



# City of Richmond

## Report to Council

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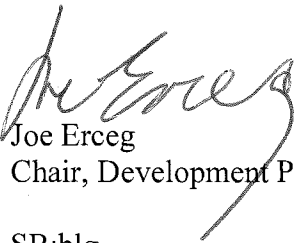
**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** November 23, 2016  
**File:** 01-0100-20-DPER1-  
01/2016-Vol 01  
**Re:** **Development Permit Panel Meeting Held on October 26, 2016**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Variance Permit (DV 16-738763) for the property at 3880 Georgia Street; be endorsed, and the Permit so issued.



Joe Erceg  
Chair, Development Permit Panel

SB:blg

### **Panel Report**

The Development Permit Panel considered the following items at its meeting held on October 26, 2016.

DV 16-738763 – INFINITY LIVING INC. – 3880 GEORGIA STREET  
(October 26, 2016)

The Panel considered a Development Variance Permit application to vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum required exterior side yard setback in the “Single Detached (RS1/A)” zone from 3.0 m to 1.2 m, to permit the development of the lot.

Staff advised that: (i) an undeveloped road right-of-way is located to the west of the subject property; (ii) the road right-of-way is currently used by residents of neighbouring properties to access Georgia Street; (iii) the adjacency of the subject property to the road right-of-way to the west requires an additional exterior side yard setback; (iv) the proposed variance permits the subject property to have a reduced exterior side yard setback that is normally required if the subject property was not adjacent to a road-right-way; and (v) a similar setback variance request by the owner of the property to the west of the road right-of-way was previously granted by the City.

In response to a Panel query, staff confirmed that in the event of a road closure in the future, the City could subdivide the road right-of-way into two new single-family lots.

The Panel recommends that the Permit be issued.