



To: Richmond City Council
From: Robert Gonzalez, P. Eng.
Acting Chair, Development Permit Panel

Date: March 21, 2012
File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on March 14, 2012

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Variance Permit (DV 11-587706) for the property at 12226, 12228, 12248 & 12260 English Avenue and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue;

be endorsed, and the Permits so issued.

Robert Gonzalez, P. Eng.
Acting Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on March 14, 2012.

DV 11-587706 – MATTHEW CHENG ARCHITECT INC. – 12226, 12228, 12248 & 12260 ENGLISH AVENUE, AND 12231, 12233, 12235, 12237, 12239, 12251 & 12253 EWEN AVENUE(March 14, 2012)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 “Single Detached (ZS10) – Steveston” to allow: an enclosed connection between the building and garage; projections for front and side roof gables; and for the residential vertical envelope to be calculated from 2.6 m GSC.

The architect, Matthew Cheng, of Matthew Cheng Architect Inc., provided information, including:

- The adjacent townhouse development was now complete, and that during the design phase of the proposed 11 new homes, some challenges were identified;
- The residential vertical building envelope should be calculated from 2.6 meter GSC, which is the former flood construction level, before recent amendments of the Flood Plain Designation and Protection Bylaw were made; and
- The variances are requested to achieve consistency in character with existing homes.

Staff supported the requested variances and advised that:

- Council approved variances for the existing approximately 40 single-family homes in the neighbourhood in 2002 and 2003, and the applicant is requesting the same consideration.
- The proposed variances are more restrictive on the size and location of roof gables, and the allowable size for the enclosed connection between the homes and garages.
- The applicant is requesting one (1) new variance to address the higher flood construction level requirement. Calculating the height of the proposed homes from 2.6 m GSC is preferred over allowing the properties to rise to the required 2.9 m GSC to achieve consistency in character with the homes already constructed, and occupied, in the neighbourhood.

Public correspondence was received regarding the Development Variance Permit application, including a concern about the lane behind the writer’s unit. Staff advised that the issue of the lane was addressed as part of the rezoning and was not part of the development variance application.

Ewen Avenue resident, Mr. Mike Harper, addressed the Panel with the following comments:

- Concern for the lack of road access in the Imperial Landing neighbourhood;
- Concern for the lack of safety for children who use the back lane as a play area;
- Query regarding the use of the City-owned site at Moncton Street and Easthope Avenue; and

- Request that the City not grant variances in the neighbourhood until access is addressed.

The Chair advised Mr. Harper that City staff, including Bylaw Officers, can assist residents who have questions around bylaws and safety. He added that the Panel's mandate does not include neighbourhood transportation network or zoning issues, but strictly design and character.

English Avenue resident, Ms. Cynthia Rautio, addressed the Panel with queries regarding whether or not English Avenue would go out to Moncton Street, and whether or not the proposed single-family homes would have the identical appearance of the existing homes with the requested variances.

Richmond resident, Ms. Carol Day, addressed the Panel with the comment that the City could improve communications with its residents in order to avoid confusion. In addition, Ms. Day queried whether the Panel had the option to send the application back to City Council.

When the Chair advised that the Panel can either approve or not approve the application, but did not have the option to send it back to City Council, Ms. Day requested that the applicant's requested variances be denied.

In response to a query from the Chair, staff confirmed that the permitted width and setback of gables would be restricted compared to what was previously approved for the surrounding lots.

In response to concerns raised, staff advised that:

- Council reviewed the issue of access in 2008, and it was Council's decision that Ewen Avenue not go out to Moncton Street;
- English Avenue would not go out to Moncton Street;
- The requested variances provide consistency of character with the existing single-family homes in the neighbourhood; and
- The City has not yet determined a use for the City-owned site at Moncton Street and Easthope Avenue.

There was general Panel agreement that the requested variances would allow the proposed 11 single-family homes to be developed with the same character as the existing neighbourhood.

The Panel recommends that the Permit be issued.