



## City of Richmond

## Report to Council

---

**To:** Richmond City Council

**Date:** January 7, 2004

**From:** Jeff Day  
Chair, Development Permit Panel

**File:** 0100-20-DPER1

**Re:** **Development Permit Panel Meetings Held on November 12, 2003,  
December 10, 2003 and December 23, 2003**

---

### Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of Development Permits for properties at:
  - (a) 2480 River Road (DP 01-192590);
  - (b) 7060 Bridge Street (DP 03-233036); and
  - (c) 8671, 8811, 8831, 8840 River Road and 2420 No. 3 Road (DP 03-249146)be endorsed, and the Permits so issued.
2. That the request by Peter Fong regarding the property at 3591 and 3611 Chatham Street be deemed to be in general compliance with the Development Permit (DP 02-222274) issued for that property.
3. That the request by J.A.B. Enterprises Ltd. regarding the property at 7060 Blundell Road be deemed to be in general compliance with the Development Permit (DP 03-244583) issued for that property.

Jeff Day  
Chair, Development Permit Panel

**Panel Report**

On November 12, 2003, the Development Permit Panel considered three items, one of which is finally ready for Council consideration.

**DP 01-192590 – ALISON CRAIG – 2480 RIVER ROAD**

The proposal to build a new single-family residence on this small triangular lot on River Road was originally approved by Council in 1995 (DP 95-150). However, because of a property line dispute – which has since been resolved, the proposal never proceeded. Consequently, a new Development Permit application was required. There were no public comments on this application and staff advised that the development would not adversely affect the City's land acquisition program in the Terra Nova area.

The Panel recommends that the permit be issued.

The Development Permit Panel considered two items at its meeting held on December 10, 2003.

**DP 03-233036 – DAVA DEVELOPMENTS LTD. – 7060 BRIDGE STREET**

The Panel was advised that this Development Permit for 22 two-storey townhouses was designed in accordance with the commitments made by the developer at the Public Hearing on the rezoning application. This design was generally supported by the area residents and Council. There was one e-mail regarding the application from the resident/owner to the south. The Panel was satisfied that there is an adequate buffer between this project and the property to the south to address the concerns raised. It was noted that this would be the first townhouse development in this vicinity of the South McLennan area.

The Panel recommends that the permit be issued.

**DP 02-222274 – PETER FONG – 3591 AND 3611 CHATHAM STREET**

The Panel had no objection to the request to setback the proposed building on this site from the adjacent properties for geotechnical reasons. As a result of this setback, a breezeway has been added on both sides of the building and hardiplank materials can now be used on the side elevations.

The Panel recommends that the change in the location of the proposed building and exterior siding be deemed in general compliance with the Development Permit issued.

The Development Permit Panel considered two items at its meeting held on December 23, 2003.

DP 03-249146 – GREAT CANADIAN CASINOS INC. – 8671, 8811, 8831, 8840 RIVER ROAD  
AND 2420 NO. 3 ROAD

There were no public comments on this latest Development Permit from the Great Canadian Casinos Inc.. The Panel was pleased to hear that the height and massing of the proposed parking structure at the northeast corner of River Road and No. 3 Road had been reduced considerably. The proposed variances were for specific architectural features that added to the design of the structure. Staff advised that there was adequate security for landscaping the entire site and that the Development Permit would be revised to eliminate the requirement for an additional letter of credit for this development.

The Panel recommends that the permit be issued.

DP 03-244583 – J.A.B. ENTERPRISES LTD. – 7060 BLUNDELL ROAD

The Panel had no objection to the addition of a hydro utility enclosure room projecting into the side yard setback and the relocation of one visitor parking stall on this proposed development.

The Panel recommends that these minor changes be deemed in general compliance with the Development Permit issued.

HB:hb



## Development Permit Panel

Wednesday, December 10<sup>th</sup>, 2003

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Jeff Day, General Manager, Engineering and Public Works - Chair  
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services  
Mike Kirk, General Manager, Human Resources

The meeting was called to order at 3:35 p.m.

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, November 12, 2003, be adopted.*

**CARRIED**

### 2. Development Permit DP 03-233036

(Report: November 19/03 File No.: DP 03-233036) (REDMS No. 1031934)

APPLICANT: Dava Developments Ltd.

PROPERTY LOCATION: 7060 Bridge Street

INTENT OF PERMIT:

1. To allow the development of 22 two-storey townhouses on a site zoned Townhouse District (R2); and
2. To vary the regulations in the Zoning and Development Bylaw to :
  - a) reduce the side yard setback from 3m to 0 for a garbage/recycling/mail enclosure; and to 1.55 m (5 ft.) for one (1) building on the south boundary, one building on the west boundary and two (2) buildings on the north boundary, and to
  - b) allow one car to be parked in tandem.

### **Applicant's Comments**

Mr. David Chung, representative of Dava Developments, and Mr. Tom Yamamoto, architect, were present.

Mr. Chung provided an explanation of the tree removal that had taken place on the site. It was noted that an average of 4 – 5 ft. of peat had had to be removed from the site prior to the preload being installed, and that this process had caused the removal of all the shrubbery and trees with the exception of those on the periphery of the site. Mr. Chung indicated that a tree survey had been undertaken at the outset of the project.

Mr. Chung then spoke about the design that had resulted from the application of the design guidelines through the rezoning process, and which had received the support of Council and area residents. However, two existing trees had been found to be problematic to that design, and as a result an indication had been given that the design should be modified to incorporate the two trees. Mr. Chung questioned what should take precedence in a situation such as this, the design guidelines, the requests of staff, or, the requests of area residents etc.

Mr. Chung expressed his concern that the report was not indicative of the actual circumstances of the site, which included the 4 ft. grade level difference to No. 4 Road, the preload and peat situation, and the requests of the neighbourhood. In addition, Mr. Chung said that the two trees in question had not been in good health.

Mr. Tom Yamamoto, with the aid of a model, site plans and an artists rendering, then spoke about the considerable time that had been spent on building issues such as clustering, the provision of open spaces along the drive aisle, and the location of the play area. Mr. Yamamoto noted the link to the walkway to the south, and identified the location of two future access points. The requested variances were reviewed, and the efforts to protect the existing trees on the adjacent property on the southeast corner were identified.

A photograph was provided of an example of the centre drive aisle option of two concrete tire strips with planting in between, which the applicant indicated was not favoured. Mr. Yamamoto also reviewed the privacy conditions, and, in response to the concerns of the neighbour to the south, indicated that the structures for the garbage recycling areas would be kept under 6 ft. in height.

### Staff Comments

The Manager, Development Applications, Joe Erceg, gave advice that the rezoning had recently been adopted and that the design before the Panel was indicative of the commitments made by the developer at the Public Hearing on the matter in response to the concerns of the area residents, which had pertained to the arrangement of buildings and the location of amenity areas. It was Mr. Erceg's opinion that a redesign of the project would have been at the expense of those commitments. Noting that a significant Horsechestnut tree had been retained, Mr. Erceg said that the applicant had agreed to the usual replacement ratio of replacing trees, and that the project now met the Official Community Plan requirements. Mr. Erceg then spoke about the setback requirements of a CD zone, which was used for similar type projects and for which a 5 or 6' setback would be acceptable.

### Correspondence

Ms. Cindy Ng, 7080 Bridge Street – Schedule 1.

### Gallery Comments

None.

### Panel Discussion

The discussion that ensued amongst the Panel, staff and the applicants included i) that the project was one of the first developments of its type in the area; ii) that the option of the two paving strips in the centre aisle was not a proven method and that the more conventional asphalt paving was preferred by the applicant; and, iii) that an aerial photograph had been used to reference the probable number of trees that had been removed from the site.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for 7060 Bridge Street that would:*

1. *Allow the development of 22 two-storey townhouses on a site zoned Townhouse District (R2); and*
2. *Vary the regulations in the Zoning and Development Bylaw to :*
  - a) *reduce the side yard setback from 3m to 0 for a garbage/recycling/mail enclosure; and to 1.55 m (5 ft.) for one (1) building on the south boundary, one building on the west boundary and two (2) buildings on the north boundary, and to*
  - b) *allow one car to be parked in tandem.*

**CARRIED**

3. **GENERAL COMPLIANCE - REQUEST BY PETER FONG FOR A GENERAL COMPLIANCE RULING AT 3591 AND 3611 CHATHAM STREET**

(Report: December 1/03 File No.: DP 02-222274) (REDMS No. 1099784)

APPLICANT: Peter Fong

PROPERTY LOCATION: 3591 and 3611 Chatham Street

**Applicant's Comments**

Mr. Kevin Lee, architect, said that the geotechnical report had recommended that the building be setback from adjacent buildings, which had resulted in modifications being made to the design and layout of the proposed development. In addition, the exterior finish had been changed to hardiplank siding. A breezeway had also been added to the east and west sides of the building which would improve accessibility.

**Staff Comments**

The Manager, Development Applications, Joe Erceg, indicated that staff had no objection to the request.

**Correspondence**

None.

**Gallery Comments**

None.

It was moved and seconded

*That the attached plans be considered in General Compliance with Development Permit DP 02-222274 for a mixed-use development in Steveston Village at 3591 and 3611 Chatham Street.*

**CARRIED**

**4. DISCUSSION REGARDING THE REQUIREMENT OF 'MODELS' FOR DEVELOPMENT PERMIT APPLICATIONS.**

(Report: November 28/03 File No.: 4105-01) (REDMS No. 1098005)

The Manager, Development Applications, Joe Erceg, said that Why Not? feedback had indicated that the provision of models for all projects was a hardship. Advice was then given by Mr. Erceg that the current bylaw required that models be provided for all projects unless exempted by the Manager of Development Applications and that at present, projects of 4 townhouses or less received that exemption.

The Panel members were then asked for their comment on how beneficial models were considered to be to the process. The comments provided were as follows:

- the function of models was questioned. Mr. Erceg responded that the purpose of a model was to allow Council and members of the public to better understand how a project might look and also to provide the context of adjacent conditions. In addition, Mr. Erceg said that the models were used by architects when presenting their projects, i.e. to the Advisory Design Panel.
- a model allowed for a better appreciation of the scale of a project, especially in regard to adjacent conditions;
- the presentation of colour and form were critical and could be more difficult to grasp if a model were not provided;
- the presentation of the streetscape was also considered critical;
- it was considered to be in the best interests of a project to present a model; and,
- the exemption of smaller projects should remain the responsibility of the Manager, Development Applications.

Mr. Brian Guzzi, Planner, spoke about the loose nature of the guidelines with regard to how models are to be provided, and he also spoke about the different purposes of a massing model and a detailed model. It was suggested that for purposes of form and character a detailed model was important. Mr. Guzzi also suggested that the type of model required should be specified at the time an application is made.

In response to the comments provided, Mr. Erceg said that the process of requiring models for all but projects of 4 townhouses or less, would be continued.



5. **Adjournment**

It was moved and seconded  
*That the meeting be adjourned at 4:19 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 10<sup>th</sup>, 2003.

---

Jeff Day  
Chair

---

Deborah MacLennan  
Administrative Assistant

Schedule 1 to the minutes of the Development Permit Panel meeting held on Wednesday, December 10, 2003.

**McKenna, Richard**

<b>To Development Permit Panel</b>
Date: <u>Dec 10, 2003</u>
Item # <u>2</u>
Re: <u>7060 Bridge St.</u>
<u>DP 03-233036</u>

**From:** Cindy Ng [ngyc@shaw.ca]  
**Sent:** December 8, 2003 12:51 AM  
**To:** InfoCentre  
**Cc:** Jamieson, Alex; McKenna, Richard

**Subject:** Development Permit Zoning Amendment (DP 03-233036) , please forward e-mail to City Clerk's office before Dec 9/03, thanks.  
**Date:** Dec 8/2003

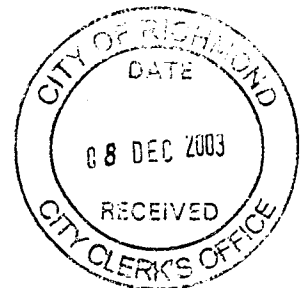
**To:** City Clerk's Office  
**CC:** Alex Jamieson, Urban Development Division  
**From:** Cindy Ng, Resident Owner of 7080 Bridge Street, Richmond, B.C.  
(604)278-9888, [c yng@shaw.ca](mailto:c yng@shaw.ca)  
**Re:** Development Permit Zoning Amendment (DP 03-233036)  
**Locations:** 7060 Bridge Street

Please review the followings regarding approval of this Development Permit.

- 1) Garbage/recycling/mail enclosure at the front of 7060 Bridge.  
I oppose. Suggestion to make it work-should consider either to
  - design with cover
  - modify - landscape, fences etc
  - allow reasonable setback
- 2) Proposed Unit 13 rear yard setbacks (locate at the north of 7080 Bridge, south of 7060 Bridge).  
I oppose, 5ft is too narrow. Please re-consider or design
- 3) Provide privacy fences and landscaping at the south side of the property to maximize security and top privacy at Construction period and the Future. Emphasize towards the south side of the development due to :
  - a) The private road runs right next to the north side of 7080 Bridge Street.
  - b) Maximum of 54 vehicles ( 49 for residents and 5 for visitors) commute twice each day in the Future.
  - c) High traffics during construction ( most unfortunately, my property was damaged, deteriorated pre-maturely due to too aggressive and excess heavy duty process during site-preparation already, I don't need any more unhappy moments).

Your attention to this matter is much appreciated.

Yours truly,  
Cindy Ng





## Development Permit Panel

Wednesday, December 23<sup>rd</sup>, 2003

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Jeff Day, General Manager, Engineering and Public Works, Chair  
Mike Kirk, General Manager, Human Resources Division  
Jim Bruce, General Manager, Finance and Corporate Services

The meeting was called to order at 3:45 p.m.

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, December 10<sup>th</sup>, 2003, be adopted.*

**CARRIED**

### 2. Development Permit DP 03-249146

(Report: December 9/03 File No.: 03-249146) (REDMS No. 1093213)

APPLICANT: Great Canadian Casinos Inc.

PROPERTY LOCATION: 8671, 8811, 8831, 8840 River Road and 2420 No. 3 Road  
(Parkade only)

INTENT OF PERMIT:

1. To permit development of a parking structure at the northeast corner of River Road and No. 3 Road for the adjacent casino/hotel development on a site zoned as Automobile-Oriented Commercial District (C6) and designated as an Environmentally Sensitive Area (ESA), and;
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
  - a) Reduce the road setback along the east side of the No. 3 Road right of way from 6 m (19.685 ft.) to 0 m (0 ft.) for the cantilevered roof structures and trellis posts associated with three (3) stair towers;
  - b) Reduce the road setback along the east side of the No. 3 Road right of way from 6 m (19.685 ft.) to 2.438m (8 ft.) for three stair towers;

- c) Reduce the road setback along the east side of the No. 3 Road right of way from 6 m (19.685 ft.) to 4.877m (16 ft.) for the parkade walls; and
- d) Increase the height limit for buildings from 12 m (39.370 ft.) to 16.459 m (54 ft.) for the stair towers, elevator cores and a public observation platform.

### **Applicant's Comments**

Randy Knill, representing the applicant, advised that the height and massing of the parkade had been reduced considerably, however, the footprint remained unchanged. The building now included a viewing platform on the north-east corner as required by the development guidelines for this area. The architecture of the parkade complimented that of the casino. It had been pushed as far as possible into the site, to lessen its impact on the Bridgepoint marsh. A green shield technique would be used for the walls surrounding the parkade, and plant groupings should provide some screening for the site. He noted that a height variance was being requested for architectural protuberances which were slightly above the permitted height allowance. A setback variance was also being requested because of impingement of stairs into the road setback allowance.

The landscape architect advised that the landscape design for the casino would be carried through to the parkade, the boardwalk and around the periphery of the marsh. He noted that the Department of Fisheries and Oceans had been consulted with regard to landscaping around the marsh area and they were pleased with the results. The boardwalk although used principally for pedestrians, could be used for a viewing area as well. The buffer between the parkade and the boardwalk was approximately 3 – 6m wide. Trellises on the roof would be landscaped and planters with trees would be incorporated into the façade for screening purposes.

### **Staff Comments**

Mr. Holger Burke, Development Coordinator, advised that the developer had originally provided over \$2 million dollars as a security deposit for landscaping of the entire site, and therefore it was not necessary to provide another letter of credit as requested on the staff report dated December 9<sup>th</sup>, 2003. He also advised that all other development requirements had been satisfactorily resolved by the applicant. In response to a query from the Panel, he stated that the height variance was well within YVR's height requirement limits. He advised that staff recommended approval of this development permit application.

### **Correspondence**

None.

### **Gallery Comments**

None.

### Panel Discussion

In response to a query from the Panel, Mr. Knill advised that the pump station issues had been satisfactorily resolved with staff. The improved design allowed full access for maintenance, inspections and upgrades if and when required.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for 8671, 8811, 8831, 8840 River Road and 2420 No. 3 Road that would:*

1. *Permit development of a parking structure at the northeast corner of River Road and No. 3 Road for the adjacent casino/hotel development on a site zoned as Automobile-Oriented Commercial District (C6) and designated as an Environmentally Sensitive Area (ESA), and;*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:*
  - a) *Reduce the road setback along the east side of the No. 3 Road right of way from 6 m (19.685 ft.) to 0 m (0 ft.) for the cantilevered roof structures and trellis posts associated with three (3) stair towers;*
  - b) *Reduce the road setback along the east side of the No. 3 Road right of way from 6 m (19.685 ft.) to 2.438m (8 ft.) for three stair towers;*
  - c) *Reduce the road setback along the east side of the No. 3 Road right of way from 6 m (19.685 ft.) to 4.877m (16 ft.) for the parkade walls; and*
  - d) *Increase the height limit for buildings from 12 m (39.370 ft.) to 16.459 m (54 ft.) for the stair towers, elevator cores and a public observation platform.*

CARRIED

### 3. GENERAL COMPLIANCE - REQUEST BY J.A.B. ENTERPRISES LTD. FOR A GENERAL COMPLIANCE RULING AT 7060 BLUNDELL ROAD

(Report: December 16/03 File No.: DP 03-244583) (REDMS No. 1102016)

APPLICANT: J.A.B. Enterprises Ltd.

PROPERTY LOCATION: 7060 Blundell Road

#### Applicant's Comments

The applicant was not present.

#### Staff Comments

Mr. Holger Burke advised that staff had no objection to the two minor changes required in this general compliance application.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

None.

**Panel Decision**

It was moved and seconded

*That the addition of a hydro utility enclosure room projecting 0.9 m (2.95 ft) into the side yard setback and relocation of one (1) visitor parking stall be considered in General Compliance with Development Permit DP 03-244583 at 7060 Blundell Road.*

**CARRIED**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:55 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 23<sup>rd</sup>, 2003.

---

Jeff Day, GM-Engineering and Public Works  
Chair

---

Desiree Wong  
Recording Secretary