



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

---

**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** May 26, 2003  
**File:** DV 03-231731  
**Re:** **Application by Mitchell Taylor and Nora McCallum for a Development Variance Permit at 11551 Trumpeter Drive**

---

**Manager's Recommendation**

That a Development Variance Permit be issued that would vary the maximum site coverage in Land Use Contract 006 from 33% to 40% in order to permit an addition of 28.613 m<sup>2</sup> (308 ft<sup>2</sup>) to the existing single-family residence at 11551 Trumpeter Drive.



Joe Erceg  
Manager, Development Applications

JDK:blg

## Staff Report

### Origin

The subject site is in the "Westwind" neighbourhood and is located on the south side of Trumpeter Drive between Gannet Court and Bittern Court. The property is zoned Land Use Contract 006.

The applicants are requesting permission to increase the permitted site coverage in Land Use Contract 006 from 33% to 40% in order to construct a 28.613 m<sup>2</sup> (308 ft<sup>2</sup>) addition to the rear of their single-family home.

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

### Findings of Fact

The area of the subject property is 518.01 m<sup>2</sup> (5,576 ft<sup>2</sup>) and the existing floor area of the house is 236.152 m<sup>2</sup> (2,542 ft<sup>2</sup>). The property is in the "Westwind" neighbourhood and is governed by Land Use Contract 006 dated July 19, 1973.

### Staff Comments

Zoning staff commented that the lot coverage is restrictive as were many of the single-family Land Use Contracts, many of which have been varied from 33% to 40%. Because the maximum height refers back to Zoning Bylaw 1430, it would be possible to build a three-storey house on this lot, however, most applicants have chosen to vary the site coverage rather than add a third storey and negatively affect the existing neighbourhood. It should be noted that the Single-Family Housing District (R1) zone permits 45% lot coverage.

### Analysis

The applicants wish to add a two-storey 28.613 m<sup>2</sup> (308 ft<sup>2</sup>) addition to the rear of their single-family house. The proposed addition will increase the site coverage to just under 38%. The purpose of the addition is to permit enlarging the kitchen, creating a second floor den and adding a second floor balcony. With the addition, the total floor area of the house will be 264.76 m<sup>2</sup> (2,850 ft<sup>2</sup>), whereas 271.55 m<sup>2</sup> (2,923 ft<sup>2</sup>) would be permitted.

The proposed addition has been designed by an architect to be compatible and in scale with the existing and neighbouring homes. The addition will not be visible from the street.

Staff view this application as a reasonable request for a small, well designed addition that will not impact the neighbourhood in a negative way.

The applicants have approached their immediate neighbours about the proposed variance. The neighbours at 11571 Trumpeter Drive and 5771 Bittern Crescent have no concerns with the proposed variance. The City has received the attached letter dated May 2, 2003 from the owners of the property to the north (11531 Trumpeter Drive) advising that they do not object to the variance provided that the second floor den does not have a window facing north. This neighbour's concerns would be about the loss of privacy in their back yard. *The applicants have*

*agreed to eliminate the window which was proposed for the north side of the second floor addition.*

**Conclusions**

Staff support the variance as requested.

A handwritten signature in black ink, appearing to read "J. DeKleer", with a long horizontal flourish extending to the right.

Jim DeKleer  
Engineering Assistant - Development & Processing

JDK:blg

11531, Trumpeter Drive,  
Richmond,  
BC V7E 3X3

2<sup>nd</sup> May 2003

To Whom It May Concern,

Re: Development Permit Application file ref DV 03-231731  
11551, Trumpeter Drive, Mitchell Taylor and Nora McCallum

We are immediate neighbours to the north of the property described above and we have reviewed the plans of the proposed addition as submitted to the City of Richmond.

Our specific concern with the addition as proposed was the inclusion of a window to the north elevation on the second storey that, because of the placement forward of the rear of our house, would overlook our backyard. We have raised this concern directly with Mitchell Taylor, regarding this loss of privacy, and have been assured that the plans will be altered to remove this second storey window.

With this condition met we do not hold any objection to the request to allow a Development Variance Permit for this property.

Yours Truly,

*N. B. Evans*

*Chris Evans*

Nigel Evans

Chris Evans

cc Mitchell Taylor and Nora McCallum



# 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): 11551 Trumpeter Drive Richmond BC V7E3X3

Legal Description(s): lot 217 section 1 Block 3 North Range 7 West  
New Westminster District

Applicant: Mitchell Taylor & Nora McCallum

Correspondence/Calls to be directed to:

Name: Mitch Taylor

Address: 11551 Trumpeter Drive cell 604-812-6285  
Richmond BC V7E3X3

Tel. No.: 604-666-2324 Postal Code 604-277-0578  
Business Residence 604-666-2710

E-mail: mitch.taylor@justice.gc.ca Fax

Property Owner(s) Signature(s): Mitchell R Taylor Nora McCallum  
Mitchell Taylor Nora McCallum  
Please print name

or

Authorized Agent's Signature: [Signature]  
Attach Letter of Authorization

Please print name

### For Office Use

Date Received: Mar. 21/03

Application Fee: \$1,500.00

File No.: 03-231 731

Receipt No.: 17-0005537

Only assign if application is complete



**City of Richmond**  
Urban Development Division

## **Development Variance Permit**

**No. DV 03-231731**

To the Holder: MITCHELL TAYLOR & NORA McCALLUM  
Property Address: 11551 TRUMPETER DRIVE  
Address: 11551 TRUMPETER DRIVE  
RICHMOND, BC V7E 3X3

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 maximum site coverage for a single family dwelling in Land Use Contract 006 is hereby varied from 33% to 40% as shown on Plan #1 & #2.
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

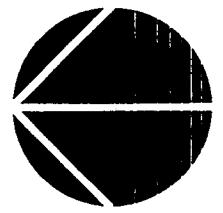
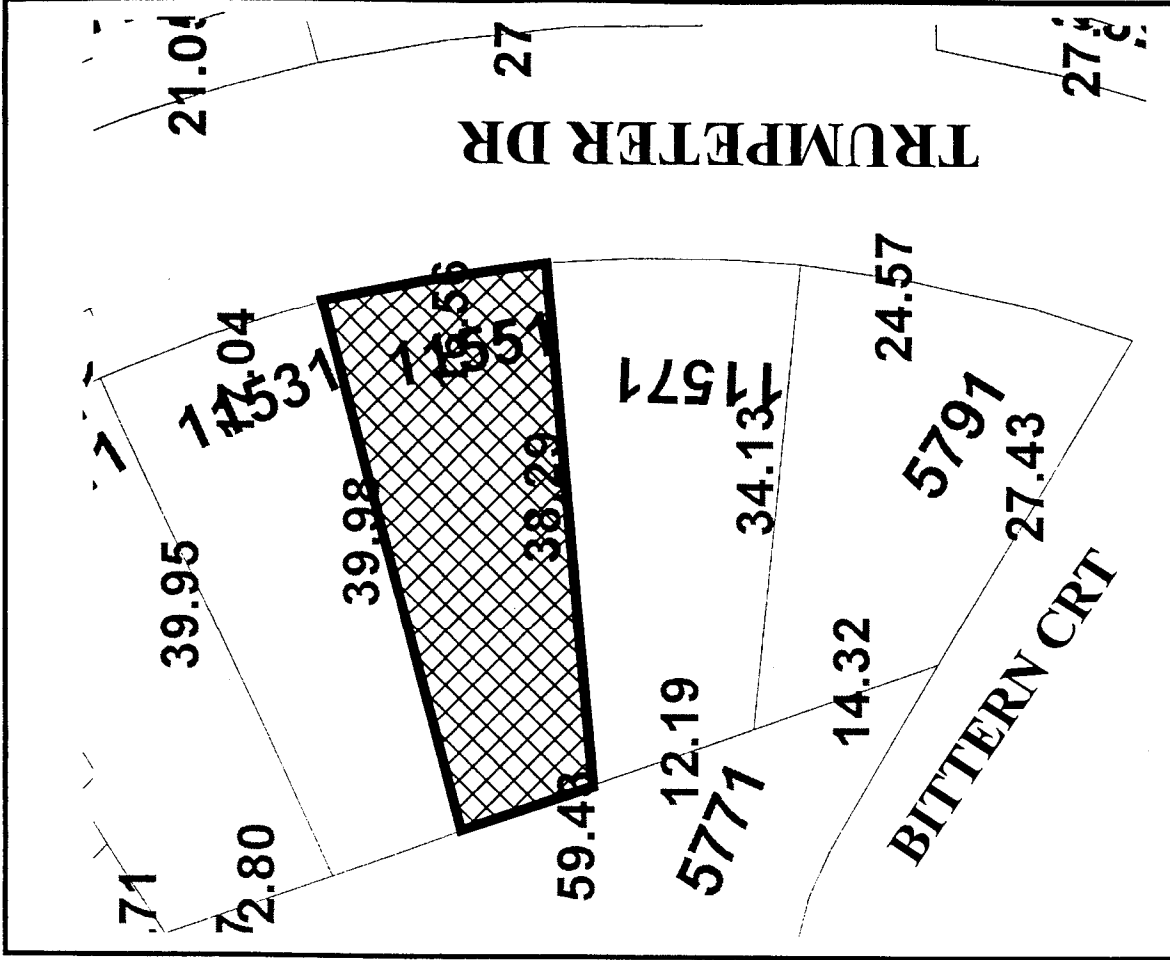
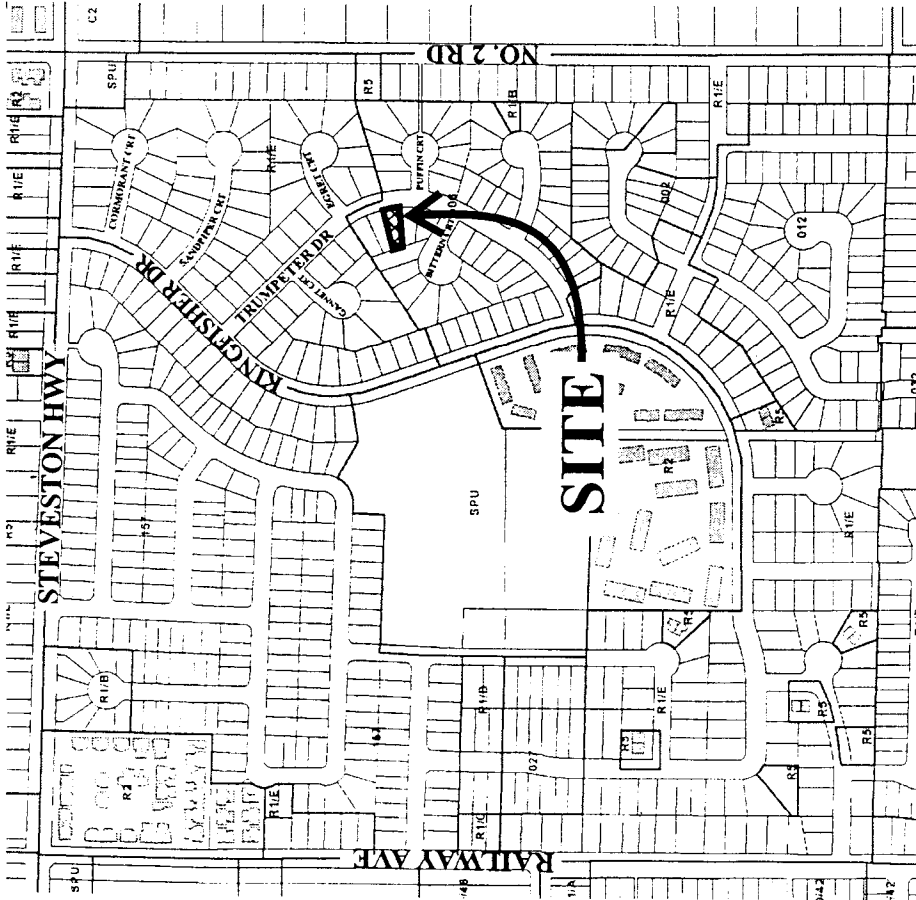
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

\_\_\_\_\_  
MAYOR



# City of Richmond



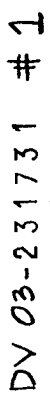
## DV 03-231731 SCHEDULE "A"

Original Date: 04/01/03

Revision Date:

Note: Dimensions are in METRES

ENTERED

[illegible]

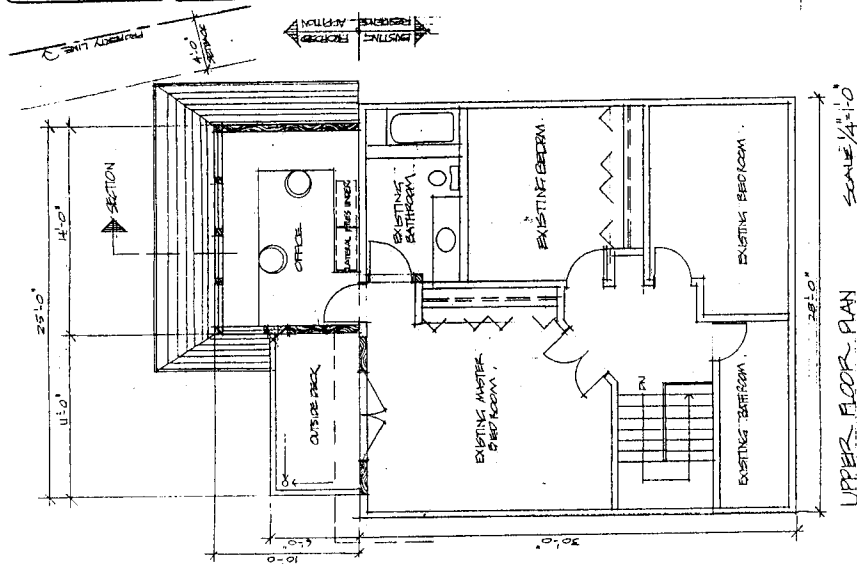
JOB TITLE  
TAYLOR/MCCALLUM  
RESIDENCE  
ADDITION  
11551 TRUMPETER DRIVE  
RICHMOND, SC

SCALE AS NOTED	DATE AUG 13/02	CHECKED RBM
JOB NO.		DRAWN RBM

DRAWING TITLE  
SITE PLAN,  
ELEVATIONS  
MAY 26 2003

A1 or 2





scale 1/4" = 1'-0"

JOB TITLE	TAYLOR, MEGALUM RESIDENCE ADDITION
-----------	--

SCALE	$1/4" = 1'-0"$
JOB NO.	DATE AUG. 13 / 02
DRAWN REM	CHECKED REM

DRAWING TITLE

FLOOR PLANS &  
FOUNDATION PLAN

11551 TRIMMERS DRIVE  
RICHMOND BC

DRAWING NUMBER  
A2 of 2

MAY 26 2003

DV 03-231731 #2