



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

---

**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** January 2, 2003  
**File:** DV 02-221296  
**Re:** **Application by Brian Kramer, Architect on behalf of  
Progressive Construction Ltd. and 361612 BC Ltd.  
for a Development Variance Permit at 3000 River Road**

---

**Manager's Recommendation**

That a Development Variance Permit be issued that would vary the maximum building height in the Single-Family Housing District (R1) zone by approximately 0.8 m (2.625 ft.) above the permitted residential vertical envelope and to permit portions of dormer roofs and overhangs to extend beyond the front and sideyard vertical envelopes, for a proposed new single-family dwelling at 3000 River Road.

for  
Joe Erceg  
Manager, Development Applications

JDK:blg

## **Staff Report**

### **Origin**

The subject site is located on the south side of River Road west of Barnard Drive in Terra Nova and is zoned Single-Family Housing District, Subdivision Area B (R1/B).

The applicant is requesting permission to vary the maximum building height in the Single-Family Housing District (R1) zone by 0.8 m (2.625 ft.) above the permitted residential vertical envelope and permit portions of dormer roofs and overhangs to extend beyond the front and sideyard vertical envelopes, in order to construct a new single-family dwelling.

A copy of the development application filed with the Urban Development Division is appended to this report.

### **Findings of Fact**

The subject site is one of two lots created via Subdivision SD 96-000031. The property is located on the most westerly lot on River Road in the developed portion of Terra Nova. The lot occupies a unique location at the mouth of the middle arm of the Fraser River with panoramic views of the North Shore mountains, Georgia Straight, and the Gulf Islands in the distance. To the west, the lot is adjacent to and overlooks the Terra Nova nature reserve.

### **Staff Comments**

No adverse comments were received.

### **Analysis**

The owner of the property wishes to take advantage of this unique location and maximize views from the main floor and third floor of the house. To achieve this, the architect has provided 2.74 m (9.0 ft.) ceilings which would offer better views from the two upper floors. The architect has also created a dormer effect for the accommodations on the third floor, which would have the appearance of rooms built into the roof, which is the intent of the zoning bylaw.

The architect believes that, with the third floor "built into the roof" design, the visual impact from the street and the neighbours for the extra height of 0.8 m (2.625 ft.), would be minimal and hardly noticeable, relative to the 9.0 m (29.53 ft.) height that is currently allowed. The third floor is only a one-half storey (half of the area of the floor below) as per the Single-Family Housing District (R1) zone.

With the three-floor configuration, the coverage of the lot is reduced to just less than 30% of the lot area. In addition, the house is located 6 m (19.685 ft.) from the front property line which maximizes the rear yard open space, with a setback of about 12.19 m (40.0 ft.). This increased open space will benefit the neighbours and, with the configuration of the rear of the house (open deck at the south-west corner), the rear neighbour's view to the north-west would be mostly retained.

The applicant also seeks permission to allow portions of dormer roofs and overhangs to extend beyond the front and sideyard vertical envelopes. The purpose of the top floor roof design is to create a "room in the roof" appearance rather than a "full height third floor" appearance. The second floor sloping roof blends into the top floor roof and flattens out over a portion of the top floor. This design will soften the appearance of the increased height.

Staff accept that the increased height of the proposed house will hardly be noticeable. The architect has created a design which minimizes the impact of the additional height and maximizes the spectacular water and mountain views. In addition, the proposed house will compliment the existing exclusive homes in the area.

### **Conclusions**

Staff support the variance as requested.

A handwritten signature in black ink, appearing to read "J. DeKleer", with a large, stylized initial "J" and a long, sweeping underline.

Jim DeKleer  
Engineering Assistant - Development & Processing

JDK:blg



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
(604) 276-4000

## Development Application Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: DEVELOPMENT VARIANCE PERMIT

Property Address(es): 3000 RIVER ROAD, RICHMOND.

Legal Description(s): LOT 1 SECTION 3 B 4 N R 7 W  
LMP 46952

Applicant: BRIAN KRAMER • ARCHITECT

Correspondence/Calls to be directed to:

Name: BRIAN KRAMER • ARCHITECT

Address: 9060 DOLPHIN AVENUE  
RICHMOND B.C.

V6Y 1C5  
Postal Code

Tel. No.: 604-275-7753  
Business

604-275-8628  
Residence

E-mail

604-275-7777  
Fax

Property Owner(s) Signature(s): \_\_\_\_\_

or

Please print name

Authorized Agent's Signature:  
Attach Letter of Authorization

Brian Kramer B.K.  
BRIAN KRAMER

Please print name

### For Office Use

Date Received: Nov 28 / 02

Application Fee: \$1500.00

File No.: DV 02-221296  
Only assign if application is complete

Receipt No.: 17-0002699



**City of Richmond**  
Urban Development Division

## **Development Variance Permit**

**No. DV 02-221296**

To the Holder:                      PROGRESSIVE CONSTRUCTION LTD. & 361612 BC LTD.  
Property Address:                  3000 RIVER ROAD  
Address:                              C/O MR. BRIAN KRAMER, ARCHITECT  
   9060 DOLPHIN AVENUE  
   RICHMOND, BC V6Y 1C5

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied by increasing the maximum height permitted in the Single-Family Housing District (R1) from 9 m (29.527 ft) to 9.8 m (32.152 ft.), and to permit portions of dormer roofs and overhangs to extend beyond the front and sideyard vertical envelopes, as shown on Plans #1 - #6 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. 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.

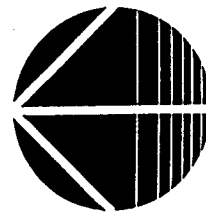
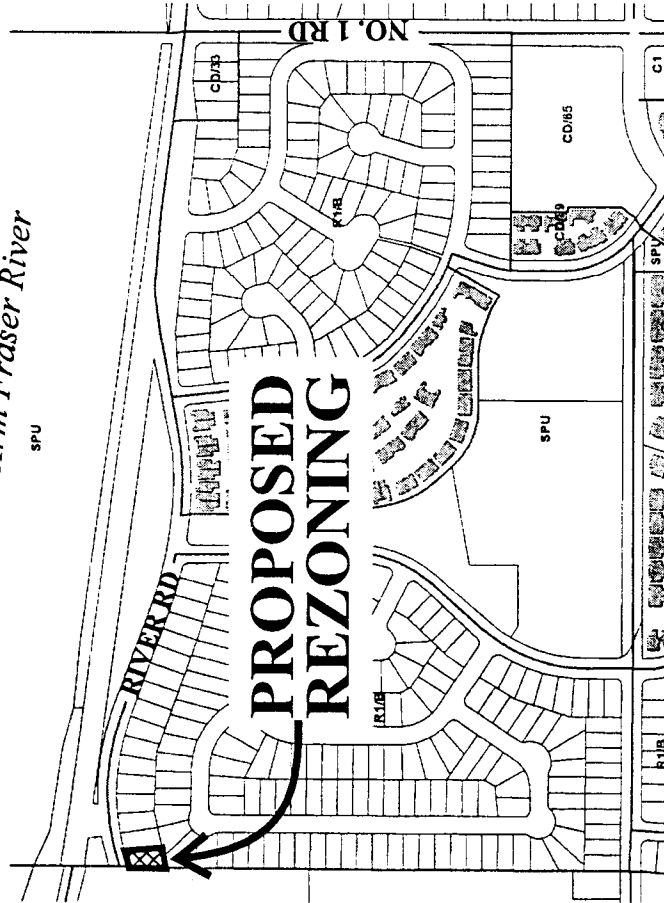
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. \_\_\_\_\_  
DAY OF \_\_\_\_\_, \_\_\_\_\_

ISSUED BY THE COUNCIL THE

DELIVERED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
MAYOR



Original Date: 12/17/02

Revision Date:

**Note: Dimensions are in METRES**

## NEW HOUSE

3000 River Road, Terra Nova,  
Richmond.

Lot 1, Section 3, B 4 N, R 7 W, LMP 4 6 9 5 2

### ZONE R1

LOT SIZE	616.7	sq.m	6638.3	sq.ft
F.A.R	0.55 X 5000		2750.0	
	0.30 X 1638.3		491.4	
	<b>Total FAR</b>		<b>3241.4</b>	<b>sq.ft</b>
Covered Areas	10.0% x 3241.4		324.1	sq.ft
Coverage	45.0% x 6638.3		2987.2	sq.ft

### HOUSE AREAS

Basement	Excluding garage(537 sq.ft.)	1079.0	sq.ft
Main Floor	Excludes stair & DV 87.5 sq.ft.	1543.0	sq.ft
3rd Floor	Excludes DV bonus 19 sq.ft.	618.0	sq.ft
<b>TOTAL FAR</b>		<b>3240.0</b>	<b>sq.ft</b>

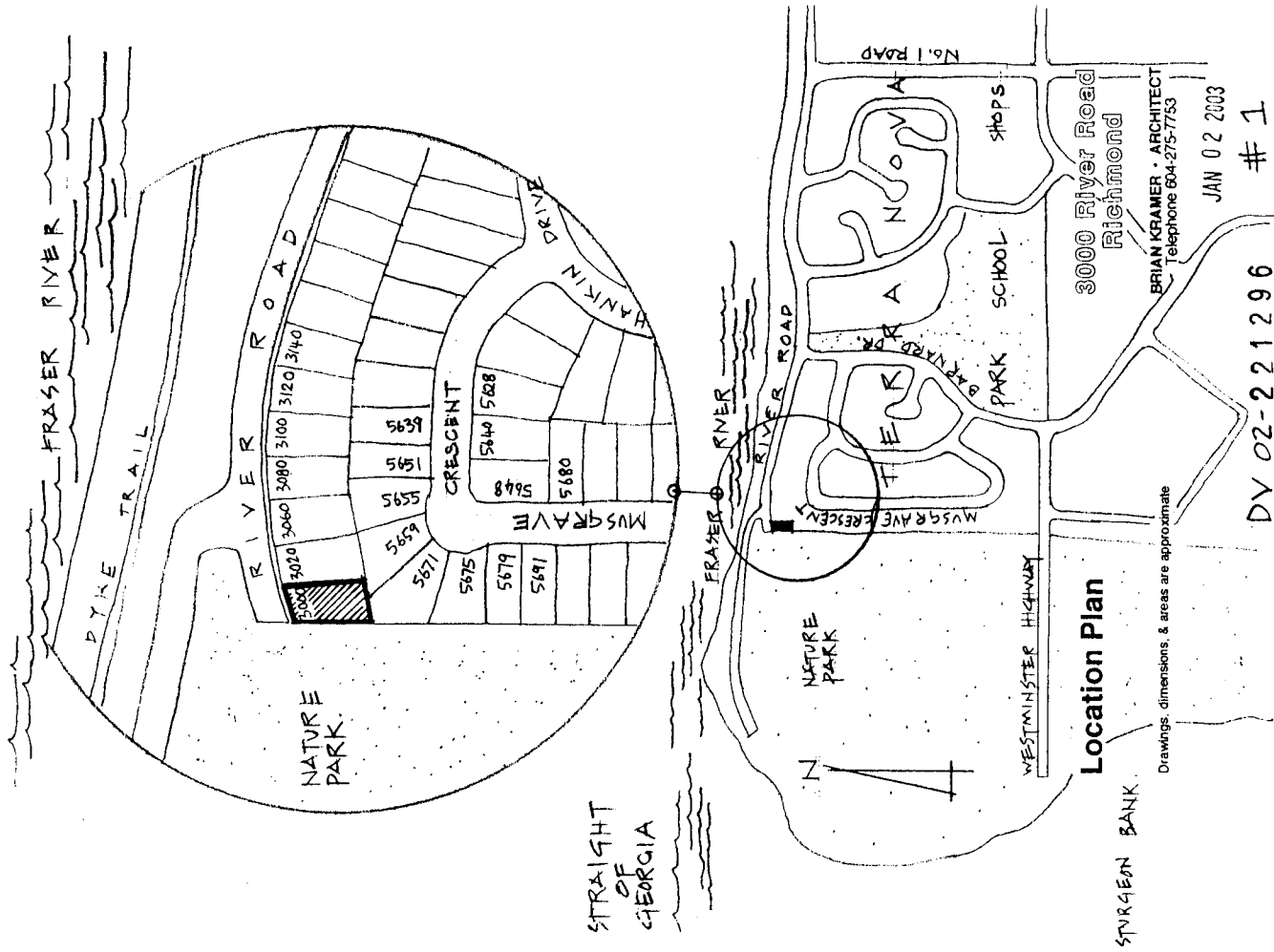
### COVERED AREAS

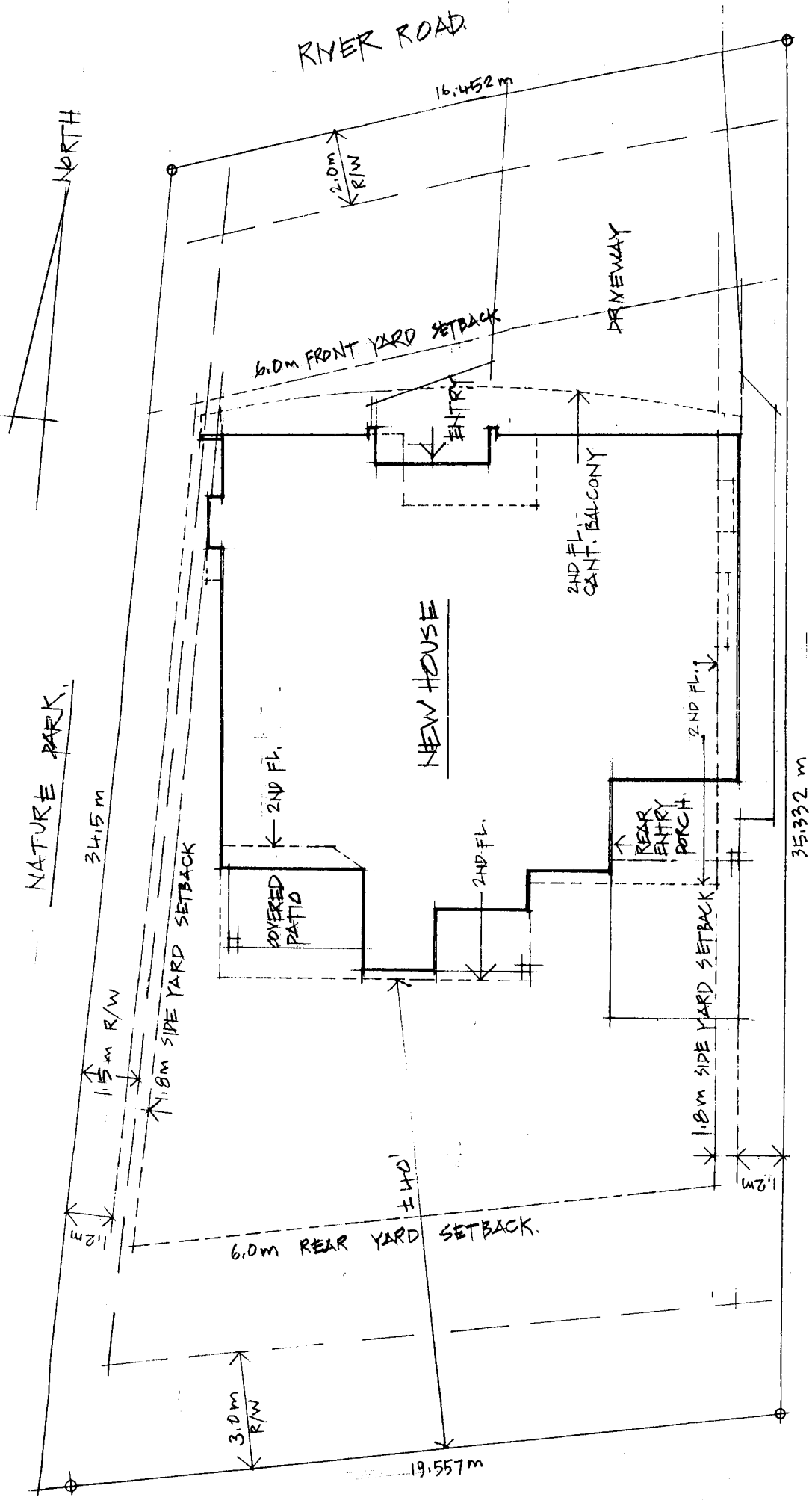
	321.0	sq.ft (9.9%)
<b>COVERAGE</b>	1879.0	sq.ft (28.3%)

**BRIAN KRAMER - ARCHITECT**  
9060 Dolphin Avenue  
Richmond, B.C. V6Y 1C5

Tel. 604-275-7753

Drawings, dimensions & areas are approximate



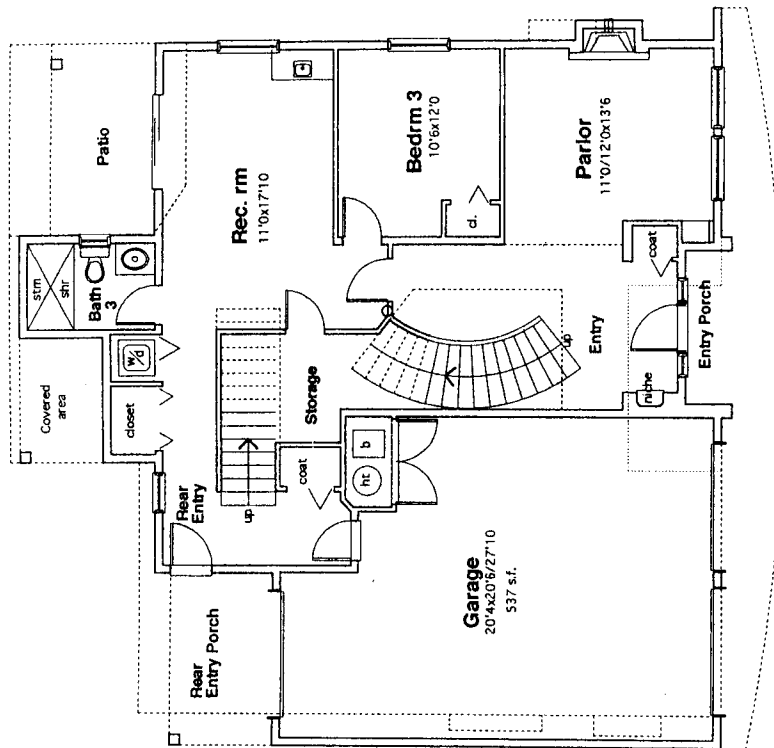


3000 RIVER RD.  
 RICHMOND.  
 BRIAN KRAMER, ARCHITECT  
 TEL 604-275-7753

**SITE PLAN** 1/8" = 1'-0"  
 JAN 02 2003  
 DV 02-221296 #2

DRAWINGS, DIMENSIONS & AREAS ARE APPROXIMATE.





3000 River Road  
Richmond

1079 sq. ft. (Excludes garage 537sq.ft.)

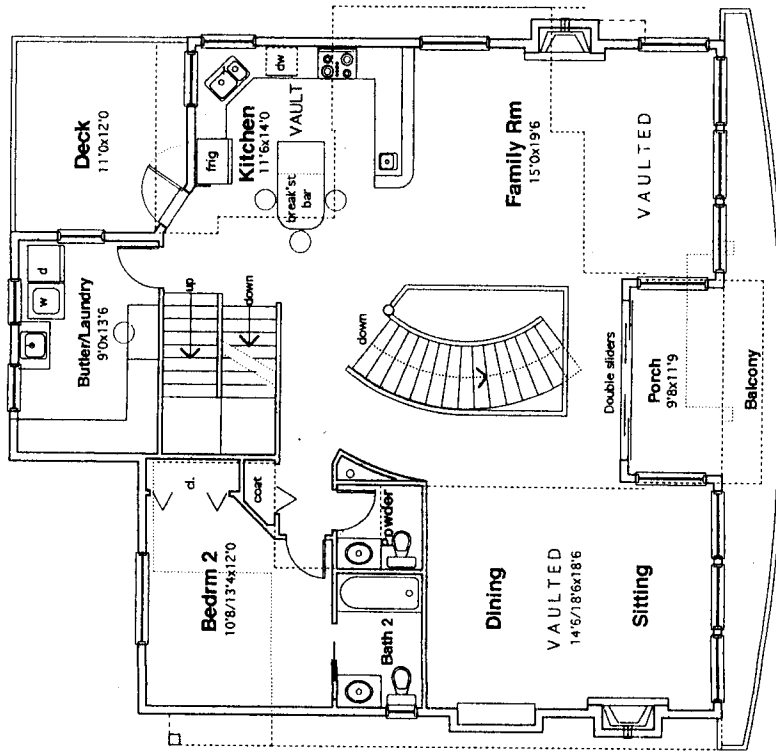
**Drawings, dimensions, & areas are approximate**

**BRIAN KRAMER • ARCHITECT**  
Telephone 604-275-7753

JAN 02 2003

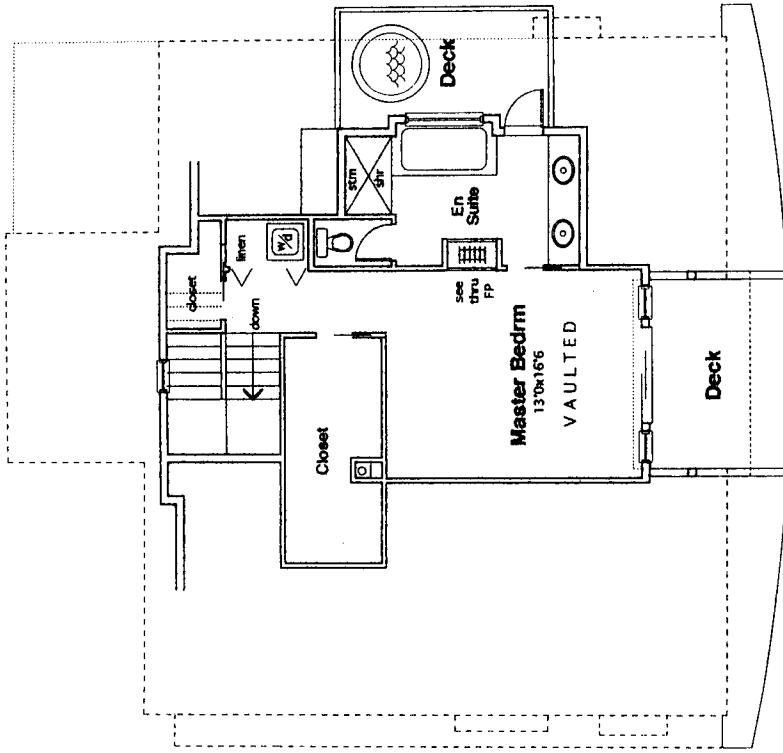
DV 02-221296 #3

#3



### Main Floor Plan

1630.2 - 87.5 = 1543 sq. ft.  
excludes stair & DV 87.5 sq. ft.



### 3rd Floor Plan

637-19 (DV bonus)=618 sq. ft.

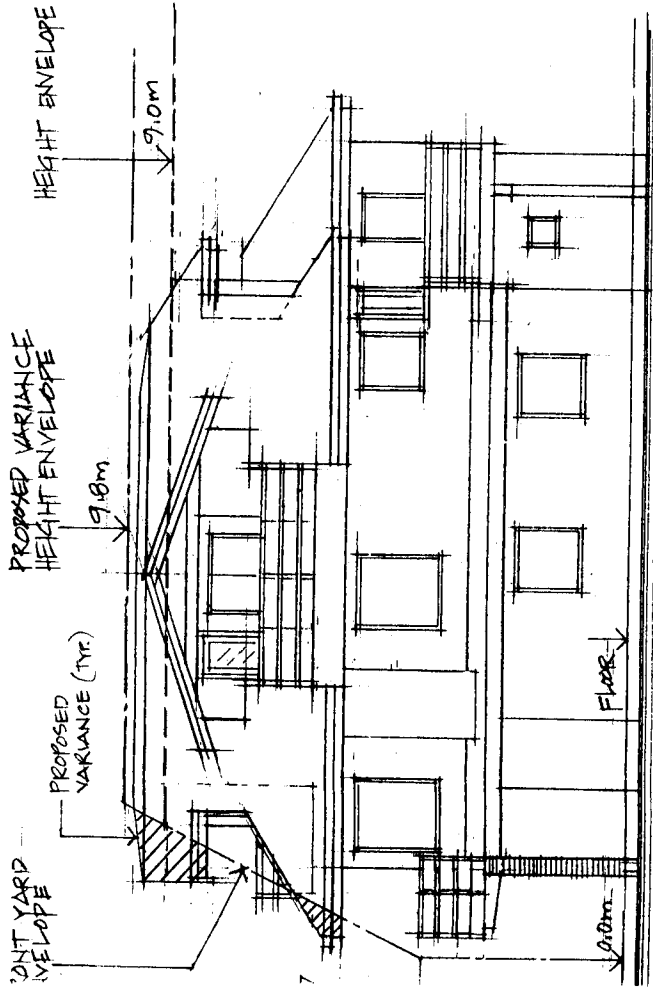
Drawings, dimensions, & areas are approximate

3000 River Road  
Richmond

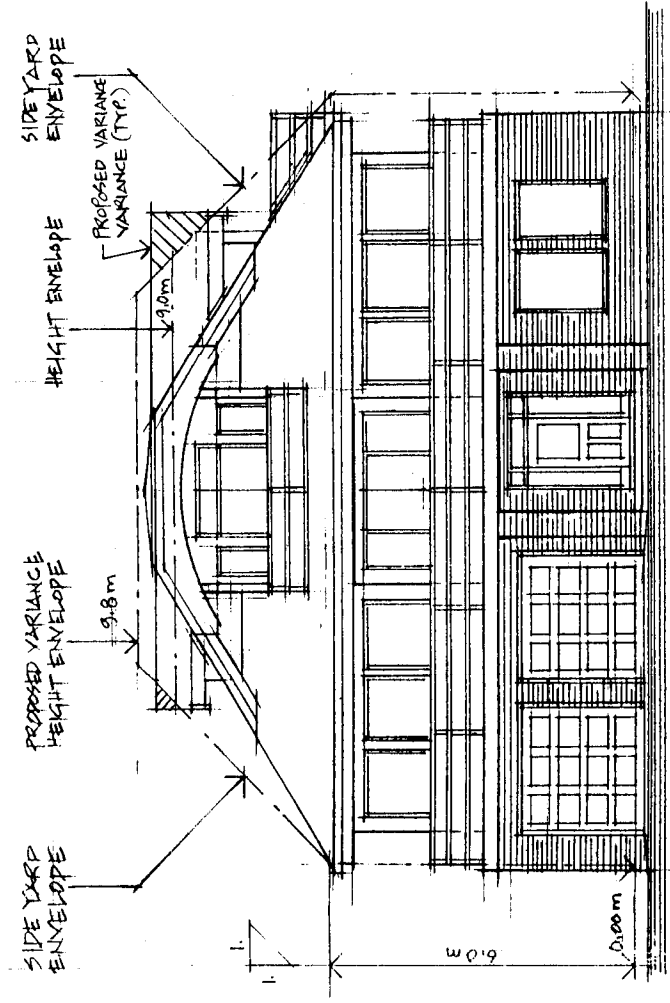
BRIAN KRAMER - ARCHITECT  
Telephone 604-275-7753

JAN 02 2003

DV 02-221296 # 4



WEST ELEVATION



FRONT ELEVATION - RIVER RD.

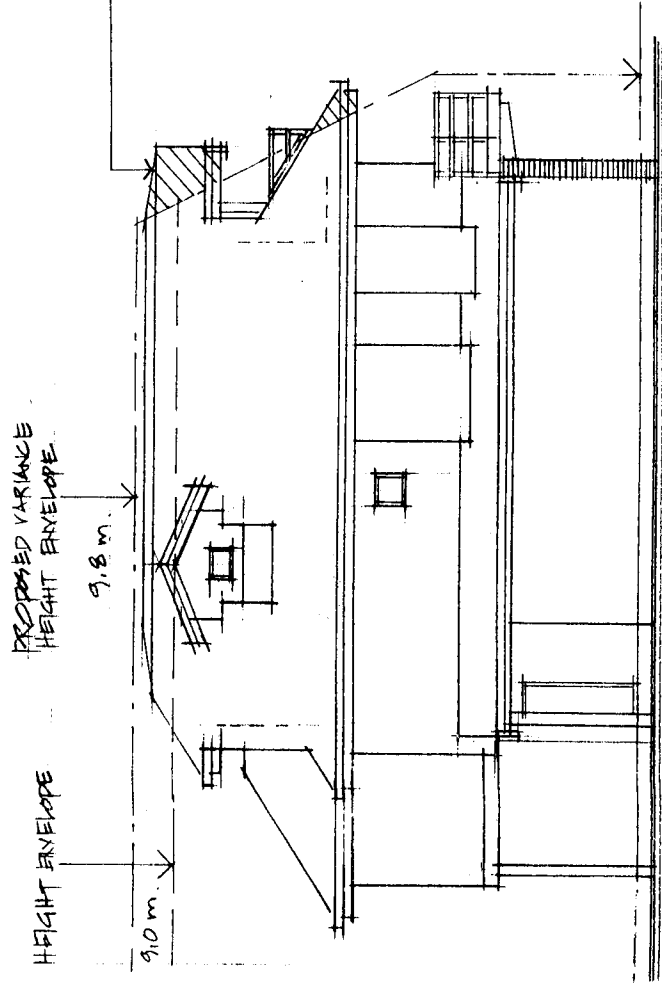
3000 River Road  
Richmond

BRIAN KRAMER - ARCHITECT  
Telephone 604-275-7753

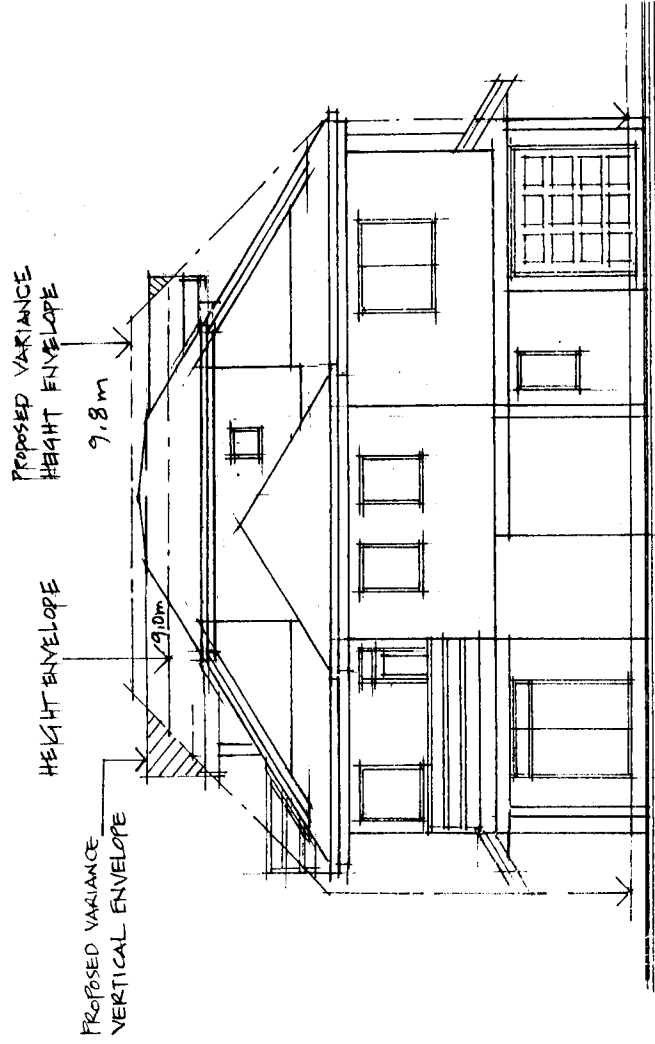
JAN 02 2003

Drawings, dimensions, & areas are approximate

DV.02 - 221296 # 5



EAST ELEVATION



REAR ELEVATION

3000 River Road  
Richmond

BRIAN KRAMER • ARCHITECT  
Telephone 604-275-7753

Drawings, dimensions, & areas are approximate

JAN 02 2003

DV 02-221296 #6