



City of Richmond

Report to Council

To: Richmond City Council

Date: October 13, 2023

From: Cecilia Achiam
Chair, Development Permit Panel

File: DV 23-024175

Re: **Development Permit Panel Meeting Held on October 12, 2023**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DV 23-024175) for the property located at 7151, 7211, 7231 & 7251 Bridge Street, 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 October 12, 2023.

DV 23-024175 – PAKLAND ARMSTRONG HOMES LTD. – 7151, 7211, 7231 & 7251 BRIDGE STREET
(October 12, 2023)

The Panel considered a Development Variance Permit (DV) to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback for:

1. A portion of the second storey from 10.70 m to 10.64 m to allow the retention of an existing second-storey deck at 7151 Bridge Street.
2. Accessory buildings (i.e. a garage) with a wall length greater than 6.0 m from 2.4 m to 2.08 m to allow retention of an existing detached garage at 7211 Bridge Street.
3. 60 per cent of the first storey from 9.60 m to 7.4 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.7 m to 8.0 m to allow the retention of an existing dwelling at 7231 Bridge Street. Reduce the minimum required rear yard setback for a portion of the second storey from 10.7 m to 6.8 m to allow retention of an existing second-storey deck.
4. 60 per cent of the first storey from 9.60 m to 7.02 m, as well as the remaining 40 per cent of the first storey and the second storey from 10.70 m to 7.02 m to allow the retention of an existing dwelling at 7251 Bridge Street.

The applicant, Khalid Hassan, of Parkland Armstrong Homes Ltd., provided a brief visual presentation highlighting:

- The subdivision of six large lots will result in six lots fronting Bridge Street and ten lots fronting the future Armstrong Street extension.
- The proposed variances will address the required rear yard setbacks for four of the six properties fronting Bridge Street to allow the retention of existing buildings on these properties.

Staff noted that (i) staff support the proposed rear yard setback variances as these are technical variances that are required to facilitate the retention of the existing structures on four properties fronting Bridge Street, (ii) the proposed variances will not facilitate any new construction, (iii) the proposed variances will not alter the on-site tree retention and tree replacement that was secured through the original rezoning application, and (iv) the retention of the existing structures was identified at the time of rezoning

In reply to a query from the Panel, Staff confirmed that (i) the subject application will be required to provide a functional two-way traffic road as part of Armstrong Street, and (ii) the road will be widened when the adjacent properties fronting Ash Street redevelop in the future.

The Panel recommends the Permit be issued.