



**CITY OF RICHMOND**

**REPORT TO COUNCIL**

**TO:** Richmond City Council

**DATE:** January 3, 2001

**FROM:** David McLellan  
Chair, Development Permit Panel

**FILE:** 0100-20-DPER1

**RE:** Development Permit Panel Meeting Held on December 13, 2000

**PANEL RECOMMENDATION**

1. That the recommendation of the Panel to deny the issuance of a Development Variance Permit (DV 00-177075) for the property at 12051 No. 5 Road be endorsed.
2. That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 00-177493) for the property at 5700 Andrews Road be endorsed, and the Permit so issued.

David McLellan  
Chair, Development Permit Panel

**PANEL REPORT**

The Development Permit Panel considered two applications at its meeting held on December 13, 2000, one of which was referred back to staff for further improvements.

**DV 00-177075 – CINDY LIAO – 12051 NO. 3 ROAD**

The proposal to vary the maximum setback from a road in an Agricultural District, south of Steveston Highway, on the west side of No. 3 Road did not generate any public comment. In fact, the applicant did not make a presentation to the Panel, other than a letter which is attached to the minutes. The Panel heard no compelling argument for the variance and concurred with the recommendation of the staff to deny the application.

The Panel recommends that the permit not be issued.

The following application was considered by the Panel on November 29, 2000 and is now ready for consideration by City Council:

**DP 00-177493 – ADERA EQUITIES INC. – 5700 ANDREWS ROAD**

The proposal to construct a 4 storey apartment in the central section of the Southcove development will allow for the completion of the lagoon system. The site was previously issued a development permit but this redesign provides for 17 fewer units and an improved architectural design. The three concerns raised in the three public submissions to the Panel had to do with the zoning of the site, water ingress on some of the existing buildings and the location of the play space. The Panel was informed that City Staff have successfully facilitated a process to have the water ingress problems addressed and upon further review it was agreed that the playground was properly placed.

The Panel recommends that the permit be issued.

DJM:djm



MINUTES

**DEVELOPMENT PERMIT PANEL**

**Wednesday, December 13, 2000**

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: David McLellan, General Manager, Urban Development, Chair  
Jim Bruce, General Manager, Finance and Corporate Services  
Chuck Gale, General Manager, Engineering and Public Works

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

The Chair introduced the members of the Development Permit Panel to the audience and explained the procedures.

**1. MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on November 29, 2000 be adopted.*

**CARRIED**

**2. DEVELOPMENT VARIANCE PERMIT DV 00-177075**

(Report: November 15/00, File No.: 00-177075) (REDMS: 215097)

APPLICANT: Cindy Liao

PROPERTY LOCATION: 12051 No. 3 Road

INTENT OF PERMIT: To vary the maximum setback in the Agricultural District (AG1) from 50 m (164.042 ft.) to 63 m (206.693 ft.) for a proposed new single-family dwelling of approximately 1026.5 m<sup>2</sup> (11,050 ft<sup>2</sup>).

**APPLICANT'S COMMENTS**

Not present

**STAFF COMMENTS**

The Manager, Development Applications, Joe Erceg, reviewed the staff report.

**GALLERY COMMENTS**

None

**CORRESPONDENCE**

Cindy Liao, 1608 W. 28<sup>th</sup> Avenue, Vancouver – attached as Schedule 1.

**PANEL DISCUSSION**

It was noted that the merits of this application did not warrant the setting of a precedent.

**PANEL DECISION**

It was moved and seconded

*That the application by Cindy Liao for a Development Variance Permit (DV 00-177075) to vary the maximum setback in the Agricultural District (AG1) from 50 m (164.042 ft.) to 63 m (206.693 ft.) for a proposed new single-family dwelling of approximately 1026.5 m<sup>2</sup> (11,050 ft<sup>2</sup>) at 12051 No. 3 Road BE DENIED.*

**CARRIED**

**3. DEVELOPMENT PERMIT DP 00-175807**

(Report: November 6/00, File No.: 00-175807) (REDMS: 209205)

APPLICANT: The ABBARCH Partnership/Annand Burton-Brown Architects

PROPERTY LOCATION: 6140 Blundell Road

INTENT OF PERMIT: To permit improvements to the exterior of the building including upgrades to the interior and revisions to the parking lot and landscape areas of the existing Safeway store.

**APPLICANT'S COMMENTS**

The representative for Annand Burton-Brown, Architects, Jeremy Wolfe, noted that in addition to exterior renovations a complete interior retrofit was planned.

**STAFF COMMENTS**

The Manager, Development Applications, Joe Erceg, reported that the proposed renovations do not affect the use or density of the property. In response to a question from the Chair Mr. Erceg said that the Land Use Contract had no provision for elevations nor did it dictate form and character.

The Chair noted the misaligned parking lanes on the eastern side of the building. Mr. Wolfe responded that car access and delivery movement had been considered and that a reset

site plan would address the issue. He also said that wider sidewalks would improve the disabled access.

**GALLERY COMMENTS**

None

**CORRESPONDENCE**

None

**PANEL DISCUSSION**

Mr. Gale asked what portion of the sidewalk was covered and why it did not run the complete length of the building. Mr. Wolfe responded that Safeway's corporate identity is reflected in the design and that the main crosswalk to Blundell meets with the canopy.

**PANEL DECISION**

It was moved and seconded

***That a Development Permit be issued for 6140 Blundell Road (Parcel 'A') on a site governed by Land Use Contract 087 which would permit improvements to the exterior of the building including upgrades to the interior and revisions to the parking lot and landscape areas of the existing Safeway store.***

Prior to the question being called discussion took place which resulted in the following referral motion:

***That the Development Permit for 6140 Blundell Road be referred to staff to address the issue of the canopy extending the length of the building as is the standard for the rest of the mall.***

**CARRIED**

4. **NEW BUSINESS**

A decision was made to reduce the Landscaping Letter of Credit required from Adera Equities Inc. from \$280,000. to \$140,000. In response to a question from the Chair regarding whether a separate agreement to restore parkland was in place, Mr. Erceg said that an additional bond was required for this. Mr. Erceg also said that security would not be released until the second phase was complete.

5. **ADJOURNMENT**

It was moved and seconded

***That the meeting be adjourned at 3:50 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, December 13, 2000.

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David McLellan  
Chair

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Deborah MacLennan  
Recording Secretary

DPP meeting  
DEC. 13/00

Development Applications Department  
City of Richmond  
6911 No.3 Road  
Richmond, BC V6Y 2C1

Schedule 1 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
December 13, 2000.

		INI
✓	JRM	
	DW	
	KY	
	AS	
	DB	
	SF	
✓	Deborah Mack	

DI 60-177075

Property of location: 12051 No. 3 Road

Re: To vary the maximum setback

December 8, 2000

Dear Sir or Madam:

I am unable to attend the Development Permit Panel meeting pm Wednesday, December 13, 2000. However, please find enclosed a copy of the written submission for the purpose to vary the maximum setback in the Agricultural District (AG1) from 50 m to 63 m for a proposed new single-family dwelling.

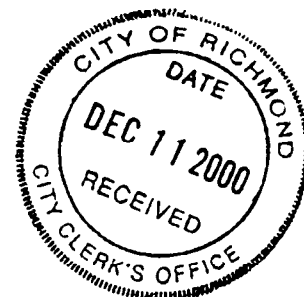
If you have any questions, please don't hesitate to contact me at:

Cindy Liao  
1608 W.28<sup>th</sup> Ave.  
Vancouver, B.C.  
V6J 2Y7  
Tel: 604-737-1067

Thank you.

Yours truly,

Cindy Liao  
Applicant



## Written Submission

I would like to apply for a variance permit to vary the maximum setback in the Agricultural District from 50 m to 63 m for a proposed new single-family dwelling.

The proposed new house cannot be located within 50 meters of the Monteith Road because of the size and shape of the proposed house as you can see from the design of the house. My family likes houses that consist of only one floor, instead of two or more floors. Also, light is very important here. The house has to be designed in a certain way and to be constructed in a certain position that will enable the family to enjoy the natural light. As well, there are trees all around the farm, if the house is built too close to the road, all the light from the eastern side would be blocked. We must also leave some space for a road between the house and Monteith road. Furthermore, if the Monteith Road is indeed built, the house will be too close to the road. This seriously damages the owner's privacy.

*Applicant : Cindy Liao.*