

Staff Report

Origin

Onni Imperial Landing Development Ltd. Partnership has applied to vary the minimum setbacks of buildings from property lines and maximum heights in Comprehensive Development District (CD/102) in order to permit 15 single-family dwellings to be built at 12262 to 12288 English Avenue and 12271 to 12295 Ewen Avenue similar to the other single-family houses already constructed in the Imperial Landing development site.

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

Findings of Fact

The Development Permit Panel approved exactly the same variances on the single-family lots at 4331 to 4395 Bayview Street, 12220 to 12300 Ewen Avenue, 4460 to 4491 Gerrard Place and 4400 to 4468 Moncton Street on January 30, 2002. This Development Variance Permit (DV 01-197537) was approved by Council on February 11, 2002. These single-family houses have nearly all been constructed. For whatever reason at that time, Onni Imperial Landing Development Ltd. Partnership did not include this final phase of their single-family residential development in DV 01-197537.

Staff Comments

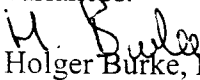
Staff have no objection to this proposed variance and find the houses that have already been built in the Imperial Landing development site with similar variances to be quite successful.

Analysis

The purpose of this Development Variance Permit is to allow for more design flexibility and better land utilization. If these houses were built strictly according to Comprehensive Development District (CD/102), it is feared that sterile box type designs would result on these small lots. Therefore, it is proposed to allow a covered connection between the house and the garage, extra height for the accessory garage building for living space and projections for gable roofs, bay windows, porch columns and fireplace/chimney enclosures into the setback requirements. These variances have proven to be very popular in the marketplace and have been approved elsewhere (e.g. Sweetwater in Terra Nova; the Odlinwood area).

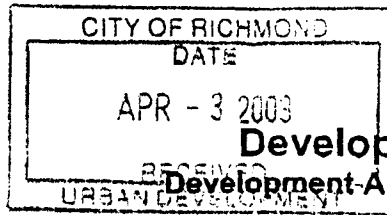
Conclusions

Onni Imperial Landing Development Ltd. Partnership is anxious to obtain Building Permits for this final phase of their single-family residential development. Because of these time constraints, and since Comprehensive Development District (CD/102) was written specifically for the Imperial Landing area, it has been determined that a Development Variance Permit is the most feasible option (rather than trying to amend the zone itself). Staff are supportive of the proposed variances.


Holger Burke, MCIP
Development Coordinator
HB: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): SEE ATTACHED

Legal Description(s): LOTS 48-62, SEC II, B3N RTN, PLAN BCP2949.

Applicant: ONNI IMPERIAL LANDING DEVELOPMENT LTD. PARTNERSHIP

Correspondence/Calls to be directed to:

Name: PAOLO DECOTIIS / CHRISTINE CRAIK

Address: 300-911 HOMER ST. VANCOUVER BC.

V6B 2W6
 Postal Code

Tel. No.: 604. 602. 7711
 Business

n/a
 Residence

ccraik@onni.com
 E-mail

604. 688. 7907
 Fax

* Property Owner(s) Signature(s): [Signatures]

ONNI IMPERIAL LANDING DEVELOPMENT LTD. PARTNERSHIP
 Please print name

or

Authorized Agent's Signature: [Signature]

Attach Letter of Authorization

Please print name

For Office Use

Date Received: April 3/03

Application Fee: \$1,500.00

File No.: 03-232679 DV

Receipt No.: 17-0005873

Only assign if application is complete

Halger says no site profile required.



DV 03-232679

To the Holder: ONNI IMPERIAL LANDING
 DEVELOPMENT LTD. PARTNERSHIP

Property Address: 12262, 12266, 12268, 12280, 12282, 12286,
 12288 ENGLISH AVENUE AND
 12271, 12273, 12275, 12277, 12279, 12291,
 12293, 12295 EWEN AVENUE

Address: C/O PAOLO DECOTIIS / CHRISTINE CRAIK
 #300 – 911 HOMER STREET
 VANCOUVER, BC V6B 2W6

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. Comprehensive Development District (CD/102) of "Richmond Zoning and Development Bylaw No. 5300" is hereby varied as follows:
 - a) Allow an enclosed connection between the house and garage;
 - b) Allow the accessory garage buildings to be constructed to a height of 6.1 m (20 ft.) to accommodate living space over the garage;
 - c) Allow front roof gables to project beyond the residential vertical envelope (lot depth);
 - d) Allow side roof gables to project beyond the residential vertical envelope (lot width);
 - e) Allow bay windows to project 0.6 m (2 ft.) into the required front yard setback;
 - f) Allow bay windows and the corners of houses to project 0.6 m (2 ft.) into the required setbacks on end lots;
 - g) Allow porch columns supporting a porch roof to project 1.0 m (3.28 ft.) into front and side yard setback; and
 - h) Allow fireplace/chimney enclosures to encroach 0.6 m (2 ft.) into the required side yard setback
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.

To the Holder: ONNI IMPERIAL LANDING
DEVELOPMENT LTD. PARTNERSHIP

Property Address: 12262, 12266, 12268, 12280, 12282, 12286,
12288 ENGLISH AVENUE AND
12271, 12273, 12275, 12277, 12279, 12291,
12293, 12295 EWEN AVENUE

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#300 – 911 HOMER STREET
VANCOUVER, BC V6B 2W6

5. This Development Variance Permit is issued subject to compliance with all of the Bylaws of
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. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR

