



City of Richmond

Report to Council

To: Richmond City Council

Date: November 15, 2023

From: Joe Erceg
Chair, Development Permit Panel

File: DV 23-013843

Re: **Development Permit Panel Meeting Held on July 26, 2023**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 23-013843) for the property at 7600 Ash Street, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

Panel Report

The Development Permit Panel considered the following item at its meeting held on July 26, 2023.

DV 23-013843 – JATINDER JOHAL – 7600 ASH STREET (July 26, 2023)

The Panel considered a Development Variance Permit application to 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.

The applicant, Jatinder Johal, provided a brief visual presentation outlining 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 allows the existing detached garage on 7600 Ash Street to be retained.
- 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, for 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 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.

The Panel recommends the Permit be issued.