



**To:** Richmond City Council  
**From:** John Irving  
Chair, Development Permit Panel  
**Date:** April 17, 2019  
**File:** 01-0100-20-DPER1-  
01/2019-Vol 01  
**Re:** **Development Permit Panel Meeting Held on April 10, 2019**

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**Staff Recommendation**

1. That the recommendation of the Panel to authorize the issuance of:
  - a) a Development Variance Permit (DV 18-829639) for the property at 7266 Lynnwood Drive; and
  - b) a Development Permit (DP 18-835560) for the property at 5991 No. 3 Road;be endorsed, and the Permits so issued.

John Irving  
Chair, Development Permit Panel  
(604-276-4140)

SB:blg

### Staff Report

The Development Permit Panel considered the following items at its meeting held on April 10, 2019.

DV 18-829639 – BRADLEY DORE – 7266 LYNNWOOD DRIVE  
(April 10, 2019)

The Panel considered a Development Variance Permit application to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m on a site zoned “Single Detached (RS2/B)”.

Brad Dore, of Reine Photography and Design, provided a brief presentation, noting:

- The subject lot was part of a large long lot subdivided into nine lots. The irregular shape has a south property line longer than its north property line which results in a dot depth exceeding 28 m and thus; requiring an increased rear yard setback for 40 percent of the rear wall of the first storey and a portion of the second storey.
- The increased setback requirement has created design and massing challenges for the proposed two-storey single-family home, so the applicant has requested variances to allow a design consistent with the required rear yard setbacks for its neighbours to the north and south.
- The proposed rear yard setback variance will ensure that the design and massing of the proposed single-family home on the subject site will not adversely impact its neighbours in terms of potential shadowing, access to sunlight and sight lines.
- The proposed rear yard setback variance for the subject lot is supported by adjacent neighbours to the south, north, and east.

Staff advised that: (i) the applicant had consulted with the adjacent neighbours and no objections were noted regarding the proposed setback variance; (ii) letters of support from the neighbours were attached to the Staff Report; (iii) the subject Development Variance Permit application is specific to the attached house plans, and any changes to the house plans will invalidate the Permit; and (iv) the site servicing frontage improvements were dealt with through the original rezoning and subdivision application adopted by Council.

In reply to Panel queries, Mr. Dore noted that: (i) the irregular shape of the subject lot poses constraints for the design; and (ii) the development immediately to the south of the subject lot is existing and the developments to the north are still proposed and similar to the proposed development on the subject lot.

The Panel expressed support for the proposed rear yard setback variance, noting that it is a good approach to ensure that the massing of the proposed single-family home on the subject lot will provide an appropriate interface with its neighbours.

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

The Panel recommends the Permit be issued.

DP 18-835560 – GUSTAVSON WYLIE ARCHITECTS INC. – 5991 NO. 3 ROAD  
(April 10, 2019)

The Panel considered a Development Permit application to permit exterior renovations to the existing building on a site zoned “Downtown Commercial (CDT1)”. No variances are included in the proposal.

Cameron Evans and Ron Baron, of Gustavson Wylie Architects, Inc., provided a brief presentation, noting:

- The existing TD Bank branch in the two-storey commercial building can be accessed from the parkade at the back and from the intersection of Westminster Highway and No. 3 Road.
- The existing building is currently clad in limestone veneer, and the proposed exterior renovation intends to differentiate the two building entrances by introducing green aluminum panels and a timber-finished linear panel above the entrances for better identification.
- Three new bicycle racks are proposed to be located on the sidewalk along No. 3 Road.

In response to Panel queries, Mr. Evans acknowledged that: (i) only the two entrances to the building will be treated with the proposed green and timber-finished metal panels; (ii) the existing planter at the southeast corner of the site will be maintained; (iii) there will be no changes to the south and east façades of the building; however, new exterior lighting will be installed; and (iv) there are existing glass canopies on the south and east sides of the building.

The Panel expressed support for the proposed renovations to the existing two-storey building, noting that they will provide more visual interest to the prominent corner at No. 3 Road and Westminster Highway.

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

The Panel recommends the Permit be issued.