



City of Richmond

Report to Council

To: Richmond City Council
From: Cecilia Achiam
Chair, Development Permit Panel
Date: May 10, 2022
File: DV 20-918782
Re: **Development Permit Panel Meeting Held on April 13, 2022**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 20-918782) for the property located at 6560 Granville Avenue, be endorsed and the Permit so issued.

Cecilia Achiam
Chair, Development Permit Panel
(604-276-4122)

WC/SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 13, 2022.

DV 20-918782 – LAND TO SKY CONSTRUCTION LTD. – 6560 GRANVILLE AVENUE
(April 13, 2022)

The Panel considered a Development Variance Permit (DV) to vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot B to reduce the rear yard setback requirement from 6.0 m to 1.7 m to facilitate on-site tree retention, and permit the required private outdoor space to be located in the front yard instead of the rear yard.

Applicant, Ivan Chen, of Land to Sky Construction Ltd., provided a brief presentation and noted that: (i) the property is being rezoned and subdivided into two new lots; (ii) the two existing trees in the front yard will be retained; (iii) the proposed variances to Lot B would facilitate the retention and protection of the two existing trees; (iv) the footprint of the proposed building on Lot B will be shifted to accommodate the tree protection zone for the existing trees to be retained; and (v) as a result, the private outdoor space will have to be relocated to the front yard.

Staff noted that: (i) the retention and protection of the two existing trees was identified at the rezoning process; (ii) the two proposed variances are consistent with the information and recommendation considered at the Public Hearing for the site rezoning; and (iii) staff support the applicant's efforts to retain the two existing trees.

Discussion ensued with regard to redesigning the roof form in the front elevation to provide more visual interest. As a result of the discussion, staff were directed to work with the applicant to investigate opportunities to redesign the lower roof form in the front elevation, prior to the application moving forward for Council consideration.

In reply to Panel queries, staff noted that: (i) the roof of the attached garage could not be converted into a patio in the future as there is no access to the garage roof; (ii) the garage must be constructed in accordance with the plans approved by Council via the Development Variance Permit; and (iii) the proposed setback for the garage from the rear lane is consistent with the existing setbacks of garages of newer developments along the lane.

No correspondence was submitted to the Panel meeting regarding the application.

The Panel expressed support for the application, noting that: (i) it supports the applicant's efforts to retain the two existing trees; and (ii) the subject development, including the proposed redesign of the roof form in the front elevation, would be a welcome addition to the neighbourhood.

Subsequent to the Panel meeting, the front elevation design was revised and improved. The hierarchy of roof forms was enhanced by changing the lower hip roof into a gable end. The front entry was enhanced with glazing and emphasized with the addition of a lower gable end roof element.

The Panel recommends the Permit be issued.