



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: June 22, 2004
File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on June 16, 2004

Panel Recommendation

That the application for a Development Variance Permit (DV 04-267698) for the property at 10700 Granville Avenue be denied.

Joe Erceg, MCIP
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 16, 2004:

DV 04-267698 – AMARJIT AND PAWANJIT HANS – 10700 GRANVILLE AVENUE

The Panel considered this development variance permit application to construct a new three (3) storey house of approximately 7100 square feet on this agricultural lot. The Zoning Bylaw only permits construction of a 2 ½ storey house and specifies that the floor area of the “½ storey” must not exceed 50% of the storey below it.

The Panel noted that the staff report recommended approval of the variance and did not anticipate any negative input on neighbouring properties. One letter was received from a resident of Granville Avenue opposing the application.

The Panel unanimously felt that the application should be denied for the following reasons:

1. Staff advised that they were not aware of any previous approval for this type of variance. The Panel was concerned that approval of this application would set an undesirable precedent for AG-1 zoned lands within the Agricultural Land.
2. Many new homes have been built along this section of Granville Avenue; however, all have conformed with the Zoning Bylaw and are 2 or 2 ½ storeys in design.
3. Although the applicant had attempted to conceal the three storey nature of the proposed house, these efforts were only partially successful, as the lower storey was still partially visible and the third storey was not concealed.

The Panel recommends that the permit be denied.

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Development Permit Panel

Wednesday, June 16, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair, General Manager, Urban Development
Mike Kirk, General Manager, Human Resources
Robert Gonzalez, Director of Engineering

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on Wednesday, May 26th, 2004, be adopted.

CARRIED

2. Development Permit DP 04-010738

(Report: May 12/04 File No.: DP 04-010738) (REDMS No. 1214951, 1203629, 76621, 1214951)

APPLICANT: William Rhone

PROPERTY LOCATION: 7400 Heather Street

INTENT OF PERMIT:

1. To permit the construction of eight (8) three-storey townhouses at 7400 Heather Street at the corner of General Currie Road on a site zoned Comprehensive Development District (CD/120); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the number of visitor parking spaces from two (2) spaces to one (1) space; and
 - b) to increase the maximum permitted encroachment of balcony and porch projections into the required setback from General Currie Road from 1 m to 2.1 m.

Applicant's Comments

Mr. Rhone, with the aid of a model, elevations, and sketches of the overall design and the corners, provided a review of the project. Mr. Rhone noted that one of the two independent buildings at the rear of the site had been designed for accessibility, with wide corridors, a projection that could accommodate a residential elevator, and a modified kitchen and bathroom. He also spoke about the modified Craftsman approach to the buildings, the exterior finishes, the extensive landscaping, and the desire for a residential look.

Staff Comments

The Development Co-ordinator, Holger Burke, gave advice that although the rezoning for the site had not yet been adopted it was close to finalization. Advice was also given that the applicant had an application pending on the adjacent property for an additional four townhouses, and that it was understood with the applicant that upon approval the two projects would be consolidated to twelve units.

Mr. Burke then responded to questions from the Panel in regards the visitor parking variance and advised that considerable street parking is available on both Heather St. and General Currie Road. He also noted that an additional space will be provided when the project immediately to the east develops.

Correspondence

None

Gallery Comments

None

Panel Decision

It was moved and seconded

That a Development Permit be issued that would:

1. *permit the construction of eight (8) three-storey townhouses at 7400 Heather Street at the corner of General Currie Road on a site zoned Comprehensive Development District (CD/120); and*
2. *vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the number of visitor parking spaces from two (2) spaces to one (1) space; and*
 - b) *to increase the maximum permitted encroachment of balcony and porch projections into the required setback from General Currie Road from 1 m to 2.1 m.*

CARRIED

3. Development Variance Permit DV 04-267698

(Report: May 27/2004 File No.: DV 04-267698) (REDMS No. 1258021, 613136)

APPLICANT: Amarjit and Pawanjit Hans

PROPERTY LOCATION: 10700 Granville Avenue

INTENT OF PERMIT:

To vary the maximum permitted area of the upper storey in the Agricultural District (AG1) zone from 2 ½ storeys (upper storey limited to 50% of the floor area situated below) to 3 storeys (upper storey limited to 68% of the floor area situated below) in order to permit construction of a new single-family dwelling that does not exceed the 10.5 m (34.449 ft.) height maximum.

Applicant's Comments

Mr. Rod Lynde, Lynde Designs, provided photographs to the Panel that offered several examples of similar type houses, and said that the design rationale for the project had been to concentrate the building on the lot in order to increase the open space around it to mitigate the impact on neighbouring properties.

A brief discussion ensued on the examples provided during which Mr. Lynde responded to a question from the Chair, that the proposals would meet the 2.5 storey requirement but were under a separate roof. Mr. Lynde noted that the staff report deemed the proposal acceptable. Mr. Lynde provided an illustration of the proposed house, the lower level of which would be partially covered by fill.

Staff Comments

The Development Co-ordinator, Holger Burke, said that staff were recommending approval of the variance.

Mr. Burke then responded to questions from the Panel by indicating that he was not aware of a previous approval of a similar type variance in the AG1 zone.

Correspondence

Ms. M. Stuart – 11231 Granville Ave. objecting to the application.

Gallery Comments

None.

Panel Discussion

Mr. Kirk indicated that he could not support the variance as it would set a precedence for the zone.

Mr. Gonzalez also indicated he could not support the variance for the same reason.

Mr. Erceg said that he conducted a site visit of the neighbourhood and that although there were many new houses in the neighbourhood, all were of a 2 or 2.5 storey height. Mr. Erceg also said that he was concerned about the precedent that approval of this variance would be set for agricultural lands in general. Further to this, Mr. Erceg said that he was concerned that the proposed house still read as a 3 storey, with some fill around it, and that the top storey had not been incorporated into the attic space or disguised in any sense. Mr. Erceg suggested that Mr. Lynde speak to staff about other examples of this nature. Mr. Erceg also stated that he believed that the attempt to give the appearance of a two storey house was only partially successful because a considerable amount of the lower level was still visible and the upper level was not concealed within the roof structure.

Panel Decision

It was moved and seconded

That a Development Variance Permit, for 10700 Granville Avenue which would vary the maximum permitted area of the upper storey in the Agricultural District (AG1) zone from 2 ½ storeys (upper storey limited to 50% of the floor area situated below) to 3 storeys (upper storey limited to 68% of the floor area situated below) in order to permit construction of a new single-family dwelling that does not exceed the 10.5 m (34.449 ft.) height maximum, BE DENIED.

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:53 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 16, 2004.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant

ATTACHMENT 1

MARGARET E. STUART

11231 Granville Avenue
Richmond, B.C. V6Y 1R7
(604) 270-4515 phone
(604) 270-1553 fax

May 21, 2004

City of Richmond

276-4063 - Bldg. Approvals-

This letter is written to register my objection to the building of a three story home at 10700 Granville. I do not feel that this will be a single family home. Instead, I feel it will house a large extended family as do many homes in this area. There are so many homes on this street already (only two stories) where the back yards are parking lots for up to 8 cars. This contributes to the pollution in the area and the costs of everyone's utility bills as large extended families use substantially more energy. These monster homes in Vancouver are now selling for a fraction of their original price as the market for them has dropped. No where in our neighbourhood are there three stories homes and to allow one to be build will permanently alter the appearance. Where will it stop? Will these extended families now start applying for 4 or 5 stories homes? I know of no single familes who truly have several family members. These houses can only house multiple members of several families. They may be blood relatives but I am certain they are not a "single" family.

Sincerely,



Margaret Stuart

D.V.P. _____ 04-267698

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, June 16th, 2004.