



# City of Richmond

## Report to Committee

**To:** General Purposes Committee  
**From:** Gavin Woo, P. Eng.  
 Senior Manager, Building Approvals

**Date:** April 27, 2017  
**File:** 08-4057-10/2017-Vol 01

**Re:** Building Permit Application at 10960 Granville Avenue

### Staff Recommendation

1. That Building Permit Application No. 17-768616 for a single family dwelling at 10960 Granville Avenue, with a total floor area of 967.1 m<sup>2</sup> (10,410.1 ft<sup>2</sup>), be withheld for a period of 30 days beginning on the date of application (April 5, 2017) pursuant to Section 463(1) of the *Local Government Act*, as Council considers that the proposed house size, farm home plate and setbacks are in conflict with the proposed Zoning Bylaw amendments under preparation.
2. Pursuant to Section 463(3) of the *Local Government Act*, Building Permit Application No. 17-768616 be withheld for a further period of 60 days, commencing May 5, 2017.

Gavin Woo, P. Eng.  
 Senior Manager, Building Approvals  
 (604-276-4113)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Development Applications Policy Planning Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> CS	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

On March 27, 2017, Council adopted the following resolution:

*Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and*

*Whereas Council directed staff to conduct public consultation regarding house size, farm home plate and setbacks, including residential accessory buildings,*

- 1. That staff be directed to prepare for Council's consideration a bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones; and*
- 2. That staff bring all building permit applications for residential development, including residential accessory buildings, in the Agriculture (AG) zones received more than 7 days after the passage of resolution #1 to Council, to determine whether such applications are in conflict with the proposed bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones.*

As a result of Council's resolution, and Section 463 of the *Local Government Act*, all completed building permit applications for residential buildings in the Agriculture (AG) Zones received after April 3, 2017 (7 days after the resolution) must be forwarded to Council for a decision, as to whether the building permit application is in conflict with the bylaws under preparation.

The purpose of this report is to bring forward a building permit application at 10960 Granville Avenue (No. 17-768616 ) for Council's consideration under Section 463 of the *Local Government Act* ("LGA"). Pursuant to Section 463(1) of the *LGA*, Council must:

- (a) identify what it considers to be the conflict between the proposed building permit application and the proposed Zoning amendment bylaws under preparation, and
- (b) if a conflict is identified, then resolve to withhold the building permit application for 30 days beginning on the date of application.

Then, pursuant to section 463(3) of the *LGA*, following consideration of the application, and as a separate resolution to that above, Council may direct that the building permit be withheld for a further 60 days.

Staff recommends that Council find that proposed building permit application (No. 17-768616) is in conflict with proposed zoning bylaw amendments to the Agriculture (AG) zones as they relate to house size and farm home plate size.

### Findings of Fact

A building permit application was submitted on April 5, 2017 for the property at 10960 Granville Avenue (Attachment 1 (Location Map)). The proposal is for a 899.8 m<sup>2</sup> (9686.0 ft<sup>2</sup>) single

family house along with a 67.3 m<sup>2</sup> (724.5.0 ft<sup>2</sup>) attached garage for a total considered area of 967.1m<sup>2</sup> (10,410.1 ft<sup>2</sup>). The proposed area defined as a Home Farm Plate to accommodate new construction for the house, attached garage and associated driveways and porches is 1,189.3 m<sup>2</sup> (12,801.7 ft<sup>2</sup>).

Details on the property can be found in Table 1 below. Details on the proposed size of the farm home plate, house, and residential accessory buildings, in addition to the maximum setbacks for both the house and residential accessory buildings can be found in Table 2.

<b>Table 1 – Property Data</b>	
Address:	10960 Granville Avenue
Applicant:	Mr. Jatinder S Rananta
Owner:	Mr. and Mrs. Edward and Alision Shroeder
Site Size:	2470.0 m <sup>2</sup> (26587.7 ft <sup>2</sup> )
Land Uses:	Existing Single Family House and Agricultural Uses
OCP Designation:	Agriculture
Zoning:	Agriculture (AG1)

<b>Table 2 – Building Permit Details</b>		
<b>Zoning Criteria</b>	<b>Existing Bylaw Requirement</b>	<b>Proposed Building Permit Application</b>
Farm Home Plate	Not regulated	1,189.3m <sup>2</sup> (12,801.7 ft <sup>2</sup> )
House Size	Maximum not regulated provided that the total building size is no greater than 0.6 floor area ratio	967.1 m <sup>2</sup> (10,410.1 ft <sup>2</sup> )
Residential Accessory Buildings Size	Maximum not regulated provided that the total building size is no greater than 0.6 floor area ratio	None proposed
Maximum Setback for House	50.0 m (164 ft)	50.0 m (164.0 ft.)
Maximum Setback for Residential Accessory Buildings	50.0m (165 ft) building separation from house	None proposed

**Analysis**

Staff Review

On April 24, 2017, Council gave first reading to bylaw amendments regulating single family dwelling development on agricultural zoned land. At Council, modifications were made to the Zoning Bylaw 9707 to increase the maximum Farm Home Plate setback, from 60m, to 75m and to remove the septic field from the definition of Farm Home Plate.

Staff considered the proposed Building Permit Application No. 17-768616 in relation to the proposed bylaws under preparation by the City, and are of the opinion that the application is in conflict with the bylaws under preparation.

- The proposed Home Farm Plate at 1,189.3.0m<sup>2</sup> (12,801.7 ft<sup>2</sup>), is 189.3 m<sup>2</sup> (2,037.4 ft<sup>2</sup>) or 19% greater than the 1,000 m<sup>2</sup> (10,764.3 ft<sup>2</sup>) maximum considered in the proposed bylaw amendments.
- The proposed total floor area of the house at 967.1 m<sup>2</sup> (10,410.1 ft<sup>2</sup>), although less than the proposed 1,000 m<sup>2</sup> (10,764.3ft<sup>2</sup>) cap, is greater than the 857.1 m<sup>2</sup> (9,226.3 ft<sup>2</sup>)

permissible by the Floor Area Ratio (FAR), which controls density as a function of lot size. The 110.0 m<sup>2</sup> (1,184.8 ft<sup>2</sup>) difference represents an 11% greater floor area than would be permitted in the proposed Bylaw 9712.

- Upon meeting with staff at the conclusion of the detailed review, the applicant may be willing to undertake modifications to bring the application into compliance with the proposed bylaw amendments.

#### Building Permit Application at 10960 Granville Avenue

If Council resolves that there is a conflict between the bylaws under preparation and the building permit application, then issuance of the building permit may be withheld for the balance of the 30 day period. If Council does not resolve that there is a conflict, then, if the building permit application is complete and otherwise compliant, the building permit must be issued.

As previously set out, prior to the end of the initial 30 day period, Council may consider a second resolution to either:

- grant a building permit, but impose conditions on it that would be in the public interest, having regard to the bylaw that is under preparation; or
- direct the permit issuance to be withheld for a further 60 days.

It is recommended that Council withhold the issuance of this building permit for a further 60 days as this will provide time to consider adoption of the proposed Bylaws and will give the applicant time to decide whether to modify the application details.

#### **Financial Impact**

None

#### **Conclusion**

Staff recommend that Council determine that the application for the proposed house located at 10960 Granville Avenue is in conflict with the bylaws under preparation to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones. It is recommended that the building permit application be withheld for 30 days from the date of submission (April 5, 2017), and a further 60 days for a total of 90 days based on the current detailed staff review.

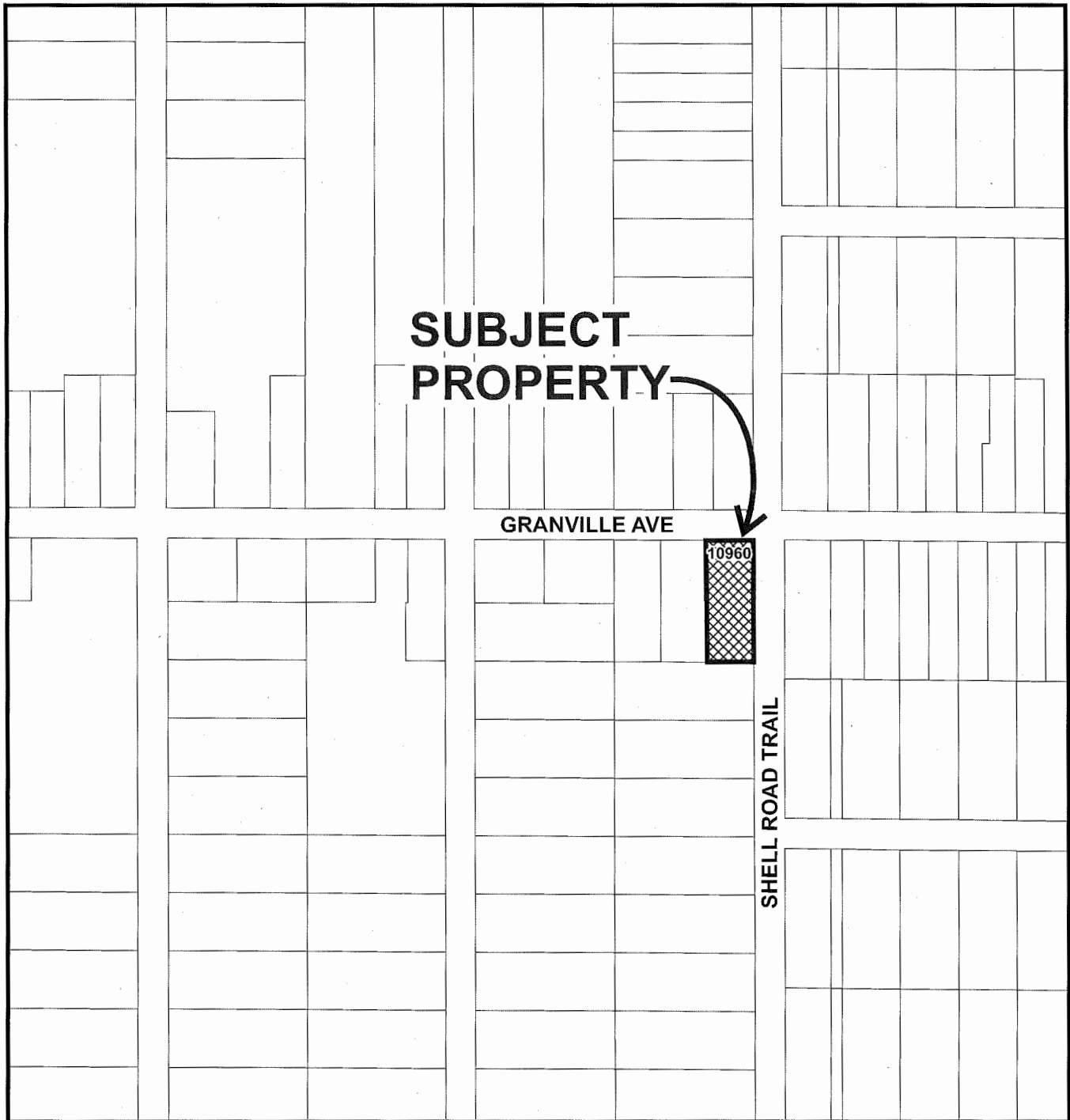


Gavin Woo, P. Eng.  
Senior Manager, Building Approvals

Att. 1: Location Map



City of  
Richmond



10960 Granville Avenue

Original Date: 04/20/17

Revision Date:

Note: Dimensions are in METRES