



## City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** January 5, 2005  
**File:** 0100-20-DPER1

**Re:** **Development Permit Panel Meetings Held on September 29, 2004;  
October 27, 2004; November 24, 2004 and December 15, 2004**


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### Panel Recommendation

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

- i) a Development Permit (DP 03-248226) for the property at 3880 Chatham Street;
- ii) a Development Permit (DP 04-271790) for the property at 6091 No. 5 Road; and
- iii) a Development Permit (DP 04-275637) for the property at 8191 St. Albans Road

be endorsed, and the Permits so issued.

*for*   
Joe Erceg, MCIP  
Chair, Development Permit Panel

WC:blg

## Panel Report

The Development Permit Panel considered the following items at its meetings held on September 29, 2004; October 27, 2004; November 24, 2004 and December 15, 2004:

DP 03-248226 – PATRICK COTTER ARCHITECT INC. – 3880 CHATHAM STREET  
(September 29, 2004 and December 15, 2004)

On September 29, 2004, the Panel considered a Development Permit application to permit the construction of a mixed-use building with approximately 116 m<sup>2</sup> (1,250 ft<sup>2</sup>) of ground floor retail space and four (4) dwelling units above on a site zoned Steveston Commercial (Three-Storey) District (C5), and forwarded the application to Council for consideration on October 12, 2004. A variance to permit six (6) residential tandem parking spaces is included in the proposal. Council adopted the following motion at the October 12, 2004 Council Meeting:

*“That Part (2)(a) of Resolution No. R04/18-21, Development Permit (DP 03-248226) for property at 3880 Chatham Street, be referred to the Development Permit Panel to address and find a solution to resolve the residential tandem parking issue and all of the other parking issues which relate to this proposal, including (i) the possible elimination of the commercial retail parking spaces from the subject property with the developer making a contribution to the off-street parking fund; and (ii) the side street and narrow lane located adjacent to the subject property and the resulting traffic congestion referred to by two adjacent property owners.”*

The Panel subsequently reconsidered the application at the Development Permit Panel Meeting of December 15, 2004. To address the Council motion, the applicant addressed the operational on-site parking issue by assigning at least one (1) residential parking space per dwelling unit. A cash-in-lieu contribution (\$10,500) has been provided for one (1) commercial parking space to ensure the bylaw requirement is addressed. City staff are reviewing parking operational issues involving other users on the lane, and lane improvements are proposed to better delineate the travelled portion of the lane and improve traffic flow. Two letters indicating concerns related to the proposed building setback from Chatham Street and on-site vehicle parking were provided. There were no additional comments from the public.

The Panel recommends that the permit be issued.

DP 04-271790 – SOHAN & JINDO TOOR – 6091 NO. 5 ROAD  
(October 27, 2004)

The Panel considered a Development Permit application to permit construction of a 1,460 m<sup>2</sup> (15,712 ft<sup>2</sup>) two-storey single-family dwelling on a site designated Environmentally Sensitive Area (ESA) and zoned Agricultural District (AG1). While the existing zoning permits the proposed floor area, staff attempted unsuccessfully to have the applicant reduce the proposed house size. Nevertheless, an adequate amount of additional landscaping and protection of a portion of the ESA area is proposed. A Restrictive Covenant will be registered on Title of the property to prevent the removal of vegetation surrounding the septic field. A letter from an area resident expressing concern over the proposed house size was submitted to the Panel for consideration. There were no additional comments from the public. The Panel advised the applicant that a separate suite was not permitted as a self-contained unit in the dwelling; therefore the plan notations should be amended accordingly.

The Panel recommends that the permit be issued.

DP 04-275637 – DOUGLAS L. MASSIE, ARCHITECT – 8191 ST. ALBANS ROAD  
(November 24, 2004)

The Panel considered a Development Permit application to permit the construction of a two-storey building with a licensed child care facility on the ground floor and two (2) ancillary dwelling units above for the owners/operators of the daycare on a site zoned Comprehensive Development District (CD/151). A variance to permit five (5) small car parking spaces is included in the proposal. The applicant provided a brief overview of the proposal including site context, building finishes, perimeter fencing and landscaping. Staff had no additional comments. Staff commended the applicant for their cooperation during the application review process. There were no comments from the public on the proposed development. Since being presented to the Development Permit Panel, the applicant has proposed some minor landscape plan revisions due to the removal of some of the existing vegetation on site, which was necessitated by accidental damage during site preparation. Staff have reviewed the proposed landscape revisions and ensured that approximately two (2) replacement trees will be provided for each existing tree being removed.

The Panel recommends that the permit be issued.



## Development Permit Panel

Wednesday, December 15<sup>th</sup>, 2004

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, General Manager, Urban Development, Chair  
Jeff Day, General Manager, Engineering and Public Works  
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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

### 1. Minutes

It was moved and seconded  
*That the minutes of the meeting of the Development Permit Panel held on Wednesday, November 24<sup>th</sup>, 2004, be adopted.*

**CARRIED**

### 2. Development Permit DP 03-248226

(Report: November 17/04 File No.: DP 03-248226) (REDMS No. 1344578, 1328321)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 3880 Chatham Street

#### INTENT OF PERMIT:

1. To permit the construction of 116.2 m<sup>2</sup> (1,251 ft<sup>2</sup>) of commercial space at grade and four (4) dwelling units above at 3880 Chatham Street on a site zoned Steveston Commercial (Three-Storey) District (C5); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit six (6) tandem parking spaces.

### Applicant's Comments

Mr. Patrick Cotter, architect, with the aid of a model, said that the reason the project had been referred back to staff was not for reasons specific to design issues but rather based on the general concerns of area businesses regarding parking and the use of lanes in the area.

Mr. Cotter then addressed the number of parking spaces, and the designated use of, the parking spaces for the project.

### Staff Comments

The Director of Development, Raul Allueva, said that although a number of issues had been raised previously regarding the operational use of the parking area, the project was now in compliance and each residence will have individually accessible parking. A cash-in-lieu payment would be made for the one commercial space required.

Mr. Allueva then responded to a question from the Chair on the width of the lane.

### Correspondence

JC Lu, 12051 No. 1 Road – Schedule 1

D. Jarry – Schedule 1

### Gallery Comments

None

### Panel Discussion

Mr. Erceg said that this was a well designed project and that he was satisfied with the response to the parking and Council concerns.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

- 1. permit the construction of 116.2 m<sup>2</sup> (1,251 ft<sup>2</sup>) of commercial space at grade and four (4) dwelling units above at 3880 Chatham Street on a site zoned Steveston Commercial (Three-Storey) District (C5); and*
- 2. vary the provisions of the Zoning and Development Bylaw No. 5300 to permit six (6) tandem parking spaces*

**CARRIED**

### 3. Development Permit DP 04-275641

(Report: November 10/04 File No.: DP 04-275641) (REDMS No. 1339903)

APPLICANT:

Norman Zorenberg Architecture

PROPERTY LOCATION: 7820 Ash Street

INTENT OF PERMIT:

1. To permit the construction of five (5) dwelling units at 7820 Ash Street on a site zoned Comprehensive Development District (CD/28); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) reduce the minimum required front yard setback from 4.5 m to 4.1 m;
  - b) permit maximum 1 m projections for open porches into the required front yard setback and side yard setback abutting a public road; and
  - c) permit maximum 0.3 m projections for bays into the required side yard setback abutting a public road.

**Applicant's Comments**

Mr. Norm Zottenberg, architect, with the aid of a model, provided the site context and described the right-of-ways that had been required along the rear property line and along Blundell Road. Mr. Zottenberg noted that the roof slopes had been brought down on the Blundell Road and Ash Street units.

In response to a question from the Chair regarding the concerns of the adjacent property owner to the north, Mr. Zottenberg said that the roof line had been lowered by changing from a gabled to a hip roof. The parking requirement was met, and bonus FSR achieved.

**Staff Comments**

The Director of Development, Raul Allueva, said that the relationship of this project with the project to the north had been raised at the Public Hearing, and that as a result a reduction had been made to the roof line. Mr. Allueva said that the density was supportable, and an affordable unit provided, and that the adjacency was mitigated by the roofline and lane.

**Correspondence**

None

**Gallery Comments**

None

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of five (5) dwelling units at 7820 Ash Street on a site zoned Comprehensive Development District (CD/28); and*

2. *vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
- a) *reduce the minimum required front yard setback from 4.5 m to 4.1 m;*
  - b) *permit maximum 1 m projections for open porches into the required front yard setback and side yard setback abutting a public road; and*
  - c) *permit maximum 0.3 m projections for bays into the required side yard setback abutting a public road.*

**CARRIED**

**4. New Business**

There was no new business.

**5. Date Of Next Meeting**

The December 29<sup>th</sup>, 2004 meeting was cancelled. The Panel then supported a request from Mr. Allueva that the January 26<sup>th</sup>, 2005 be re-scheduled to February 2, 2005 to allow for an extra week of processing, which, Mr. Allueva noted, would not cause a delay in the items being forward to Council.

**6. Adjournment**

It was moved and seconded  
*That the meeting be adjourned at 3:46 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 15<sup>th</sup>, 2004.

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Joe Erceg  
Chair

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Deborah MacLennan  
Administrative Assistant

Schedule 1 to the minutes of the  
Development Permit Panel meeting  
held on Wednesday, December 15,  
2004.

Development Permit Panel		
Date:	Dec 15, 2004	
Item #	R 2	
Re:	3780 Chatham St.	

✓	JRM	
	DW	DW
	KY	
	AS	
	DB	
	WB	

03-248226

JC Lu Ltd.  
12051 No. 1 Road  
Richmond, BC V7E 1T5

City Clerk  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

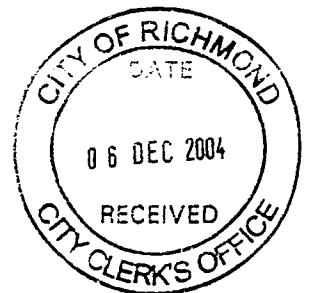
Dear Sir or Madam,

Re: DP 03-248226

I oppose the intent to permit six(6) tandem parking spaces on 3880 Chatham Street. The difficulty in coordinating parking in tandem spaces will mean that six(6) parking spaces will not be utilized as intended. Instead, they will find parking elsewhere, most likely on their neighbours (mine included) lot.

JC Lu

2004-12-03





<b>To Development Permit Panel</b>	
Date:	<u>December 15, 2004</u>
Item #:	<u>2</u>
Re:	<u>3880 Chatham St.</u>
	<u>DP 03-248226</u>

		KNT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

Date: December 7, 2004

To: City Clerk  
City of Richmond  
6911 No.3 Road  
Richmond, BC V6Y 2C1

From: Dominique Jarry  
Tel/Fax: 604.271.8803

Re: Development Permit DP 03-248226  
Address: 3880 Chatham St. Steveston Village, Richmond

03-248226

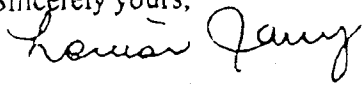
Once again I speak for the owners of units 110, 150, 160, 210, 250, and 260 at 12000 First Avenue, Steveston Village, Richmond in giving input regarding the variance requested to Bylaw No. 5300.

Parking places for residents, business owners, employees and customers are at a premium in Steveston Village therefore it makes sense for any new development to make adequate parking provisions for all of the above, as applicable. For DP 03-248226, this would include at least one but preferably two spots per residential unit to provide for the common situation of two car families, one but preferably two spots per commercial unit to take into consideration the probability of more than one business owner and/or employee per unit, and at least one spot per commercial unit (and preferably per residential unit) for customers/visitors.

A shortage of parking in this development could and probably will adversely impact neighboring properties as people residing in and/or frequenting the building will attempt to park wherever they can find a spot close by regardless of whether or not it is in an authorized location.

This development has already been designed to fully maximize construction on the small lot resulting in a proximity to the street that is out of sync with the other buildings in the block, creating more congestion in the alley with the entrance/exit only accessible from the alley, creating a more hazardous situation by reducing visibility to vehicles exiting and entering the alley on the north side, and detracting from the aesthetics of the block with the presence of a solid brick wall facing the parking lot and east side of the adjoining property. Therefore, in interest of creating some good will towards the community, hopefully, this development will not also compound the shortage of parking places in the village.

Sincerely yours,

*for*   
Dominique Jarry

