



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Alan Clark
Manager, Zoning.
Date: August 26, 2002
File: DV 02-210060
Re: **Application by Westshore Capital Inc. for a Development Variance Permit at 4331, 4333, 4371, 4373, 4377, 4379, 4391, 4393, 4397, 4511, 4531, 4533, 4571, 4591, 4611, 4631, 4633 Blair Road, 10408, 10420, 10460, 10480 10488 Shepherd Drive, 10411 and 10431 Howard Street.**

Manager's Recommendation

That a Development Variance Permit be issued for 4331, 4333, 4371, 4373, 4377, 4379, 4391, 4393, 4397, 4511, 4531, 4533, 4571, 4591, 4611, 4631, 4633 Blair Drive, 10408, 10420, 10460, 10480, 10488 Shepherd Drive, 10411 and 10431 Howard Street to vary the regulations in Single-Family Housing District (R1B) as follows:

- 1). To vary the front yard setback of 6.0 metres to allow posts supporting porches and veranda's to project a maximum of 2.0 metres into the front yard.
- 2). To vary the side yard setback of 1.2 metres to allow fireplaces and chimneys to project a maximum of 0.5 metres into the side yard, one side only.
- 3). To vary the side yard setback of 1.2 metres to allow fireplaces and chimneys to project a maximum of 0.2 metres into the side yard, one side only.

Alan Clark.
Manager, Zoning.

AJC:ajc
Att.

Staff Report

Origin

The subject lots are located in the Odlinwood subdivision area and are zoned Single-Family Housing District (R1B).

It was the intention of the Developer to apply for a Development Variance Permit to allow for more flexibility in design, and to afford better utilization of the land. Building within the restraints of the zoning, together with the small lot sizes would create more sterile box type designs not compatible with the marketplace, and the Developer wishes to add creativity and flair to the designs. Allowing minor projections into the front and side yard setbacks allow for better design opportunities.

There were no staff concerns raised.

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

Analysis

The applicant intends to construct single-family homes of contemporary design for 24 lots zoned R1B in the Odlinwood subdivision area.

To create designs more compatible with today's market place the Developer is asking for minor variances to the zoning district R1B.

To vary the front yard setback to allow porches and veranda's to project 2.0 metres into the required 6.0 metres, and to allow fireplaces and chimneys to project a maximum of 0.5 metres into the required 1.2metres on one side, and 0.2 metres into required 1.2 metres on one side.

Conclusions

The applicant is seeking three minor variances to Single-Family Housing District (R1B).

A Development Variance Permit will supplement the Single-Family Housing District (R1B) regulations to allow greater variation in the house designs.



Alan Clark
Manager, Zoning

AJC:ajc



No. DV 02-210060

To the Holder: Westshore Capital Inc.

Property Address: 4331, 4333, 4371, 4373, 4377, 4379, 4391, 4393, 4397, 4511, 4531, 4533, 4571, 4591, 4611, 4631, 4633 Blair Drive, 10408, 10420, 10460, 10480, 10488 Shepherd Drive, 10411 and 10431 Howard Street.

Address: Robert Ostry, 6531 Whiteoak Drive, Richmond, BC. V7E 4Z7

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 as follows:
 - i). To vary the front yard setback of 6.0 metres to allow posts supporting porches and veranda's to project a maximum of 2.0 metres into the front yard.
 - ii) To vary the side yard setback of 1.2 metre to allow fireplaces and chimneys to project 0.5 metres into the side yard, one side only.
 - iii) To vary the side yard setback of 1.2 metres to allow fireplaces and chimneys to project 0.2 metres into the side yard, one side only.
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.

August 26, 2002

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DV 02-210060

AUTHORIZING RESOLUTION NO.
DAY OF , .

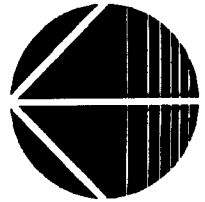
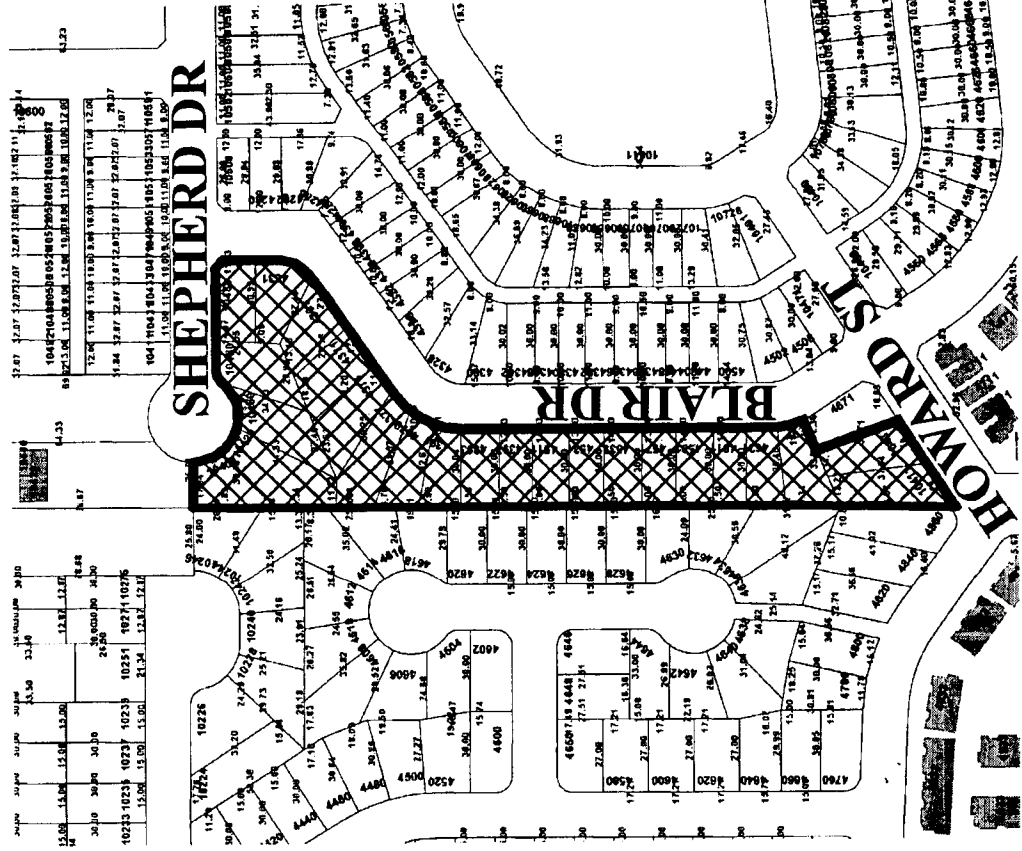
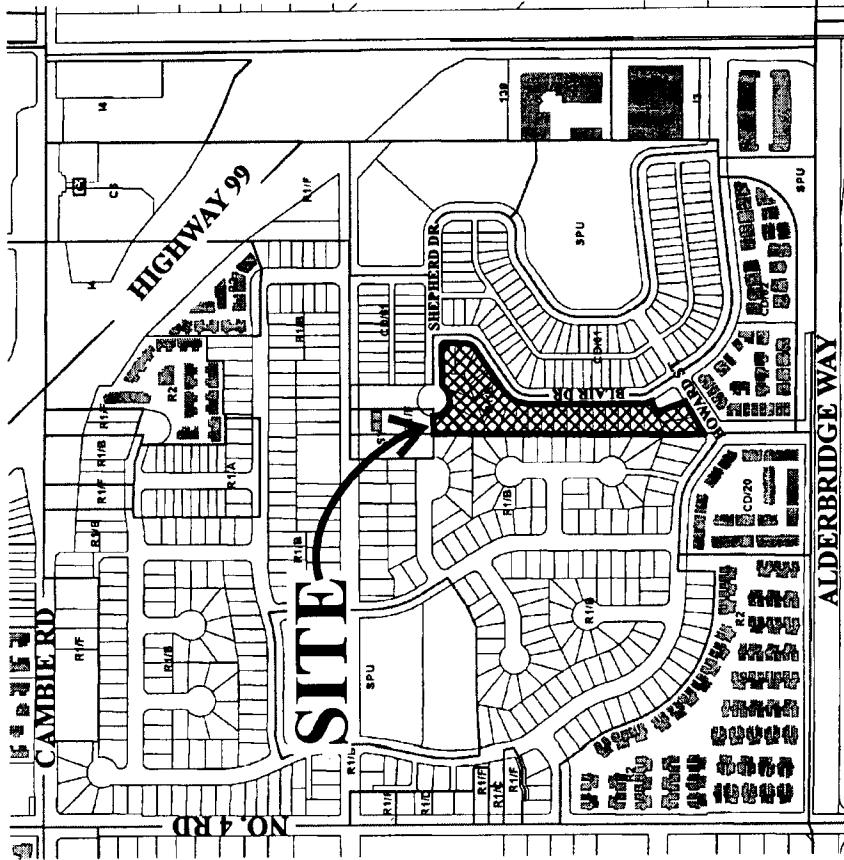
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DV 02-210060 SCHEDULE "A"

Original Date: 07/30/02

Revision Date:

Note: Dimensions are in METRES



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 LIST 24 LOTS
Legal Description(s): See ATTACHED LIST 24 LOTS

Applicant: WESTSHORE CAPITAL INC.

Correspondence/Calls to be directed to:

Name: Robert OSTRY

Address: 6531 Whiteoak Drive
Richmond B.C.

Tel. No.: 604-657-9303

Business

OSTRY @ shaw.ca

E-mail

V7E 4Z7

Postal Code

Residence

604-304-1941

Fax

Property Owner(s) Signature(s): CITY OF RICHMOND

Please print name

or

Authorized Agent's Signature: WESTSHORE CAPITAL INC
Attach Letter of Authorization

Robert OSTRY

Please print name

[Signature]

For Office Use

Date Received: July 9/02

File No.: 02-210200

Only assign if application is complete

RCB BY AB-1000

Application Fee: 525 -

Receipt No.: NEW CHG TO COME

July 9/02 - Spoke to Robert will send a new chg to Cathie Barnett. Kim-