



**Development Permit Panel
Wednesday, July 26, 2023**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Joe Erceg, General Manager, Planning and Development, Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, 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 28, 2023, be adopted.*

CARRIED

**1. DEVELOPMENT VARIANCE PERMIT 23-013843
(REDMS No. 7247389)**

APPLICANT: Jatinder Johal

PROPERTY LOCATION: 7600 Ash Street

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum south side yard setback for accessory buildings with a wall length greater than 6.0 m from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

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Applicant's Comments

Jatinder Johal, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the subject development variance permit application, highlighting the following:

- there is a rezoning and subdivision application associated with 7600 Ash Street and 7620 Ash Street;
- two lots fronting Ash Street and three lots fronting a new extension of Armstrong Street, for a total of five lots will be created from the rezoning and subdivision of 7600 Ash Street and 7620 Ash Street;
- the setback variance is requested in order to retain the existing detached garage on 7600 Ash Street;
- the owners of the property immediately adjacent to 7600 Ash Street (i.e., 7620 Ash Street) support the requested variance; and
- the applicant will plant two new trees, in addition to the minimum of two trees to be planted on the proposed subdivided Lot 1, or a total of four trees.

In reply to queries from the Panel, the applicant confirmed that (i) the existing detached garage was constructed in the 1970s, and (ii) the wall of the garage adjacent to the south property line does not have any windows.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed variance was noted at the time of rezoning and no concerns were noted at the public hearing for the rezoning application, and (ii) there is a Servicing Agreement associated with the rezoning which includes frontage improvements along Ash Street and along the new extension of Armstrong Street to the east.

Correspondence

None.

Gallery Comments

None.

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 south side yard setback for accessory buildings with a wall length greater than 6.0 m from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing detached garage at 7600 Ash Street.

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CARRIED

2. DEVELOPMENT PERMIT 23-011608
(REDMS No. 7266405)

APPLICANT: Rick Bowal

PROPERTY LOCATION: 8220 Gilbert Road

INTENT OF PERMIT:

Permit the construction of a total of two front-to-back duplexes at 8220 Gilbert Road (one on each new lot after subdivision), on lots zoned “Arterial Road Two-Unit Dwellings (RDA)”.

Applicant’s Comments

Matthew Cheng, Matthew Cheng Architect Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the proposed development, including its site context, site layout, architectural design, floor plans, exterior cladding materials and colours, fire truck access plan, and accessibility and sustainability features, highlighting the following:

- the proposed development includes two front-to-back duplexes with each duplex located on either side of a shared drive aisle;
- the proposed building massing, height, setbacks and architectural design are compatible with the predominantly single-family home neighbourhood;
- the form and character of the north and south buildings are different but complementary to one another;
- two parking spaces in a side-by-side arrangement are proposed for the garage of each unit and one visitor parking space is provided for the proposed development;
- the proposed development includes one convertible unit; and
- the project is designed to achieve Step Code Level 3 of the BC Energy Step Code.

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Yiwen Ruan, PMG Landscape Architects, with the aid of the same visual presentation, briefed the Panel on the proposed landscaping for the project, noting that (i) a lush landscaping is proposed between the new sidewalk and the front units along Gilbert Road to provide privacy to the units, (ii) one existing on-site tree will be removed due to its poor condition, (iii) existing adjacent hedges on neighbours' properties will be retained, (iv) the existing hedge in the front yard of the subject site will be removed as it will impact the proposed use of the space and due to CPTED concerns, (v) decorative and permeable paving treatments are proposed on certain portions of the subject site, (vi) private outdoor space is provided for each unit, (vii) low aluminum fencing is proposed along the frontage, (viii) solid wood fencing is proposed along the perimeter of the site, (ix) lighting is proposed on strategic locations on the site, (x) low maintenance and drought tolerant plants are proposed, and (xi) irrigation will be provided for the landscaping.

Staff Comments

Mr. Craig noted that there is a Servicing Agreement associated with the project for frontage improvements and site servicing along Gilbert Road.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that the project is well designed and a good use of the subject site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a total of two front-to-back duplexes at 8220 Gilbert Road (one on each new lot after subdivision), on lots zoned "Arterial Road Two-Unit Dwellings (RDA)".

CARRIED

3. New Business

None.

CARRIED

4.

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4. **Date of Next Meeting: August 9, 2023**

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (3:50 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, July 26, 2023.

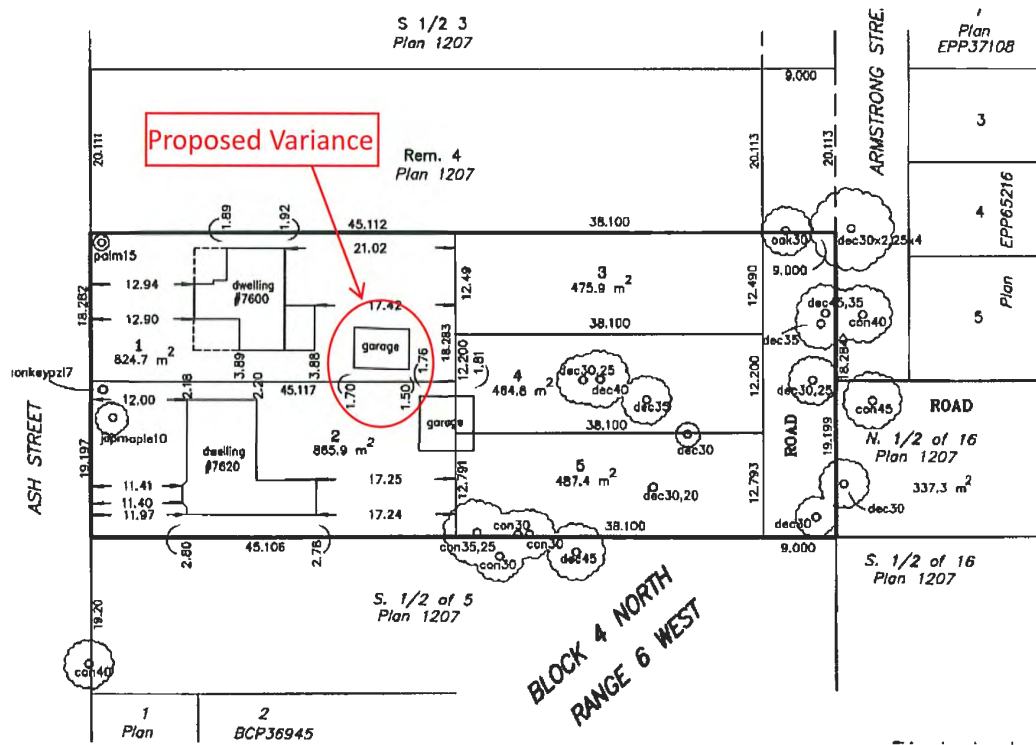
Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Development Variance Permit Application DVP 23 013843



Site plan for RZ 19-853820



Letter from 7620 Ash street

June 11, 2023

Laurel Eylon
Planning Technician
City of Richmond

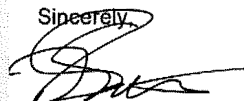
Re: Development Variance Permit (DVP 23-013843)

We, the property owners of 7620 Ash Street, are aware of the application for a Development Variance Permit at 7600 Ash Street (DVP 23-013843) that proposes to:

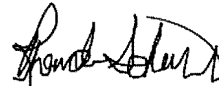
Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required side yard setback for accessory buildings with a wall length greater than 6.0 m oriented to a side lot line, not abutting a public road, from 2.4 m (7.87 ft.) to 1.5 m (4.92 ft.) to permit retention of an existing garage at 7600 Ash Street.

We have no objection to the issuance of this Development Permit.

Sincerely,



Randy Schuette



Rhonda Schuette

Detached garage – 7600 ash



2 DUPLEXES

8220 GILBERT ROAD

Developer

Rick Bowal

Architect

Matthew Cheng Architect Inc

Landscape Architect

PMG Landscape Architects Ltd



2 Duplexes Development
8220 Gilbert Rd.

Location

- Located along Gilbert Road between Blundell and Lucas
- 28.99m frontage and 1390.60 sm. area
- Wider and larger than other single family lots in this block



Project Data

NORTH LOT

	EXISTING	PROPOSED:
SITE AREA:	1390.60SM (14967.89SF)	695.40SM (7485.04SF)
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX
NUMBER OF UNITS:	1	2
	ALLOWED/REQUIREMENTS:	PROPOSED:
FLOOR AREA RATIO: (NET)	0.600 (417.24SM) MAX. (334.5SM)	0.481 334.3SM(3598.57SF)
LOT COVERAGE:	BLDGS: 0.450 (312.93SM)	0.367 (255.32SM)
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m) REST: MAX.10.7m	9.583m (31.44') & 10.726m (35.19')
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.250m (4.10')
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')
HEIGHT: (m)	9.000m (29.527')	7.650m (25.10')
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 AND 1(SHARED)
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL	5	5
TANDEM PARKING SPACES:	NONE	NONE

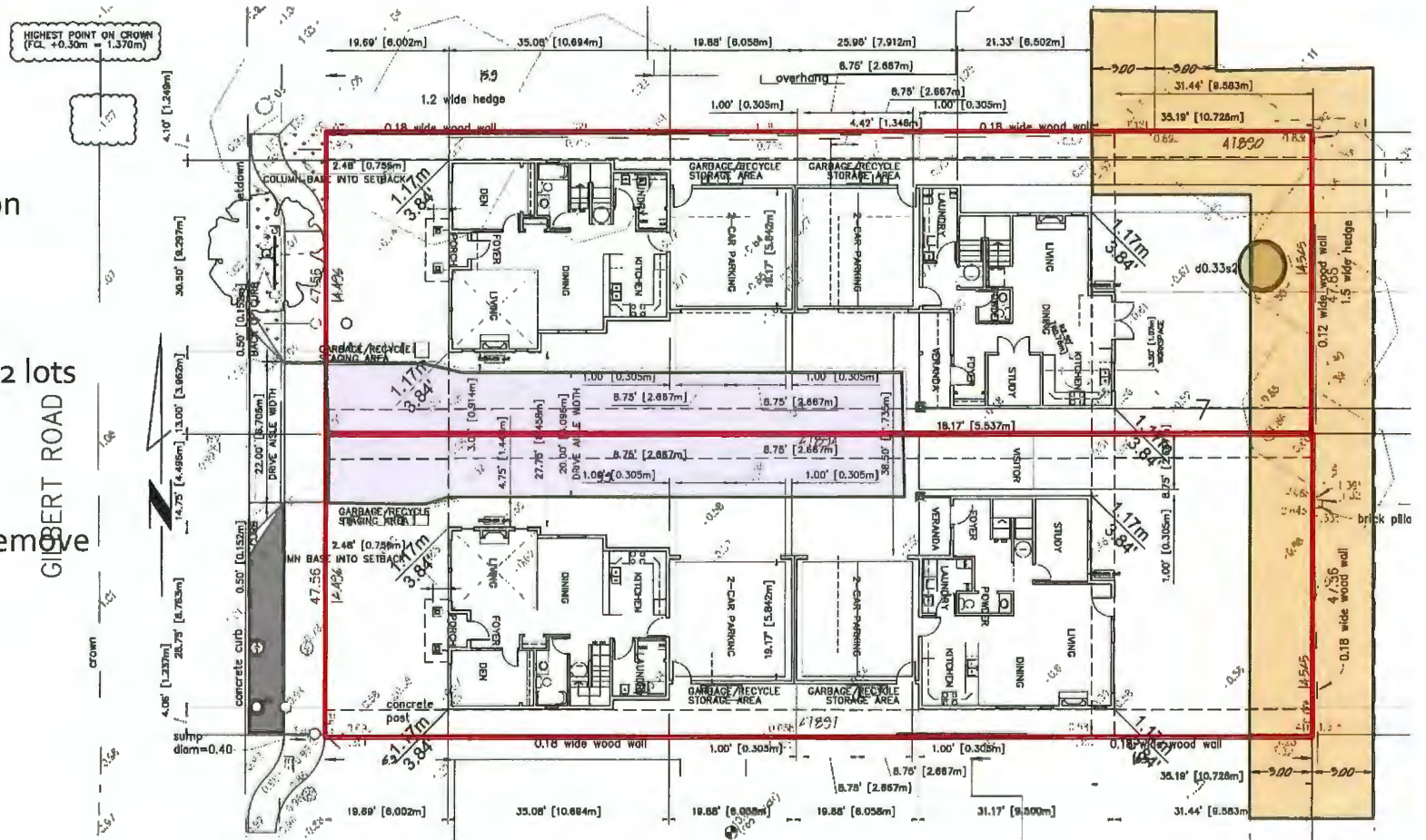
SOUTH LOT

	EXISTING	PROPOSED:
SITE AREA:	1390.60SM (14967.89SF)	695.50SM (7486.12SF)
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE
ZONING:	RS1/E	RDA ARTERIAL ROAD DUPLEX
NUMBER OF UNITS:	1	2
	ALLOWED/REQUIREMENTS:	PROPOSED:
FLOOR AREA RATIO: (NET)	0.600 (416.53SM) MAX. (334.5SM)	0.480 333.66SM (3591.48SF)
LOT COVERAGE:	BLDGS: 0.450 (308.87SM)	0.370(257.57SM)
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m) REST: MAX.10.7m	9.583m (31.44') & 10.70m (35.10')
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.237m (4.06')
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')
HEIGHT: (m)	9.000m (29.527')	7.638m (25.06')
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m
OFF-STREET PARKING RESIDENTIAL/COMMERCIAL:	4 AND 1	4 AND 1(SHARED)
OFF-STREET PARKING ACCESSIBLE:	N/A	0
OFF-STREET PARKING TOTAL	5	5
TANDEM PARKING SPACES:	NONE	NONE

- Rezone from RS₁ / E to RDA (Arterial Road Duplex)
- Subdivide into two lots (14.496m frontage & 695.40 sm.) - (Quite large)
- FAR 0.48₁ (Quite low) since RDA max. floor area (334.5 sm.)

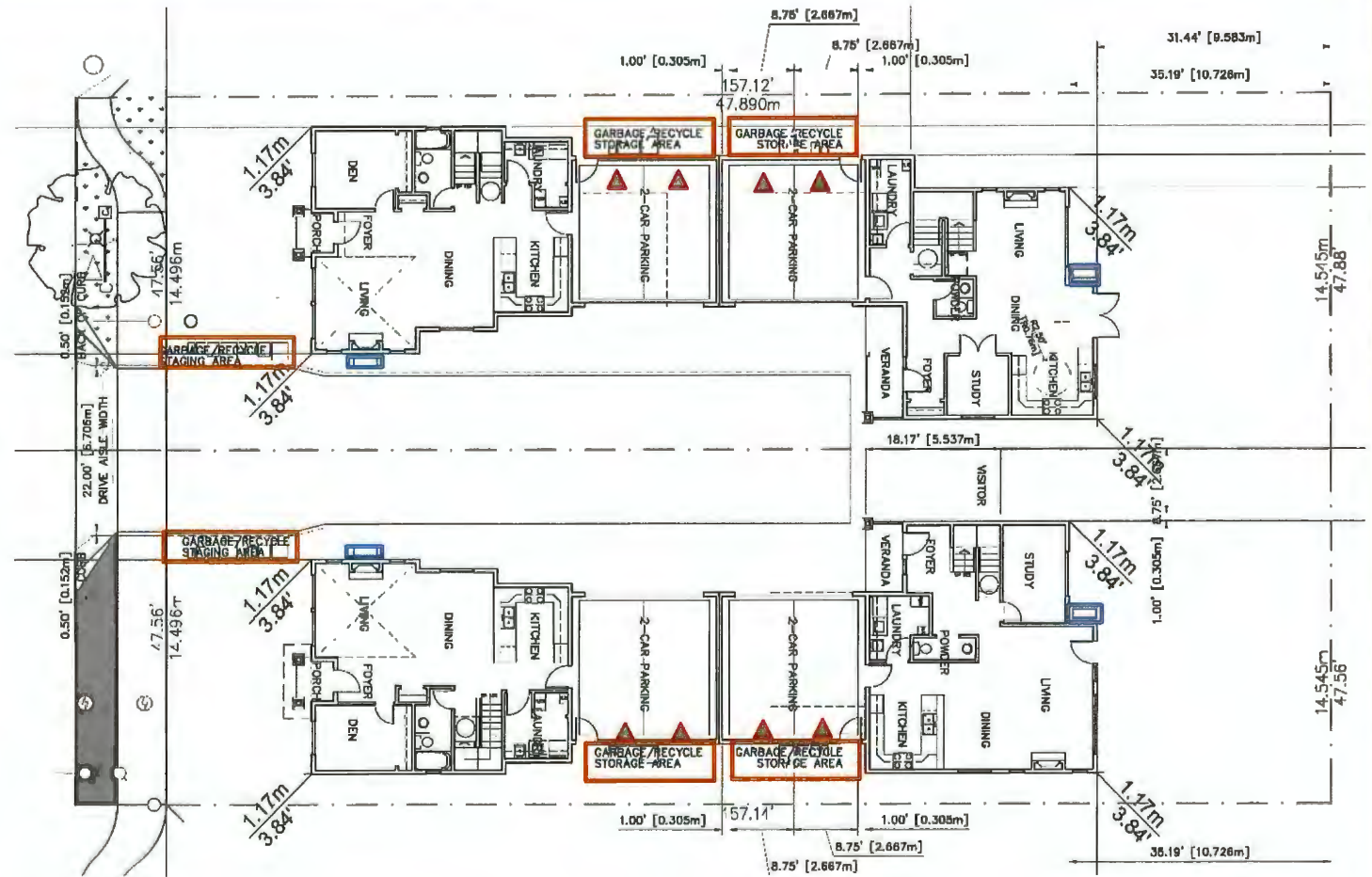
Site Plan

- Front & back units on each lot
- Shared driveway on easement between 2 lots
- SRW at back yard
- One dead trees to remove



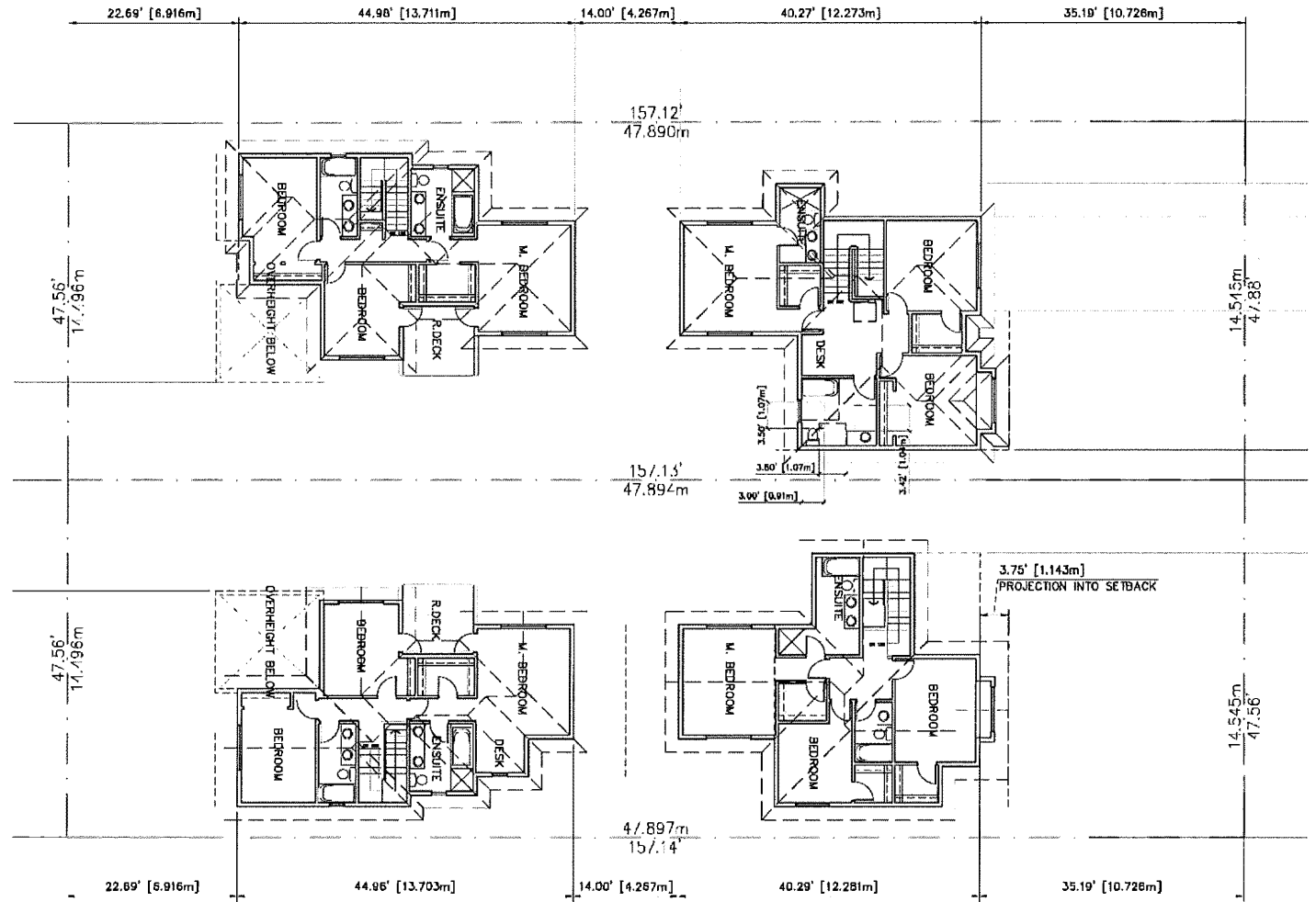
G/F Plan

- Garbage and recycle behind garages
- Staging area on either side of entry driveway
- EV chargers for all parking spaces
- Condensing units in back yard and either side of driveway (screened)

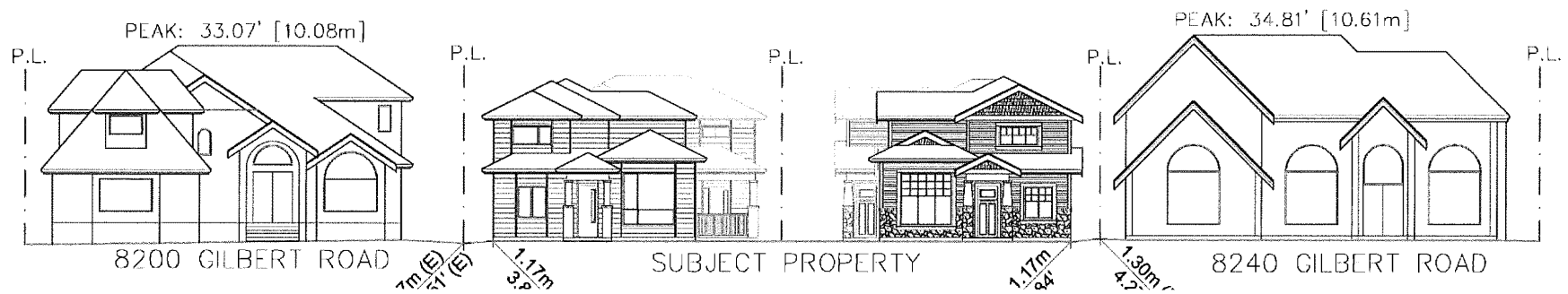


2/F Plan

- 3 bedrooms, 2 baths
each unit



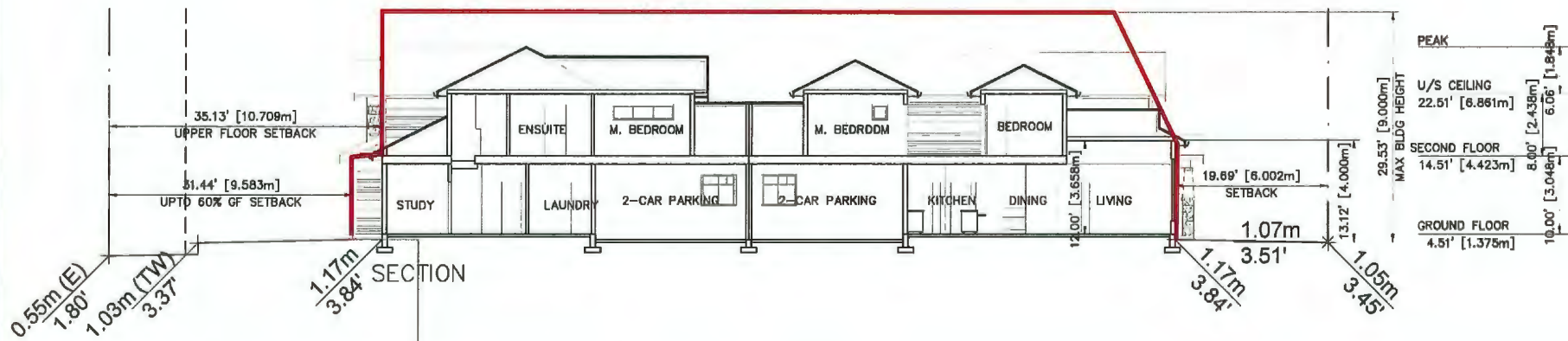
Streetscape



Gilbert Road

- Single family houses along Gilbert Road
- Building massing, height, setbacks compatible

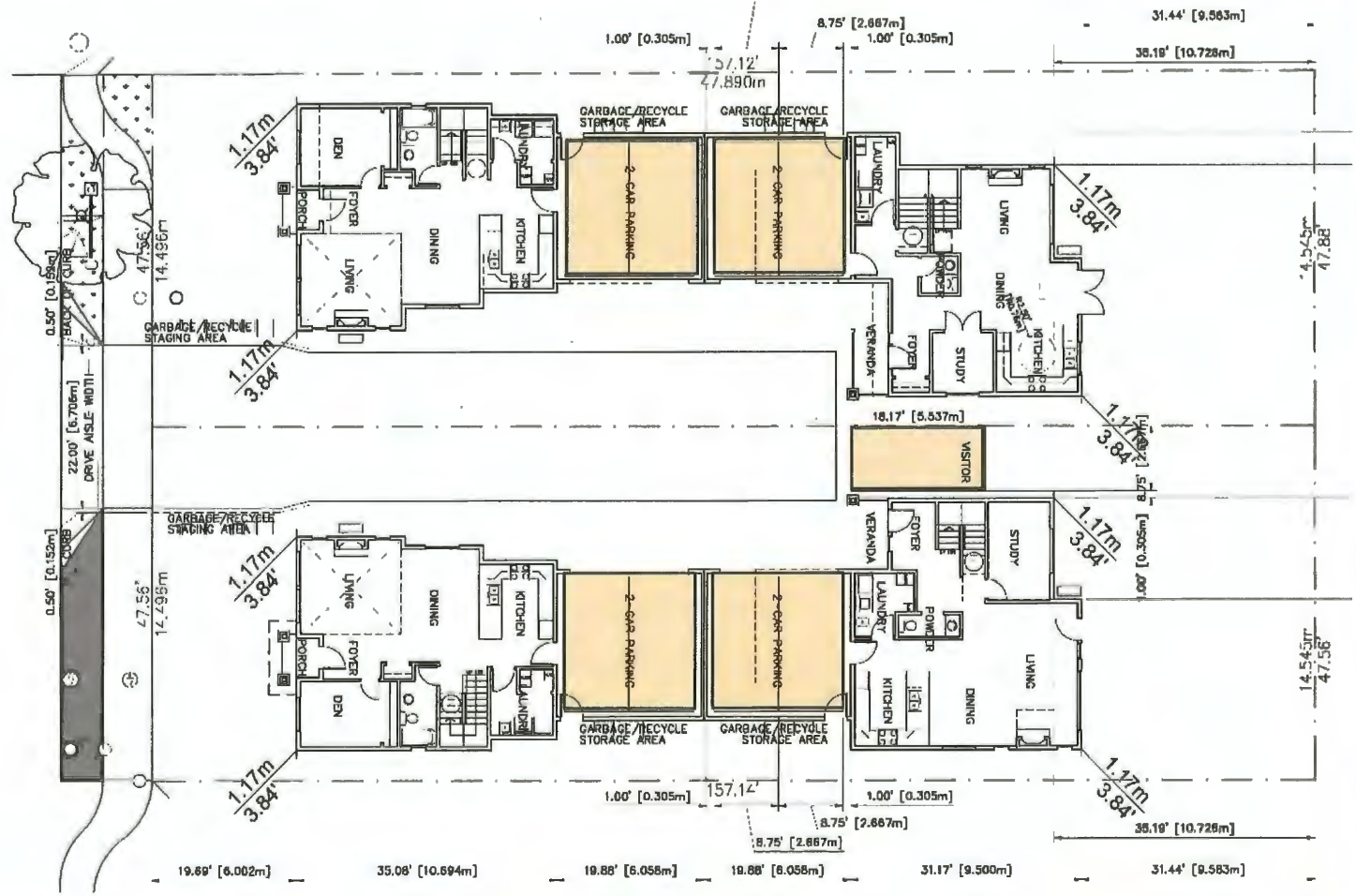
Section



- Main floor min 0.3m above crown of Gilbert Rd
- Front yard 6m & residential vertical lot depth envelope
- Rear yard 10.7m & 60% of ground floor could extend to 20% of lot depth

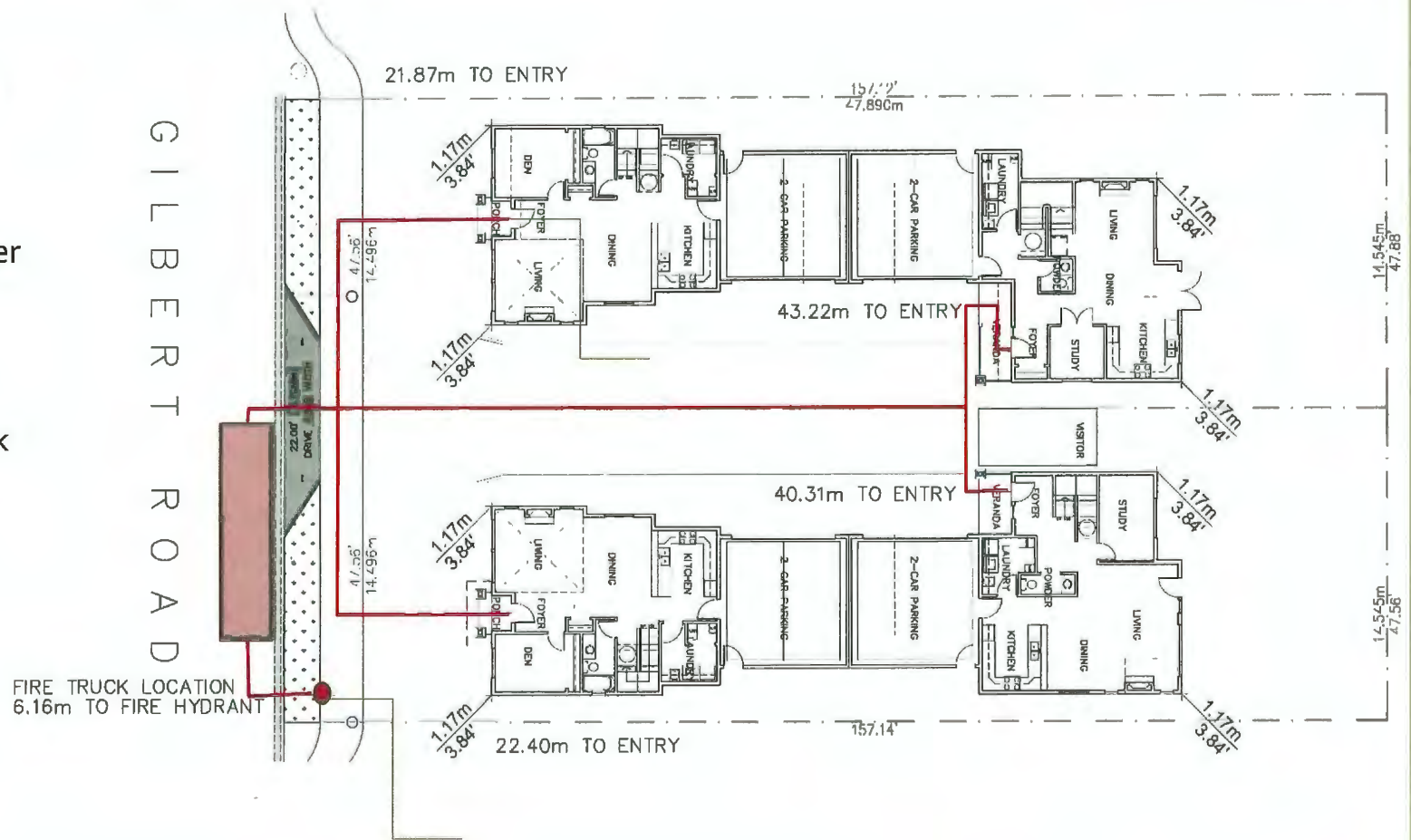
Parking

- 2 side by side parking per unit
- 1 visitor parking



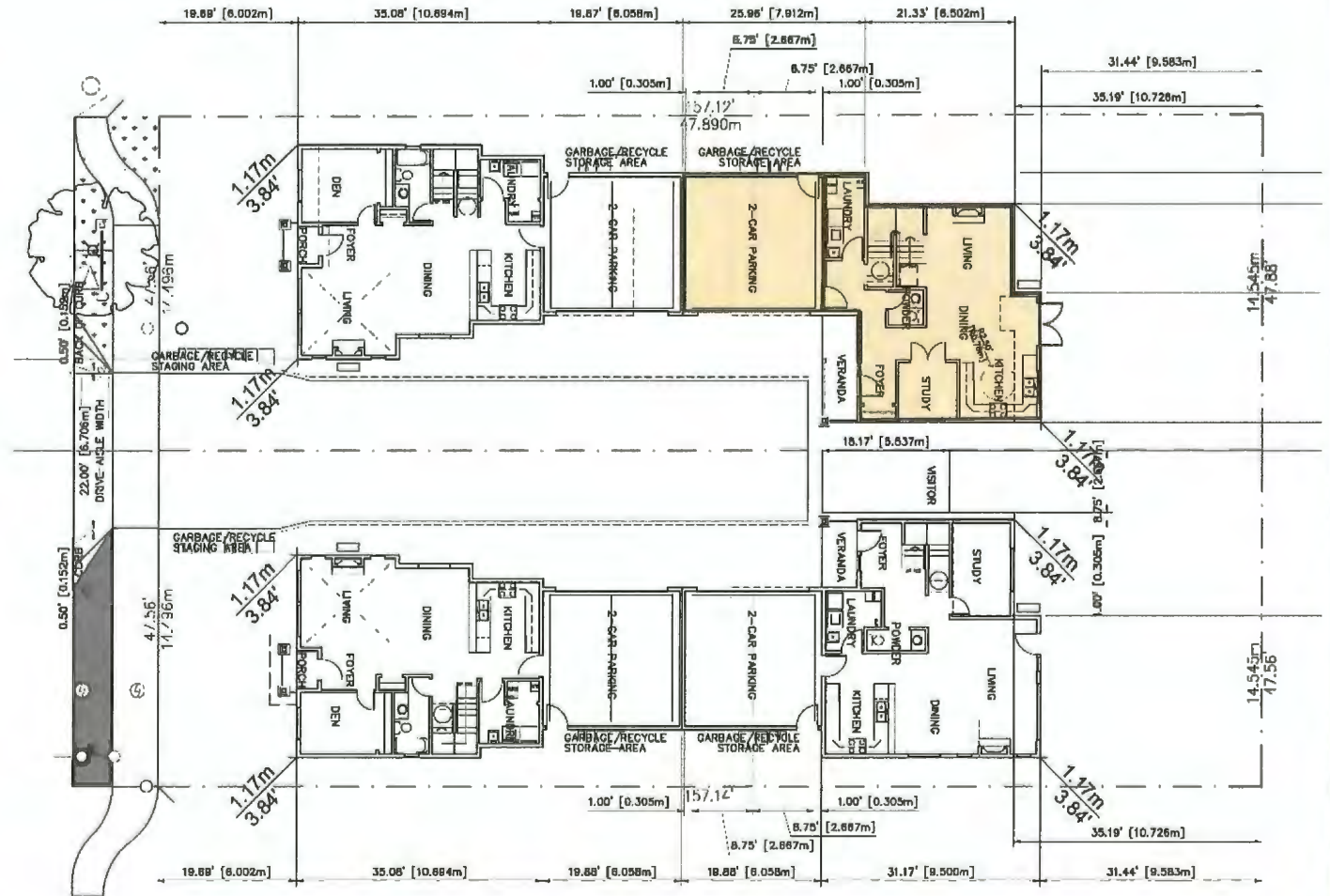
Fire Truck Access Plan

- Hydrant at SW corner of site
- Hydrant to Fire truck less than 45m
- Fire truck to front doors of all units less than 45m



Accessibility

- 1 convertible unit
- Rear unit of north property



Convertible Units

- Accessible bathroom on 2/F
- Platform style chairlift (to carry wheelchairs) to all levels
- Side by side parking fulfills 4m (13'-2") wide accessible parking requirement

- Entry door (2'-10" clear) (Clear space 4' X door width + 2') (No step)
- Interior doors (2'-8" clear) (1 bed & 1 bath)
- Hallway (3'-0")

WC

- Toilet at side and in front (3'-4")
- Blocking for future grab bars (Toilet, Tub, Shower)
- Lever - style plumbing fixtures
- Cabinets easily removed
- Bath and shower controls accessible

Kitchen

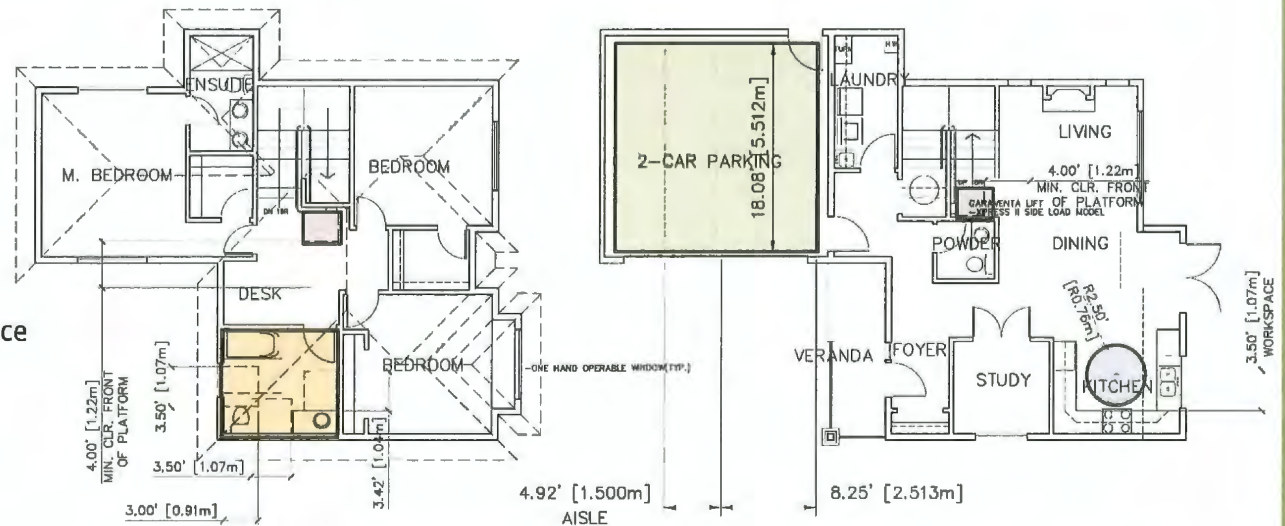
- Plumbing and gas pipes clear of under counter space
- Cabinets easily removed
- 5' turning diameter
- Level-type handles

Windows

- Opened with 1 hand (Min. 1)

Outlets and switches

- Outlets beside window, bottom of stair, beside toilet, above exterior door on front kitchen counter
- Within proximity of control center for smart home option
- Upgrades to four-plex outlets in master bed, home office, garage & rec rm



Sustainability

- **Step Code 3 LCES** (Low Carbon Energy System)
- **Certified Energy Advisor**
- **Air source heat pump**
- **Electric hot water tank**
(min. 0.85 EF)
- **HRV** (min 65% SRE @ 0 c)
- **Insulation** fulfill advisor's requirements
- **Windows** (U- 1.38)
- **Doors** (Fiberglass polystyrene core)
- **Airtightness** (2.5 ACH @50 Pa)

Water Conservation

- Dual flush toilets
- Drought tolerant plants

Energy Conservation

- Energy star appliances
- LED lighting
- Electric car charging
- Programmable thermostats
- Motion sensing light in power rm and master ensuites
- Low E glass windows

Building materials

- Renewable materials – wood
- Local building materials
- Durable building materials

Waste Reduction

- 3 stream waste bins for construction
- Compost bins in kitchen
- Garbage and recycle bins in garage

Health and Air quality

- Retain and plant perimeter trees
- LOC paints, adhesives and floorings

Form & Character



- North and south building different style but compliment each other

Form & Character



- Entry doors of rear units could be seen from driveway entrance

Form & Character



- Front and back unit of each building
Different color to give identity

Exterior colors and materials



COLOR SCHEME FOR NORTH BUILDING



HARDIE ASPYRE SHIPLAP (PEARL GRAY)



HARDIE ASPYRE SHIPLAP (GRAY SLATE)



HARDIE ASPYRE SHIPLAP (EVENING BLUE)



HARDIE ASPYRE SHIPLAP (COUNTRYLANE RED)



FASCIA, GUTTER CHARCOAL



DOOR, RAILING COLOUMS WHITE

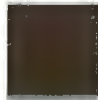


CULTURED STONE COUNTRY LEDGESTONE GINNISON

COLOR SCHEME FOR SOUTH BUILDING



JAMES HARDIE SIDING (MOUNTEREY TAUPE)



JAMES HARDIE SIDING (TIMBERBARK)



JAMES HARDIE SIDING, SHINGLE (PEARL GRAY)



TRIMS, FASCIA, GUTTER, DOOR, RAILING (COBBLESTONE)

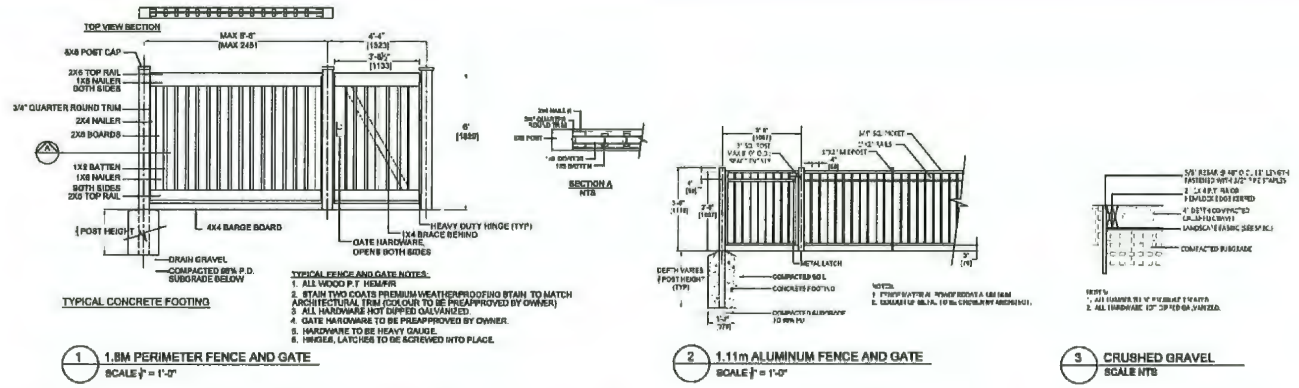


CULTURED STONE COUNTRY LEDGESTONE GINNISON

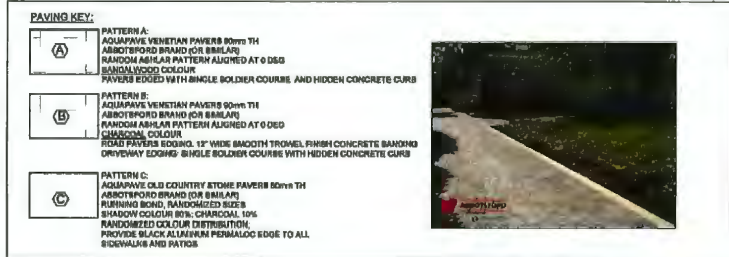
Landscape Plan 1



Landscape Plan 2

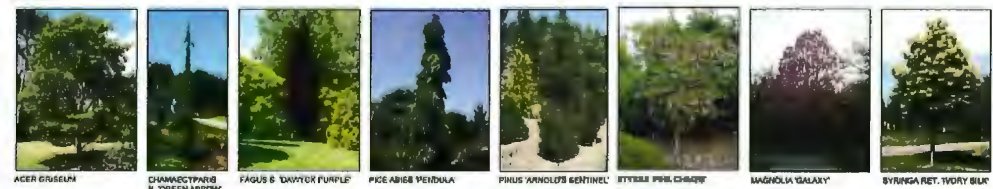


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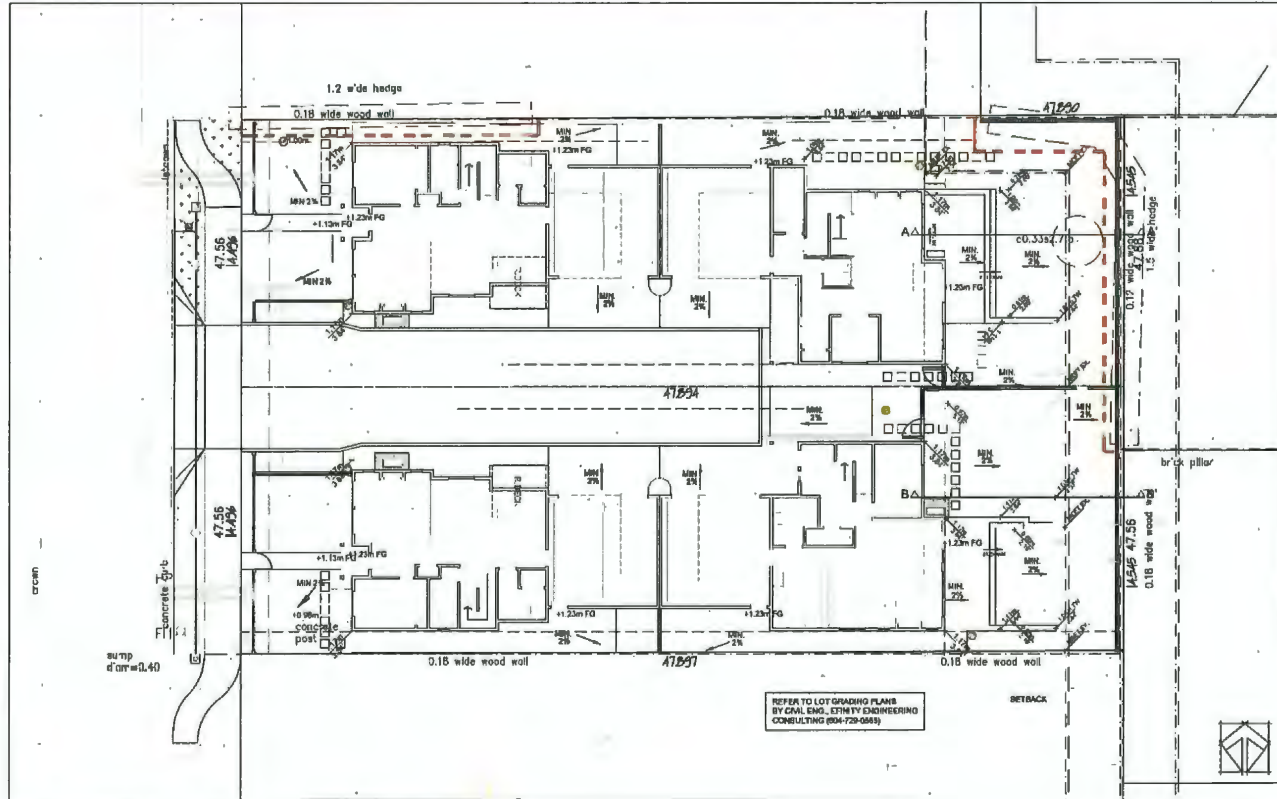


- GENERAL IRRIGATION NOTES:**
1. LANDSCAPE CONTRACTOR TO PROVIDE SEPARATE CONTRACT TO LANDSCAPE INSTALLATION.
 2. ALL SOFT LANDSCAPE TO BE IRRIGATED WITH LOW FLOW IRRIGATION TO PLANTER BEDS, AND IN-GROUND SPRINKLER IRRIGATION TO LAWN AREAS.
 3. IRRIGATION CONTRACTOR TO PROVIDE AN EFFICIENT DESIGN-BUILD AUTOMATIC SYSTEM TO IASB STANDARDS, WITH MOISTURE SENSORS, AUTOMATIC RAIN GAUGE.
 4. SYSTEM ACCESSIBLE WITHIN BUILDING, WITH A MAIN CONTROLLER.
 5. REFER TO MECHANICAL AND ELECTRICAL CONSULTANT DRAWINGS FOR COORDINATION & FOR IRRIGATION STUB-OUT LOCATIONS.
 6. IRRIGATION PLAN TO MEET OR EXCEED ALL RELEVANT REQUIREMENTS FOR MUNICIPAL APPROVAL.
 7. IRRIGATION DESIGN TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT.

PROPOSED TREES



Landscape Plan 3

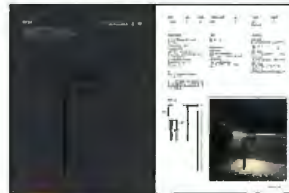


REAR YARD RETAINING WALLS & STAIRS



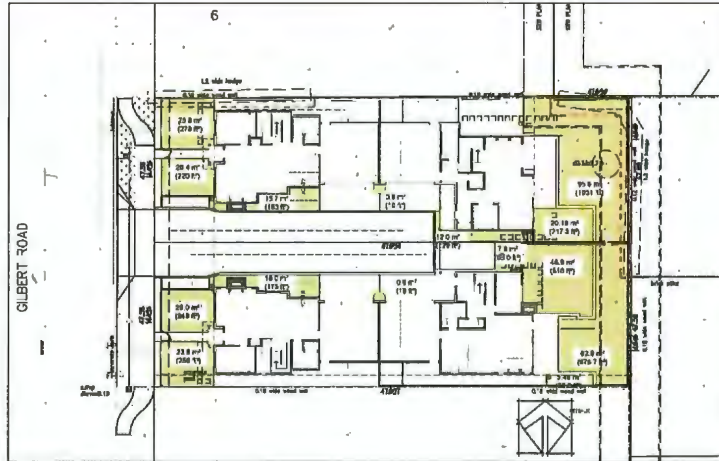
REAR YARD GARDEN RETAINING WALLS AND STAIRS
 PISA ONESTONE CONCRETE BLOCKS
 ARBOTH/PIRO BRAND (OR EQUIV)
 PATTERNS & GRANITE COLOR
 INSTALLED PER MANUFACTURER'S SPECIFICATIONS

LANDSCAPE LIGHTING KEY

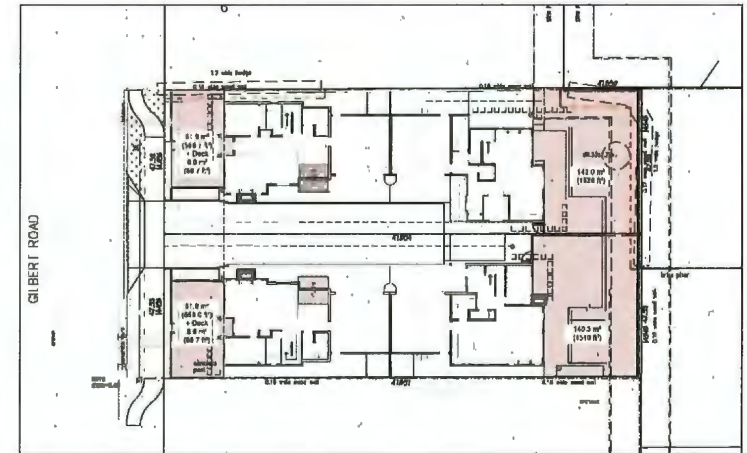


PATH LIGHT
 ONE 8 RODS LIGHT FIXTURE 180P-CD-181

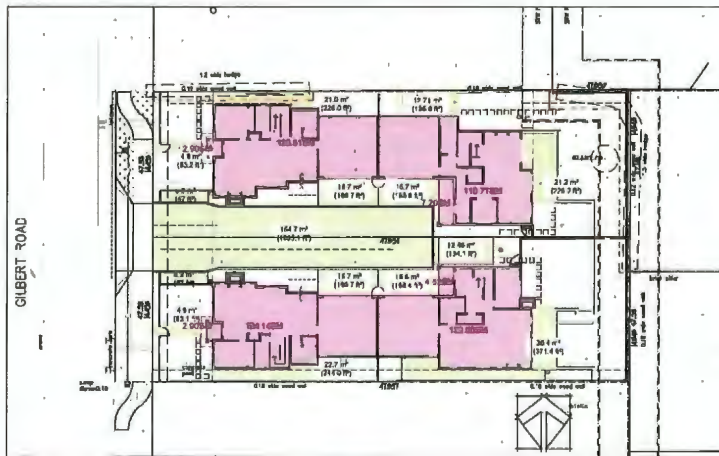
Landscape Plan 4



OVERLAY A: LIVE LANDSCAPE AREAS
SCALE 1"=10'-0"



OVERLAY B: PRIVATE UNOBSTRUCTED OUTDOOR SPACE
SCALE 1"=10'-0"

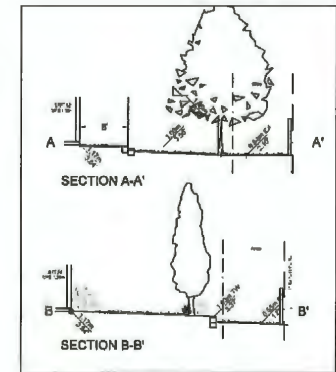


OVERLAY C: NON POROUS MATERIAL COVERAGE
SCALE 1"=10'-0"

LIVE LANDSCAPE AREA CALCULATION		
LIVE LANDSCAPE	NORTH PROPERTY	SOUTH PROPERTY
REQUIRED	30% OF 606,462 = 178,939 (1671.8 FTS)	30% OF 606,3 = 177,842 (1671.6 FTS)
PROVIDED	180,892 (2023 FTS)	166,462 (1895 FTS)

NON-POROUS LOT COVERAGE CALCULATION		
NON-POROUS SURFACES AND BUILDINGS	NORTH PROPERTY	SOUTH PROPERTY
REQUIRED	70% OF 606,462 = 424,523	70% OF 606,3 = 424,412
PROVIDED	468,582	297,862

NON-POROUS SURFACES AND BUILDINGS
 POROUS HARD SURFACES (PERMEABLE PAVING)



SECTIONS: REAR YARDS
SCALE 1/8"=1'-0"



THANK YOU