



## CITY OF RICHMOND

### REPORT TO COUNCIL

**TO:** Richmond City Council

**DATE:** April 18, 2001

**FROM:** David McLellan  
Chair, Development Permit Panel

**FILE:** 0100-20-DPER1

**RE:** Development Permit Panel Meetings Held on March 28 and April 11, 2001

#### PANEL RECOMMENDATION

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

- i) a Development Variance Permit (DV 00-184600) for the property at 12831 No. 4 Road;
- ii) a Development Variance Permit (DV 01-115122) for the property at 3675, 3673, 3671, 3655, 3653, 3651, 3635, 3633, 3631, 3615 Granville Avenue and 6933 Barnard Drive;

be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read "David McLellan".

David McLellan  
Chair, Development Permit Panel

**PANEL REPORT**

The Development Permit Panel considered two development variance permits at meetings held on March 28 and April 11, 2001.

DV 00-184600 – STEFAN WIEDEMANN – 12831 NO. 4 ROAD

The proposal to increase the maximum setback for a residence in the Agricultural District on No. 4 Road south of Finn Road, did not generate any public comment. The proponent submitted a compelling case for the variance based on the fact that the proposed location of the house would have less impact on commercial agriculture which is undertaken on the west side of No. 4 Road. In addition, the proposed location would be closer to the existing non-farm homes on Finn Road, even though it is across the slough from the slough. The proponent has also advised that he is prepared to dedicate land to the City in order that the slough is in the City's ownership and to treat the edge of the slough with sensitivity to its status as an environmentally sensitive area. Although the Panel rarely supports a variance to this regulation, the unique circumstances of this application presented a very compelling argument.

The Panel recommends that the permit be issued.

DV 01-115122 – TOWNLINE – 3615, 3631, 3633, 3635, 3651, 3653, 3655, 3671, 3673, 3675 GRANVILLE AVENUE AND 6933 BARNARD DRIVE

The proposal to vary side yard setbacks and the residential vertical envelope for residential lots on the north side of Granville Avenue east of Quilchena Golf course did not generate any public comment. Similar variances were granted to the homes on the small lots on the east side of Barnard Drive and the variance to the residential vertical envelope should improve the amount of overhang at the eaves, thus improving weather protection for the buildings.

The Panel recommends that the permit be issued.

DJM:djm



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, April 11, 2001

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: David McLellan, General Manager, Urban Development Division  
Terry Crowe, Manager, Policy Planning  
Barry King, Manager, Sewerage and Drainage

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

The Chair introduced the members of the Development Permit Panel to the audience and explained the procedures.

1. MINUTES

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on March 28, 2001 be adopted.*

CARRIED

2. DEVELOPMENT VARIANCE PERMIT DV 01-115122

(Report: March 16/01 File No.: DV 01-115122) (REDMS: 311834)

APPLICANT: Townline

PROPERTY LOCATION: 6933 Barnard Drive, 3615, 3631, 3633, 3635, 3651, 3653, 3655, 3671, 3673 and 3675 Granville Avenue

INTENT OF PERMIT:

To vary the regulations in CD District (CD/33) as follows:

1. To allow the front roof gable / hip to project beyond the Residential Vertical Envelope ( lot depth );
2. To allow the side roof gable / hip to project beyond the Residential Vertical Envelope ( lot width ); and
3. To allow fireplace / chimney / window seat enclosures to project into required side yard setbacks to a maximum of 0.60 metres. Such encroachments shall be by way of cantilever structure.

**APPLICANT'S COMMENTS**

None

**STAFF COMMENTS**

None

**GALLERY COMMENTS**

None

**CORRESPONDENCE**

None

**PANEL DISCUSSION**

The Chair noted that the proposed designs were appropriate for the neighbourhood and would lead to improved weather protection.

**PANEL DECISION**

It was moved and seconded

*That a Development Variance Permit be issued for 6933 Barnard Drive; 3675, 3673, 3671, 3655, 3653, 3651, 3635, 3633, 3631, 3615 Granville Avenue to vary the regulations in CD District (CD/33) as follows:*

- 1) *To allow the front roof gable / hip to project beyond the Residential Vertical Envelope ( lot depth );*
- 2) *To allow the side roof gable / hip to project beyond the Residential Vertical Envelope ( lot width );*
- 3) *To allow fireplace / chimney / window seat enclosures to project into required side yard setbacks to a maximum of 0.60 metres. Such encroachments shall be by way of cantilever structure.*

3. **ADJOURNMENT**

**CARRIED**

It was moved and seconded

*That the meeting be adjourned at 3:33 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, April 11, 2001.

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David McLellan  
Chair

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Deborah MacLennan  
Recording Secretary