



**Development Permit Panel  
Wednesday, February 10, 2016**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Victor Wei, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
Cecilia Achiam, Director, Administration and Compliance

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 January 27, 2016, be adopted.*

**CARRIED**

**1. Development Variance 15-708883**

(File Ref. No.: DV15-708883) (REDMS No. 4909687)

APPLICANT: 0983101 BC Ltd.

PROPERTY LOCATION: 12208, 12222 and 12228 Trites Road

**INTENT OF PERMIT:**

Vary sections 4.12A.2. and 8.1.7.1. of Richmond Zoning Bylaw 8500 to permit the following projections above the residential vertical lot width envelope and the residential vertical lot depth envelope:

1. At 12208 Trites Road:
  - a) a 1.8 m ridge line for two (2) north side roof dormers to project above the residential vertical lot width envelope and into the exterior side yard;
  - b) the south edge of the second floor and associated sloping roof to project 1.3 m above the residential vertical lot width envelope; and

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- c) the west edge of the second floor and associated sloping roof to project 1 m above the residential vertical lot depth envelope; and
- 2. At 12222 and 12228 Trites Road:
  - a) the north edge of the second floor and associated sloping roof to project 1.2 m above the residential vertical lot width envelope; and
  - b) the south edge of the second floor and associated sloping roof to project 0.4 m above the residential vertical lot width envelope;in order to allow construction of new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned "Single Detached (RS2/A)".

#### **Applicant's Comments**

Rod Lynde, Lynde Designs Ltd., confirmed that revisions had been made to the previously submitted designs to reduce the building heights and roof massing, noting that changes included using shallower roof pitches and lowering the building's interior ceiling heights. He added that variances were still required to accommodate some minor projections into the residential vertical envelopes but these projections provide visual interest and building articulation that improve the house design.

#### **Staff Comments**

Wayne Craig, Director, Development, recognized the applicant's response to the Development Permit Panel's January 27, 2016 directions, noting that the revised building designs comply with the maximum building height requirements and the projections into the building envelopes added visual interest and character.

#### **Panel Discussion**

In reply to queries from the Panel, Mr. Lynde confirmed that eliminating the gables from the revised designs would flatten the roofs and that the revised designs of all three buildings now complied with building height requirements.

Johnny Zhang, Maruyama and Associates, Landscape Architects, confirmed that the landscape design followed design guidelines, which supported a Japanese garden theme. He added that changing a small tree on the corner lot to a larger variety tree could be considered.

#### **Correspondence**

None.

#### **Gallery Comments**

Lee Folks, 12260 Trites Road, queried whether positioning the sidewalk immediately beside the property line was typical and whether the bus stop would return when the development was completed.

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**Staff Comments**

In reply to queries from the Panel, Mr. Craig confirmed that the typical design standard for new developments includes a sidewalk at the property line with a grass and tree boulevard separating the sidewalk from the road. He added that the City will maintain the sidewalk and the owner will maintain the adjacent boulevard. Also, he advised that Mr. Folks is welcome to review site Servicing Agreement drawings with staff, which indicated the bus stop, tree, and driveway locations.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued which would vary sections 4.12A.2. and 8.1.7.1. of Richmond Zoning Bylaw 8500 to permit the following projections above the residential vertical lot width envelope and the residential vertical lot depth envelope:*

**1. At 12208 Trites Road:**

- (a) a 1.8 m ridge line for two (2) north side roof dormers to project above the residential vertical lot width envelope and into the exterior side yard;*
- (b) the south edge of the second floor and associated sloping roof to project 1.3 m above the residential vertical lot width envelope; and*
- (c) the west edge of the second floor and associated sloping roof to project 1 m above the residential vertical lot depth envelope; and*

**2. At 12222 and 12228 Trites Road:**

- (a) the north edge of the second floor and associated sloping roof to project 1.2 m above the residential vertical lot width envelope; and*
- (b) the south edge of the second floor and associated sloping roof to project 0.4 m above the residential vertical lot width envelope;*

*in order to allow construction of new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned "Single Detached (RS2/A)."*

**CARRIED**

**2. New Business**

**3. Date of Next Meeting: February 24, 2016**

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**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:45 p.m.*

**CARRIED**

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  
Wednesday, February 10, 2016.

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Victor Wei  
Chair

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Carrie Peacock  
Recording Secretary