



**Development Permit Panel  
Wednesday, June 27, 2018**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Cecilia Achiam, General Manager, Community Safety

The meeting was called to order at 3:34 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on June 13, 2018 be adopted.*

**CARRIED**

**1. Development Permit 16-728670**  
(REDMS No. 5828465, 5877234)

APPLICANT: Anwer Kamal

PROPERTY LOCATION: 6571 No. 4 Road (formerly 6571/6573 No. 4 Road)

INTENT OF PERMIT:

Permit the construction of six townhouse units at 6571 No. 4 Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".

**Applicant's Comments**

Khalid Hasan, Remax Westcoast Realty, spoke on behalf of the applicant and highlighted the following changes to the landscaping in response to the Panel's referral at the June 13, 2018 meeting:

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- the proposed Western Red Cedar replacement tree will be relocated from the northeast corner of the site to a new location in the outdoor amenity space in the southeast in order to avoid encroaching into the neighbouring townhouse development to the north;
- the new location of the replacement tree is adjacent to the landscaped area by the school driveway directly to the south of the subject site and will not conflict with any neighbouring property;
- the on-site pedestrian walkway is proposed to be shifted slightly to the north and the outdoor amenity space will be moved slightly to the south to accommodate the replacement tree; and
- trees originally proposed along the north property line will be shifted slightly to the south to provide greater separation between the trees and the adjacent townhouse development.

#### **Staff Comments**

Wayne Craig, Director, Development, advised that staff support the new location of the replacement tree and noted that the landscaping changes proposed by the applicant have addressed the Panel's referral.

In reply to a query from the Panel, Mr. Craig confirmed that the subject development permit application was endorsed by the Panel at its September 13, 2017 meeting but had to come back at the Panel's meeting on June 13, 2018 due to landscaping changes proposed by the applicant.

#### **Gallery Comments**

A resident of 6551 No. 4 Road, a townhouse complex immediately to the north of the subject site, posed a query regarding the potential impact of the proposed changes to the site lay-out and landscaping of the subject site in terms of the subject site's access to the existing driveway in the townhouse complex.

In reply to a query from the Panel, Mr. Craig advised that there is an existing Cross Access Easement registered on Title of 6551 No. 4 Road to provide vehicle access to the subject site.

In response to the query from the resident of 6551 No. 4 Road, the Chair advised that there will be no changes to the existing cross access easement.

#### **Correspondence**

None.

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of six townhouse units at 6571 No. 4 Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".*

**CARRIED**

**2. Development Variance 17-792200**

(REDMS No. 5828162)

APPLICANT: Asif Siddiqui

PROPERTY LOCATION: 7100 No. 2 Road

**INTENT OF PERMIT:**

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard from 6.0 m to 1.2 m for a one-storey garage to be attached to a single detached dwelling, which are proposed to be constructed at 7100 No. 2 Road on a site zoned "Compact Single Detached (RC2)".

**Applicant's Comments**

Khalid Hasan, Remax Westcoast Realty, spoke on behalf of the applicant, noting that (i) the City lane that bisects the subject site, the two-meter road dedication along the site frontage and zoning regulations have impacted the site lay-out and design of the single detached dwelling, (ii) the requested variance to reduce the minimum rear yard setback applies only to the proposed one-storey garage attached to the rear of the single detached dwelling, and (iii) the proposed outdoor amenity area for the subject site is intended for the use of residents of the single detached dwelling.

In reply to queries from the Panel, Mr. Hasan acknowledged that (i) the design proposal has changed since the applicant applied for rezoning several years ago, and (ii) there is no dedicated visitor parking space on the subject site; however, the driveway behind the garage could potentially accommodate visitor parking.

In reply to a query from the Panel, Mr. Craig confirmed that the residual lot on the east side of the lane is not required to be landscaped and could be a potential location for visitor parking space for the single detached dwelling.

Masa Ito, Ito and Associates Landscape Architects, briefed the Panel on the main landscaping features of the project, noting that (i) the proposed landscaping is consistent with the City's guidelines for landscaping for developments along an arterial road and provides for seasonal change and a variety of trees to be planted, (ii) grasscrete or similar surface paving materials could be installed on a portion of the proposed lawn at the southeast corner of the subject property to allow for visitor parking space.

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**Gallery Comments**

None.

**Correspondence**

None.

**Panel Discussion**

The Chair noted that the space behind the driveway may not be adequate to accommodate visitor parking. Discussion ensued and staff was then directed by the Panel to work with the applicant to investigate opportunities for incorporating grasscrete or similar surface paving treatment to allow for visitor parking space on a portion of the landscaped area in the residual lot at the southeast corner of the subject site.

**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 rear yard from 6.0 m to 1.2 m for a one-storey garage to be attached to a single detached dwelling, which are proposed to be constructed at 7100 No. 2 Road on a site zoned "Compact Single Detached (RC2)".*

**CARRIED**

**3. Date of Next Meeting: July 11, 2018**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:55 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 Wednesday, June 27, 2018.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk