



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: February 27, 2020
File: 01-0100-20-DPER1-
01/2020-Vol 01
Re: **Development Permit Panel Meeting Held February 26, 2020**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 19-872105) for the property at 9700 Desmond Road be endorsed, and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

SB:ml

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 26, 2020.

DP 19-872105 – CHRIS MCKANE – 9700 DESMOND ROAD
(February 26, 2020)

The Panel considered a Development Variance Permit (DV) application to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for a portion of the first storey and a portion of the second storey from 9.39 m to 8.50 m, on a site zoned “Single Detached (RS1/E)”.

Chris McKane, owner of the subject property, accompanied by his wife, Zuzana McKane, provided a brief presentation, noting the following:

- Front and rear additions are proposed to the existing house built in 1965 which was acquired by the current owner in 2018.
- The classic “west coast” style of the existing house will be retained and the proposed rear additions include the installation of an ensuite washroom for the master bedroom on the second floor.
- The proposed rear additions to the existing building footprint would require a variance to the required minimum rear yard setback to the irregular shaped lot.
- The proposed front addition to the existing house will not require a setback variance.
- All trees on the subject site will be retained and protected, including the large spruce tree in the rear yard.
- Existing concrete paving including concrete pavers on the rear yard will be removed and replaced with grass.
- Old building materials used in the existing house will be reused for the proposed building additions and proposed new building materials are more durable and energy efficient.
- Adjacent neighbours were consulted regarding the proposed variance and no concerns were noted.

In reply to a Panel query, Chris McKane confirmed that owners of single-family homes adjacent to the rear yard of the subject property were included in the consultations regarding the proposed variance, except the owner of the property at 9699 No. 1 Road due to a language barrier.

Staff expressed appreciation for the applicant’s proposal to retain all existing vegetation on the site.

The Panel expressed support for the application, noting that the design of the proposed additions to the existing house is sensitive to the adjacent neighbours’ homes.

No correspondence was submitted to the Panel regarding the application.

The Panel recommends the Permit be issued.