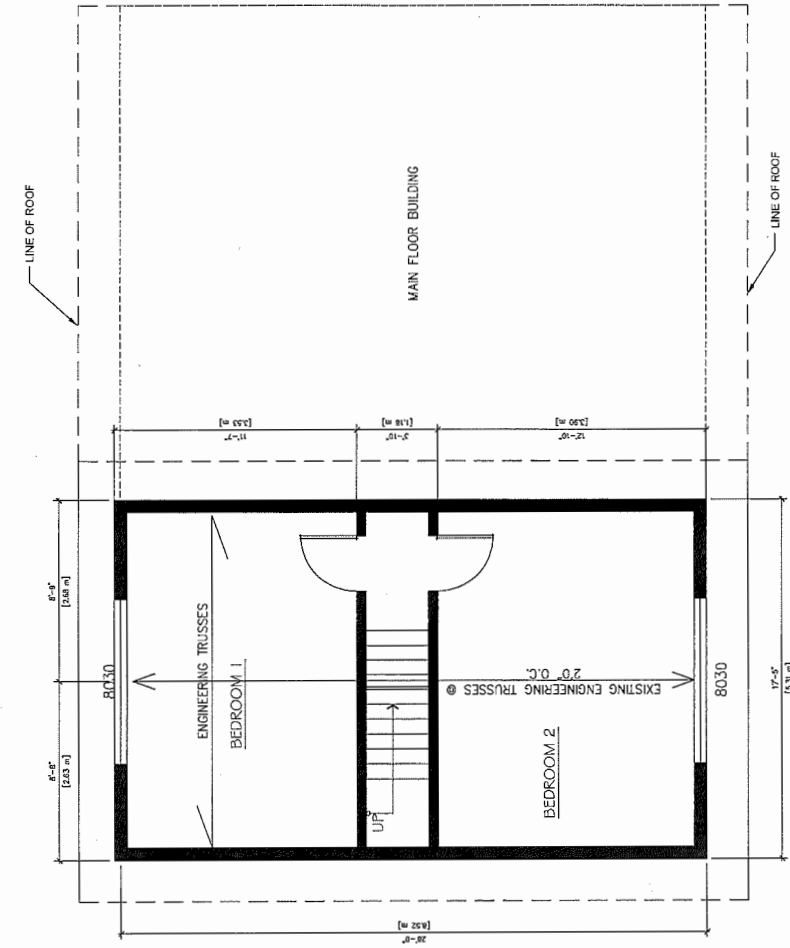
FORMER  
ORIGINAL  
FLOOR PLANS

DESIGNED BY:	AZ
DRAWN BY:	AZ
CHECKED BY:	

SCALE:	A5 NOTED
ISSUE DATE:	06/25/2017

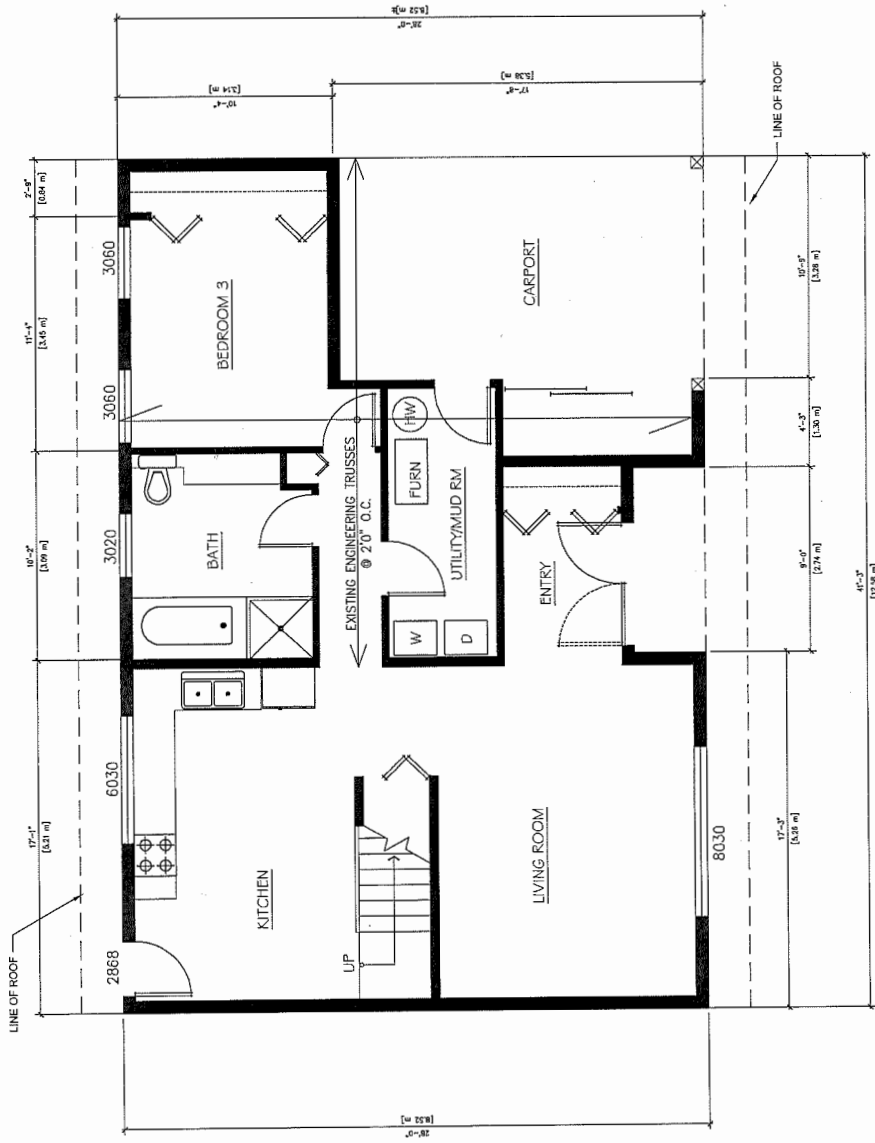
PROJ. NO. 1	6-10-8
DATE TIME	

DVP A3



2 ORIGINAL FORMER UPPER FLOOR PLAN  
SCALE: 1/4"= 1'-0"

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



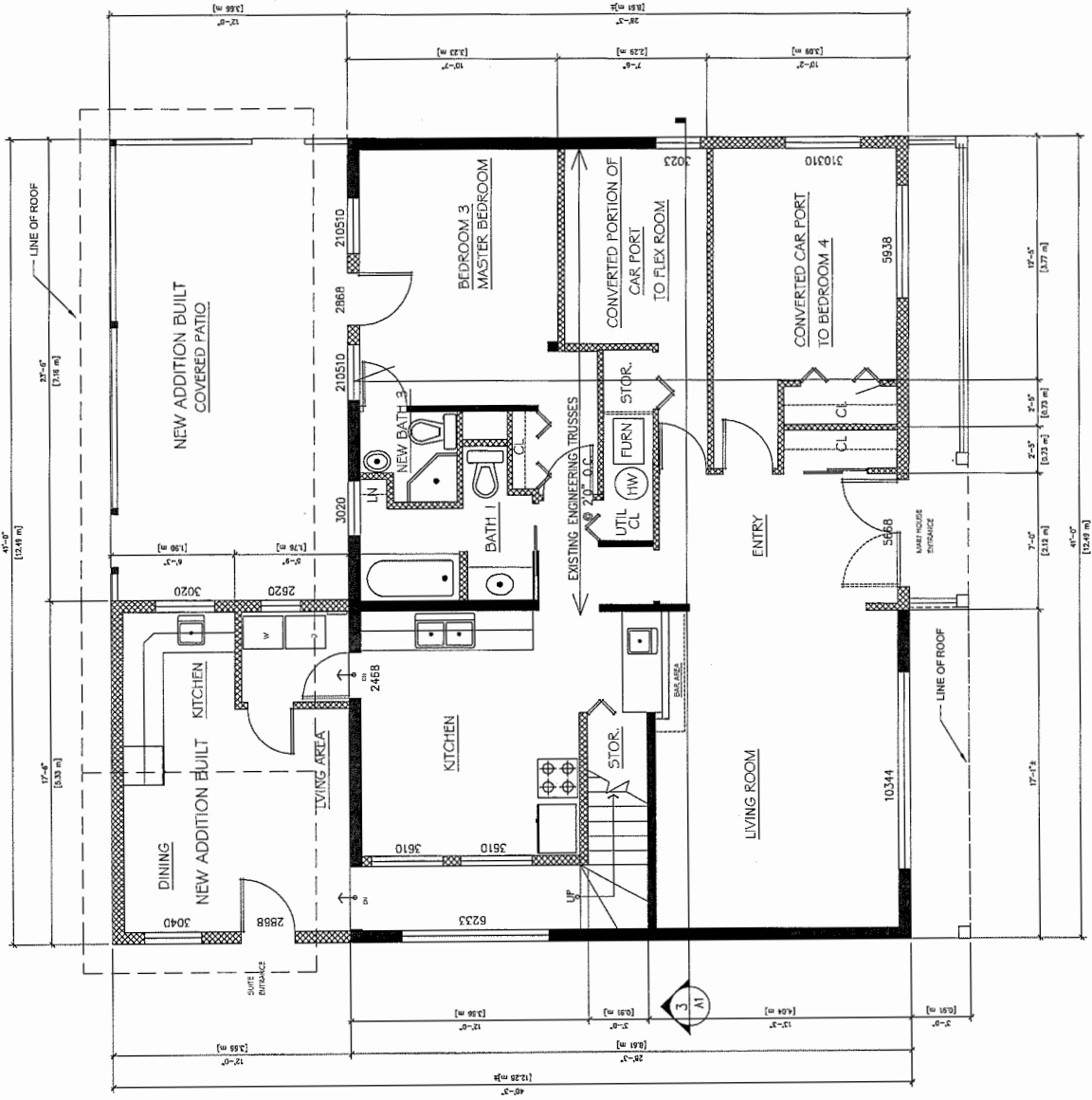
ORIGINAL FORMER MAIN FLOOR PLAN

REVISION	
03/08/2019 15	PENDING FROM PERMITS DEPT.
03/08/2019 16	VARIANCE APPEAL APPLICATION
03/08/2019 17	REGISTRATION DEVELOPMENT VARIANCE PERMIT
03/08/2019 17	READY FOR APPLICATION FOR VARIANCE
03/08/2019 17	REVISED BY DRAWINGS
CLIENT:	MATILDE ABELLA
PROJECT ADDRESS / NAME:	10455 BRIDGEPORT RD. RICHMOND, BC
DRAWING NAME:	DEVELOPMENT VARIANCE PERMIT
DRAWING DESCRIPTION:	CURRENT UPDATED FLOOR PLANS
DESIGNED BY: AZ	
DRAWN BY: AZ	
CHECKED BY: -	
SCALE:	A5 NOTED
ISSUE DATE:	06/25/2017
PHOTO NO. 1 -	
DWG TITLE:	DVP A4
SHEET:	A4

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

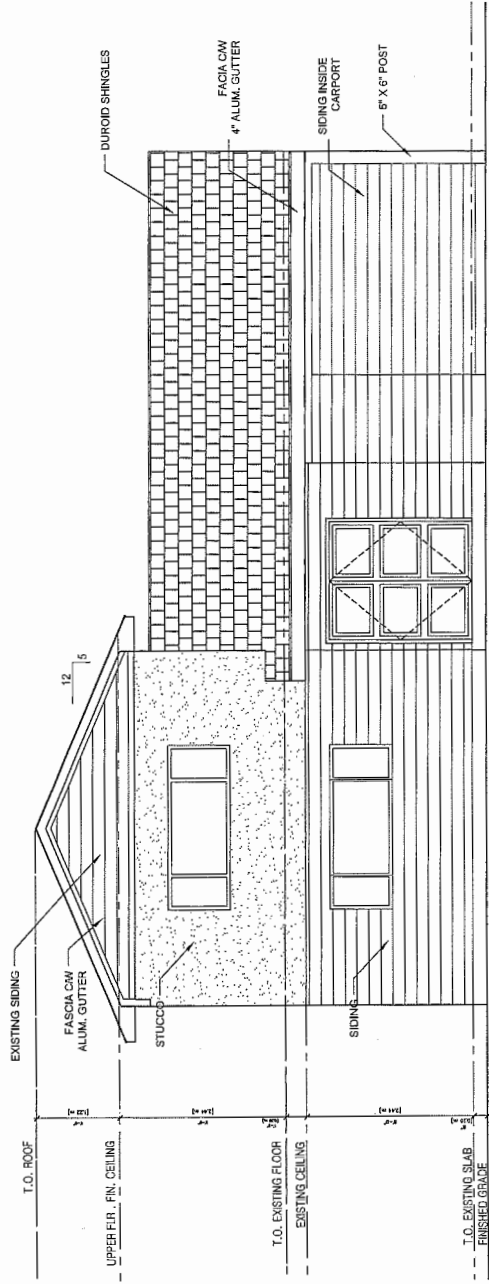
SCALE: 1/4" = 1'-0"

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

[illegible]

MAIN FLOOR BUILDING  
(EXISTING)

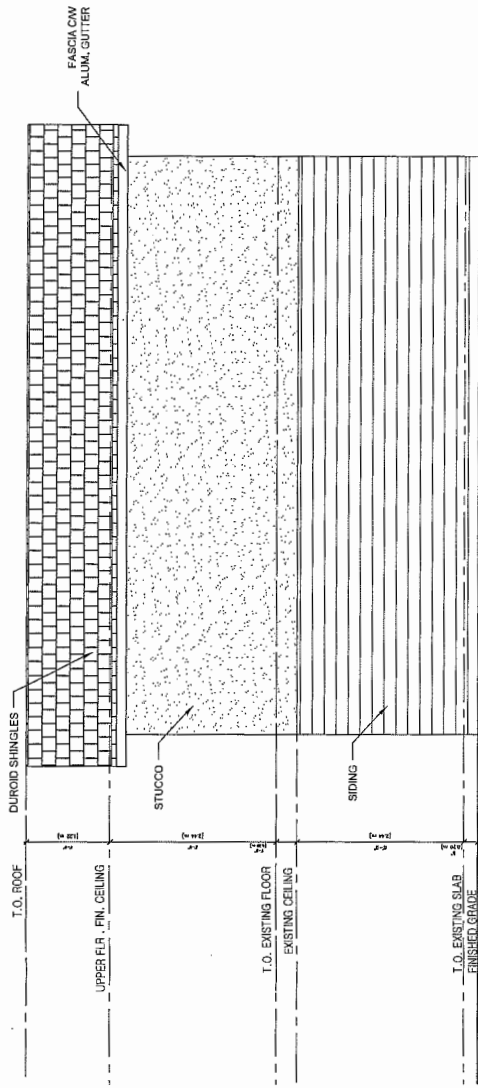
— LINE OF ROOF



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

SOUTH WALL AREA CALC

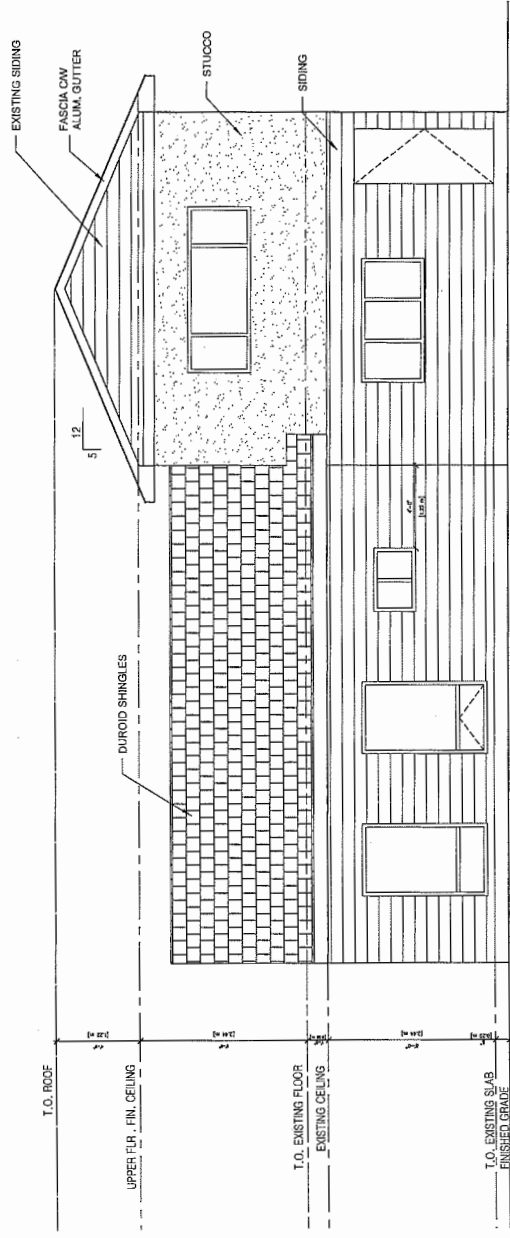
WALL AREA: 49.70 m<sup>2</sup> 535.0 SQ.FT.  
WINDOWS & DOORS OPENING AREA: 8.36 m<sup>2</sup> 90.0 SQ.FT.  
TRUE WALL AREA: 41.34 m<sup>2</sup> 445.0 SQ.FT.



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

WEST WALL AREA CALC

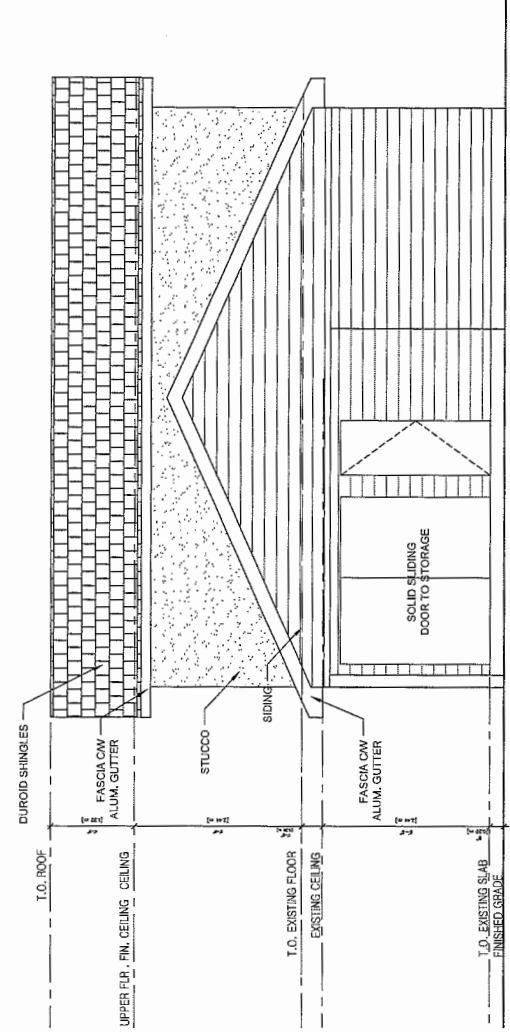
WALL AREA: 43.90 m<sup>2</sup> 472.5 SQ.FT.  
WINDOWS & DOORS OPENING AREA: 0.0 m<sup>2</sup> 0.0 SQ.FT.  
TRUE WALL AREA: 43.90 m<sup>2</sup> 472.5 SQ.FT.



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

NORTH WALL AREA CALC

WALL AREA: 49.95 m<sup>2</sup> 537.7 SQ.FT.  
WINDOWS & DOORS OPENING AREA: 10.03 m<sup>2</sup> 108.0 SQ.FT.  
TRUE WALL AREA: 39.92 m<sup>2</sup> 429.7 SQ.FT.



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

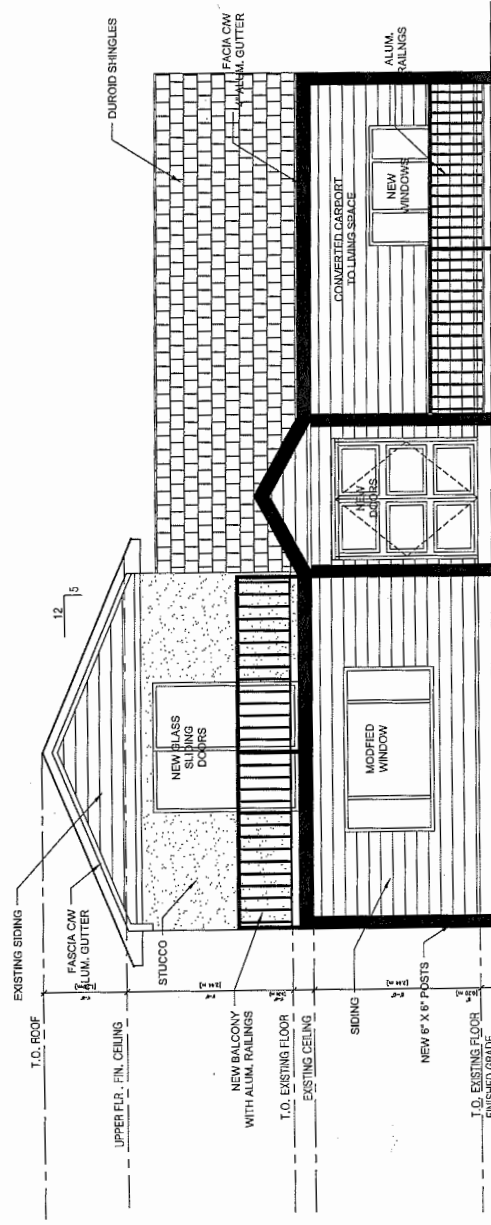
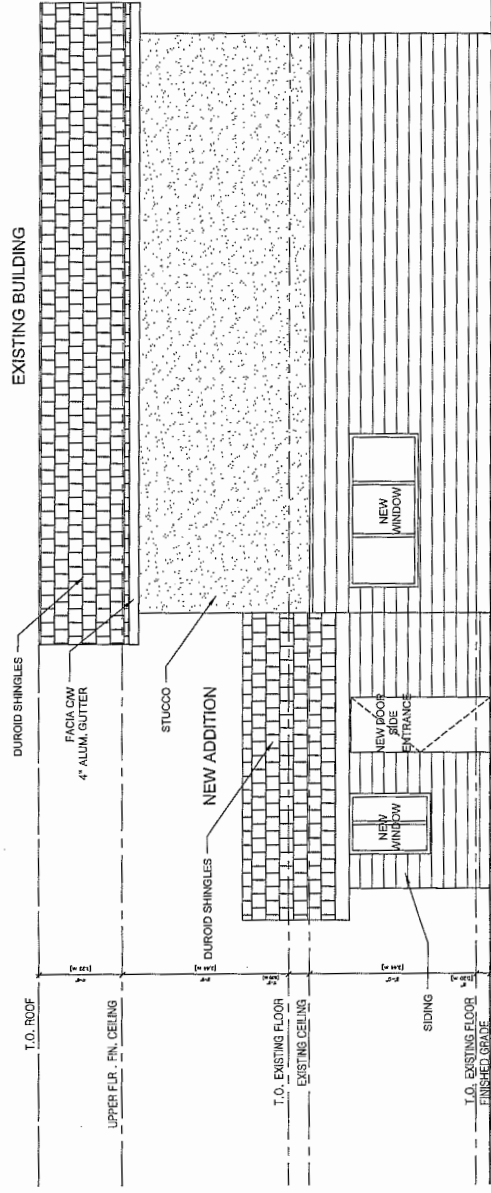
EAST WALL AREA CALC

WALL AREA: 43.90 m<sup>2</sup> 472.5 SQ.FT.  
WINDOWS & DOORS OPENING AREA: 1.77 m<sup>2</sup> 19.1 SQ.FT.  
TRUE WALL AREA: 42.13 m<sup>2</sup> 453.4 SQ.FT.

DIMENSION NOTE: -

DIMENSIONS SHOWN IN  
SQUARE BRACKETS "[]" ON  
THE ELEVATIONS DENOTES  
METRIC MEASUREMENTS IN  
METERS.

REVISION	DESCRIPTION
20200105	BUILDING FRONT AND 1 LEVEL SHED
20200106	VARIANCE APPLICATION
20200107	RECONSTRUCTION DEVELOPMENT VARIANCE FROM
20200107	REVISED BY PROTECTION FOR VARIANCE
20200107	REVISED BY EXISTING
CLIENT:	MATILDE ABELLA
PROJECT ADDRESS / NAME:	10455 BRIDGEPORT RD. RICHMOND, BC
PERMIT NAME:	DEVELOPMENT VARIANCE PERMIT
FORMER ORIGINAL ELEVATIONS	
DESIGNED BY:	AZ
DRAWN BY:	AZ
CHECKED BY:	
SCALE:	AS NOTED
DATE:	06/25/2017
PROJ. NO.:	
SHEET NO.:	
DVP	A5



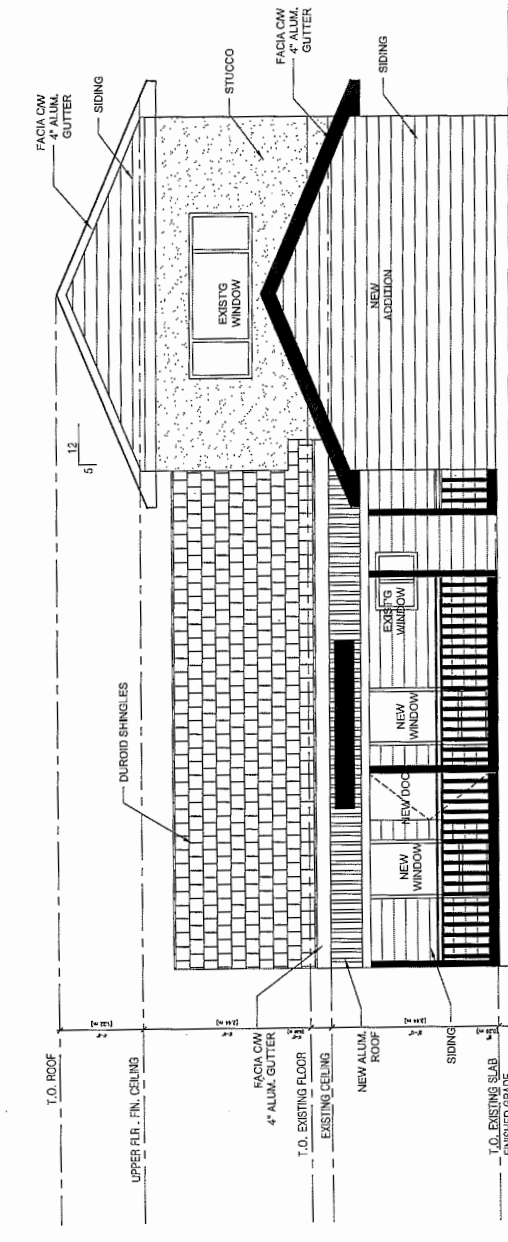
SCALE: 1/4" = 1'-0"

WALL AREA:  
WINDOWS & DOORS OPENING AREA:  
TRUE WALL AREA:

$$\begin{array}{r} 50.67 \text{ m}^2 \\ 12.70 \text{ m}^2 \\ \hline 37.97 \text{ m}^2 \end{array} \quad \begin{array}{r} 545.4 \text{ SQ.FT.} \\ 136.7 \text{ SQ.FT.} \\ \hline 408.7 \text{ SQ.FT.} \end{array}$$

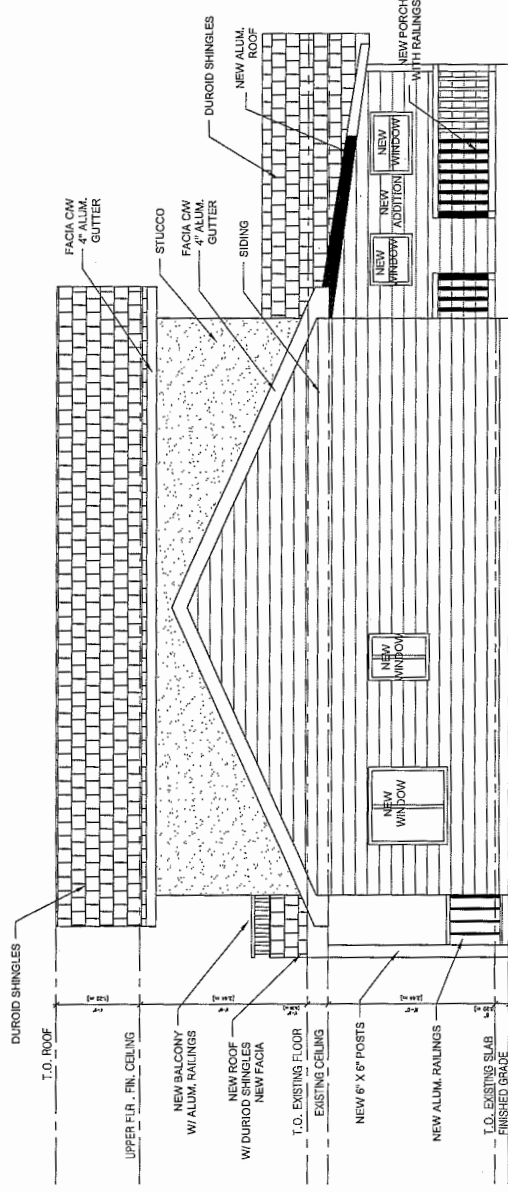
SCALE: 1/4" = 1'-0"

WALL AREA:  
WINDOWS & DOORS OPENING AREA:  
TRUE WALL AREA:

$$\begin{array}{r} 52.28 \text{ m}^2 \\ 4.99 \text{ m}^2 \\ \hline 47.29 \text{ m}^2 \end{array} \quad \begin{array}{r} 562.7 \text{ SQ.FT.} \\ 53.7 \text{ SQ.FT.} \\ \hline 509.0 \text{ SQ.FT.} \end{array}$$


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

WALL AREA:  
WINDOWS & DOORS OPENING AREA:  
TRUE WALL AREA:

$$\begin{array}{r} 48.72 \text{ m}^2 \\ 7.45 \text{ m}^2 \\ \hline 41.27 \text{ m}^2 \end{array} \qquad \begin{array}{r} 524.4 \text{ SQ.FT.} \\ 80.2 \text{ SQ.FT.} \\ \hline 444.2 \text{ SQ.FT.} \end{array}$$


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

WALL AREA:  
WINDOWS & DOORS OPENING AREA:  
TRUE WALL AREA:

$$\begin{array}{r} 51.92 \text{ m}^2 \\ 2.96 \text{ m}^2 \\ \hline 48.96 \text{ m}^2 \end{array} \quad \begin{array}{r} 558.9 \text{ SQ. FT.} \\ 31.9 \text{ SQ. FT.} \\ \hline 527.0 \text{ SQ. FT.} \end{array}$$

DIMENSIONS SHOWN IN SQUARE BRACKETS "[ ]" ON THE ELEVATIONS DENOTES METRIC MEASUREMENTS IN METERS.

APPLICANT:	
PROJECT NO.	BUILDING PERMIT FERRY & LEGAL ESTATE
DATE OF ISSUE	VARIANCE APPEAL APPLICATION
REASON FOR VARIANCE	REGULATIONS DEVELOPED IN VIOLATION OF THE ZONING BY-LAW
REASON FOR VARIANCE	RECEIVED BY DRAWINGS
CITY:	MATILDE ABELLA
PROJECT ADDRESS NAME:	104555 BRIDGEPORT RD. RICHMOND, BC
TAXPAYER NAME:	DEVELOPMENT VARIANCE PERMIT
PLANNING DEPARTMENT:	CURRENT UPDATED ELEVATIONS
DRAWN BY:	AZ
CHECKED BY:	AZ
DATE:	-
SIGNATURE:	AS NOTED
ISSUE DATE:	06/25/2017
FILED IN:	-
PAGE TOTAL:	DVP A6