



To: David Weber
Director, City Clerk's Office

Date: March 15, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DV 11-587706

Re: **Application by – Matthew Cheng Architect Inc. for Development Variance Permit at 12226, 12228, 12248, 12260 English Avenue and 12231, 12233, 12235, 12237, 12239, 12251 and 12253 Ewen Avenue**

The attached Development Variance Permit was given favourable consideration by the Development Permit Panel at their meeting held on March 14, 2012.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.


for Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.



Development Permit Panel

Wednesday, March 14, 2012

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Dave Semple, General Manager, Parks and Recreation
Jeff Day, General Manager, Project Development & Facilities Services

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, February 29, 2012 be adopted.

CARRIED

2. Development Variance Permit 11-587706

(File Ref. No.: DV 11-587706) (REDMS No. 3360228)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue

INTENT OF PERMIT:

1. To vary the provisions of Richmond Zoning Bylaw 8500 "Single Detached (ZS10) – Steveston" in order to permit the construction of residential homes at 12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue, as follows:
 - a) allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width;
 - b) allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof;

**Development Permit Panel
Wednesday, March 14, 2012**

- c) allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade;
- d) allow the residential vertical envelope to be calculated from 2.6 m GSC.

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., advised that the adjacent townhouse development was now complete, and that the requested development variances applied to the eleven proposed single-family homes. He stated that during the design phase of the proposed homes, some challenges were identified. Mr. Cheng further outlined those challenges and commented that:

- in order for the homes to feature nine-foot ceilings in the ground floor rooms, and eight-foot ceilings in the upper floor rooms, the residential vertical building envelope should be calculated from 2.6 meter GSC, which is the former flood plain calculation, before recent amendments of the Flood Plain Designation and Protection Bylaw were made; and
- to achieve consistency in character with the existing single-family homes constructed in the Imperial Landing development area, variances that apply to roof gables and the enclosed connection between the eleven homes and their garages are requested.

Staff Comments

Brian J. Jackson, Acting General Manager, Planning and Development, advised that the nature of a Development Variance Permit Application, versus a Development Permit Application, means that the Panel sees only those details of the proposed development that apply to the requested variances.

Mr. Jackson then commented on the applicant's requested variances and noted that:

- Council approved variances to the minimum setbacks and maximum heights for the existing approximately 40 single-family homes to the south of the subject site, in the neighbourhood known as Imperial Landing, in 2002 and 2003, and the applicant is requesting that the same consideration be given to the eleven proposed single-family lots in the neighbourhood;
- the proposed variances are more restrictive on the size and location of roof gables, and the allowable size is restricted for the enclosed connection between the proposed homes and their accessory garages;
- the applicant is requesting only one new variance to address the higher flood construction level requirement; and
- of the two ways to address the height issue, (i) allowing the properties to rise to the required 2.9 meters GSC, or (ii) calculating the height of the proposed homes from 2.6 meters GSC, staff supports the measurement from 2.6 meters GSC to achieve consistency in character with the homes already constructed, and occupied, in the neighbourhood.

Development Permit Panel
Wednesday, March 14, 2012

Mr. Jackson referred to one piece of correspondence, received from Edwin Sharples and Wendy Phillips (attached to these Minutes as Schedule 1), and stated that the writers were concerned about the lane behind their unit and complex. Mr. Jackson advised that the issue of the lane was addressed as part of the rezoning, and that the location of the lane did not form part of the applicant's development variance application.

In response to the Chair's query regarding the size of the roof gables of the proposed eleven single-family homes, Mr. Jackson confirmed that there are restrictions in terms of width and setback of gables permitted, and that these restrictions mean that the size of the roof gables of the proposed development are smaller and set further back than the roof gables permitted on the constructed homes surrounding the subject site.

Gallery Comments

Mike Harper, 12222 Ewen Avenue, expressed concern regarding: (i) a lack of road access in the Imperial Landing neighbourhood; and (ii) a lack of safety for area children who use the back lane as a play area. He queried what the eventual use of the City-owned site at the corner of Moncton Street and Easthope Avenue would be.

Mr. Harper requested that the City delay, or stop, granting variances to developments in the Imperial Landing neighbourhood, until such issues as access are addressed.

The Chair advised Mr. Harper that City staff, including Bylaw Officers, can assist residents who have questions around bylaws, safety, and so on. He added that the Development Permit Panel's mandate does not include neighbourhood transportation networks, or zoning issues, but strictly includes design and character issues.

A brief discussion ensued between Mr. Harper, Mr. Jackson, and the Panel, and advice was provided to Mr. Harper that Council reviewed the issue of access in 2008, and it was Council's decision that Ewen Avenue not go out to Moncton Street.

Cynthia Rautio, 12282 English Avenue, asked whether the proposed development receives the requested variances, would the proposed eleven single-family homes have the identical appearance of the existing homes. She also queried whether English Avenue would go out to Moncton Street.

Mr. Jackson advised that: (i) English Avenue would not go out to Moncton Street; and (ii) the applicant's request for variances would ensure consistency of character with the existing single-family homes in the neighbourhood.

Carol Day, 11631 Seahurst Road, opined that the City could improve communications with its residents in order to avoid confusion. She then queried whether the Development Permit Panel had the option to send the applicant's Development Variance Application back to City Council.

When the Chair advised that the Panel can either approve or not approve the application, but did not have the option to send it back to Council, Ms. Day requested that the applicant's requested variances be denied.

**Development Permit Panel
Wednesday, March 14, 2012**

In response to the Chair's request, Mr. Jackson confirmed that in terms of design, the requested variances would allow homes to match the design of homes that already exist to the south of the subject site. He added that the subject lots match the lots to the south.

With regard to the City-owned site at the corner of Moncton Street and Easthope Avenue, as referenced by the first speaker, Mr. Jackson advised that as yet the City has not determined a use for the site.

Correspondence

Edwin Sharples, Wendy Phillips, #6-4388 Moncton Street (Schedule 1)

John Taylor, #3-4388 Moncton Street (Schedule 2)

Panel Discussion

There was general agreement that the requested variances would allow the proposed eleven single-family homes to be developed with the same character as the existing neighbourhood.

The Chair reiterated that City staff are available to discuss such issues as access and egress with residents.

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 "Single Detached (ZS10) – Steveston" in order to permit the construction of residential homes at 12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue, as follows:*

- a) *allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width;*
- b) *allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof;*
- c) *allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade;*
- d) *allow the residential vertical envelope to be calculated from 2.6 m GSC.*

CARRIED

**Schedule 1 to the Minutes of
the Development Permit
Panel meeting of Wednesday,
March 14, 2012.**

CITY OF RICHMOND

MAR 14 2012

RECEIVED

Variance Permit DV 11-587706

3 messages

Edwin Sharples <tedsharples@gmail.com>

Tue, Mar 13, 2012 at 5:43 PM

Edwin Sharples and Wendy Phillips

6-4388 Moncton St.
Richmond, B.C. V7E 6R9

We Request Postponement of Variance Permit DV 11-587706 pending Review
of the overall Direction on the Block

We are concerned about the increase in traffic that will come through
the lane behind our unit and complex. A lot of traffic now uses this
narrow lane. Children play there and residents walk along it
frequently. Garbage and recycling trucks also use the lane. They
fill the lane and make it impossible to pass. Without road access
directly to Moncton from Ewen and English Ave. the lane will be
handling far more traffic than it was designed for, producing
congestion and safety concerns.

There are two solutions as we see it. Our preferred option is to
block the lane behind our address at Ewen, forcing traffic to go to
Bayview St. when entering and exiting. Due to the high density of
housing in the area, we are reluctant to give up the green spaces at
the end of Ewen and English to provide traffic access to Moncton
Street.

Edwin Sharples/Wendy Phillips



Please Attend
This Is the Time to be Heard

The Richmond Development Panel will meet to consider oral and written submissions on the proposed development /Development Variance Permit DV 11-587706:

This Wednesday March 14, 2012 @ 3:30 p.m.

Council Chambers, City Hall 6911 NO. 3 Road, Richmond, BC V6Y 2C1
FAX: 604-278-5139 Tel: (604) 276-4007

If you are unable to attend you may mail or have delivered a written submission to the Director / City Clerk's Office, which will be entered into the meeting record if it is received prior to or at this meeting.

Or Email: StevestonRA@gmail.com :

Name

JOHN S. TAYLOR

Address

34388 MONCTON ST. RICHMOND



Request Postponement of Variance Permit DV 11-587706 pending Review of the overall Direction on the Block

Additional comments

ENGLISH AVE. SHOULD OPEN UP ONTO MONCTON.



Agreement of Variance Permit DV 11-587706

Additional comments

Signature

13 MARCH 2012

Schedule 2 to the Minutes of
the Development Permit
Panel meeting of Wednesday,
March 14, 2012.



City of
Richmond

Notice of Application
For a Development Variance Permit
DV 11-587706

6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

Applicant:

Matthew Cheng Architect Inc.

Property Location:

12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue

Intent of Permit:

To vary the provisions of Richmond Zoning Bylaw 8500 "Single Detached (ZS10) - Steveston" in order to permit the construction of residential homes as follows:

1. Allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width.
2. Allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof.
3. Allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building facade.
4. Allow the residential vertical envelope to be calculated from 2.6 m GSC.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: March 14, 2012
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the Director, City Clerk's Office, at the above address, a written submission, which will be entered into the meeting record if it is received prior to or at the meeting on the above date.

How to obtain information:

- By Phone: To review supporting staff reports, please contact Sara Rainal, Planning & Development Department at (604-276-4282)
- On the City Website: Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/11p2012.htm>
- At City Hall: Staff reports are available for inspection at the first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between March 1, 2012 and the date of the Development Permit Panel Meeting.

David Weber
Director, City Clerk's Office





City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Re: **Application by Matthew Cheng Architect Inc. for a Development Variance Permit at 12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue**

To: DPP Meeting, May 14, 2012.

Date: February 13, 2012

File: DV 11-587706

Staff Recommendation

That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 "Single Detached (ZS10) – Steveston" in order to permit the construction of residential homes at 12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue, as follows:

1. Allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width.
2. Allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof;
3. Allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade;
4. Allow the residential vertical envelope to be calculated from 2.6 m GSC.

Brian J. Jackson, MCIP
Director of Development

SB:blg
Att.

Staff Report

Origin

Matthew Cheng Architect Inc. has applied for variances to “Single Detached (ZS10) – Steveston” in order to permit eleven (11) single-family dwellings to be built at 12226 to 12260 English Avenue and 12231 to 12253 Ewen Avenue that are consistent in character with the existing single-family houses constructed in the Imperial Landing development area (**Attachment 1**). Variances are included to:

- Allow an enclosed connection between the house and garage;
- Allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof;
- Allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade;
- Allow bay windows to project 0.6 m into the required front yard setback; and
- Allow the residential vertical envelope to be calculated from 2.6 m GSC.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Surrounding Development

Development surrounding the subject site is as follows:

- To the north, fronting onto Moncton Street, is a new 14-unit townhouse development, zoned “Town Housing (ZT41) – Bayview Street/ English Avenue (Steveston)”;
- To the east, across Ewen Avenue, are single-family lots, also zoned “Single Detached (ZS10) – Steveston”;
- To the south, fronting onto English Avenue and Ewen Avenue, are single-family lots also zoned “Single Detached (ZS10) – Steveston”; and
- To the west, across English Avenue, is a 45-unit townhouse development, zoned “Town Housing (ZT41) – Bayview Street/English Avenue (Steveston)”.

Background

In 2002 and 2003, Council approved variances to the minimum setbacks and maximum heights for all of the single-family lots in the Steveston Area Plan BC Packers Steveston waterfront neighbourhood (Imperial Landing). The applicant is requesting the same consideration for 11 new single-family lots in the same neighbourhood.

The previous BC Packers office building site at 4360 Moncton Street was rezoned (RZ 05-312601) on April 26, 2010 to create a townhouse development site and the subject new single-family lots. The following was secured through the rezoning:

- Land dedication, subdivision and consolidation;
- Registration of covenants regarding flood plain, restricting vehicle access to the lane;

- Landscape security for the planting of 22 trees (2 trees per single-family lot);
- Cash contributions for road expansion, affordable housing, Moncton pedestrian crosswalk upgrade, and cash-in-lieu of indoor amenity space for the townhouse development; and
- A Servicing Agreement for new road and lane infrastructure, and new sanitary and storm sewer infrastructure.

Staff Comments

The subject Development Variance Permit application complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Single Detached (ZS10) – Steveston” except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width.
- 2) Allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof.
- 3) Allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade.

(Staff supports the above three (3) proposed variances as they are similar to variances previously approved for the existing 43 single-family lots in the BC Packers Steveston waterfront neighbourhood (Imperial Landing), with new restrictions to limit the maximum size. The variances will therefore allow the newly created 11 single-family lots to be developed with the same character as the existing neighbourhood.)

- 4) Allow the residential vertical envelope to be calculated from 2.6 m GSC.

(Staff supports the proposed variance as it will accommodate the required 2.9 m GSC flood construction level and also allow development of the newly created 11 single-family lots with houses of the same character and same roof pitch as the existing neighbourhood. The flood construction level was 0.3 m lower (2.6 m GSC) when Onni developed the existing Imperial Landing single-family homes.)

Analysis

Variance Precedents in BC Packers Steveston waterfront neighbourhood (Imperial Landing)

In 2002 and 2003, Council approved variances to the minimum setbacks and maximum heights for all of the single-family lots in the Steveston Area Plan BC Packers Steveston waterfront neighbourhood (Imperial Landing). The applicant is requesting the same consideration for 11 new single-family lots in the same neighbourhood. The new residential lots and a townhouse development site were created through the recent rezoning of the old BC Packers office building site at 4360 Moncton Street (RZ 05-312601).

On February 11, 2002, Council approved variances (DV 01-197537) to permit the development of 43 proposed single-family residential lots in the north-eastern portion of the former BC Packers site. These lots are located east of the subject properties, generally between Ewen Avenue and Bayview Street and further east of Bayview Street, including:

- 4331 to 4395 Bayview Street;
- 12220 to 12300 Ewen Avenue;
- 4460 to 4491 Gerrard Place; and
- 4400 to 4468 Moncton Street.

On May 12, 2003, Council approved variances (DV 03-232679) to permit the development of a further 15 single-family residential lots south of the subject properties, including:

- 12262 to 12288 English Avenue; and
- 12271 to 12295 Ewen Avenue.

The variances approved under applications DV 01-197537 and DV 03-232679 include:

- 1) Allow an enclosed connection between the house and the garage – *The applicant requests a similar variance, with revised wording to limit the maximum size of an enclosed connection. The variance is requested to allow the newly created 11 single-family lots to be developed with the same character as the existing neighbourhood.*
- 2) Allow the accessory garage building to be constructed to a height of 6.1 m (20 ft. 0 in.) to accommodate living space over the garage – *Note that this variance is not included in the subject application, as the neighbouring single-family homes to the south do not include living space over the garages.*
- 3) Allow front roof gable to project beyond the Residential Vertical Envelope (lot depth) – *The applicant requests a similar variance, with revised wording to limit the maximum size of a roof gable projection. The variance is requested to allow the newly created 11 single-family lots to be developed with the same character as the existing neighbourhood.*
- 4) Allow side roof gables to project beyond the Residential Vertical Envelope (lot width) – *The applicant requests a similar variance, with revised wording to limit the maximum size of a roof gable projection. The variance is requested to allow the newly created 11 single-family lots to be developed with the same character as the existing neighbourhood.*
- 5) Allow bay window to project 0.60 m (2 ft. 0 in.) into required front yard setback – *Note that a variance is no longer required as this bay window projection is now permitted under the current Zoning Bylaw 8500 (General Development Regulations).*
- 6) Allow bay window and corner of house to project 0.60 m (2 ft. 0 in.) into required setbacks for end lots. – *Note that this variance is not included in the subject application, as there are no end/corner lots included in the subject newly created residential lots.*
- 7) Allow porch columns supporting a porch roof to project into front and side yard setback 1 m (3.28 ft.) – *Note that a variance is no longer required as the zone allows a 1.3 m projection for porch columns.*
- 8) Allow fireplace/chimney enclosures to encroach 0.60 m (2.0 ft.) into required side yard – *Note that this variance is not included in the subject application, as the zone already allows a 0.5 m projection for unenclosed fireplaces and chimneys.*

- 9) Vary the side yard setback for corner lots from 3 m (9.843 ft.) to 2 m (6.56 ft.) – Note *that this variance applies to DV 01-197537 only, and is not included in the subject application, as there are no end/corner lots in the subject newly created residential lots.*

Required Flood Construction Level Impact to Building Height

The subject application includes one additional variance that was not included in the previously approved variances in the BC Packers Steveston waterfront neighbourhood (Imperial Landing). The applicant is requesting that the residential vertical envelope, which includes building height, be calculated from 2.6 m GSC. The variance is requested as a result of the impact of the Flood Plain Designation and Protection Bylaw 8204 and the revised Zoning Bylaw 8500, which were both adopted by Council after the initial 2002 and 2003 Development Variance Permits. The variance is requested to allow the newly created 11 single-family lots to be developed with the same character as the existing neighbourhood.

The Flood Plain Designation and Protection Bylaw requires a minimum Flood Construction Level of 2.9 m GSC (geodetic survey of Canada) for the subject properties. The existing single detached homes in the BC Packers Steveston waterfront neighbourhood (Imperial Landing) had a lower minimum Flood Construction Level of 2.6 m GSC, which was specified in a flood covenant registered on Title as part of the original BC Packers rezoning. New single detached homes in the BC Packers Steveston waterfront neighbourhood (Imperial Landing) are required to comply with the Bylaw and have a main floor level that is at least 0.3 m higher than the surrounding existing homes.

In addition, the current zoning bylaw has a different way of calculating building height for single detached homes. Previously the residential vertical envelope (which includes building height) for typical single detached homes was measured from the lowest floor level (lowest concrete slab). Under the current Zoning Bylaw 8500, the residential vertical envelope is calculated from the finished site grade, which is an average of the edges of the property and the exterior edges of the proposed building, and is not permitted to be higher than 0.6 m above the crown of road. The ground floor level of the existing single detached homes in the BC Packers Steveston waterfront neighbourhood (Imperial Landing) was set at 2.6 m GSC to comply with the flood covenant, so the residential vertical envelope was also measured from 2.6 m GSC. New single detached homes in the BC Packers Steveston waterfront neighbourhood (Imperial Landing) would be required to have a finished site grade that was no higher than 0.6 m above the crown of road, or no higher than approximately 1.9 m to 2.3 m GSC for the subject newly created lots. With a 2.9 m GSC flood construction level requirement, this effectively results in a 0.88 m to 1.15 m reduction to the permitted massing of a full two-storey home.

Although the permitted building height in the zone has not changed, the flood construction level requirement has increased by 0.3 m and the point that the residential vertical envelope is measured from has been effectively lowered for the subject newly created lots. The result is that a variance is needed to allow development of the new residential lots with houses of the same character (and with the same roof pitches) as the existing single detached homes in the surrounding BC Packers Steveston waterfront neighbourhood (Imperial Landing). The variance requested is to allow the residential vertical envelope to be measured from the same 2.6 m GSC elevation that was used for the surrounding existing single detached. The applicant has confirmed that they can comply with the 2.9 m GSC flood construction level requirement and provide homes that are similar in character to the surrounding neighbourhood with the residential vertical envelope (building height) measured from 2.6 m GSC.

Conclusions

Staff are supportive of the proposed variances, which will allow the newly created 11 single-family lots to be developed with houses of the same character as the existing neighbourhood.

A handwritten signature in black ink that reads "Sara Badyal." The signature is written in a cursive, flowing style.

Sara Badyal, M. Arch, MCIP
Planner 1

SB:blg

Attachment 1: Conceptual Architectural Drawings



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**
 Development Applications Division

DV 11-587706

Attachment 1

Address: 12226, 12228, 12248 & 12260 English Avenue, and
 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue

Applicant: Matthew Cheng Architect Inc. Owner: S-8133 Holdings Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Lot Area:	271 m ² to 292.5 m ²	No Change
Land Uses:	Vacant	Single-Family Residential
OCP Designation:	Residential	No change
Zoning:	Single Detached (ZS10) – Steveston	No change
Number of Units:	None	11 Single-Family Dwellings

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	No change	None permitted
Lot Coverage (Building):	Max. 50%	No change	None
Setback – Front Yard:	Min. 4.3 m	No change	None
Projections into Front Yard:	Porch Max. 1.3 m Bay window 0.5 m	No change Max. 0.6 m	0.1 m Increase
Setback – Interior Side Yard:	Min. 1.2 m Accessory Bldg Min. 0.6 m	No change	None
Projections into Side Yard:	Fireplace/chimney Max. 0.5 m	Max. 0.6 m	0.1 m Increase
Setback – Rear Yard:	Min. 10 m	No change	None
Connection between the house and garage:	Covered open walkway Max. 2 m wide & 3 m high	Permit enclosed connection	Enclosed connection
Height (m):	Max. 9 m Accessory Bldg Max. 5.0 m	No change Max. 6.1 m	1.1 m Increase for Living Space over Garage
Residential Vertical Envelopes:	<ul style="list-style-type: none"> • Calculated from finished site grade • No habitable space projections • 	<ul style="list-style-type: none"> • Calculated from 2.6 m GSC • Allow front & side roof gable projections • 	<ul style="list-style-type: none"> • 0.6 m – 1 m Increase • Limited roof gable projections



No. DV 11-587706

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 12226, 12228, 12248 & 12260 ENGLISH AVENUE AND
 12231, 12233, 12235, 12237, 12239, 12251 &
 12253 EWEN AVENUE

Address: C/O MATTHEW CHENG
 UNIT 202 – 670 EVANS AVENUE
 VANCOUVER, BC V6A 2K9

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
 - a) Allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width;
 - b) Allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof;
 - c) Allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade; and
 - d) Allow the residential vertical envelope to be calculated from the required flood construction level (2.6 m GSC).
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

No. DV 11-587706

To the Holder: MATTHEW CHENG ARCHITECT INC.

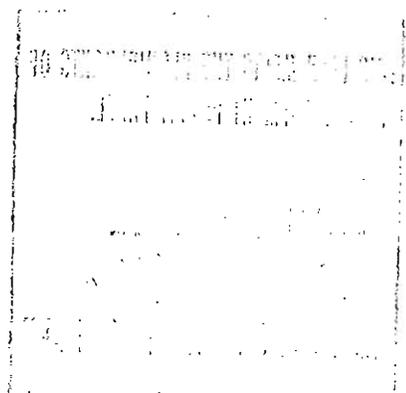
Property Address: 12226, 12228, 12248 & 12260 ENGLISH AVENUE AND
12231, 12233, 12235, 12237, 12239, 12251 &
12253 EWEN AVENUE

Address: C/O MATTHEW CHENG
UNIT 202 – 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

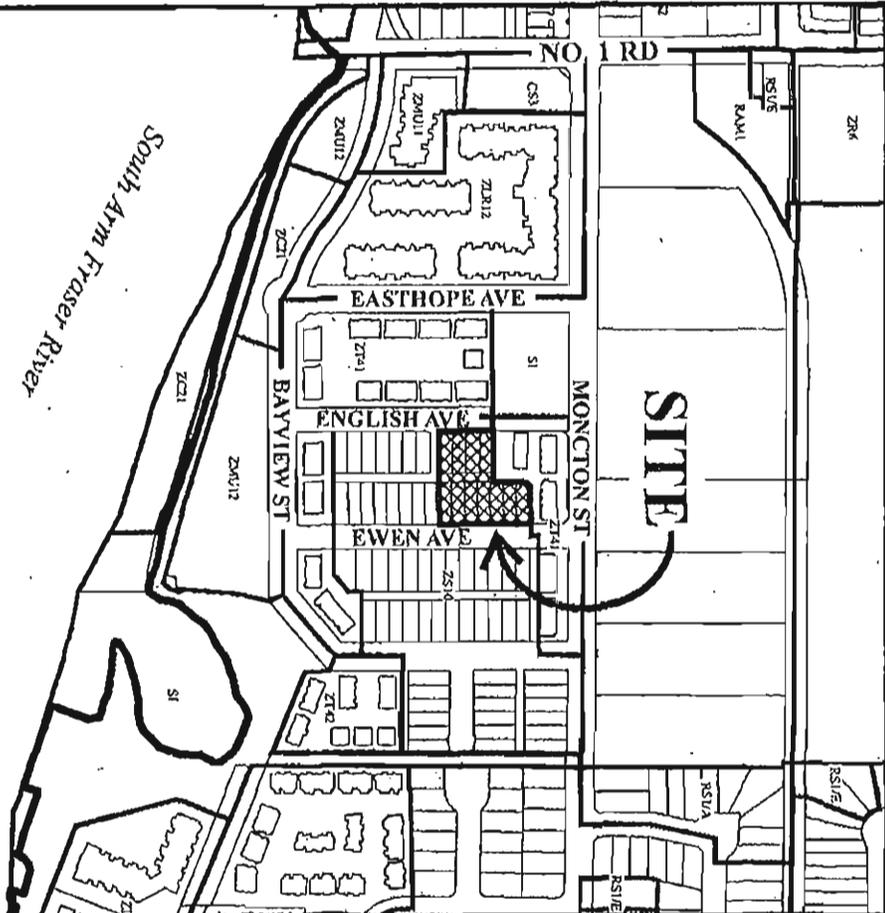
DELIVERED THIS DAY OF , .

MAYOR

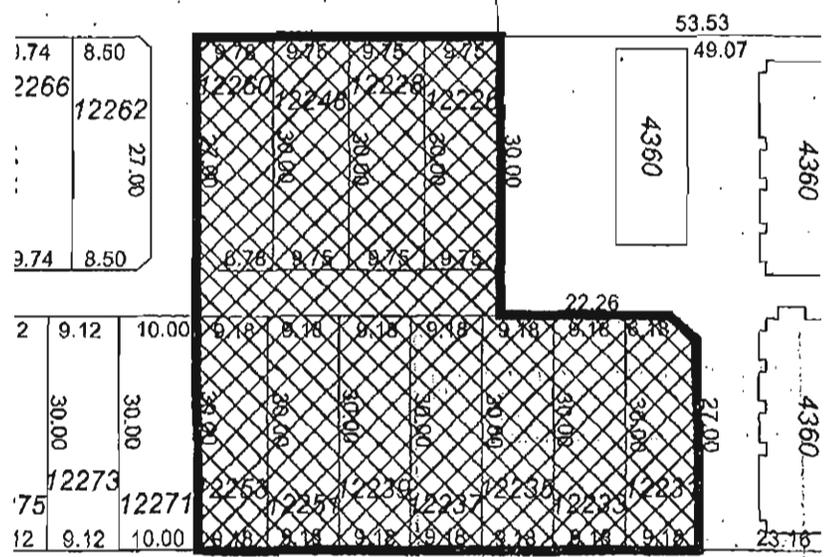




City of Richmond



ENGLISH AVE



EWEN AVE

DV 11-587706
 SCHEDULE "A"

Original Date: 09/15/11
 Revision Date:
 Note: Dimensions are in METRES

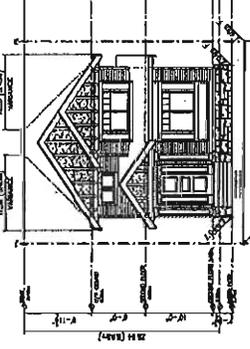
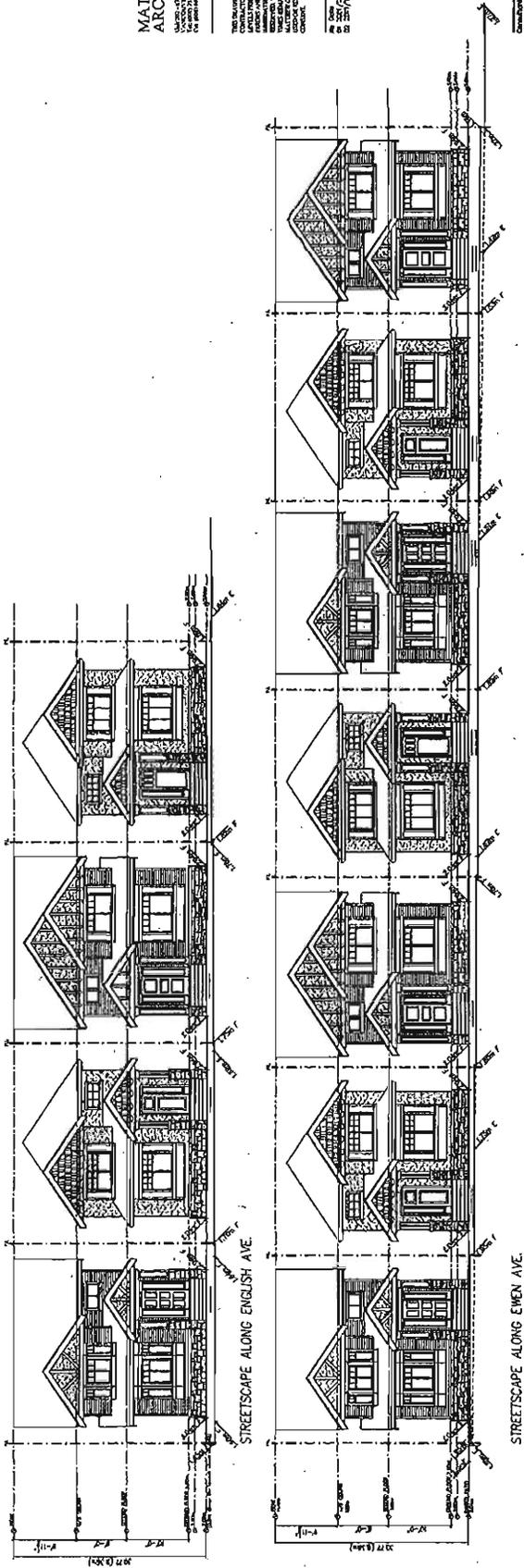


**MATTHEW CHENG
ARCHITECT INC.**

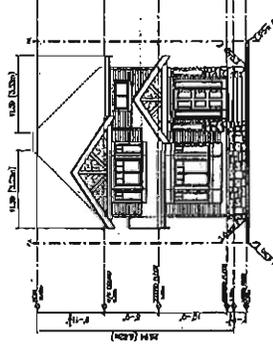
1000 WEST 10TH AVENUE
SUITE 1000
VANCOUVER, BC V6H 2G6
TEL: 604-278-1111
WWW.MATTHEWCHENGARCHITECT.COM

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN SHALL BE VALID ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS DRAWING FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC.

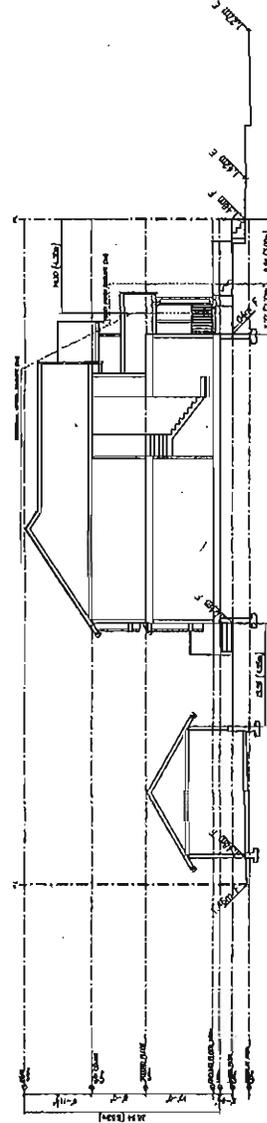
DATE: 01/11/11
DRAWN BY: J. CHENG
CHECKED BY: J. CHENG
PROJECT NO: 11-11



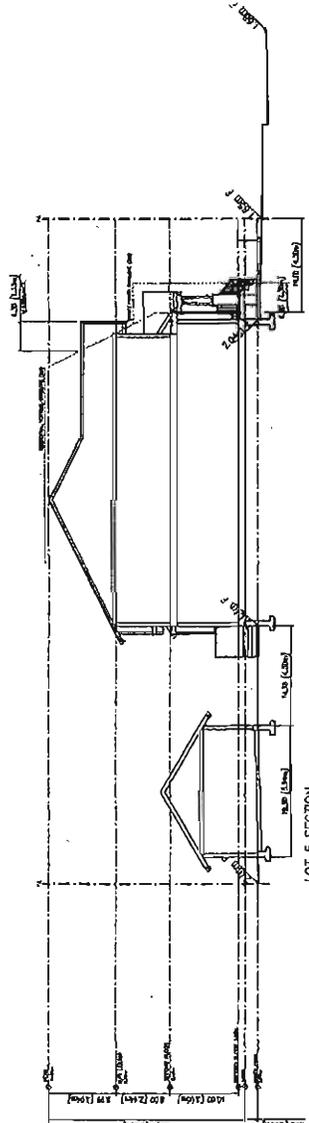
LOT 11 EMEN ELEVATION



LOT 5 EMEN ELEVATION



LOT 11 SECTION



LOT 5 SECTION

Scale: 1/8" = 1'-0"
Grading Elevations and Sections

**CONCEPTUAL
DRAWING**

Project No:	11-11
Client:	Single Family Subdiv.
Location:	Single Family Subdiv.
Scale:	1/8" = 1'-0"
Project Name:	Single Family Subdiv.
Revision:	01/11/11
Drawn By:	J. Cheng
Checked By:	J. Cheng
Project No:	11-11
Sheet No:	11-11

A1.1