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## Development Permit Panel

### Council Chambers

Wednesday, March 14, 2012

3:30 p.m.

#### 1. Minutes

*Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, February 29, 2012.*



#### 2. Development Variance Permit 11-587706

(File Ref. No.: DV 11-587706) (REDMS No. 3360226)

TO VIEW ePLANS CLICK HERE

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue

INTENT OF PERMIT:

1. To vary the provisions of Richmond Zoning Bylaw 8500 “Single Detached (ZS10) – Steveston” in order to permit the construction of residential homes at 12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue, as follows:
  - (a) allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width
  - (b) allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof;

- (c) allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade;
- (d) allow the residential vertical envelope to be calculated from 2.6 m GSC.

**Manager's Recommendations**

1. *That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 "Single Detached (ZS10) – Steveston" in order to permit the construction of residential homes at 12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue, as follows:*

- (a) *allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width.*
- (b) *allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof;*
- (c) *allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade;*
- (d) *allow the residential vertical envelope to be calculated from 2.6 m GSC.*



3. **New Business**

4. **Date Of Next Meeting: Wednesday, March 28, 2012**

5. **Adjournment**



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**To:** Development Permit Panel  
**From:** Brian J. Jackson, MCIP  
Director of Development  
**Date:** February 13, 2012  
**File:** DV 11-587706  
**Re:** **Application by Matthew Cheng Architect Inc. for a Development Variance Permit at 12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue**

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### **Staff Recommendation**

That a Development Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 "Single Detached (ZS10) – Steveston" in order to permit the construction of residential homes at 12226, 12228, 12248 & 12260 English Avenue, and 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue, as follows:

1. Allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width.
2. Allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof;
3. Allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade;
4. Allow the residential vertical envelope to be calculated from 2.6 m GSC.

Brian J. Jackson, MCIP  
Director of Development

SB:blg  
Att.

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied for variances to “Single Detached (ZS10) – Steveston” in order to permit eleven (11) single-family dwellings to be built at 12226 to 12260 English Avenue and 12231 to 12253 Ewen Avenue that are consistent in character with the existing single-family houses constructed in the Imperial Landing development area (**Attachment 1**). Variances are included to:

- Allow an enclosed connection between the house and garage;
- Allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof;
- Allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade;
- Allow bay windows to project 0.6 m into the required front yard setback; and
- Allow the residential vertical envelope to be calculated from 2.6 m GSC.

### Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Surrounding Development

Development surrounding the subject site is as follows:

- To the north, fronting onto Moncton Street, is a new 14-unit townhouse development, zoned “Town Housing (ZT41) – Bayview Street/ English Avenue (Steveston)”;
- To the east, across Ewen Avenue, are single-family lots, also zoned “Single Detached (ZS10) – Steveston”;
- To the south, fronting onto English Avenue and Ewen Avenue, are single-family lots also zoned “Single Detached (ZS10) – Steveston”; and
- To the west, across English Avenue, is a 45-unit townhouse development, zoned “Town Housing (ZT41) – Bayview Street/English Avenue (Steveston)”.

### Background

In 2002 and 2003, Council approved variances to the minimum setbacks and maximum heights for all of the single-family lots in the Steveston Area Plan BC Packers Steveston waterfront neighbourhood (Imperial Landing). The applicant is requesting the same consideration for 11 new single-family lots in the same neighbourhood.

The previous BC Packers office building site at 4360 Moncton Street was rezoned (RZ 05-312601) on April 26, 2010 to create a townhouse development site and the subject new single-family lots. The following was secured through the rezoning:

- Land dedication, subdivision and consolidation;
- Registration of covenants regarding flood plain, restricting vehicle access to the lane;

- Landscape security for the planting of 22 trees (2 trees per single-family lot);
- Cash contributions for road expansion, affordable housing, Moncton pedestrian crosswalk upgrade, and cash-in-lieu of indoor amenity space for the townhouse development; and
- A Servicing Agreement for new road and lane infrastructure, and new sanitary and storm sewer infrastructure.

### Staff Comments

The subject Development Variance Permit application complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Single Detached (ZS10) – Steveston” except for the zoning variances noted below.

### Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width.
- 2) Allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof.
- 3) Allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade.

*(Staff supports the above three (3) proposed variances as they are similar to variances previously approved for the existing 43 single-family lots in the BC Packers Steveston waterfront neighbourhood (Imperial Landing), with new restrictions to limit the maximum size. The variances will therefore allow the newly created 11 single-family lots to be developed with the same character as the existing neighbourhood.)*

- 4) Allow the residential vertical envelope to be calculated from 2.6 m GSC.

*(Staff supports the proposed variance as it will accommodate the required 2.9 m GSC flood construction level and also allow development of the newly created 11 single-family lots with houses of the same character and same roof pitch as the existing neighbourhood. The flood construction level was 0.3 m lower (2.6 m GSC) when Onni developed the existing Imperial Landing single-family homes.)*

### Analysis

#### Variance Precedents in BC Packers Steveston waterfront neighbourhood (Imperial Landing)

In 2002 and 2003, Council approved variances to the minimum setbacks and maximum heights for all of the single-family lots in the Steveston Area Plan BC Packers Steveston waterfront neighbourhood (Imperial Landing). The applicant is requesting the same consideration for 11 new single-family lots in the same neighbourhood. The new residential lots and a townhouse development site were created through the recent rezoning of the old BC Packers office building site at 4360 Moncton Street (RZ 05-312601).

On February 11, 2002, Council approved variances (DV 01-197537) to permit the development of 43 proposed single-family residential lots in the north-eastern portion of the former BC Packers site. These lots are located east of the subject properties, generally between Ewen Avenue and Bayview Street and further east of Bayview Street, including:

- 4331 to 4395 Bayview Street;
- 12220 to 12300 Ewen Avenue;
- 4460 to 4491 Gerrard Place; and
- 4400 to 4468 Moncton Street.

On May 12, 2003, Council approved variances (DV 03-232679) to permit the development of a further 15 single-family residential lots south of the subject properties, including:

- 12262 to 12288 English Avenue; and
- 12271 to 12295 Ewen Avenue.

The variances approved under applications DV 01-197537 and DV 03-232679 include:

- 1) Allow an enclosed connection between the house and the garage – *The applicant requests a similar variance, with revised wording to limit the maximum size of an enclosed connection. The variance is requested to allow the newly created 11 single-family lots to be developed with the same character as the existing neighbourhood.*
- 2) Allow the accessory garage building to be constructed to a height of 6.1 m (20 ft. 0 in.) to accommodate living space over the garage – *Note that this variance is not included in the subject application, as the neighbouring single-family homes to the south do not include living space over the garages.*
- 3) Allow front roof gable to project beyond the Residential Vertical Envelope (lot depth) – *The applicant requests a similar variance, with revised wording to limit the maximum size of a roof gable projection. The variance is requested to allow the newly created 11 single-family lots to be developed with the same character as the existing neighbourhood.*
- 4) Allow side roof gables to project beyond the Residential Vertical Envelope (lot width) – *The applicant requests a similar variance, with revised wording to limit the maximum size of a roof gable projection. The variance is requested to allow the newly created 11 single-family lots to be developed with the same character as the existing neighbourhood.*
- 5) Allow bay window to project 0.60 m (2 ft. 0 in.) into required front yard setback – *Note that a variance is no longer required as this bay window projection is now permitted under the current Zoning Bylaw 8500 (General Development Regulations).*
- 6) Allow bay window and corner of house to project 0.60 m (2 ft. 0 in.) into required setbacks for end lots. – *Note that this variance is not included in the subject application, as there are no end/corner lots included in the subject newly created residential lots.*
- 7) Allow porch columns supporting a porch roof to project into front and side yard setback 1 m (3.28 ft.) – *Note that a variance is no longer required as the zone allows a 1.3 m projection for porch columns.*
- 8) Allow fireplace/chimney enclosures to encroach 0.60 m (2.0 ft.) into required side yard – *Note that this variance is not included in the subject application, as the zone already allows a 0.5 m projection for unenclosed fireplaces and chimneys.*

- 9) Vary the side yard setback for corner lots from 3 m (9.843 ft.) to 2 m (6.56 ft.) – Note *that this variance applies to DV 01-197537 only, and is not included in the subject application, as there are no end/corner lots in the subject newly created residential lots.*

#### Required Flood Construction Level Impact to Building Height

The subject application includes one additional variance that was not included in the previously approved variances in the BC Packers Steveston waterfront neighbourhood (Imperial Landing). The applicant is requesting that the residential vertical envelope, which includes building height, be calculated from 2.6 m GSC. The variance is requested as a result of the impact of the Flood Plain Designation and Protection Bylaw 8204 and the revised Zoning Bylaw 8500, which were both adopted by Council after the initial 2002 and 2003 Development Variance Permits. The variance is requested to allow the newly created 11 single-family lots to be developed with the same character as the existing neighbourhood.

The Flood Plain Designation and Protection Bylaw requires a minimum Flood Construction Level of 2.9 m GSC (geodetic survey of Canada) for the subject properties. The existing single detached homes in the BC Packers Steveston waterfront neighbourhood (Imperial Landing) had a lower minimum Flood Construction Level of 2.6 m GSC, which was specified in a flood covenant registered on Title as part of the original BC Packers rezoning. New single detached homes in the BC Packers Steveston waterfront neighbourhood (Imperial Landing) are required to comply with the Bylaw and have a main floor level that is at least 0.3 m higher than the surrounding existing homes.

In addition, the current zoning bylaw has a different way of calculating building height for single detached homes. Previously the residential vertical envelope (which includes building height) for typical single detached homes was measured from the lowest floor level (lowest concrete slab). Under the current Zoning Bylaw 8500, the residential vertical envelope is calculated from the finished site grade, which is an average of the edges of the property and the exterior edges of the proposed building, and is not permitted to be higher than 0.6 m above the crown of road. The ground floor level of the existing single detached homes in the BC Packers Steveston waterfront neighbourhood (Imperial Landing) was set at 2.6 m GSC to comply with the flood covenant, so the residential vertical envelope was also measured from 2.6 m GSC. New single detached homes in the BC Packers Steveston waterfront neighbourhood (Imperial Landing) would be required to have a finished site grade that was no higher than 0.6 m above the crown of road, or no higher than approximately 1.9 m to 2.3 m GSC for the subject newly created lots. With a 2.9 m GSC flood construction level requirement, this effectively results in a 0.88 m to 1.15 m reduction to the permitted massing of a full two-storey home.

Although the permitted building height in the zone has not changed, the flood construction level requirement has increased by 0.3 m and the point that the residential vertical envelope is measured from has been effectively lowered for the subject newly created lots. The result is that a variance is needed to allow development of the new residential lots with houses of the same character (and with the same roof pitches) as the existing single detached homes in the surrounding BC Packers Steveston waterfront neighbourhood (Imperial Landing). The variance requested is to allow the residential vertical envelope to be measured from the same 2.6 m GSC elevation that was used for the surrounding existing single detached. The applicant has confirmed that they can comply with the 2.9 m GSC flood construction level requirement and provide homes that are similar in character to the surrounding neighbourhood with the residential vertical envelope (building height) measured from 2.6 m GSC.

**Conclusions**

Staff are supportive of the proposed variances, which will allow the newly created 11 single-family lots to be developed with houses of the same character as the existing neighbourhood.

A handwritten signature in black ink that reads "Sara Badyal." The signature is written in a cursive, flowing style.

Sara Badyal, M. Arch, MCIP  
Planner 1

SB:blg

Attachment 1: Conceptual Architectural Drawings





**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**  
 Development Applications Division

**DV 11-587706**

**Attachment 1**

Address: 12226, 12228, 12248 & 12260 English Avenue, and  
 12231, 12233, 12235, 12237, 12239, 12251 & 12253 Ewen Avenue

Applicant: Matthew Cheng Architect Inc. Owner: S-8133 Holdings Ltd.

Planning Area(s): Steveston

	Existing	Proposed
<b>Lot Area:</b>	271 m <sup>2</sup> to 292.5 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Vacant	Single-Family Residential
<b>OCP Designation:</b>	Residential	No change
<b>Zoning:</b>	Single Detached (ZS10) – Steveston	No change
<b>Number of Units:</b>	None	11 Single-Family Dwellings

	Bylaw Requirement	Proposed	Variance
<b>Floor Area Ratio:</b>	0.6	No change	None permitted
<b>Lot Coverage (Building):</b>	Max. 50%	No change	None
<b>Setback – Front Yard:</b>	Min. 4.3 m	No change	None
<b>Projections into Front Yard:</b>	Porch Max. 1.3 m Bay window 0.5 m	No change Max. 0.6 m	0.1 m Increase
<b>Setback – Interior Side Yard:</b>	Min. 1.2 m Accessory Bldg Min. 0.6 m	No change	None
<b>Projections into Side Yard:</b>	Fireplace/chimney Max. 0.5 m	Max. 0.6 m	0.1 m Increase
<b>Setback – Rear Yard:</b>	Min. 10 m	No change	None
<b>Connection between the house and garage:</b>	Covered open walkway Max. 2 m wide & 3 m high	Permit enclosed connection	Enclosed connection
<b>Height (m):</b>	Max. 9 m Accessory Bldg Max. 5.0 m	No change Max. 6.1 m	1.1 m Increase for Living Space over Garage
<b>Residential Vertical Envelopes:</b>	<ul style="list-style-type: none"> <li>• Calculated from finished site grade</li> <li>• No habitable space projections</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• Calculated from 2.6 m GSC</li> <li>• Allow front &amp; side roof gable projections</li> <li>•</li> </ul>	<ul style="list-style-type: none"> <li>• 0.6 m – 1 m Increase</li> <li>• Limited roof gable projections</li> </ul>



**No. DV 11-587706**

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To the Holder:                    MATTHEW CHENG ARCHITECT INC.

Property Address:                12226, 12228, 12248 & 12260 ENGLISH AVENUE AND  
   12231, 12233, 12235, 12237, 12239, 12251 &  
   12253 EWEN AVENUE

Address:                            C/O MATTHEW CHENG  
   UNIT 202 – 670 EVANS AVENUE  
   VANCOUVER, BC V6A 2K9

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1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied as follows:
  - a) Allow an enclosed connection between the principal building and accessory garage located in the rear yard, provided that this enclosed connection is limited in height to a single storey no greater than 5.0 m, and does not exceed 3.2 m in width;
  - b) Allow front roof gables to project beyond the residential vertical envelope (lot depth) to a maximum width of the lesser of 4 m or 66% of the building width, and a maximum height of the lesser of 8 m or 1.5 m below the crest of the roof;
  - c) Allow side roof gables to project beyond the residential vertical envelope (lot width) with a minimum 1.5 m setback from the front building façade; and
  - d) Allow the residential vertical envelope to be calculated from the required flood construction level (2.6 m GSC).
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

**No. DV 11-587706**

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 12226, 12228, 12248 & 12260 ENGLISH AVENUE AND  
 12231, 12233, 12235, 12237, 12239, 12251 &  
 12253 EWEN AVENUE

Address: C/O MATTHEW CHENG  
 UNIT 202 – 670 EVANS AVENUE  
 VANCOUVER, BC V6A 2K9

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AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE  
 DAY OF , .

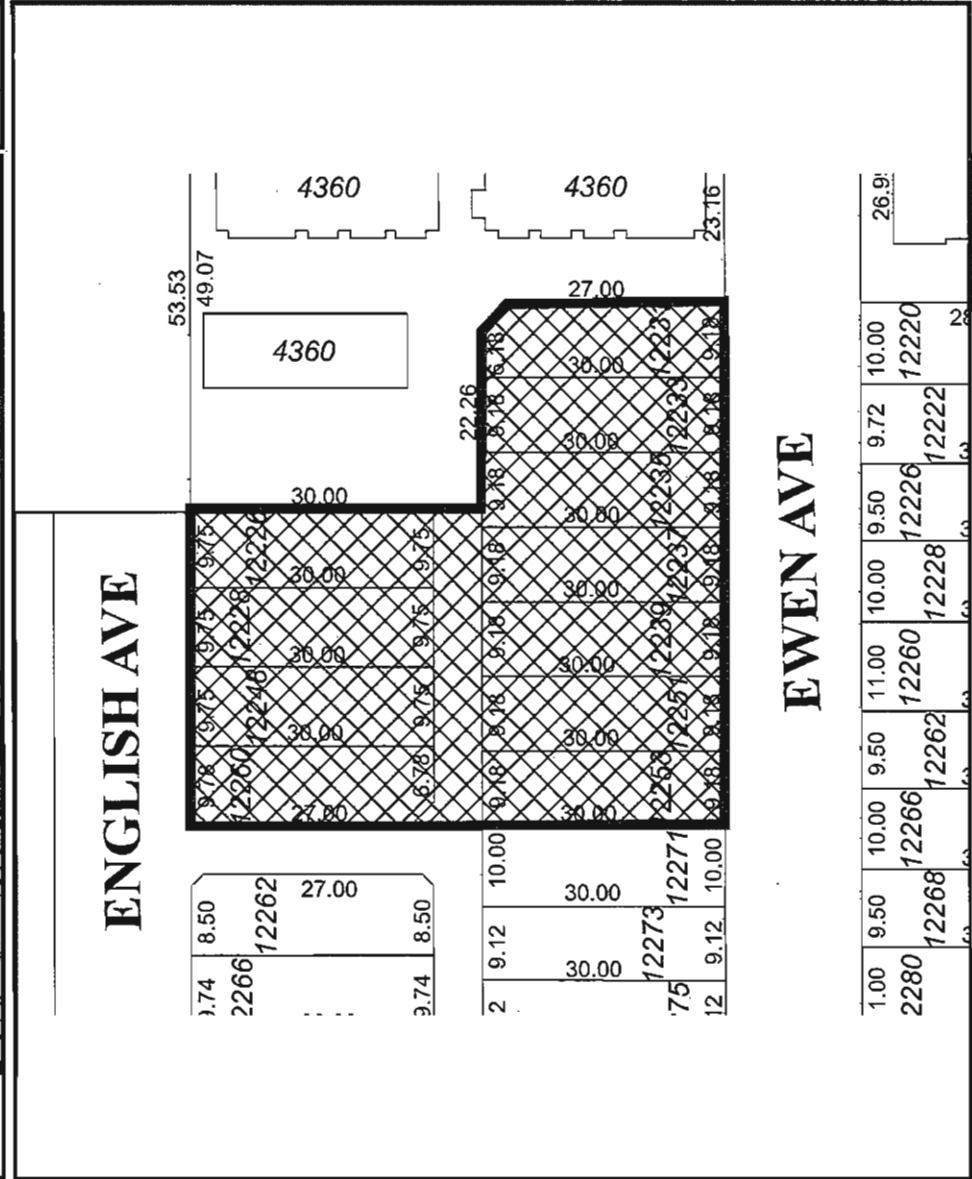
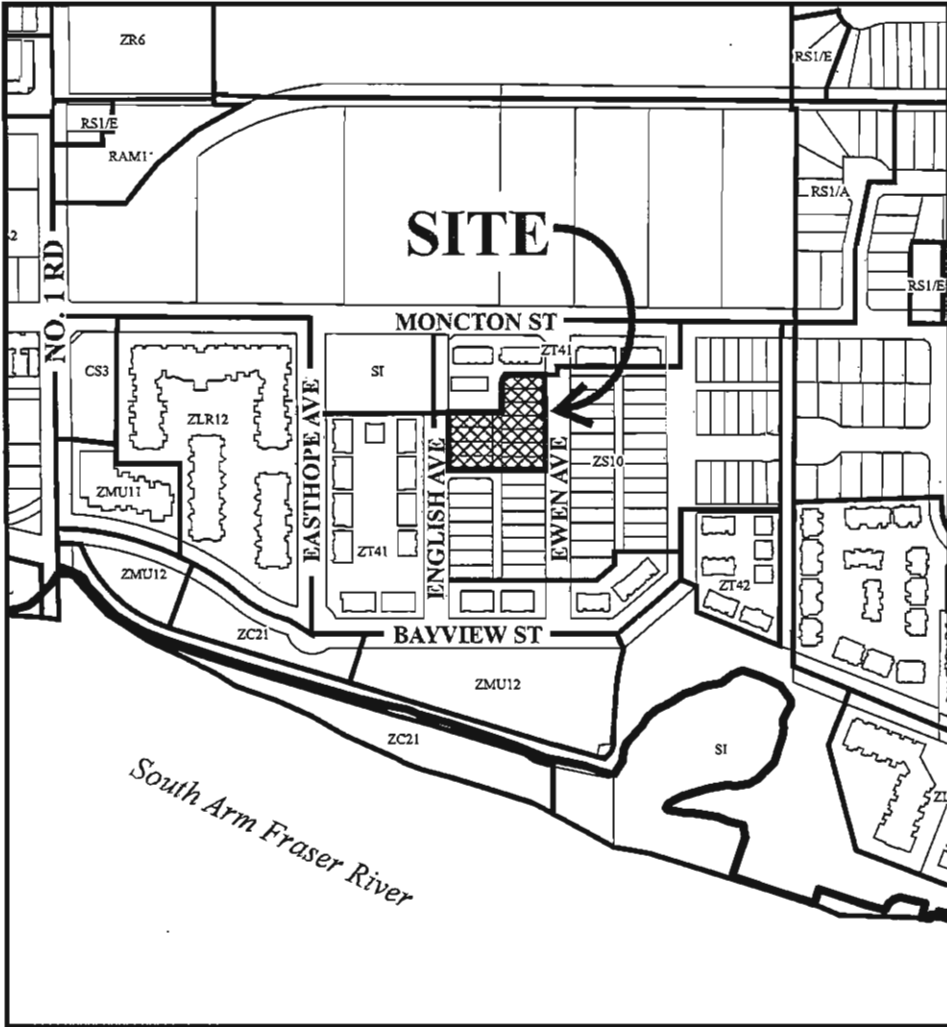
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond



## DV 11-587706 SCHEDULE "A"

Original Date: 09/15/11  
 Revision Date:  
 Note: Dimensions are in METRES



**MATTHEW CHENG ARCHITECT INC.**

100-1100 16th Street, Richmond, BC V6X 1A7  
Tel: (604) 273-8888  
Fax: (604) 273-8889  
www.matthewcheng.com

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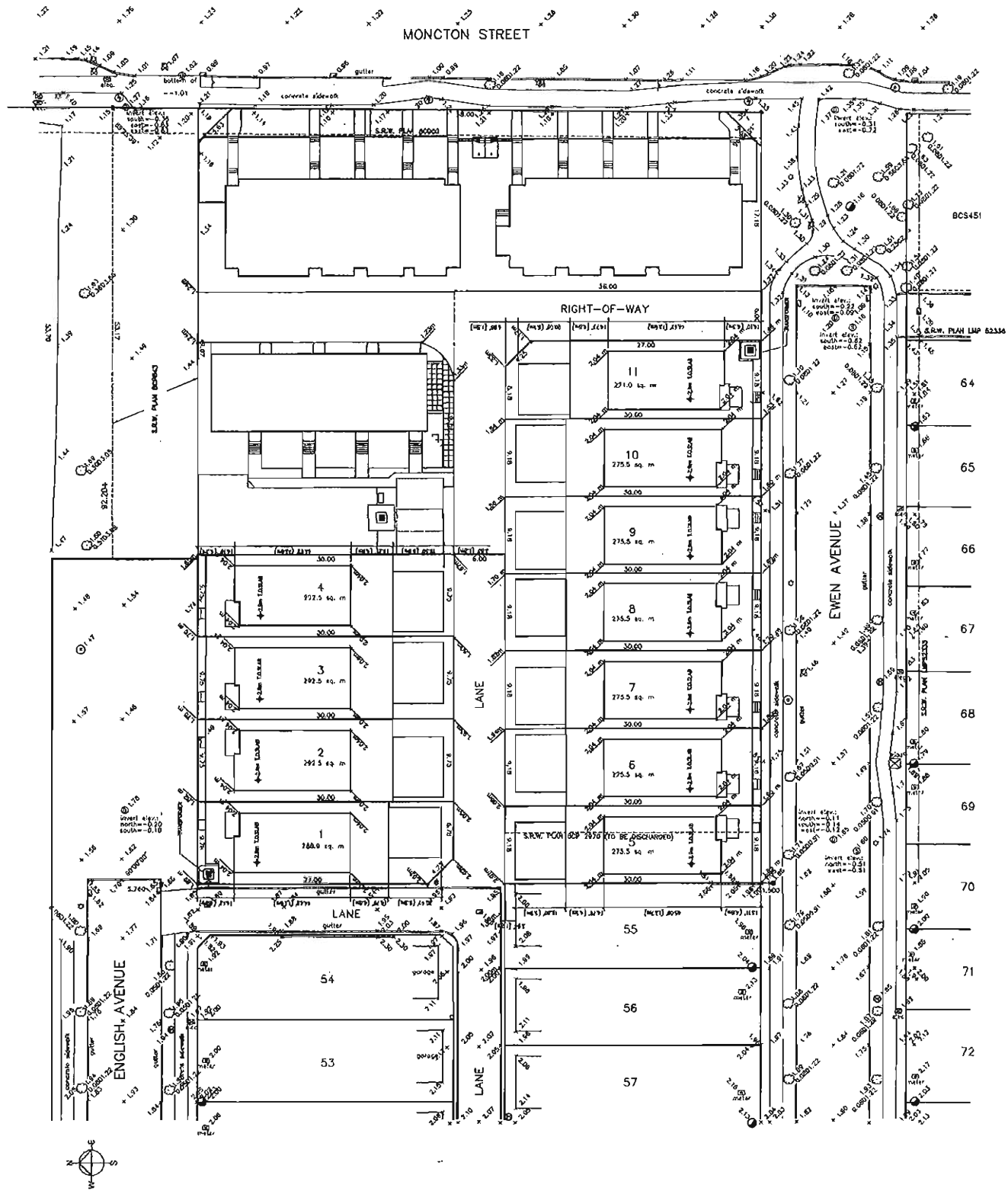
Scale: 1/8" = 1'-0"  
Date: 2017/07/20  
By: MCH

Comments:

Project No: 4350 MONCTON ST. RICHMOND, B.C.  
+ LOTS 1-11

SITE PLAN FOR SINGLE FAMILY HOUSING SUBDIVISION  
**CONCEPTUAL DRAWING**

Scale:	1/8" = 1'-0"
Date:	2017/07/20
By:	MCH
Project Name:	4350 MONCTON ST. RICHMOND, B.C.
Sheet No:	A0.1
Total Sheets:	1



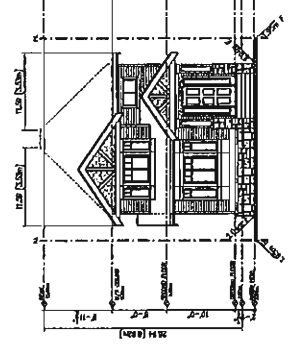
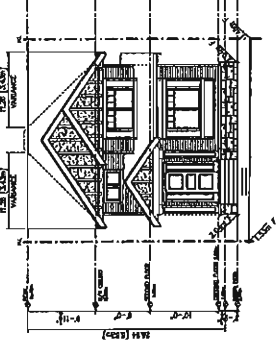
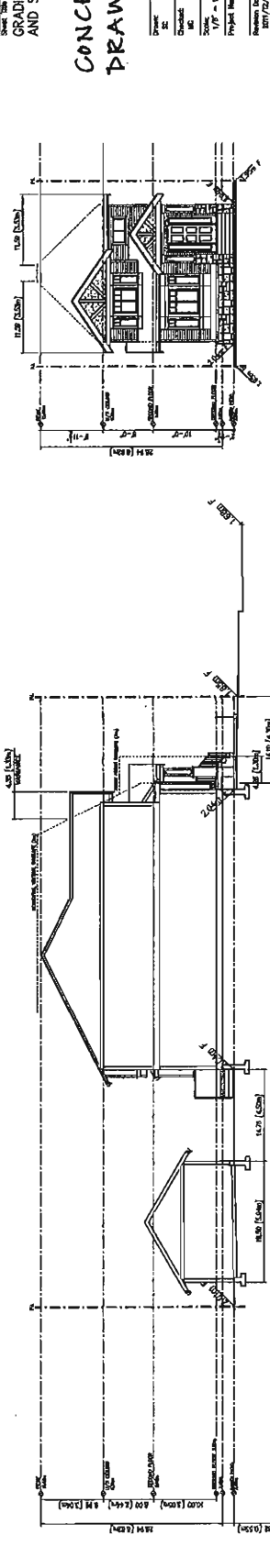
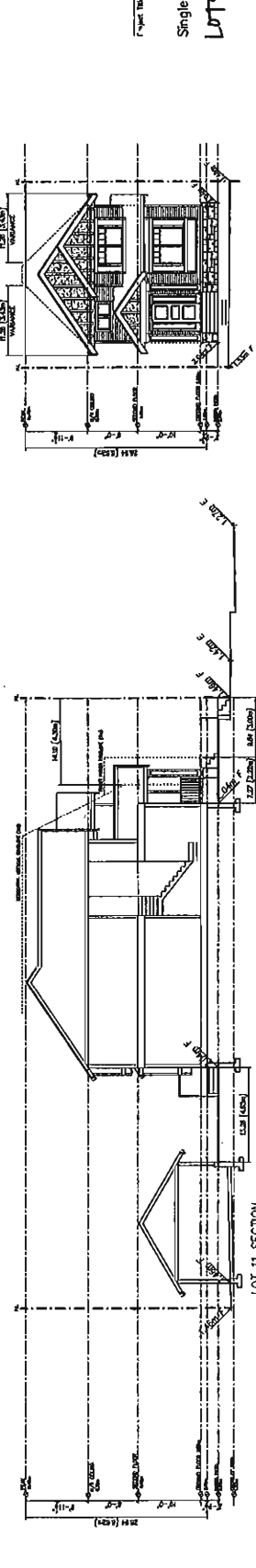
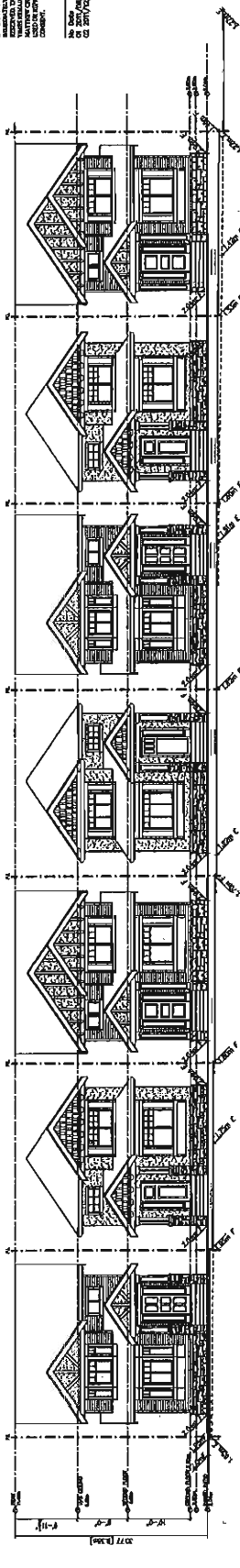
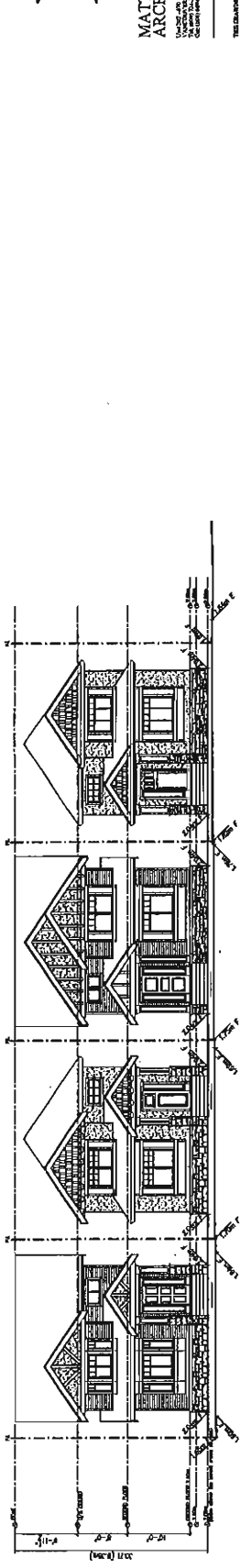


**MATTHEW CHENG  
ARCHITECT INC.**

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Project No.  
Single Family Subdiv.  
**LOTS 1-11**

SCALE: 1/8" = 1'-0"  
PROJECT NUMBER:  
**CONCEPTUAL  
DRAWING**

DATE:	NO.:
BY:	REVISED:
CHECKED:	DATE:
SCALE:	PROJECT NUMBER:
1/8" = 1'-0"	
DATE:	NO.:
NOV/17/2016	AL.1
DATE:	NO.:
NOV/16/16	