



Development Permit Panel
Wednesday, April 10, 2019

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Irving, Chair
Laurie Bachynski, Director, Corporate Business Service Solutions
Peter Russell, Senior Manager, 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 March 13, 2019 be adopted.

CARRIED

1. **DEVELOPMENT VARIANCE 18-829639**
(REDMS No. 6035554)

APPLICANT: Bradley Doré

PROPERTY LOCATION: 7266 Lynnwood Drive

INTENT OF DEVELOPMENT VARIANCE PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m, at 7266 Lynnwood Drive on a site zoned "Single Detached (RS2/B)".

Applicant's Comments

Bradley Doré, Reine Photography and Design, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 1), provided background information on the subject development variance permit application and highlighted the following:

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- the subject lot was originally part of a rezoning and subdivision application that subdivided the original lot into nine lots;
- the irregular shaped subject lot has a south property line significantly longer than its north property line, with the difference in the length of the side lot lines resulting in a lot depth that exceeds 20 meters, thus requiring an increased rear yard setback for 40 percent of the rear wall of the first storey and a portion of the second storey;
- the increased setback requirement has created design and massing challenges for the proposed two-storey single-family home on the subject lot, so the applicant has requested a setback variance to allow a rear yard setback from 7.15 meters to 6.0 meters for 40 percent of the first storey and a portion of the second storey of the proposed single-family home, which is consistent with the required rear yard setbacks for its neighbours to the north;
- the proposed rear yard setback variance will ensure that the design and massing of the proposed single-family home on the subject site will not adversely impact its neighbours in terms of potential shadowing, access to sunlight and sight lines; and
- the proposed rear yard setback variance for the subject lot is supported by adjacent neighbours to the south, north, and east.

Staff Comments

Wayne Craig, Director, Development, advised that (i) the applicant had consulted with immediately adjacent neighbours and no objections were noted regarding the proposed setback variance, (ii) letters of support from the neighbours were attached to the staff report, (iii) the subject development variance permit application is specific to the attached house plans, and any changes to the house plans will invalidate the permit, and (iv) the site servicing frontage improvements were dealt with through the original rezoning and subdivision application adopted by Council.

Panel Discussion

In reply to queries from the Panel, Mr. Doré noted that (i) the irregular shape of the subject lot poses constraints for the design of the proposed two-storey single-family home, (ii) the development immediately to the south of the subject lot is existing, and (iii) the developments to the north are still proposed and have similar setbacks to the proposed development on the subject lot.

Gallery Comments

None.

Correspondence

None.

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Panel Discussion

The Panel expressed support for the proposed rear yard setback variance, noting that it is a good approach to ensure that the massing of the proposed single-family home on the subject lot will provide an appropriate interface with its neighbours.

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 required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m, at 7266 Lynnwood Drive on a site zoned "Single Detached (RS2/B)".

CARRIED

2. **DEVELOPMENT PERMIT 18-835560** (REDMS No. 6114286)

APPLICANT: Gustavson Wylie Architects Inc.

PROPERTY LOCATION: 5991 No. 3 Road

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 5991 No. 3 Road on a site zoned "Downtown Commercial (CDT1)."

Applicant's Comments

Cameron Evans, Gustavson Wylie Architects, Inc., (accompanied by Ron Baron, Gustavson Wylie Architects, Inc.) with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 2) briefed the Panel on the proposed exterior renovations to the existing two-storey commercial building and highlighted the following:

- the TD Bank branch occupying the existing two-storey commercial building can be accessed from the parkade at the back and from the intersection of Westminster Highway and No. 3 Road;
- the existing building is currently clad in limestone veneer, and the proposed exterior renovation intends to differentiate the two building entrances by introducing green aluminum panels and a timber-finished linear panel above the entrances for better identification; and
- three new bicycle racks are proposed to be located on the sidewalk along No. 3 Road.

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In reply to queries from the Panel, Mr. Evans acknowledged that (i) only the two entrances to the building will be treated with the proposed green and timber-finished metal panels, (ii) the existing planter at the southeast corner of the site will be maintained, (iii) there will be no changes to the south and east façades of the building; however, new exterior lighting will be installed, and (iv) there are existing glass canopies on the south and east sides of the building.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the proposed renovations to the existing two-storey building, noting that they will provide more visual interest to the prominent corner at No. 3 Road and Westminster Highway.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the existing building at 5991 No. 3 Road on a site zoned "Downtown Commercial (CDTI)."

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting scheduled on Thursday, April 25, 2019 be cancelled.

CARRIED

4. Date of Next Meeting: May 15, 2019

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:50 p.m.

CARRIED

4.

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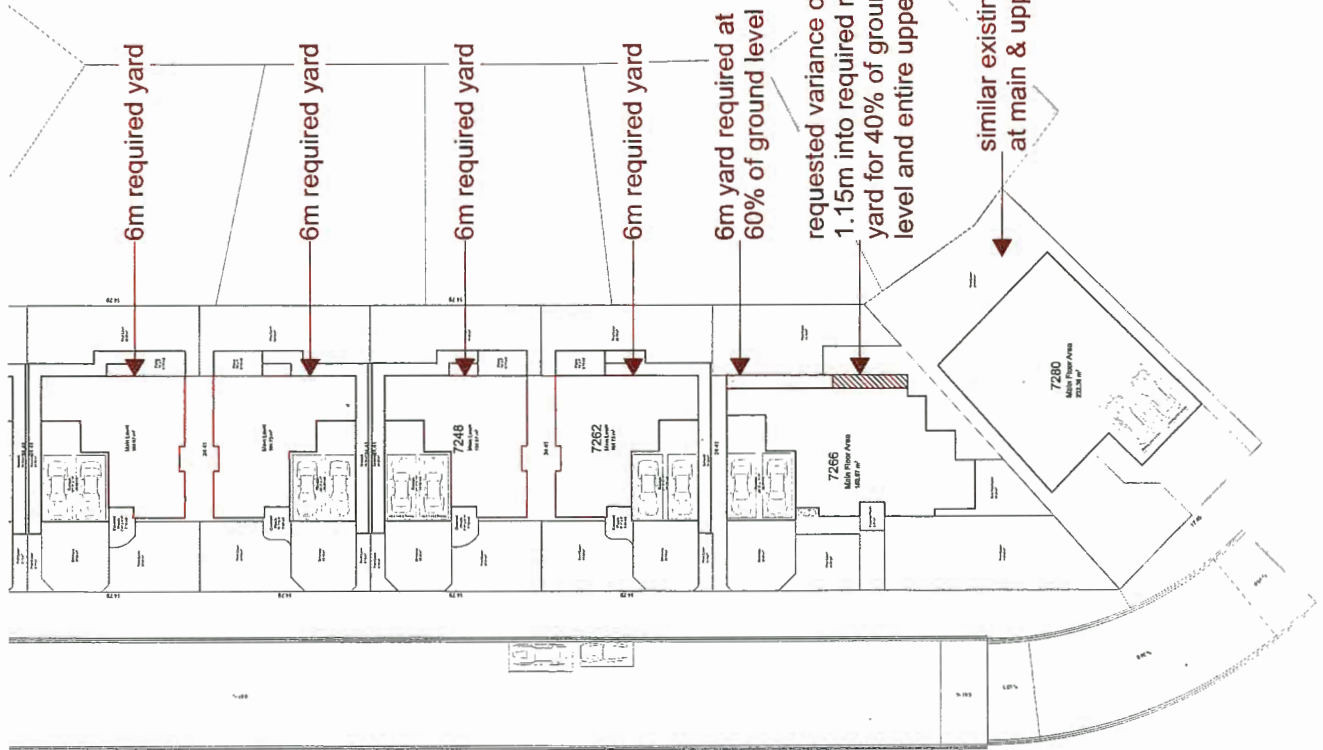
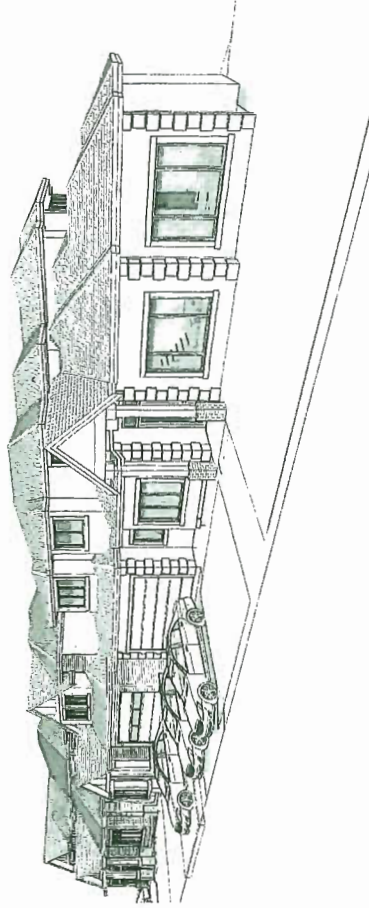
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, April 10, 2019.

John Irving
Chair

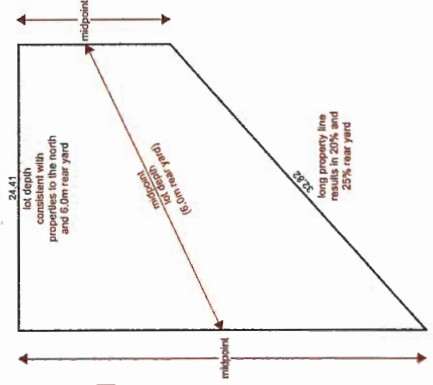
Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 10, 2019.

7266 Lynnwood Drive Rear Yard Variance Site Analysis



Lot Depth
Midpoint to Midpoint
7266 Lynnwood



REINE PHOTOGRAPHY & DESIGN
2021 Blundell Road Unit #7
Richmond, BC Canada V6V 1K4
info@reinephoto.com
www.reinephoto.com

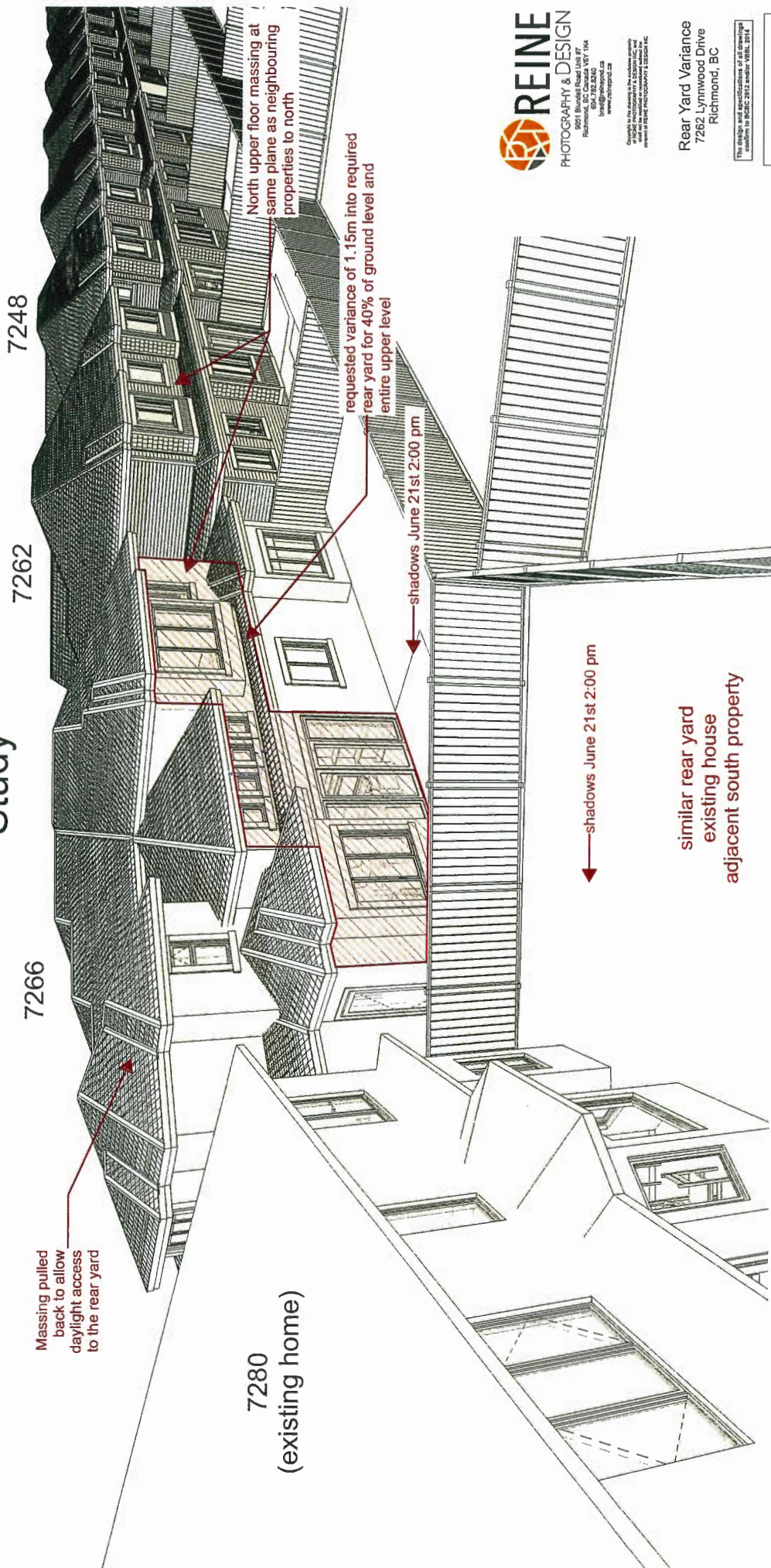
Changes to this drawing to be made in accordance with the conditions of the Development Permit and the requirements of the BC Building Act and the BC Building Code.

Rear Yard Variance
7262 Lynnwood Drive
Richmond, BC

The shape and specifications of all drawings conform to BCBC 2-13 and/or VBL 2-14

Sites & Rear Yards	
Date	2019-04-25
A01	

Rear Yard Massing & Shadow Study



Massing pulled back to allow daylight access to the rear yard

7280
(existing home)

7248

7262

7266

North upper floor massing at same plane as neighbouring properties to north

requested variance of 1.15m into required rear yard for 40% of ground level and entire upper level

shadows June 21st 2:00 pm

shadows June 21st 2:00 pm

similar rear yard existing house adjacent south property

REINE
PHOTOGRAPHY & DESIGN
Richmond, BC Canada V6V 1G6
604.782.8342
www.reinedesign.ca

Specialty: Real Estate Photography, Commercial Photography, Architectural Photography, Wedding Photography, Portrait Photography & Lifestyle P&C
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Rear Yard Variance
7262 Lynnwood Drive
Richmond, BC

File No. 2019-04-08
Date: 2019-04-08

Massing & Shadow Study

A02



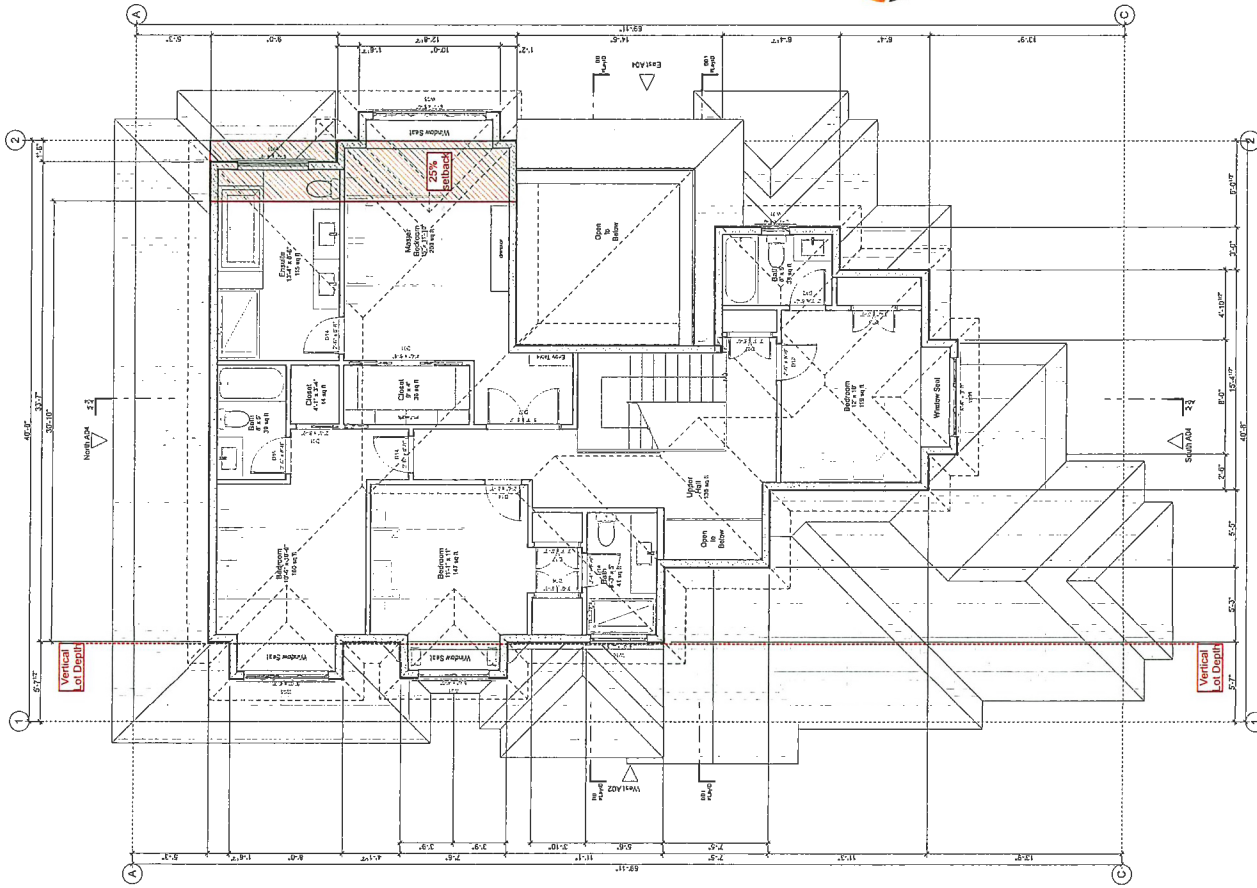
2202 - 2011 Wang Way
Richmond, BC V6V 3B5
(604) 273-3352
info@reinehomes.ca

REINE
PHOTOGRAPHY & DESIGN
8001 Blundell Road, Unit #77
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brad@reinephot.ca
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DVP-2018-
Lynnwood Lot 1
7266 Lynnwood Drive
Richmond, BC

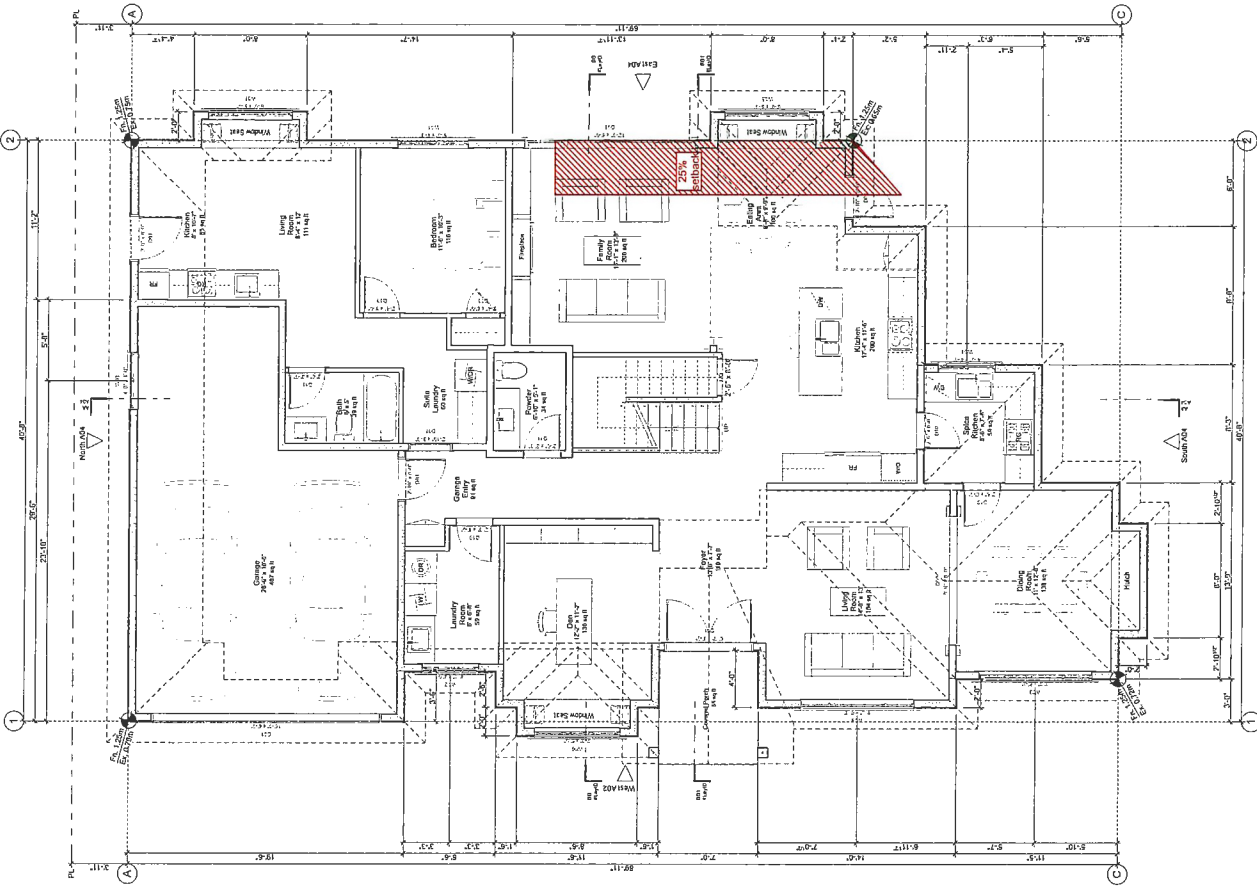
The design and specifications of all drawings confirm to BCBC 2018 and/or MBBC 2014

Floor Plans	
Scale: Issued for DVP Permit	Date: 2018-11-15
A03	



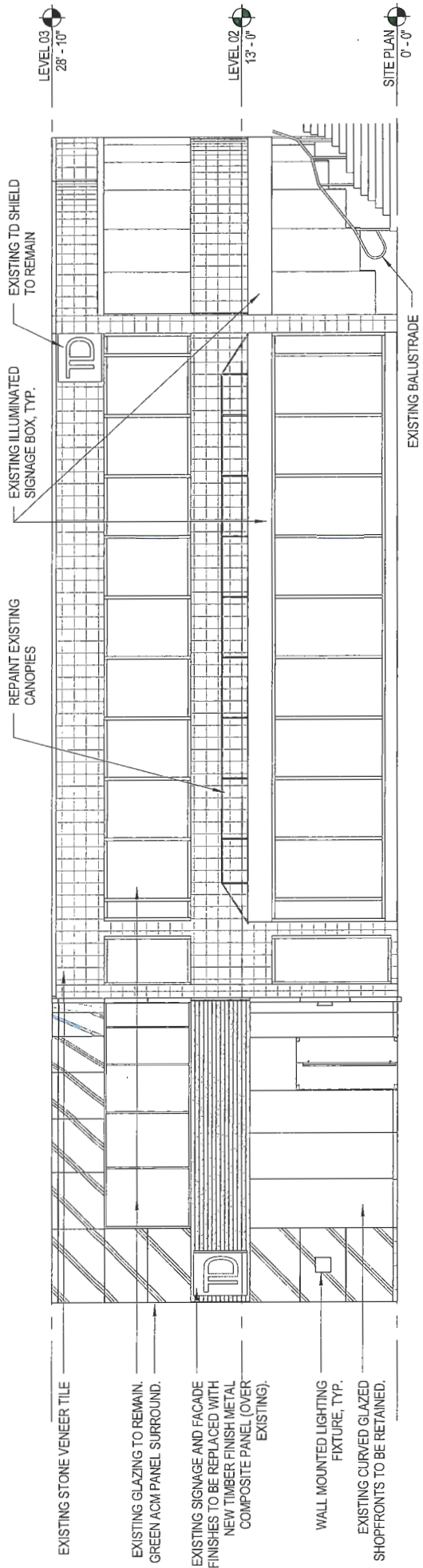
Upper Level
Main Level
1,195
1,245
3,440 sq ft

Upper Level
1/4" = 1'-0"

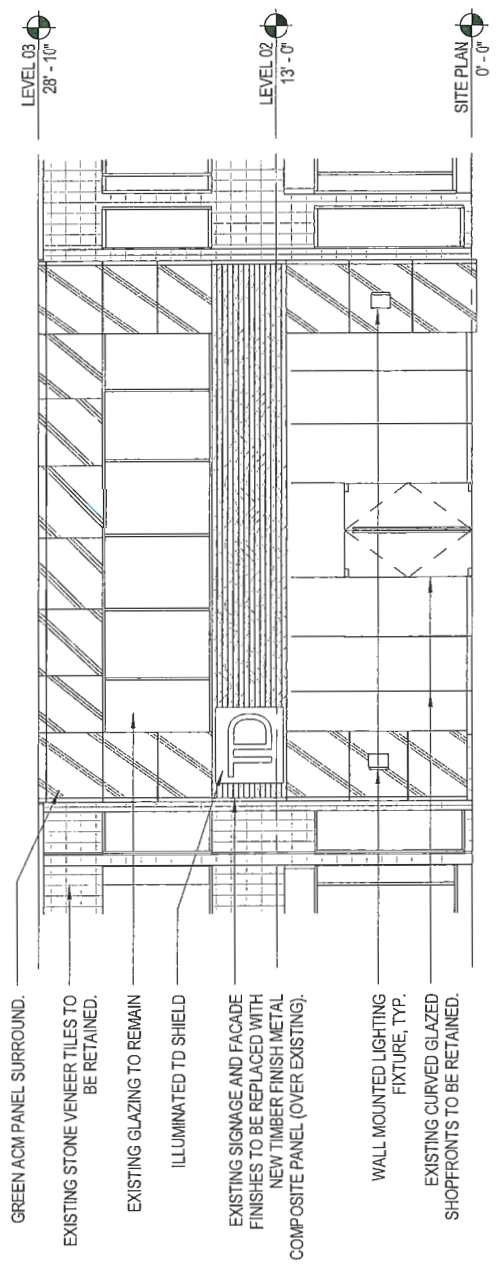


Main Level
1,245
1,295
2,540 sq ft

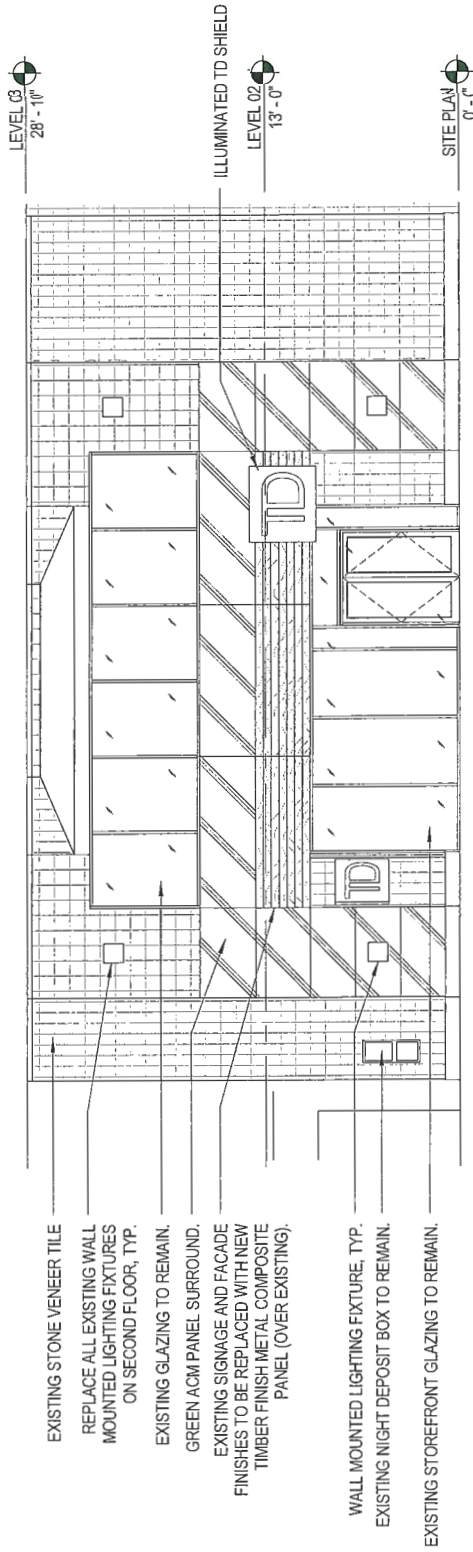
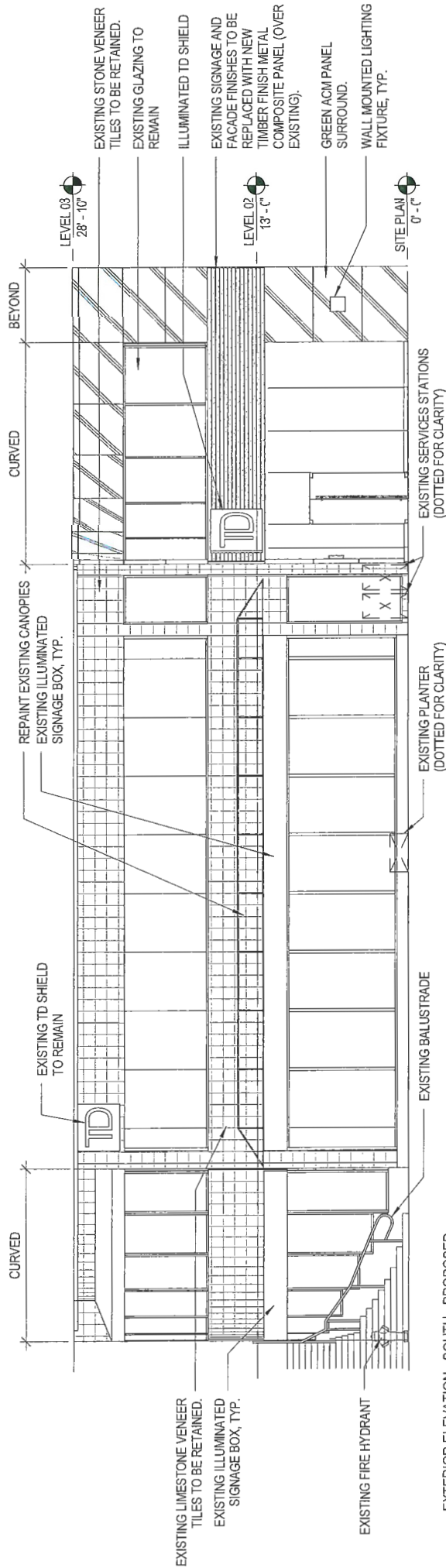
Main Level
1/4" = 1'-0"



EXTERIOR ELEVATION - EAST - PROPOSED
1/8" = 1'-0"

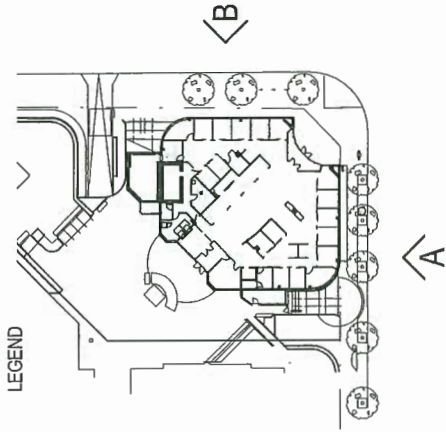


EXTERIOR ELEVATION - SOUTHEAST - PROPOSED
1/8" = 1'-0"





A - SOUTH ELEVATION



B - EAST ELEVATION



