



**Board of Variance  
Thursday, January 18, 2018**

Time: 7:00 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Howard Jampolsky, Chair  
Sheldon Nider  
Dalip Sandhu  
Sam Virani  
Absent: Abdolhamid Ghanbari

The meeting was called to order at 7:00 p.m.

**MINUTES**

Discussion ensued with regard to the Board of Variance appeal application for a property on 11334 Kingcome Avenue, considered at the October 20, 2016 Board of Variance meeting. The Board requested clarification regarding the timeline on the transfer of the property title.

It was moved and seconded

*That the minutes of the meeting of the Board of Variance held on October 20, 2016, be adopted, subject to clarification on the timeline of the transfer of the property title for the Board of Variance application for a property on 11334 Kingcome Avenue, considered by the Board of Variance on October 20, 2016.*

**CARRIED**

**1. BOARD OF VARIANCE APPEAL – 6451 RIVERDALE DRIVE BV 17-792220**  
(File Ref. No. BV 17-792220) (REDMS No. 5675901)

APPLICANT: Eunice Famme  
ADDRESS: 6451 Riverdale Drive

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**PURPOSE:** The applicant has submitted an appeal to the Board of Variance for the property at 6451 Riverdale Drive in order to vary the following provisions of the “Single Detached (RS1/E)” zone contained in Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback (Section 8.1.6.1) from 6.0 m to 4.9 m for an addition to a legal non-conforming duplex.

**Applicant’s Comments**

Eunice Famme, 6451 Riverdale Drive, provided a brief overview of the application to the Board of Variance, noting that the proposed variances will allow for construction of an elevator and a carport on the dwelling which are required to accommodate wheelchair accessibility.

In reply to queries from the Board, Ms. Famme noted that (i) she is the owner of both duplexes and that the City recognizes the property at 6451 Riverdale Drive, which differs from the address recognized by Canada Post (ii) the tenant of the duplex has not expressed concern over the proposed additions, (iii) installing a stair lift is not a viable option, and (iv) there is a significant distance between the subject site and the neighbouring property.

Rod Lynde, Designer, was also in attendance to answer questions on behalf of the application.

**Written Submission**

None.

**Gallery Comments**

Marion Smith, 6580 Mayflower Drive, commented on the application and expressed support for the proposed variances.

**Board Deliberation**

Discussion ensued on the merits of the appeal under Section 542 of the *Local Government Act* noting:

- without the requested variance, the family member will not be able to get around the home with no elevator and will be confined to only a small portion of the duplex; and
- the covered carport would assist to protect the wheelchair from unfavourable weather conditions.

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**Board Decision**

It was moved and seconded

*That the appeal application, to vary provisions of the "Single Detached (RS1/E)" zone contained Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback (Section 8.1.6.1) from 6.0 m to 4.9 m for an addition to a legal non-conforming duplex, located on 6451 Riverdale Drive, be approved.*

**CARRIED**

**2. BOARD OF VARIANCE APPLICATION – 11726 AND 11740 DUNFORD ROAD  
BV 17-784860**

(File Ref. No. BV 17-784860) (REDMS No. 5670331 v. 2)

APPLICANT: Pacific Coastal Homes Ltd.

ADDRESS: 11726 and 11740 Dunford Road

PURPOSE: The applicant has submitted an appeal to the Board of Variance for the properties at 11726 and 11740 Dunford Road in order to vary the following provisions of Richmond Zoning Bylaw 8500 to:

1. increase the maximum permitted length of continuous wall (Section 8.1.11.1) from 55% of the total lot depth to 60%; and
2. reduce the minimum required live landscaping coverage in the required front yard setback (Section 6.4.1.a) from 50% to 30%.

**Applicant's Comments**

Tracey Lowen and Doug Loewen, Pacific Coastal Homes Ltd., provided a brief overview of the application to the Board of Variance, noting that (i) proposed variances to increase the length of the continuous wall to 60% of the total lot depth would improve marketability and liveability of the proposed homes, (ii) there were delays in the application process and that the deadline to apply for building permits under the previous regulations were missed by approximately 10 business days, (iii) there was some uncertainty regarding the building regulations during the building massing regulation public consultation process; however the applicants opted to proceed with the application process, and (iv) the neighbouring property owners have not objected to the proposed variances.

Rod Lynde, Designer, was in attendance to answer questions on behalf of the application.

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**Staff Comments**

In reply to queries from the Board, Barry Konkin, Program Coordinator, Development, noted that the City conducted extensive public consultation on building massing regulations. He added that the proposed homes are modest in size on narrow lots; however compliance with current regulations can be achieved with design modifications.

**Written Submission**

None.

**Gallery Comments**

None.

**Board Deliberation**

A timeline of the building massing regulation consultation process and adoption was distributed (attached to and forming part of these minutes as Schedule 1).

Discussion ensued on the merits of the appeal under section 542 of the *Local Government Act*, noting that:

- the proposed two homes are already modest in size and there is no place to take away space and have a viable product;
- the applicant was working on a viable application and acted in an expedient manner; and
- there were delays on both sides relative to the application.

**Board Decision**

It was moved and seconded

*That the appeal application, to vary provisions of Richmond Zoning Bylaw 8500 to:*

- 1. increase the maximum permitted length of continuous wall (Section 8.1.11.1) from 55% of the total lot depth to 60%; and*
- 2. reduce the minimum required live landscaping coverage in the required front yard setback (Section 6.4.1.a) from 50% to 30%;*

*for the properties located at 11726 and 11740 Dunford Road, be approved.*

The question on the motion was not called as discussion ensued with regard to the time line of the application.

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The Chair expressed that the Board of Variance cannot deliberate strictly based on financial hardship; however, given that the proposed homes are modest in size, a further size reduction may negatively impact the proposed homes' liveability. Also, It was noted that the applicants acted in an expedient manner given the tight application deadlines.

The question on the motion was then called and it was **CARRIED**.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (8:03 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 Thursday, January 18, 2018.

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Howard Jampolsky  
Chair

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Claudia Jesson  
Acting Secretary to the Board

**Richmond Zoning Bylaw 8500, Amendment Bylaw 9737  
Building Massing of Single Family Dwellings**

- July 27, 2015 – Council referral for staff to conduct research and analysis into maximum depth of house, rear yard setbacks to house, rear yard setback
- November 28, 2016 – Authorization for Public Consultation on Building Massing endorsed at Council Meeting
- January 18 – February 23, 2017 – six public Open Houses held at Community Centres and City Hall
- March 5, 2017 – consultation period for providing feedback closed (796 feedback forms received, 161 hand written forms submitted at Open Houses, and 635 forms were submitted through the Let's Talk Richmond website)
- June 20, 2017 – Building Massing Bylaw introduced at Planning Committee
- June 26, 2017 - First Reading
- July 17, 2017 - Public Hearing
- July 17, 2017 - Second and Third Readings
- July 24, 2017 – Final Adoption