



City of Richmond

Report to Council

To: Richmond City Council
From: Cathryn Volkering Carlile
Chair, Development Permit Panel
Date: September 6, 2016
File: 01-0100-20-DPER1-
01/2016-Vol 01
Re: Development Permit Panel Meeting Held on August 24, 2016

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a. a Development Variance Permit (DV 15-718208) for the property at 11400 Kingfisher Drive; and
 - b. a Development Variance Permit (DV 16-732402) for the property at 11871 Pintail Drive;

be endorsed and the Permits so issued.

Cathryn Volkering Carlile
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following items at its meeting held on August 24, 2016.

Conclusion

DV 15-718208 – JAMES AND SONAL LEUNG – 11400 KINGFISHER DRIVE
(August 24, 2016)

The Panel considered a Development Variance Permit application to permit increased lot coverage from 33% to 40% on a site under “Land Use Contract (006) Bylaw No. 2938”.

Jim Toy, of False Creek Design Group, and Landscape Architect Keith Ross, of K.R. Ross and Associates Landscape Architects, provided a brief presentation, noting that:

- The proposed 7.5 m building height is lower than permitted under the Land Use Contract.
- Window openings are designed to minimize overlook into the adjacent side yards.
- The proposal has contemporary style landscaping and architectural design.
- Existing trees in the rear yard are proposed to be retained and protected and a new 4-foot Hicks Yew hedge will replace the existing hedge in the front yard.

Staff noted that the proposed single-family dwelling is consistent with the RS1/E zoning maximum permitted 7.5 m height for buildings with a flat roof. Staff commended the applicant for working with staff in the design review process and discussing the project’s design with immediate neighbours.

In response to a Panel query, staff confirmed that the applicant’s neighbours have signified support to the proposed development.

In response to a Panel query, Mr. Toy advised that energy efficiency will be incorporated into the design of the home.

Correspondence was submitted to the Development Permit Panel regarding the application.

In response to the correspondence, Mr. Toy and Mr. Ross noted that (i) the proposed north replacement fencing appears to extend up to the existing cedar hedge as requested, and (ii) the contractor advised that the fencing could be damaged if installed prior to building demolition and site preparation.

In response to the correspondence, staff advised that (i) the applicant has confirmed in writing that the replacement fencing along the north property line will extend up to the neighbours garden gate, (ii) the applicant has expressed willingness to discuss fencing installation timing with their neighbour, and (iii) the proposed 4 feet high Hicks Yew hedging is consistent with the City’s regulations on maximum fence height within the front yard.

The Panel recommends that the Permit be issued.

DV 16-732402 – JASBIR DHALIWAL – 11871 PINTAIL DRIVE
(August 24, 2016)

The Panel considered a Development Variance Permit application to permit increased lot coverage from 33% to 40% on a site under “Land Use Contract (036) Bylaw No. 3173”.

Aman Dhaliwal, Landscape Architect Keith Ross, of K.R. Ross and Associates Landscape Architects, and Jossy Sandjaja, of Joss Design Inc., provided a brief presentation, noting that:

- The requested 40% lot coverage variance is necessary for a two-storey single-family dwelling design with the number of rooms required by the applicant for their family of five (5).
- Additional trees, a 4-foot Yew hedge and low-lying mixed planting are proposed to be planted for ornamental and screening purposes.
- Existing hedges on the west side of the front yard and on the three (3) sides of the rear yard are proposed to be retained.
- Existing trees in the rear yard are proposed to be retained and two (2) trees will be added.

Staff commended the applicant for (i) working with staff in coming up with a design that responds to RS1/E zoning requirements and (ii) working with their neighbours regarding the design. Staff noted letters of support were submitted by all of the immediate neighbours.

Correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.