



Development Permit Panel
Thursday, October 12, 2023

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Cecilia Achiam, General Manager, Community Safety, Acting Chair
Milton Chan, Director, Engineering
Peter Russell, Director, Sustainability and District Energy

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

MINUTES

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on September 27, 2023 be adopted.

CARRIED

1. DEVELOPMENT VARIANCE PERMIT 23-024175
(REDMS No. 7280338)

APPLICANT: Pakland Armstrong Homes Ltd.
PROPERTY LOCATION: 7151, 7211, 7231 & 7251 Bridge Street
INTENT OF PERMIT:

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

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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.

Applicant's Comments

Khalid Hassan, Pakland Armstrong Homes Ltd., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the subject application and reviewed the proposed rear yard setback variances, noting that (i) the subdivision of six large lots will result in six lots fronting Bridge Street and ten lots fronting the future Armstrong Street extension, and (ii) 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 Comments

Wayne Craig, Director, Development, 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 were 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, Mr. Craig 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.

Correspondence

None.

Gallery Comments

None.

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Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would 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.*

CARRIED

2. New Business

None.

3. Date of Next Meeting: October 25, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:41 p.m.).

CARRIED

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Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Thursday, October 12, 2023.

Cecilia Achiam
Acting Chair

Rustico Agawin
Committee Clerk

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF:

- 1) THE NORTH HALF LOT 14 BLOCK "C", PLAN 1207 EXCEPT PLAN EPP110430, NOW ROAD;
- 2) THE SOUTH HALF LOT 14 BLOCK "C", PLAN 1207 EXCEPT PLAN EPP110430, NOW ROAD;
- 3) THE NORTH HALF LOT 16 BLOCK "C", PLAN 1207 EXCEPT PLAN EPP110430, NOW ROAD;
- 4) THE SOUTH HALF LOT 16 BLOCK "C", PLAN 1207 EXCEPT PLAN EPP110430, NOW ROAD;
- 5) LOT 106, PLAN 60961 EXCEPT PLAN EPP110430, NOW ROAD;
- 6) LOT 107, PLAN 60961 EXCEPT PLAN EPP110430, NOW ROAD;

ALL OF SECTION 15 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT

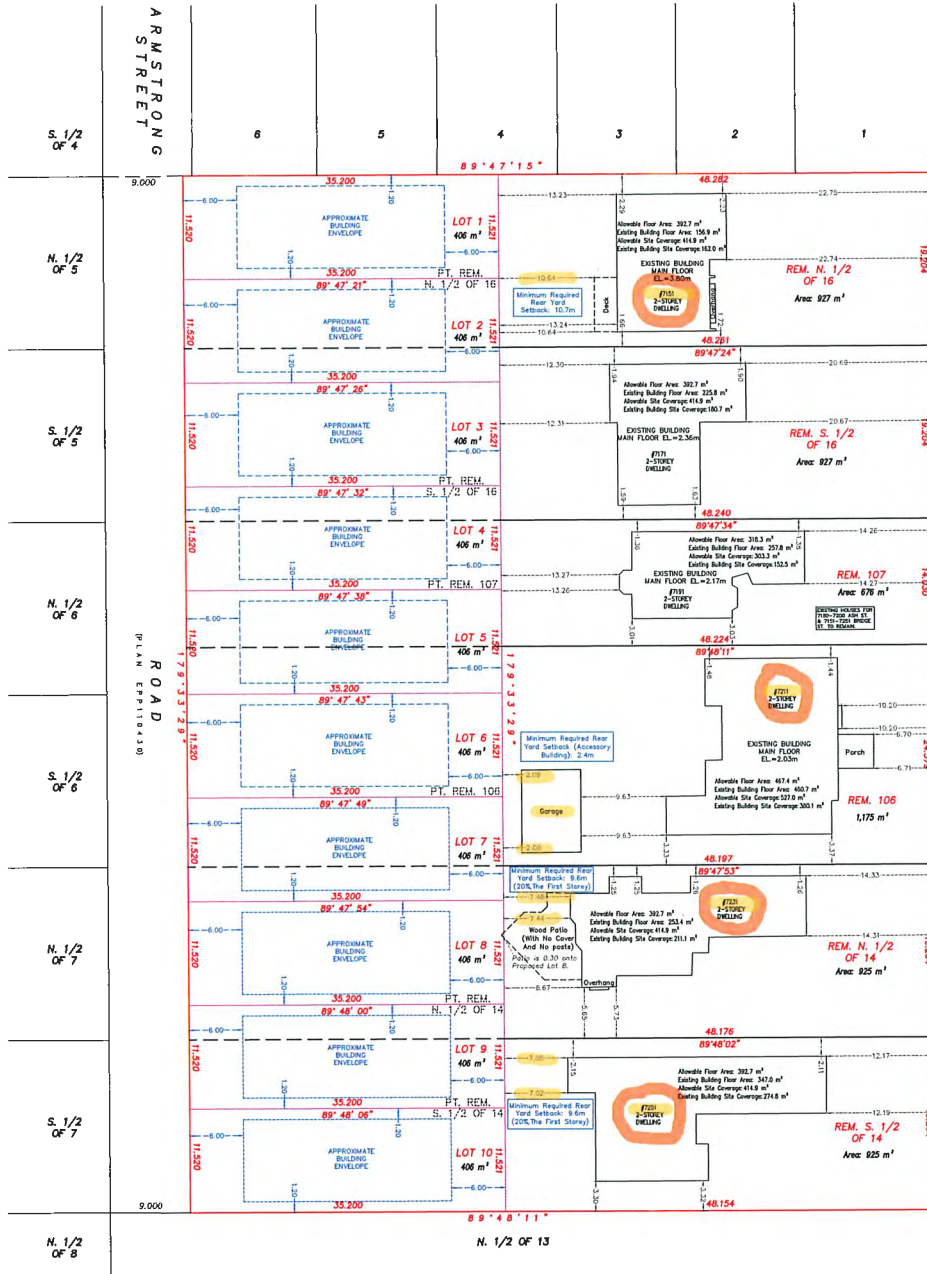
Schedule 1 to the Minutes of the Development Permit Panel meeting held on Thursday, October 12, 2023



SCALE: 1:250

0 5 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

- #7231 BRIDGE STREET, (REM. N. 1/2 OF 14)
RICHMOND, B.C.
P.I.D. 003-735-443
- #7251 BRIDGE STREET, (REM. S. 1/2 OF 14)
RICHMOND, B.C.
P.I.D. 004-503-725
- #7151 BRIDGE STREET, (REM. N. 1/2 OF 16)
RICHMOND, B.C.
P.I.D. 003-632-912
- #7171 BRIDGE STREET, (REM. S. 1/2 OF 16)
RICHMOND, B.C.
P.I.D. 004-183-215
- #7211 BRIDGE STREET, (RDA 106)
RICHMOND, B.C.
P.I.D. 002-671-379
- #7191 BRIDGE STREET, (REM. 107)
RICHMOND, B.C.
P.I.D. 002-671-387



7151 Bridge Street Variance required for rear yard setback for existing building from New

7211 Bridge Street requires Variance for Accessory building Setback from proposed New PL.

7231 Bridge Street requires Variance for Rear Yard setback for existing dwelling from proposed New PL.

7251 Bridge Street Rear Yard Setback required Variance for existing dwelling from proposed New PL.

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Civil and B.C. Land Surveyor
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SAB No. 6228
FB-291 P22-25, FB-287 P146-149
FB-290 P84-87, P1-35
FB-292 P131-133, FB-291 P35-39
Drawn By: JG/AK
IDWS No. 6228-Topo_10

NOTE:
Elevations shown are based on City of
Richmond Benchmark Top #418.
Elevation: 210.6m
Located at North side of Granville Avenue &
Bridge Street intersection next to driveway
entrance to Valley School.

NOTE:
Survey data was collected between the dates of
September 18th, 2015 and October 7th, 2015.

RE-INSPECTED:
Johnson
Tam
JQQM3
JONASON C. TAM, B.C.L.S.
JULY 28th, 2023.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.
JCTAM
Date: 2023/07/27
09:16:56 -0700
JONASON C. TAM, B.C.L.S.
OCTOBER 7th, 2015.