



City of Richmond

Report to Council

To: Richmond City Council
From: Jeff Day, P. Eng.,
Development Permit Panel

Date: March 2, 2004
File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on February 25, 2004

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 03-239178) for the property at 12060, 12080, 12086 and 12100 7th Avenue;
- ii) a Development Variance Permit (DV 03-250604) for the property at 22888 Sharpe Avenue;
- iii) a Development Variance Permit (DV 03-254376) for the property at 10120 Williams Road:

be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read 'Jeff Day', with a large, stylized flourish at the end.

Jeff Day, P. Eng.
Chair, Development Permit Panel

Panel Report

On February 25, 2004, the Development Permit Panel considered three items which are ready for Council consideration.

DP 03-239178 – BOB SNOWBALL – 12060, 12080, 12086 AND 12100 7TH AVENUE

This is an application to construct 10 detached heritage style, three-storey townhouses at the foot of 7th Avenue across from Garry Point Park. There were no public comments on this proposal and the Panel agreed that it was a very attractive project.

The Panel recommends that the permit be issued.

DV 03-250604 – PATRICK COTTER ARCHITECT INC. – 22888 SHARPE AVENUE

This application proposes a number of variances to the recently adopted rezoning of a 54 lot single-family residential subdivision in the Hamilton area. The intent of the variances is to provide consistent setbacks and similar design features for the entire development. There were no public comments on the application.

The Panel recommends that the permit be issued.

DV 03-254376 – ROCKY SETHI – 10120 WILLIAMS ROAD

This application proposes two variances to permit the construction of a new single-family residence as if the property was rezoned and subdivided (which will occur in the near future when the moratorium on development is lifted in the area once the storm drainage and sanitary sewer issues are resolved). One of the owners of the adjacent property affected by the proposed variances attended the Panel meeting for information purposes and had her questions adequately answered. The applicant agreed to tell the developer to properly maintain the residual area until such time as it is developed.

The Panel recommends that the permit be issued.

JD:dt



Development Permit Panel

Wednesday, February 25th, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, General Manager, Engineering and Public Works, Chair
Cathy Carlile, General Manager, Parks, Recreation & Cultural Services
Division
Gordon Chan, Acting General Manager, Urban Development Division

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

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, February 11th, be adopted.

CARRIED

2. Development Permit DP 03-239178

(Report: February 3/04 File No.: DP 03-239178) (REDMS No. 1118803)

APPLICANT: Bob Snowball
PROPERTY LOCATION: 12060, 12080, 12086 and 12100 7th Avenue
INTENT OF PERMIT: To permit the construction of ten (10) detached heritage style, three-storey townhouse units on a site zoned Comprehensive Development District (CD/78).

Applicant's Comments

Mr. Wayne Fougere, Architect, representing the applicant advised that this development consisted of 10 detached heritage style three-storey homes. He noted that five of these homes could be converted to universally accessible units.

Staff Comments

Mr. Holger Burke, Acting Manager Development Applications, stated that staff supported this application. He noted that this development permit could not be issued until the bylaw rezoning the site was adopted.

In response to a query from Panel, Mr. Fougere advised that the larger units were 1,750 sq.ft and the smaller units were 1,400 sq.ft in size.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 12060, 12080, 12086 and 12100 7th Avenue that would permit the construction of ten (10) detached heritage style, three-storey townhouse units on a site zoned Comprehensive Development District (CD/78).

CARRIED

3. Development Variance Permit DV 03-250604

(Report: January 20/04 File No.: DV 03-250604) (REDMS No. 1111108)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 22888 Sharpe Avenue

To vary the regulations in the Zoning and Development Bylaw as follows:

INTENT OF PERMIT:

1. To reduce the front yard setback from 6.0 m (19.685 ft.) to 4.3 m (14.107 ft.), permit cantilevered roofs, balconies, bay windows, fireplaces and chimneys forming part of the principal building to project into the side yard for a distance of not more than 0.6 m (2 ft.) and permit an unenclosed, roofed porch to project into the front yard for a distance of not more than 1.82 m (6 ft.) for lots north of Sharpe Avenue.
2. to reduce the front yard setback from 6.0 m (19.685 ft.) to 4.3 m (14.107 ft.), and permit an unenclosed, roofed porch to project into the front yard for a distance of not more than 1.82 m (6ft.) for Coach House District (R9) lots generally along Sharpe Avenue, Muir Drive, Westminster Highway and the site's west property line.
3. to increase the maximum building height from 9 m (29.528 ft.) to 10.4 m (34.125 ft.), and permit projections into the residential vertical envelope (lot depth and width) for a portion of the buildings second storey and roof for all lots on the subject site.

Applicant's Comments

Mr. Patrick Cotter, Architect, advised that this subdivision fronts Westminster Highway and consisted of 3 different zones. He stated that variances were necessary in order to provide consistency in streetscape and similarity in front yard setbacks throughout the site.

He noted that because of required floodplain elevations, crawlspaces had been provided for all houses, this increased the height of the buildings because of their heritage style roof-forms which had a steeper pitch than conventional roofs.

He also advised that every two lots would share a driveway, garages had been set back to give more prominence to entry ways. In response to queries from the Panel, he advised that if crawlspaces had not been provided, there would be no need for height variances and that each shared driveway was 5 metres wide.

Staff Comments

Mr. Holger Burke, Acting Manager, Development Applications, stated that although there were several variances being requested, staff supported this application because the applicant was trying to provide consistent setbacks and similar design features for buildings on this site.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued for the lots on Westminster Highway, Muir Drive, Sharpe Avenue and Lemon Avenue on properties zoned Single-Family Housing District, Subdivision Area A (R1/A), Coach House District (R9) and Comprehensive Development District (CD/61) at 22888 Sharpe Avenue which would vary the following:

- 1. reduce the front yard setback from 6.0 m (19.685 ft.) to 4.3 m (14.107 ft.), permit cantilevered roofs, balconies, bay windows, fireplaces and chimneys forming part of the principal building to project into the side yard for a distance of not more than 0.6 m (2 ft.) and permit an unenclosed, roofed porch to project into the front yard for a distance of not more than 1.82 m (6 ft. for lots north of Sharpe Avenue,);*
- 2. reduce the front yard setback from 6.0 m (19.685 ft.) to 4.3 m (14.107 ft.) and permit an unenclosed, roofed porch to project into the front yard for a distance of not more than 1.82 m (6 ft.) for Coach House District (R9) lots generally along Sharpe Avenue, Muir Drive, Westminster Highway and the site's west property line;*
- 3. increase the maximum building height from 9 m (29.528 ft.) to 10.4 m (34.125 ft.) and permit projections into the residential vertical envelope (lot depth and width) for a portion of the buildings second storey and roof, for all lots on the subject site.*

CARRIED

5. **Development Variance Permit DV 03-254376**
(Report: January 29/04 File No.: DV 03-254376) (REDMS No. 1111110)

APPLICANT: Rocky Sethi

PROPERTY LOCATION: 10120 Williams Road

INTENT OF PERMIT: To vary the side yard setback in order to permit a new single-family house to be built 1.2 m (3.94 ft.) instead of 2 m (6.56 ft.) from the west property line and allow for a corner portion of the second storey to project into the residential vertical envelope (lot width) of the subject site.

Applicant's Comments

Mr. Rocky Sethi representing the applicant stated that this large lot was located east of No. 4 Road on Williams Road. He advised that a moratorium on development had been placed on this area because of drainage and sewer issues, and in anticipation of the moratorium being lifted, the applicant wished to build a home on this property so that when it was possible, another home would also be built.

Staff Comments

Mr. Holger Burke, Acting Manager Development Applications, stated that staff supported this application. He advised that staff had consulted the neighbour to the west who had no objections to this development.

In response to a query from the Panel, Mr. Sethi advised that the entire site would be graded and a light sand fill would be put on the area that was not being developed.

Correspondence

None.

Gallery Comments

Mrs. Bro, the owner to the west of this property stated that she was present to allay her concerns about the development of this site.

Panel Discussion

Panel expressed their expectation that the area of the site which was not being developed should be well maintained. The applicant agreed to forward this request to the developer.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued for 10120 Williams Road which would vary the side yard setback in order to permit a new single-family house to be built 1.2 m (3.94 ft.) instead of 2 m (6.56 ft.) from the west property line and allow for a corner portion of the second storey to project into the residential vertical envelope (lot width) of the subject site.

CARRIED

6. 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, February 25th, 2004.

Jeff Day, General Manager
Engineering and Public Works, Chair

Desiree Wong
Recording Secretary