



**Development Permit Panel
Wednesday, June 24, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cathryn Volkering Carlile, General Manager, Community Services
John Irving, Director, Engineering

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 Wednesday, June 10, 2015, be adopted.

CARRIED

1. Development Variance Permit 15-694988
(File Ref. No.: DV 15-694988) (REDMS No. 4588527)

APPLICANT: Maybog Farms Ltd.

PROPERTY LOCATION: 2620 No. 6 Road

INTENT OF PERMIT:

Vary the provision of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed public road abutting the property to the rear of a single detached housing building permitted in the "Agriculture (AG1)" from 50 m (164 ft.) to 130 m (426.5 ft.) in order to allow construction of a new house at 2620 No. 6 Road.

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Applicant's Comments

Todd May, Maybog Farms Ltd., briefed Committee on the proposed variance and spoke on the history of farming on the subject site. He noted that the proposed variance would facilitate the construction of the primary dwelling on-site, and added that the current dwelling on-site would be used for farm employees.

Mr. May referred to a map of the subject site, (attached to and forming part of these minutes as Schedule 1) and provided information on the different farm service areas that are critical to the farming operations. He noted that the proposed dwelling would be located south of the crop loading area and north of the gravel storage area, where soil conditions are poor. He added that the layout of the different farm service areas are critical to farm operations and must remain intact in order to maintain functionality, and as a result, Mr. May has advised that the proposed area for the dwelling is the optimal location within the farm.

Panel Discussion

Discussion ensued with regard to protecting farmland in the city and the potential to set precedence should the proposed variance proceed.

In reply to queries from the Panel, Mr. May noted that keeping the relationship of the farm service areas intact is critical to farm operations and as a possible consequence, relocating said areas could encroach onto the farmed areas and displace cranberry fields. He added that all possible alternatives were examined when deciding on the location for the proposed dwelling and that the proposed location minimizes the impact on farming operations and farmed land.

Discussion ensued regarding other possible options for the proposed dwelling, and in reply to queries from the Panel, Mr. May noted that the western portion of the farm that includes the farm services areas have relatively poor soil conditions for cranberries.

In reply to queries from the Panel, Dave Melnychuk, Agrologist for Maybog Farms Ltd., noted that the farm service areas and proposed house location are located in areas of less productive soil, where impact to cranberry production is minimized.

Staff Comments

In reply to queries from Committee, Wayne Craig, Director, Development, noted that should the proposed application proceed, a covenant on title will be secured to restrict the construction of the dwelling to the proposed location. He added that the City's Agricultural Advisory Committee reviewed and endorsed the proposed variance.

Correspondence

None.

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Gallery Comments

Anne Lerner, 12633 No. 2 Road, inquired on the location of the current and proposed dwellings and expressed satisfaction with the 50 metre setback requirement. Also, she expressed satisfaction with the farm operations and that the proposed dwelling would not displace farmed fields.

Panel Discussion

Discussion ensued with respect to the precedent setting nature of the proposed application and protecting farmland.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provision of Richmond Zoning Bylaw 8500 to increase the maximum setback from a constructed public road abutting the property to the rear of a single detached housing building permitted in the "Agriculture (AG1)" from 50 m (164 ft.) to 130 m (426.5 ft.) in order to allow construction of a new house at 2620 No. 6 Road.

CARRIED

2. Development Variance Permit 14-658670

(File Ref. No.: DV 14-658670) (REDMS No. 4590741 v. 2)

APPLICANT: Habitat for Humanity Society of Greater Vancouver Inc.

PROPERTY LOCATION: 8180 Ash Street

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and
 - b) vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6; and
2. Permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing single-family dwellings.

Applicant's Comments

Aaron Urion, Abbarch Architecture Inc., briefed the Panel on the proposed application and the design modifications proceeding the March 25, 2015 Development Permit Panel meeting, and highlighted the following:

- there is space on-site for vehicles to turn around;
- one visitor vehicle parking space was added for the lots fronting Dayton Court;
- vehicles may enter and exit the lots fronting Dayton Court in a forward direction;

3.

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- architectural elements in the surrounding neighbourhood were incorporated into the proposed design;
- the project will use high quality building materials;
- roofs will be triangulated to match the architectural character of adjacent homes;
- the height of the proposed buildings will be below permitted levels; and
- the lot's grading was lowered; however, will meet the City's flood protection standards.

David O'Sheehan, Abbarch Architecture Inc., advised that the applicant has made adjustments to the proposed development in response to feedback from the community.

Stephani Samaridis, Habitat for Humanity Society of Greater Vancouver Inc., noted that the applicant has made an effort to address vehicle parking concerns by adding marked visitor vehicle parking on-site. Also, she advised that based on experience with Habitat for Humanity's other properties, it is anticipated that partner families with multiple vehicles will be unlikely. She added that the proposed development is not a duplex and is considered to be single-family homes with secondary suites.

Staff Comments

In reply to queries from the Panel, Mr. Craig noted that staff have reviewed the proposed application and are satisfied with the proposed modifications to the proposed development. He added that should the application proceed, a registration of a covenant on title will be secured at the subdivision stage to ensure that the future buildings will comply with the architectural designs presented to the Panel.

Gallery Comments

Harvey Schwarzbauer, 8426 Dayton Court, expressed concern with regard to the proposed development. He read from his submission and submitted a petition from neighbourhood residents opposing the proposed development (attached to and forming part of these minutes as Schedule 2).

Joseph Yang, 8440 Dayton Court, expressed concern regarding the proposed development and was of the opinion that the proposed development does not comply the zoning bylaw and that the number of proposed dwellings will negatively impact the neighbourhood.

Anna Mcalpine, 8415 Dayton Court, expressed concern with respect to garbage collection and emergency vehicle access to the proposed development.

In reply to queries from the Panel, Mr. Urion noted that there are designated areas to store garbage and recycling carts in each unit. Mr. Craig added that Environmental Programs staff are satisfied with the proposed garbage and recycling collection plans. Also, Mr. Craig noted that there is a secondary emergency access to Dayton Court from Ash Street.

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Teresa Wong, 8471 Dayton Court, expressed her concern regarding the proposed development with respect to the potential increase in traffic and the community consultation process.

Sunny Shum, 8320 Dayton Court, expressed his concern regarding the proposed development with respect to the (i) the potential for an increase in traffic, (ii) the need for visitor parking on-site, (iii) the projected number of resident vehicles on-site, and (iv) the dimensions of the visitor parking spaces.

Bradley Dowdall, 8455 Dayton Court, expressed his opposition to the proposed development and commented on the potential impact to traffic in the area. Also, he was of the opinion that the proposed development is too cramped and does not integrate well with the neighbourhood.

Marshall Ching, 8466 Dayton Court, expressed his opposition to the proposed development and was of the opinion that the potential increase in traffic would be a safety hazard for neighbourhood residents.

Doug Hamming, Habitat for Humanity Society of Greater Vancouver Inc., noted that vehicles will be able to enter and exit the site in a forward direction. Also, he was of the opinion that the architectural form and character of the proposed development was revised to be consistent with the neighbourhood.

Judy Rea, 8435 Dayton Court, expressed her opposition to the proposed development and was of the opinion that the proposed development would increase traffic in the area.

Candice Chan, 8080 Ash Street, expressed concern that the proposed development would negatively impact pedestrian safety and traffic. Also, she made a suggestion that flashing lights at the entrance of the site be added to alert pedestrians of vehicles entering and exiting.

Kenny Wong, 8380 Dayton Court, expressed concern with regard to the potential negative effect of additional traffic on the safety of children in the neighbourhood.

Brian Dagneault, 8435 Dayton Court, spoke in opposition to the proposed development and expressed concern with regard to the interpretation of the zoning bylaw to define the proposed development as single-family dwellings.

Ms. Lerner spoke on the proposed secondary suites, noting that the proposed secondary suites may have a similar effect to a duplex-type of development.

In reply to queries from the Panel, Mr. Craig advised that staff have reviewed the proposed development and they are considered to be single-family dwellings with a secondary suite. He added that the City's zoning bylaw provisions for secondary suites include measures such as, limiting the area to a maximum of 90 m² and 40% of the total floor area of the dwelling. Also, secondary suites cannot be subdivided or stratified. He further noted that the proposed development's secondary suites comply with all zoning bylaw requirements and this would be reconfirmed at the Building Permit stage.

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Harikrishna Upath, 8360 Dayton Court, expressed his opposition to the proposed development and commented on the current lack of street parking in the neighbourhood and possible traffic from the proposed development.

Janet Yeung, 8211 McBurney Court, expressed her opposition to the proposed development and was of the opinion that the proposed development should exceed the minimum technical requirements.

Mei Au, 8160 Ash Street, expressed concern with regard to the parking and emergency vehicle access requirements of the proposed development.

Mr. Dagneault, further expressed concern with regard to the interpretation of the proposed development as single-family dwellings and the potential impact of the proposed development on street parking in the neighbourhood.

Correspondence

Harikrishna Upath, 8360 Dayton Court (Schedule 3)

Orest and Shelly Smysnuik, 8226 Ash Street (Schedule 4)

Shawn Hawkins, 9260 McBurney Drive (Schedule 5)

Joseph Yang and Tina Yen, 8440 Dayton Court (Schedule 6)

Benjamin Lin and Beverly Chang, 8040 Ash Street (Schedule 7)

Doug and Catherine Clark, 8200 McBurney Court (Schedule 8)

Eddie and Nazneed Parakh, Jenangir and Rita Parakh, 8491 Dayton Court (Schedule 9)

Panel Discussion

Discussion ensued with regard to (i) the fact that the same variance was previously granted to the site, (ii) historical ownership of the subject site, (iii) design improvements to the proposed development, (iv) access to the site, (v) visitor vehicle parking, (vi) the potential to further enhance the neighbourhood by adding more families, (vii) encouraging the applicant to continue discussions with their neighbours, and (viii) the limited impact the proposed development would have on traffic in the neighbourhood.

Panel Decision

It was moved and seconded

1. ***That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:***
 - (a) ***vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and***
 - (b) ***vary the minimum lot frontage from 6 m to 0.38 m for proposed Lot 4, to 2.7 m for proposed Lot 5 and to 0.60 m for proposed Lot 6; and***

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2. *To permit subdivision of 8180 Ash Street into six (6) lots zoned "Single Detached (RS1/B)" for the purpose of developing single-family dwellings.*

CARRIED

3. New Business

- 4. Date of Next Meeting: Wednesday, July 15, 2015**

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:27 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, June 24, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk

June 20, 2015

Development Permit Panel
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

- PREVIOUS APPROVAL

ATT: DEVELOPMENT PERMIT PANEL

RE: 8180 ASH STREET, HABITAT FOR HUMANITY SOCIETY OF GREATER VANCOUVER

The Habitat for Humanity Society of Greater Vancouver is requesting to vary the minimum lot width from 12 m to 8.3 m for proposed Lot 5; and to vary the minimum lot frontage from 6 m (19.7feet) to 0.38 m (1.25 feet) for proposed Lot 4, to 2.7 m (8.9 feet) for proposed Lot 5 and 0.60 m (2 feet) for proposed Lot 6. These are not minor variances - they are virtually eliminating the need for a residential lot to have any kind of frontage. These massive reductions by variance will not be minor to the residents of Dayton Court who will be most negatively affected by the variances, subsequent subdivision and construction of the proposed homes.

Section 922 of the Local Government Act requires that persons deemed affected by a Development Permit application be advised of the particulars of that application and have the opportunity to make any concerns known to the Development Permit Panel. We would expect that when such a process is required that the opinions and concerns of the local residents would be carefully considered and play a significant role in the review and approval – or denial - of the application.

The updated report presented here today does not include the copies of the comment sheets completed by the residents who attended the May 14, 2015 meeting as did the original report with the comment sheets from the October 1, 2014 meeting. We believe that the Panel should have the opportunity to review all of the unedited comment sheets submitted by the residents and not just the sanitized version of those comments presented in the report in front of you today.

It is the expressed opinion of by far and away the majority of residents in the surrounding neighbourhood (as witnessed by the number of signatures attached hereto) that this proposed variance will result in the inappropriate development of the site and will have a significant negative affect on the use and enjoyment of the adjacent land and the properties well beyond the subject property.

We also believe that the proposed variance is at odds with the City's normal and articulated policy against variances that would vary the lot width of a property.

Upon inquiry of City staff we received a response regarding the City's normal policy for variances related to lot width and were advised that:

"City staff will only consider an application for a Development Variance Permit in very unique site-specific circumstances. For example, if significant trees must be retained on a site and the zoning needs to be varied to accommodate redevelopment of the site to enable tree retention. Another example might be where a site is next to an existing undeveloped road and there are no plans to open the road, so we would consider a variance to allow a regular side yard setback instead of a road setback. These are some examples that I'm familiar with where a Development Variance Permit has been considered by City Council.

City staff will not consider an application for a Development Variance Permit to vary the required lot width for subdivision so that additional lots can be achieved beyond what the zoning would allow outright."

It would appear that while the permitted density of the property is not being altered by the variance the number of lots being permitted is as there is no way this property could be developed into six lots outright without the proposed variance of lot width.

It is also the opinion of the undersigned residents that the applicant has not really seriously addressed the issue of form and character of the buildings. While the elevation of the buildings have been altered slightly this has been accomplished by tacking on elements that don't significantly change the appearance of the buildings or address the concerns expressed earlier by the neighbourhood. The applicants have been dismissive and the residents do not feel their concerns have been taken seriously by the applicant as no other element of the project has been altered to address other concerns.

The materials used remain dramatically different from the existing neighbourhood and the entire concept of the homes is at odds with the existing neighbourhood. The new buildings are not new homes with a secondary suite they are purpose designed to be a duplex pretending to be a single family home.

It is also our firm belief that that not only do these homes look like duplexes they are duplexes according to the City of Richmond Zoning Bylaw. The bylaw defines a duplex as:

"Housing, two-unit means a building commonly referred to as a duplex designed exclusively to accommodate two separate dwelling units living independently above, below or beside each other, designed and constructed as two dwelling units at initial construction, and where each dwelling unit in the two-unit housing may include one room that, due to its design plumbing, equipment and furnishings, may be used as a secondary kitchen (e.g., a wok kitchen), provided that no more than two kitchens are located in one dwelling unit in the two-unit housing, but does not include a secondary suite."

A secondary suite is defined as:

"Secondary Suite means an accessory, self-contained dwelling within a single detached housing, exclusively used for occupancy by one household."

By purposely misdesignating these buildings as a single family home with a secondary suite instead of more accurately and appropriately as a duplex the applicant has purposely abused the Zoning Bylaw to avoid providing the parking that would be required under Section 7.7 Table 7.7.2.1 of the Zoning Bylaw which would normally require two parking stalls per housing unit.

We also believe the bylaw was purposely misinterpreted to allow the development. The proposed buildings are being characterized as single family homes with a secondary suite. In fact, these are duplexes – designed as two separate units and constructed as two dwelling units at initial construction, which the City Zoning Bylaw defines as a duplex. Duplexes are not allowed in the R1B residential zone that is designated for this property and all of the surrounding properties. Duplexes are required to provide 2 parking stalls per unit for a total of 4 stalls. This development would be required to provide 12 parking stalls instead of the 6 being proposed. Since parking is a major concern of the residents we believe that Habitat for Humanity has purposely identified these buildings as single family homes with a secondary suite to circumvent the parking requirement and the need to rezone the property for the proposed use.

As a result of these duplex homes being proposed the two parking stalls per home the parking is going to be woefully inadequate. The design of the homes and site plan does not allow for parking in the driveway if the carport is being used for other uses (which is quite likely to be the case as the housing units are very small) as is the case in a typical single family home. The driveway will be shared with six units. With the potential for at least twelve cars (as supported by Zoning Bylaw standard for duplex parking) in this incredibly confined space the vehicles will have no place to go but onto the street. And, since these units are located at the end of a cul-de-sac where there is no opportunity for street parking the vehicles will be spread down the length of Dayton Court imposing on the existing home owners forever.

The study to determine that cars within the development off Dayton can turn around to drive out of the driveway was never a concern of the residents. The concern as clearly stated on a number of occasions

is the number of cars likely to occupy a vary restricted space, the likely overflow of those vehicles onto Dayton for parking and the additional traffic that will use Dayton seriously impacting the quiet enjoyment of the street and safety of the many young children who regularly play on this quiet cul-de-sac.

The residents signed below oppose this variance application in the strongest possible manner because of the following reasons:

- The proposed buildings have been misrepresented as single family homes with a secondary suite when in fact they are, by the City of Richmond's Zoning Bylaw definition, a duplex or more accurately "Two Unit Housing";
- In order to develop the buildings as proposed the City needs to require the applicant to rezone the property to RD1, RD2 which is the appropriate zone for a duplex;
- The proposed variance is at odds with the City's stated policy of not supporting variances to lot frontages that would vary the required lot width for subdivision so that additional lots can be achieved beyond what the zoning would allow outright;
- The form and character of the proposed buildings do not conform to the typical architectural standard that exists within the surrounding neighbourhood;
- Because of the erroneous designation of the type of building unit, the parking proposed is legally and practically inadequate and will create significant problems for the surrounding residents

The undersigned local residents respectfully request that the application by the Habitat for Humanity Society of Greater Vancouver for the said variances be denied.

Thank you for considering the concerns of existing residents in the neighbourhood.

Signature	Print Name	Address
	KANG LAI	8420 Dayton Court Richmond
	DANKY LAI	8406 DAYTON COURT, Richmond BC
	ZANUL WALJI	8391 DAYTON COURT, Rmd, BC
	LEUNG SZE WAN	8386 Dayton Court, Richmond, BC.
	Henry Leung	8386 Dayton Ct. Rmd. B.C.
	IRENE LEUNG	8386 Dayton Ct. Rmd. B.C.
	FONG YUET WAH	8386 Dayton Ct. Rmd BC
	JERALD MIYASUCHI	8326 DAYTON COURT RICHMOND
	ELYNE CUEVAS	8346 DAYTON CRT, Richmond
	SHE NENG KUANG	8371 DAYTON CRT, Richmond
	NAZNEEN BARAKH	8491 DAYTON CRT RICHMOND
	EDDIE BARAKH	8491 DAYTON CRT RICHMOND
	Hai Yip Leung	8288 Ash St Richmond
	Linda Yuen	8271 Ash street, Rmd. BC V6Y 2S4
	Pui Tak So	8138 Ash street
	Beverly	8040 Ash St.

Signature

Print Name

Address

Signature	Print Name	Address
	DOUG CLARK	8200 McBurney Court
	Catherine Clark	8200 McBurney Court Richmond
	SANNY CHAN	8160 McBurney Court Rmd. Be
	STEVEN MA	8160 McBurney Court Rmd
	CHUI HING LIN	8351 Ash St RMD
	Ku Peo Chua	8351 Ash St RMD
	Olivia Du	8377 Ash st
	Li Qing Wang	8377 Ash St
	K.W. LEE	8411 ASH ST RICHMOND BE
	Peter Lee	8451 Ash St Richmond
	Eldiko Skeldon	8380 Ash St. Richmond Be
	Audrey Schwartzbach	8426 Dayton Court
	T.A. Schwarzbach	8426 DAYTON COURT
	Rose Jung	8460 DAYTON CRT.
	Hsiu-Chuan Chang	8446 Dayton CRT.
	Chia-Yu Yen	8460 Dayton CRT.
	Songting Lu	8480 Dayton CRT.
	Henry Han	8480 Dayton CRT.
	Guo Li	8480 Dayton CRT.
	Xiang Lu	8480 Dayton CRT.
	MAKLON PECK	8464 DAYTON COURT
	JOANNE ANDERSON	1395 Dayton Ct.
	JAMES ANDERSON	8595 DAYTON CRT.
	TREVOR ANDERSON	835 DAYTON CRT.
	Christine Chen	8366 Dayton CRT
	HO KIM WAI	8366 Dayton CRT
	HARIKRISHNA UPATH	8360 DAYTON COURT.
	PETER VOETMANN	9266 McBurney Drive
	Eric Boycott	8306 Dayton Court
	Sunny Sham	8370 Dayton Court.

SIGNATURE

PRINT NAME

ADDRESS

~~FENG LI~~

~~DANNY CHAI~~

~~8406 DAYTON COURT, Richmond~~

WPS

FENG LI

8606 Dayton Court, Richmond

Lisa Liu

Zhang Ying Liu

8371 Ash St.

~~[Signature]~~

Midor Geo

8431 Ash St

Geo

Emily Geo

" " "

~~[Signature]~~

Yoichi Geo

" " "

~~[Signature]~~

Peter Xie

9571 Dayton Av

Michelle Ang

Michelle Ang

9571 Dayton Ave

Carrie

PAK KI CHAN (Carrie)

8080 Ash St.

m

Dayton Ash
8400 8120
8600 8080

8. Residential Zones

8.1 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K) [Bylaw 8672, Jan 24/11]

8.1.1 Purpose

The zone provides for **single detached housing** with a range of compatible **secondary uses**. **Subdivision standards** vary by sub-categories (A-H; J-K). The zone is divided into sub-zones: RS1 for traditional **single detached housing**; RS2 which provides for a **density bonus** that would be used for rezoning applications in order to help achieve the City's affordable housing objectives [Bylaw 8672, Jan 24/11].

8.1.2 Permitted Uses

- **housing, single detached**

8.1.3 Secondary Uses

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**
- **bed and breakfast**

8.1.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per lot.
2. For **single detached housing** zoned RS1/A-H, J-K [Bylaw 8672, Jan 24/11], the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. For **single detached housing** zoned RS2/A-H, J-K, the maximum **floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
4. Notwithstanding Section 8.1.4.3, the reference to "0.4" is increased to a higher **density** of "0.55" if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the RS2/A-H, J-K zone, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
5. Further to Section 8.1.4.4, the reference to "0.4" in Section 8.1.4.3 is increased to a higher **density** of "0.55" if:
 - a) an **owner** subdivides bare land to create new lots for **single detached housing**; and
 - b) at least 50% of the **lots** contain **secondary suites**.

8.1.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
 2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surface**.
-

- Housing agreement** means an agreement in a form satisfactory to the City that limits the occupancy of the **dwelling unit** that is subject to the agreement to persons, families and **households** that qualify for affordable housing based on their **household** income level, that restricts the occupancy of the **dwelling unit** to rental tenure, and that prescribes a maximum rental rate and rate of increase of rental rate for the **dwelling unit**.
- Housing, apartment** means a **building** consisting of two or more **dwellings** in which the **dwellings** are arranged in any horizontal or vertical configuration and have **access** from a common interior corridor.
- Housing, manufactured** means a detached **building** containing only one **dwelling** exclusively for occupancy by one **household**, whether ordinarily equipped with wheels or not, and may be moved from one place to another by being towed or carried.
- Housing, single detached** means a detached **building** containing only one **dwelling unit**, designed exclusively for occupancy by one **household**, and may include one room that, due to its design, plumbing, equipment and furnishings, may be used as a secondary **kitchen** (e.g., a wok **kitchen**) provided that no more than two **kitchens** are located in one **single detached housing dwelling unit**, and includes modular homes that conform to the **CSA A277** standards, but does not include a **manufactured home** designed to **CSA Z240** standards or **town housing**.
- Housing, town** means a **building** or group of **buildings** containing three or more ground-oriented **dwelling units** with a separate exterior entrance directly accessible (i.e. without passing through a common lobby or corridor) from a **road** or an open space or a common roof deck landscaped as an **amenity space**, and which may share walls with **adjacent dwelling units**, may be arranged two deep, either horizontally so that **dwellings** may be attached at the rear as well as the side, or vertically so that **dwellings** may be placed over each other, and may also contain detached **town housing** with individual **dwelling units** on the **strata lot**.
- Housing, two-unit** means a **building** commonly referred to as a duplex designed exclusively to accommodate two separate **dwelling units** living independently above, below or beside each other, designed and constructed as two **dwelling units** at initial construction, and where each **dwelling unit** in the **two-unit** housing may include one room that, due to its design, plumbing, equipment and furnishings, may be used as a secondary **kitchen** (e.g., a wok kitchen), provided that no more than two **kitchens** are located in one **dwelling unit** in the **two-unit** housing, but does not include a **secondary suite**.
- Housing, waterborne** means **single-detached housing** that floats on water.
-

RS 1/2

Secondary suite	means an accessory, self-contained dwelling within a single detached housing, exclusively used for occupancy by one household.
Service, business support	means a facility that provides services to businesses and which are characterized by one or more of the use of minor mechanical equipment for printing, duplicating, binding or photographic processing, secretarial services, the provision of office maintenance or custodial services, the provision of office security, and the sale, rental, repair or servicing of office equipment, office furniture and office machines, which includes but is not limited to printing establishments, testing laboratories, film processing establishments, janitorial firms and office equipment sales, repair establishments and sign shops.
Service, financial	means the provision of financial and investment services by a bank, trust company, investment dealer, credit union, mortgage broker or related business.
Service, funeral	means the preparation of dead people for burial or cremation and the holding of memorial services, which includes funeral homes and undertaking establishments, but does not include a cemetery and interment facility.
Service, household repair	means the repair of goods, equipment and small appliances normally found within the home which includes but is not limited to radio, television, computer and appliance repair, chainsaws, lawnmowers, furniture refinishing, and upholstery shops, but does not include personal services.
Service, massage	means the providing or furnishing of a massage involving application of physical external manipulation of the soft tissues of the human body by another person, but does not include a body rub studio, body painting studio, massages administered as part of a skin care treatment by an aesthetician (where the massage is for the purpose of product application and is a minor or incidental part of the treatment) or minor health service.
Service, personal	means services to an individual that are related to the care and appearance of the body or the cleaning and repair of personal effects, which includes but is not limited to services provided by barber shops, hairdressers, manicurists, acupuncture clinics, tailors, dress makers, shoe repair shops, dry cleaning establishments and laundries, and includes service, massage but does not include body rub studio or body painting studio. <small>[Bylaw 8684, Jan 17/11]</small>
Service station	means the servicing or repair of vehicles (excluding vehicle body repair or paint shop) within a building and the sale of batteries, tires and automotive products, but does not include the sale of gasoline and is distinct from vehicle repair.

Dear Neighbour,

You recently received in the mail from the City of Richmond a notification about the Development Permit Panel meeting regarding the application by Habitat for Humanity to develop the vacant property that has access from Ash Street and the end of Dayton Court.

The application previously went to the Development Permit Panel for review on March 25, 2015. At that time a group of your neighbours attended the meeting and presented a petition and a number of letters opposing the application. Those neighbours felt that the development of this property as proposed will result in the land being overbuilt and with the very poor limited access on Dayton Court will create significant parking and traffic problems. In addition the architecture of the buildings was considered jarring and completely out of place for our existing neighbourhood. The neighbourhood group was successful in having the application tabled and Habitat was requested to amend their development to satisfy the local concerns.

After several months Habitat for Humanity held an information meeting on May 14, 2015 which was unfortunately poorly attended by local residents. In that time period only minor changes were made to the buildings by tacking on a few exterior elements which did nothing to address the concerns expressed by the local residents. Nothing else on the plan was changed.

We also believe the bylaw was purposely misinterpreted to allow the development. The proposed buildings are being characterized as single family homes with a secondary suite. In fact, these are duplexes – designed as two separate units which the City Zoning Bylaw defines as a duplex. Duplexes are not allowed in the residential zone that is designated for this property or any of the surrounding properties. Duplexes are required to provide 2 parking stalls per unit for a total of 4 stalls. This development would be required to provide 12 parking stalls instead of the 6 being proposed. Since parking is a major concern of the residents we believe that Habitat for Humanity has purposely identified these buildings as single family homes with a secondary suite to circumvent the parking requirement and the need to rezone the property for the proposed use.

The application is again going to the Development Permit Panel this coming Wednesday June 24th at 3:30 pm at the Richmond City Hall. If approved at this meeting and constructed as planned this development will cause significant parking problems on Dayton Court and possibly on Ash Street as well. In addition because of the density and horrible architecture it will affect your property values and ability to sell your home.

If this application is to be stopped we will need the help and participation of all the residents in the neighbourhood. You can write letters or emails to the City objecting to the application in the strongest possible way. Most importantly we would like you to attend the meeting on Wednesday June 24th at 3:30 at the City hall to voice your objections in person.

For more information or help with your comments to Richmond please call

Joseph:
Sunny:
Brian:

We will not defeat this application and horrible development without your help.



Out



Pan



Full



Back

MCBURNEY DR

BR

ASH ST

DAYTON CRT

ON AVE

Zone 10N



ASH ST

DEBEC

29

58

x=0 y=0

HARIKRISHNA UPATH N
8360 DAYTON COURT
RICHMOND BC V6Y3H6

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, June
24, 2015.

June 16th 2015

THE DIRECTOR
CITY CLERKS OFFICE, RICHMOND

To Development Permit Panel
Date: <u>June 24/15</u>
Item # <u>2</u>
Re: <u>8180 Ash Street</u> <u>DV 14-658670</u>

SUB: DV 14-658670 PROPERTY LOCATION 8180 ASH STREET

APPLICANT: HABITAT FOR HUMANITY SOCIETY OF GREATER VANCOUVER INC.

Since we may not be able to attend the proposed development permit panel meeting proposed for June 24, 2015 at 3.0pm at council chambers, Richmond, we are herewith submitting written response for consideration before proceeding with any permits on the property at 8180 Ash Street.

It has been quite disappointing to note that despite voicing serious concerns with the below issues earlier, there have been no efforts to address them other than to state clarifications of a traffic study and a reference to onsite parking.

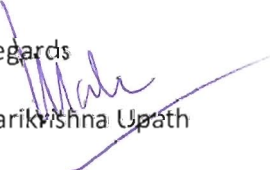
First concern is that with the proposed 6 lots – each being sublet with a tenant, there will be total 12 families residing at the property. This would mean at least 12 cars @ 1 car/family as a minimum. We have seen from experience and normal practice that even with a garage and an open car port, resident's park on the street in front of their respective homes. With 12 families packed into a lot with a very small frontage, it is obvious that there is going to be a lot of cars parked at the cul-de-sac on Dayton Court. Given peoples normal driving behaviour and attitude, it is a given that cars will be parked on the street, in this case at the cul-de-sac which has several pie shaped lots where even the existing cars are overflowing onto the street. It is just not possible to change people habits of parking on the street and walk into the homes – it is just sheer convenience and everyone does it. We completely object to the idea of having car access from Dayton court to this development on Ash Street, hence please remove proposed resident's car access from Dayton court.

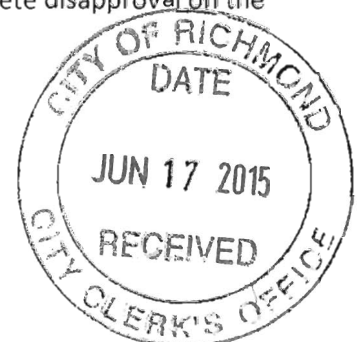
Secondly, the number of cars on Dayton court, is going to be too many with 12 families residing at the end on the cul-de-sac. This cul-de-sac and road has several small kids playing around and elderly people using it for daily walks. It is a serious safety concern if so many residents and thereby cars are added to this street. Again, we object to having any access to the property from Dayton Court and request to consider alternate access.

Thirdly, looking at the existing lot sub-divisions at the cul-de-sac, on Dayton Court it is very clear that there was no plan to have access to this property on Ash Street from Dayton court, given the small frontage that it has been left with. Please do not squeeze something, when it was not pre-planned. It will be a nightmare for everybody – new and existing. Simply put, it just does not make sense to have the access to the property fronting Ash Street, from a narrow width entry on Dayton Court.

While the cause of building affordable housing is understood and commended, it should not be at the cost of introducing concerns, discomfort and unsafe conditions to existing residents. We do not want any changes to the current character, traffic pattern and car parking in this neighbourhood and voice our complete disapproval on the current development plan.

Thanking you and hopeful of a positive change to this proposal.

Regards

Harikrishna Upath



Schedule 4 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 24, 2015.

From: Shelley Smysnuik [mailto:shellor@me.com]
Sent: Tuesday, 23 June 2015 09:54
To: Nikolic, Diana
Subject: Habitat for Humanity Development

To Development Permit Panel
Date: <u>June 24, 2015</u>
Item # <u>2</u>
Re: <u>8180 Ash Street</u>
<u>DV14-658670</u>

Ms. Nikolic, we are homeowners on Ash Street, while we support the development, we are vehemently opposed to the size of the homes, specifically that they would be duplexes for all intents and purposes. Single family homes without income suites, we support, anything more than that we do not. Have you visited our neighbourhood? Neither Dayton Court nor Ash Street could support the added traffic.

We hope you take our comments into consideration.

Another point, we are a neighbourhood of families, mostly 2 income families, why is the Development Permit Panel meeting at 3:30 on a work day?

Regards

Orest and Shelley Smysnuik
8226 Ash Street

Sent from my iPad



Schedule 5 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 24, 2015.

To Development Permit Panel
Date: <u>June 24, 2015</u>
Item # <u>2</u>
Re: <u>B180 Ash Street</u> <u>DN 14-658670</u>

From: Shawn Hawkins [mailto:shawn.hawkins@me.com]
Sent: Tuesday, 23 June 2015 11:10
To: Nikolic, Diana
Subject: Development Permit - Habitat for Humanity Ash St.

I will be travelling and unfortunately not able to attend the Permit Panel meeting on June 24. Although I am not familiar with the details of the Habitat plan, I am supportive of the concept. I was discouraged at the tenor of objections to the proposed development on that site several years ago, and based on the "Dear Neighbour" letter I received several days ago I am just as disappointed with the NIMBY-esque comments circulating today.

As a matter of interest, I am disappointed that despite the proximity of my residence to the development site, I have not received any notice prior to this "Dear Neighbour" letter that a proposal was being considered and there was community opposition. The fact of signage on the property in my view is not sufficient notice, particularly given signage has gone up and down several times over a period of years.

I can be reached today at 778/995-4336. Thanks.

Shawn Hawkins
9260 McBurney Dr. Richmond



From: Shawn Hawkins [mailto:shawn.hawkins@me.com]
Sent: Tuesday, 23 June 2015 21:17
To: Nikolic, Diana
Subject: Re: Habitat for Humanity Development Permit Panel

To Development Permit Panel
Date: <u>JUNE 24, 2015</u>
Item # <u>2</u>
Re: <u>2180 Ash Street</u> <u>DV 14-058670</u>

I will be travelling and unfortunately not able to attend the Permit Panel meeting on June 24. Although I am not familiar with the details of the Habitat plan, I am supportive of the concept.

Thinking back, I was discouraged at the tenor of objections to the proposed development on that site several years past, and based on the "Dear Neighbour" letter I received several days ago I am just as disappointed with the NIMBY-esque comments circulating today.

If I was present at the meeting, I would strongly encourage incorporating enhanced sustainability measures into the design, landscape and construction. As with all projects with a social values component, there are likely to be financial constraints. Nevertheless, creative design and active solicitation of ideas and new approaches might serve to make this a showcase project. Solid communications could serve to educate by example a generation of students who will pass by.

On a separate matter, I suggest that McBurney Drive residences be acknowledged for being unique in that homes are not demolished to make way for new home construction. Instead the homes are well kept, both indoor and outdoor renovations are common, additional landscaping is planted, etc. This neighbourhood is a modest example of the kind of colourful and inclusive neighbourhood Richmond can and should aspire to.

Thank you for the opportunity to contribute to your deliberations.

Shawn Hawkins
Executive Director
pm-volunteers.org



Schedule 6 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, June
24, 2015.

From: Joseph Yang [mailto:josephyang0517@hotmail.com]
Sent: Tuesday, 23 June 2015 22:42
To: Nikolic, Diana
Subject: RE: Objection to the Development at 8180 Ash St

To Development Permit Panel
Date: <u>June 24, 2015</u>
Item # <u>2</u>
Re: <u>8180 Ash Street</u>
<u>DV 14-1618670</u>

Hi Diana,

I am writing to the City today to express my concern towards the Habitat for Humanity development at 8180 Ash St. My family and I strongly **disagree** with the proposed plan and variance. It is the City's own policy that variances should not be granted for the sole purpose of creating more properties, but that is exactly what Habitat for Humanity is asking for.

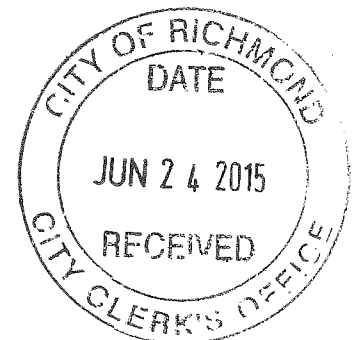
Habitat for Humanity has also clearly stated each house will house two separate families, which in reality means these single family dwellings are really duplexes in disguise. The current zoning for 8180 Ash St is strictly for single family dwellings. The City would be setting precedents if they allow this development to happen. The City should then allow all the properties nearby to be developed into duplexes.

Lastly, based on my experience in the last few information sessions with Habitat for Humanity, they do not appear the least interested in what the residents have to say. Instead, they are proceeding with their plan regardless of what we think. Does it make sense the existing residents have to make sacrifices and compromises to satisfy the need of Habitat? If children and family are what the City and Habitat truly cares about, they would not have proposed the type of development they have.

In conclusion, we strongly **OPPOSE** the proposed development and variance relating to 8180 Ash St. I hope the City will really listen to what the residents have to say and make the right decision.

Regards,

Joseph Yang
Tina Yen



Schedule 7 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 24, 2015.

From: B [mailto:ben99ya@yahoo.ca]
Sent: Tuesday, 23 June 2015 23:08
To: Nikolic, Diana
Subject: Objection to the Development at 8180 Ash St

To Development Permit Panel
Date: <u>June 24, 2015</u>
Item # <u>2</u>
Re: <u>8180 Ash Street</u> <u>DV 14-658670</u>

Hi Diana,

I am writing to the City today to express my concern towards the Habitat for Humanity development at 8180 Ash St. My family and I strongly **disagree** with the proposed plan and the proposed variance. It is the City's own policy that variances should not be granted for the sole purpose of creating more properties, but that is exactly what Habitat for Humanity is asking for.

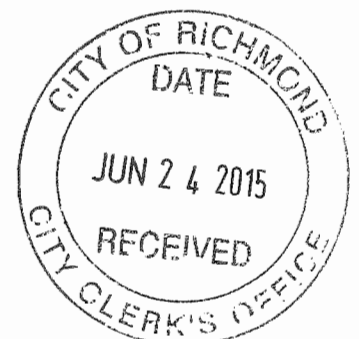
Habitat for Humanity has also clearly stated each house will house two separate families, which in reality means these single family dwellings are really duplexes in disguise. The current zoning for 8180 Ash St is strictly for single family dwellings. The City would be setting precedents if they allow this development to happen. The City should then allow all the properties nearby to be developed into duplexes.

Lastly, based on the last few information sessions with Habitat for Humanity, they do not appear the least interested in what the residents have to say. Instead, they are proceeding with their plan regardless of what we think. Does it make sense the existing residents have to make sacrifices and compromises to satisfy the need of Habitat? If children and family are what the City and Habitat truly cares about, they would not have proposed the type of development they have.

In conclusion, we strongly **OPPOSE** the proposed development and variance relating to 8180 Ash St. I hope the City will really listen to what the residents have to say and make the right decision.

Sincerely,

Benjamin Lin
Beverly Chang



Schedule 8 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
June 24, 2015.

From: Doug and Catherine Clark [<mailto:drclark1@shaw.ca>]

Sent: Wednesday, 24 June 2015 08:56

To: Nikolic, Diana

Subject: Development Permit for vacant property at Ash Street/Dayton Court

To Development Permit Panel
Date: <u>June 24, 2015</u>
Item # <u>7</u>
Re: <u>8180 Ash Street</u>
<u>DV 14-658670</u>

Hi Diana:

In regards to the planning meeting scheduled for today, as concerned Richmond voting taxpayers, we believe this project should not be approved as presently proposed. The bylaws are not being followed with respect to the definition of duplexes verses single units with a secondary suite. Then of course the number of parking stalls are also negatively impacted by allowing too few (6 instead of 12). We have also signed the petition opposing this development as currently proposed. In addition the architecture is out of place for our neighbourhood.

Doug and Catherine Clark
8200 McBurney Court



Schedule 9 to the Minutes of the
Development Permit Panel
meeting held on Wednesday, June
24, 2015.

To Development Permit Panel
Date: <u>June 24, 2015</u>
Item # <u>2</u>
Re: <u>5180 Ash Street -</u> <u>DV 14-658670</u>

From: Eddie [mailto:eddieparakh@yahoo.ca]
Sent: Wednesday, 24 June 2015 12:45
To: Nikolic, Diana
Subject: Safety concerns with Habitat for Humanity

June 23rd, 2015.

Ms. Diana Nikolic,
Staff Planner,
Richmond City Hall

Dear Diana,

I am writing to you to express my concerns and dissatisfaction with the proposed development of the Habitat for Humanity on Dayton Court and Ash Street.

As you are well aware by now, this development is being strongly and overwhelmingly opposed by the residents of the local area.

The increased car traffic, and inadequate parking will result in a serious parking problem on Dayton Court and Ash Street. This is a family-oriented neighbourhood with lots of kids who frequently play and recreate outdoors. Their safety will clearly be jeopardised by the unacceptable increase in traffic on an already small and confined street - Dayton Court. As parents and grandparents, we find it highly negligent on the part of City Hall to even entertain this development. The developers have clearly mischaracterised and misrepresented this project as "single family" to circumvent the issue of parking.

The proposed units are also completely out of place within the neighbourhood in terms of structure, architecture and looks, in comparison to the surrounding homes.

The City should not turn a blind eye to the safety and well being of its community for the sake of the profits of the developers. Without a doubt, this development should not be allowed to go ahead under the present circumstances. The local residents need to come first and their concerns need to be respected.

We would greatly appreciate your assistance in this regard.
Thank you.

Eddie and Nazneen Parakh
Jehangir and Rita Parakh

8491 Dayton Court
Richmond, B.C. V6Y 3H6

