



To: Richmond City Council

Date: June 19, 2023

From: Cecilia Achiam
Chair, Development Permit Panel

File: DP 21-935984

Re: Development Permit Panel Meeting Held on June 14, 2023

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 21-935984) for the property at 12551 No. 1 Road, be endorsed and the Permit so issued.

Cecilia Achiam
Chair, Development Permit Panel
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Panel Report

The Development Permit Panel considered the following item at its meeting held on June 14, 2023.

DP 21-935984 – GORDON CHAN – 12551 NO. 1 ROAD

(June 14, 2023)

The Panel considered a Development Permit (DP) application to permit the replacement of all the existing single-glazed windows with new double-glazed windows, the replacement of two doors on the front (north) elevation and the removal of the overhead garage door on the rear (south) elevation at 12551 No. 1 Road. A variance is included in the proposal to reduce the minimum front yard setback to the garbage and recycling enclosure from 3.0 m to 0 m.

The applicant, Gordon Chan, McCuaig and Associates Engineering, provided a brief visual presentation on the project, noting the following:

- the existing single-glazed windows will be replaced with new aluminium windows with double-glazed security glazing;
- the two existing single-pane glass doors will be replaced with double-pane glass doors;
- the overhead door at the south elevation will be removed and infilled with vinyl siding that matches the existing siding;
- a new garbage and recycling enclosure will be installed at the northwest corner of the property; and
- the materials and colours for the proposed changes are consistent with the character of the existing building.

Staff noted that (i) the proposed replacement of doors and windows would improve the overall appearance and energy efficiency of the building, (ii) the proposal was reviewed and endorsed by the Richmond Heritage Commission, and (iii) staff support the proposed front yard setback variance as the new garbage and recycling enclosure would enhance the appearance of the streetscape.

In reply to a query from the Panel, Staff confirmed that (i) the encroachment of the existing parking area of the subject property onto City land will be dealt with separately, and (ii) there is no issue with the height of the proposed garbage and recycling enclosure.

Correspondence was submitted to the Panel regarding the application by Sigrid Stobie at 139-4280 Moncton Street. Staff noted that Ms. Stobie sought more information regarding the proposal and that staff contacted Ms. Stobie and provided her with the information on the proposal.

The Panel expressed support for the project, noting that the proposed changes to the existing office building and the proposed garbage and recycling enclosure would enhance the overall appearance of the building and the streetscape.

The Panel recommends the Permit be issued.