



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** July 17, 2018  
**File:** 01-0100-20-DPER1-  
01/2018-Vol 01  
**Re:** Development Permit Panel Meetings Held on March 28, 2018 and  
June 27, 2018

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### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
  - a) a Development Variance Permit (DV 17-791500) for the property at 18351 and 18360 McCartney Way; and
  - b) a Development Variance Permit (DV 17-792200) for the property at 7100 No. 2 Road;

be endorsed, and the Permit so issued.

*for*   
Joe Erceg  
Chair, Development Permit Panel  
(604-276-4083)

SB:blg

### Panel Report

The Development Permit Panel considered the following items at the March 28, 2018 and June 27, 2018 meetings.

DV 17-791500 – KEN HANNA HOLDINGS LTD. – 18351 AND 18360 MCCARTNEY WAY  
(March 28, 2018)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum permitted site coverage for buildings from 60% to 65%, in order to permit the construction of an addition to connect two existing buildings on a site zoned “Industrial (I)”.

Andrew Peterson, of Beedie Development Group, noted that he was available to answer questions.

Staff noted that: (i) the proposed variance to increase the maximum permitted site coverage for buildings supports a more intensive use of the two subject properties which is supported by the Official Community Plan (OCP); (ii) the two subject properties will be consolidated into a single property prior to the Development Variance Permit application proceeding to Council for issuance; and (iii) the cross-access easement for shared driveway access registered on the Title of each of the subject properties will be deemed redundant following consolidation and will be discharged as a condition of consolidation.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.

DV 17-792200 – ASIF SIDDIQUI – 7100 NO. 2 ROAD  
(June 27, 2018)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard from 6.0 m to 1.2 m for a one-storey garage to be attached to a single detached dwelling, which are proposed to be constructed on a site zoned “Compact Single Detached (RC2)”.

Khalid Hasan, of Remax Westcoast Realty, on behalf of the applicant, noted that: (i) the City lane that bisects the subject site, the 2 m road dedication along the No. 2 Road frontage and zoning changes that have occurred since the rezoning application was originally considered have impacted the site lay-out and design of the single detached dwelling; (ii) the requested variance to reduce the rear yard setback applies only to the proposed one-storey garage attached to the rear of the single detached dwelling; and (iii) the proposed outdoor amenity area for the subject site is intended for the use of residents of the single detached dwelling.

In response to Panel queries, Mr. Hasan acknowledged that: (i) the design proposal has changed since the applicant applied for rezoning several years ago; and (ii) there is no dedicated visitor parking space on the subject site, however, the driveway behind the garage could potentially accommodate visitor parking.

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In reply to a Panel query, staff confirmed that the residual lot on the east side of the lane is not required to be landscaped and could be a potential location for visitor parking space for the single detached dwelling.

Landscape Architect, Masa Ito, of Ito and Associates Landscape Architects, briefed the Panel on the main landscaping features of the project, noting that: (i) the proposed landscaping is consistent with the City's guidelines for landscaping for developments along an arterial road and provides for seasonal change and a variety of trees to be planted; and (ii) grasscrete or similar surface paving materials could be installed on a portion of the proposed lawn at the southeast corner of the subject property to allow for visitor parking space.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Chair noted that the space behind the driveway may not be adequate to accommodate visitor parking. Discussion ensued and staff was then directed by the Panel to work with the applicant to investigate opportunities for incorporating grasscrete or similar surface paving treatment to allow for visitor parking space on a portion of the landscaped area in the residual lot at the southeast corner of the subject site.

Subsequent to the Panel meeting, the applicant revised the proposal to include an additional parking space treated with grasscrete in the residual lot area on the other side of the lane.

The Panel recommends that the Permit be issued.

**CNCL - 466**