



**Development Permit Panel
Wednesday, December 13, 2017**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
Victor Wei, Director, Transportation

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 November 29, 2017, be adopted.

CARRIED

**1. Development Variance 15-704583
(REDMS No. 5617123)**

APPLICANT: Matilde Abella

PROPERTY LOCATION: 10455 Bridgeport Road

INTENT OF PERMIT:

1. Permit the retention of an existing non-conforming addition to the single-family dwelling at 10455 Bridgeport Road on a site zoned "Single Detached (RS1/D)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum required rear yard setback from 6.0 m to 3.85 m; and
 - (b) reduce the requirement for live landscaping in the required front yard from 50% to 36%.

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Applicant's Comments

Adison Zavier, Kalypso Kreation – Design and Drafting, briefed the Panel on the proposed changes to the landscape plan to address Panel's concerns at the November 29, 2017 meeting of the Panel and highlighted the following:

- the amount of proposed live landscaping coverage in the required front yard setback has been increased from 29 percent to 36 percent;
- one vehicle parking stall has been removed and the remaining three parking stalls have been shifted north to provide greater separation between the parking area and Bridgeport Road;
- the original plant list has been revised and new tree and shrub species such as Western Red Cedar, Pyramid Cedar and Hick's Yew have been introduced to increase the size of planting and provide additional screening of the rear addition and vehicle parking area;
- perennials are proposed to be planted in front of the building; and
- the applicant has maintained the 30 percent live landscaping for the entire lot, which meets the Zoning Bylaw requirement.

In reply to a query from the Panel, Matilde Abella, property owner, acknowledged that the real estate agent who facilitated the sale of the property did not inform her about the non-conforming house addition when she purchased the property. Ms. Abella added that she later tried to contact the real estate agent but was unsuccessful.

Staff Comments

Wayne Craig, Director, Development, advised that staff had explored different parking configurations and noted that the proposed vehicle parking arrangement maximizes the front yard landscaping while still allowing on-site vehicle manoeuvring.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

In reply to a query from the Panel, Ms. Zavier acknowledged that there is an existing hedge on the neighbouring property immediately adjacent to the east property line of the subject site. She further noted that due to this existing condition, no new planting will be introduced at the eastern edge of the site.

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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:

- 1. reduce the minimum required rear yard setback from 6.0 m to 3.85 m; and*
- 2. reduce the requirement for live landscaping in the required front yard from 50% to 36%; and*

this would permit the retention of an existing non-conforming addition to the single-family dwelling at 10455 Bridgeport Road on a site zoned "Single Detached (RS1/D)".

CARRIED

- 2. Date of Next Meeting: January 17, 2018**

- 3. Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:41 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, December 13, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk