



To: Richmond City Council
From: David McLellan
Chair, Development Permit Panel
Date: December 13, 2001
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on December 12 and 20, 2001**

Panel Recommendation

1. That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 01-196074) for the property at 5691 Parkwood Way be endorsed, and the Permit so issued.
2. That the recommendation of the Panel to deny the issuance of a Development Variance Permit (DV 01-196905) for the property at 4811 and 4831 Pendlebury Road be endorsed.
3. That the alterations to the landscape and walkway plan and the addition of a garbage enclosure at 9711, 9731, 9751 and 9771 Bridgeport Road be deemed to be in general compliance with the Development Permit (DP 00-175054) issued for that property.
4. That the addition of balconies to some units and changes to the amenity space at 3100 Francis Road be deemed to be in general compliance with the Development Permit (DP 98-138455) issued for that property.
5. That moving the courtyard east to the street corner, relocating the Hazelbridge Way entry, deleting the 2nd level deck at the north east street corner, separating the loading area and parking entries, altering the parkade and revising the roof form at 4151 Hazelbridge Way be deemed to be in compliance with the Development Permit (DP 01-115457) issued for that property.
6. That Development Permit No. 00-183611 be cancelled.

David McLellan
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered two development variance permits and four general compliance matters at its meeting held in December 2001.

DV 01-196074 – F. ADAB ARCHITECTS INC. – 5691 PARKWOOD WAY

The proposal to vary side and rear setbacks for the Mercedes Benz dealership in the Richmond Auto Mall would accommodate an expansion of showroom and maintenance facilities. The application generated one written comment from a neighbour who was concerned about the possible impact on the visibility of his site.

The Panel reviewed the matter and it was noted that the alternative scheme in compliance with the setbacks in the bylaw would actually have a greater impact on the neighbour.

The Panel recommends that the permit be issued.

DV 01-196905 – DAGNEAULT PLANNING CONSULTANTS LTD. – 4811 AND 4831 PENDLEBURY ROAD

The proposal to vary setbacks and eliminate certain road improvements for these parcels at the north east corner of Pendlebury Road and Palmer Road generated significant public opposition.

The concern of virtually the whole neighbourhood was that the traditional pattern of development which has been maintained since the subdivision was first created would be compromised by the applicant's proposal. The purpose of the Permit was to modify the siting and servicing requirements to make the proposed subdivision as palatable as possible for the neighbourhood. It is interesting to note that not one resident was in favour of the proposal.

The proposed subdivision is consistent with the lot dimensions and areas specified in the zoning bylaw, however, the Approving Officer noted that in considering the public interest in the review of the subdivision. Provincial law stipulates that the Approving Officer can hold a hearing to assist him in determining the public interest and he saw the hearing of the Development Permit Panel fulfilling this action. This appears to be a situation where the minimum lot size is not necessarily the appropriate lot size.

The Panel recommends that the permit be denied.

DP 00-175054 – CAPE DEVELOPMENT CORP. – 9711, 9731, 9751 AND 9771 BRIDGEPORT ROAD

In the course of constructing the new Airport Gateway Plaza on Bridgeport Road west of No. 4 Road, a number of alterations to the original landscape design were undertaken. The original design concept has been maintained or enhanced through the alterations, particularly the addition of 17 trees.

The Panel recommends that the alterations to the landscape and walkway plan and the addition of a garbage enclosure be deemed to be in compliance with Development Permit No. 00-175054.

DP 98-138455 – RICHMOND ESTATES LTD. – 3100 FRANCIS ROAD

The proposal to alter the amenity space and add balconies to some units in this townhouse development at the west end of Francis Road was found by staff to be an improvement for the adjacent environmentally sensitive area. The proponent the Panel with the written consent of those who have already purchased units in the project. The Panel was satisfied that the changes were beneficial to the site.

The Panel recommends that the addition of balconies to some units and changes to the amenity space be deemed to be in general compliance with the Development Permit issued.

DP 01-115457 – FAIRCHILD DEVELOPMENTS LTD. – 4151 HAZELBRIDGE WAY

The design for the reconstruction of Aberdeen Centre has been further refined by; (a) moving the courtyard east to the street corner, (b) relocating the Hazelbridge Way entry, (c) deleting the 2nd level deck at the north east street corner, (d) separating the loading area and parking entries, (e) altering the parkade structure and (f) revising the roof form. It is not uncommon on a large project such as this to have a number of minor revisions to the detailed design but the Panel did not observe that there has been any compromise to the overall form and character of the development.

The Panel recommends that the alterations be deemed to be in compliance with Development Permit No. 00-175054.

DP 00-183611 – LOUIE PULICE – 9371 BLUNDELL ROAD

The applicant has decided to abandon the idea of redeveloping this site on Blundell Road, in the McLennan South area. In order for the applicant to have his landscaping letter of credit refunded it is necessary to cancel the Permit.

The Panel recommends that Development Permit No. 00-183611 be cancelled.

DJM:djm



DEVELOPMENT PERMIT PANEL

Wednesday, December 12, 2001

Time: 3:30 p.m.
Place: Council Chambers
Present: David McLellan, 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 November 28, 2001 be adopted.

CARRIED

2. **DEVELOPMENT VARIANCE PERMIT DV 01-196074**

(Report: November 20/01 File No.: DV-01-196074) (REDMS No. 557753)

APPLICANT: F. Adab Architects Inc
PROPERTY LOCATION: 5691 Parkwood Way
INTENT OF PERMIT: To vary the side and rear yard setbacks from 3 m to 0 m in order to accommodate a 483.89 m² (5,208.75 ft²) addition to the existing Mercedes Benz dealership at 5691 Parkwood Way.

APPLICANT'S COMMENTS

Mr. Fred Adab, F. Adab Architects Inc., with the aid of an artist's rendering and a photoboard, introduced the project as being an expansion of the existing showroom, service, and wash bay areas. Upgrades and changes will also be made to the exterior and interior of the building. The character and vocabulary of the building will be

retained as will the original plan for more open spaces. Mr. Adab provided a written submission which is attached as Schedule 1.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report. In response to a question from the Chair, Mr. Erceg said that two applications recently approved by Council had received no objections.

Mr. Adab, also in response to a question from the Chair pertaining to the impact on signage the proposed building might have, said that the proposed building height was lower than the existing height of the showroom at the back side and also lower than the BMW showroom on the adjacent property.

GALLERY COMMENTS

None

CORRESPONDENCE

Mr. Joachim Neumann, President, MTK Auto West Ltd., attached as Schedule 2.

PANEL DISCUSSION

A brief discussion ensued on the building façade and the planned use for the front of the building.

PANEL DECISION

It was moved and seconded

That a Development Variance Permit be issued, that would vary the side and rear yard setbacks from 3 m to 0 m in order to accommodate a 483.89 m² (5,208.75 ft²) addition to the existing Mercedes Benz dealership at 5691 Parkwood Way.

Prior to the question being called Mr. Adab was requested to ensure that an opportunity for comment on the proposed additions be provided to the owners of the adjacent Mazda dealership.

CARRIED

3. DEVELOPMENT VARIANCE PERMIT DV 01-196905

(Report: November 20/01 File No.: DV 01-196905) (REDMS No. 538513)

APPLICANT: Dagneault Planning Consultants Ltd.

PROPERTY LOCATION: 4811 and 4831 Pendlebury Road

INTENT OF PERMIT: 1.) To vary the Zoning and Development Bylaw to reduce the front yard setback from 6 m (19.685 ft.) to 5 m (16.404 ft.) on Palmer Road for two proposed new lots in order to

accommodate a 6 m (19.685 ft.) side yard setback for a proposed new single-family dwelling with the front door on Pendlebury Road; and

2.) To vary the Subdivision Bylaw to eliminate the requirement for curbs, gutters, road widening and a new concrete sidewalk on Pendlebury Road in order to plant additional trees and maintain the existing street trees and boulevard on Pendlebury Road and Palmer Road for three proposed new lots.

APPLICANT'S COMMENTS

Mr. Brian Dagneault, Dagneault Planning Consultants, said that the proposal was for a consolidation and then subdivision of two R1/E lots into three new lots. The easterly lot would front onto Pendlebury Road and the two lots created out of the corner lot would face Palmer Road. All three lots were said to meet the requirements of the R1/E zone and the Single Family Lot Size Policy 5416.

Mr. Dagneault reviewed the concerns of the neighbourhood regarding lot size, building orientations, setbacks and devalued property values.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report. Noting that the subdivision application did conform to the zoning and lot size policy requirements, Mr. Erceg said that, having received eleven letters of objection, the Approving Officer, and staff, were aware of the concerns of the neighbourhood. Staff had met with the applicant to explore possible options of mitigating and reducing the impacts on the neighbourhood, including the preservation of existing trees. The subdivision application was at present not approved, and the Approving Officer, Mr. Holger Burke, was noted to be in attendance.

At the request of the Chair, Mr. Burke reviewed the content of the letters received to date in response to the subdivision application. The letters are attached as Schedules 3 – 12 and form a part of these minutes.

Mr. Dagneault responded that, while not wanting to minimize the neighbourhood concerns, a number of those concerns were due to misunderstanding and misinformation and that the street character and setbacks, the main concerns, had been dealt with. Mr. Dagneault said that the existing homes on Pendlebury were of individual characters, whether old or new, and that the presentation of the front of the proposed new home would therefore have no impact on the character of the street. The sideyard access for the corner lot was not considered to be an anomaly but rather consistent with the existing homes on Palmer and Pendleton. The applicant worked very hard to develop high quality – high value homes while retaining consistent streetscapes; and that with the exception of the variance required on Palmer the proposal exceeded all requirements.

Mr. Dagneault provided pictures of similarly oriented homes as those proposed to the Panel.

GALLERY COMMENTS

Mr. D. Patterson, 4691 Pendlebury Road, said that he has lived on Pendlebury Road since 1973 and that he and his wife had built a new home in 1988. Mr. Patterson said he was speaking, with their authority, on behalf of 80 – 100 persons who were unable to attend the meeting. Mr. Patterson then reviewed the information contained in the written submission that he provided to the Panel members. The submission is attached as Schedule 13. Mr. Patterson said that the neighbourhood objections included the subdivision in general, the reduced lot size and the change in street character.

Mr. Ralph Zintel, 4740 Pendlebury Road, said that he was totally opposed to the subdivision due to his concern that the property values would be diminished if lot amalgamations allowed the reduction of lot sizes.

Mr. Greg Shomura, 4700 Pendlebury Road, a realtor, said the smaller lots proposed would have a negative effect on the higher value houses.

Mr. Bob Shields, 4600 Pendlebury Road, said that, in his opinion, the corner lots were usually flagships that set the standard for the street. Noting that most of the new homes on Pendlebury were in excess of 4000 square feet, Mr. Shields did not consider \$700,000 was realistic for a 3000 square foot home.

Mr. Craig Hurst, 4611 Pendlebury Road, said he had chosen Pendlebury Road for the lot sizes and street character.

Councillor Lyn Greenhill, 4651 Mahood Drive, speaking on behalf of her husband, said that retention of the lot sizes was important and that if a variance was required to approximate the look of the character then it was not a good variance.

Mr. Dagneault said that he found it difficult that, having made significant changes to address the concerns of the neighbourhood on a property for which subdivision is proposed that clearly falls within the regulations and the OCP, the issue of the size of the lots and the size of the proposed homes was still the predominant objection. Mr. Dagneault said that the existing new homes on Pendlebury have been built to meet the individual needs of the owners and that this was what was being requested on this application.

CORRESPONDENCE

Laurie Williams, 4820 Pendlebury Road – Schedule 14
Mike and Linda Valiquette, 4891 Pendlebury Road – Schedule 15
John Lam, 4871 Pendlebury Road – Schedule 16

PANEL DISCUSSION

Mr. McLellan said that the premise of the staff report was that of there being no reason to deny the application; however, Mr. McLellan said he was looking instead for a reason

in the public interest to approve the application. Mr. McLellan noted the difficult position of the Approving Officer as he decides the public interest on an application. It was Mr. McLellan's advisement to the Approving Officer that this hearing did not show any public support for the application, but instead an overwhelming level of objection from the neighbourhood. He also noted that the purpose of the variances was to make the subdivision more palatable and given the sentiments of the neighbourhood, he did not see this as an appropriate solution.

PANEL DECISION

It was moved and seconded

That the request for a Development Variance Permit for 4811 and 4831 Pendlebury Road that would:

- (1) Vary the Zoning and Development Bylaw to reduce the front yard setback from 6m (19.685 ft.) to 5 m (16.404 ft.) on Palmer Road for two proposed new lots in order to accommodate a 6 m (19.685 ft.) side yard setback for a proposed newsingle-family dwelling with the front door on Pendlebury Road; and***
- (2) Vary the Subdivision Bylaw to eliminate the requirement for curbs, gutters, road widening and a new concrete sidewalk on Pendlebury Road in order to plant additional trees and maintain the existing street trees and boulevard on Pendlebury Road and Palmer Road for three proposed new lots.***

BE DENIED.

CARRIED

4. GENERAL COMPLIANCE - APPLICATION BY CAPE DEVELOPMENT CORPORATION FOR A DEVELOPMENT PERMIT AT 9711, 9731, 9751 AND 9771 BRIDGEPORT ROAD

(Report: December 06/01 File No.: DP 00-175054) (REDMS No. 572689)

APPLICANT: Cape Development Corporation

PROPERTY LOCATION: 9711, 9731, 9751 and 9771 Bridgeport Road

PANEL DISCUSSION

The requested variances were considered appropriate.

PANEL DECISION

It was moved and seconded

That the addition of 17 trees, one additional garbage enclosure, painted walkway connections and other minor changes be deemed in general compliance with Development Permit No. 00-175054.

CARRIED

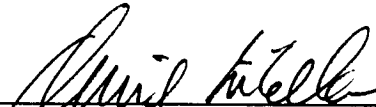
5. **ADJOURNMENT**

It was moved and seconded


That the meeting be adjourned at 5:26 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 12, 2001.



David McLellan
Chair



Deborah MacLennan
Recording Secretary

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

F. Adab Architects Inc.

104 - 145 WEST 15th STREET
NORTH VANCOUVER B.C.
CANADA V7M 1R9
TEL (604) 987-3003
FAX (604) 987-3033

December 12, 2001

Application for Development Variance Permit at 5691 Parkwood Way File # DV01-196074

Design rationale for variance setback along south property line

It seems that granting a variance setback 12 years ago has been part of a mutual agreement between the two property owners with respect to the best use of the limited land available. The past 85'.0 setback from the road allows for more parking and better visibility to the open spaces. Considering the fact that every dealership prefers to have most exposure toward the road, this mutual agreement has benefited both BMW and MBZ buildings. It should also be noted that the BMW service bay area was constructed by granting a zero variance setback.

Although the proposed addition could extend an additional 60'.0 toward Parkwood Way, we are only proposing to extend it by 22'.0 This would increase visibility for traffic moving south along Parkwood Way.

Since there was no objection to the 250'.0 Variance Permit 12 years ago, our concern is why there should an objection at this point in time to this additional 22'.0 which is in line with what was established earlier.

The BMW lot is a corner lot and has a 270 degree exposure. MBZ extension has 51'.0 setback from Parkwood Way and the concern for limiting visibility is unjustified.

During our presentation to the Richmond Auto Mall Design Panel, there was no objection toward this variance request.

During the major renovation and extension to the BMW building last year, the length of the existing building increased toward the Parkwood Way. The MBZ extension is in line with BMW's new extension.

The issue of removing the hedges along the property lines has been approved by the Richmond Auto Mall Design Panel. Regardless of this proposal, the hedges will be removed.

(2)

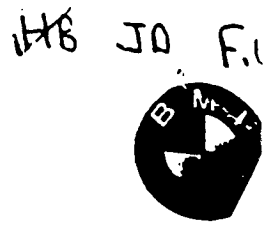
By providing spandrel glazing, metal aluminum panel and new paint we have treated the south façade of the new extension (fronting BMW parking lot) very similar to the main facade. This would be an advantage to the BMW.

Providing a 10'.0 setback from the south property line for only an additional 22'.0 extension is a very difficult approach toward a proper design solution. *This would have serious consequences and hardship on the following items:*

- The existing vocabulary of the building
- Impact on the limited interior space available.
- Lack of adequate parking.
- Resolving roofing and building envelope issues and architectural detailing.
- Structural and seismic issues.

Based on criteria established 12 years it would be difficult to deal with all above issues at this point of time.

Fred Adab
MAIBC



Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

Holger Burke
Development Co-ordinator
Development Applications Department
Richmond City Hall
6911 - # 3 Road
Richmond, B.C.
V6Y 2C1

November 8, 2001

Re: Notice of Application for Development Variance Permit
File # DV01-196074

Property Location : 5691 Parkwood Way

Intent of Permit: to vary the setback to the South Property line from 3m. to zero

Att: Richmond Development Permit Panel :

Both MTK Auto West BMW Ltd., operating company, and Estlin Holdings Ltd., property owner, of 13720 Smallwood Place , adjacent to the applicant property, would like to go on record as opposing the variance permit as outlined above.

Although we did have no objection in 1990 to grant a variance, letter attached, to the then owners and developers of the original building, we would not have been in agreement to have the building proceed further eastward along a zero property setback. The result would have been to block too much of the line of sight to our building from traffic moving south along Parkwood Way. The removal of the hedging along the property line would also detract from the appearance and purpose of the AutoMall development guidelines.

We understand that renovations and business development must take place, but to request changes in coding which would detract from other business stake holders and property owners certainly is not the intent of such processes.

If for any reason you would like to discuss our position directly, please do not hesitate to call the undersigned.

Thanking in advance for your consideration,

Yours truly,

Joachim Neumann
President, MTK Auto West Ltd.

244'

Address
13720 Smallwood Place
Richmond, B.C.
V6V 1W8

Sales and Service
(604) 273-2217

Parts
(604) 273-0315

Facsimile
(604) 273-9663

B.C. Toll Free
1-800-563-1197

Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

October 9th, 2001

Mr. Al Schmidt,
Richmond City Hall,
No. 3 Road,
Richmond.

Dear Mr. Schmidt.

Re : 4811 & 4831 Pendlebury Road, Richmond, B.C.

We refer to the above properties and understand that the northeast corner lot is being proposed for subdivision into two lots, by which the future house will side onto Pendlebury instead of facing Pendlebury.

As owners and residents on Pendlebury, we do not like to see houses siding onto Pendlebury as this will affect the general look of Pendlebury Road and is not consistent with the neighbourhood appearance. Smaller lots on Pendlebury may also affect the future value of our homes on the same street. In essence, we object to such application, and would appreciate it if you would please review this matter carefully in the interests of all owners and residents of Pendlebury.

Thank you for your attention.

Yours truly,



Sandy Lai Seung So
4460 Pendlebury Road



Jack Hans
4760 Pendlebury Road

Schedule 4 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

Dr. W.J. Janzen
4840 Pendlebury Road
Richmond, BC
V7E 1E8
(604) 275-7175

October 6, 2001

Mr. Al Schmidt
Richmond City Hall
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Mr. Al Schmidt,

It has come to our attention that the recently acquired property at 4811 Pendlebury Road is making application to subdivide the property in two R1/E lots, both of which to face Palmer. Furthermore, that there is a notion to shorten the frontage of the property of 4831 from 66 feet to 60 feet. We believe that this application should be denied. Along with several residents of Pendlebury Road, we are against such a manipulation of Pendlebury lots. It is not a Palmer lot. The lots are part and parcel and critical to the beauty of Pendlebury Road - large lots, beautiful new homes facing Pendlebury, and trees along the length of the street.

We have lived on Pendlebury Road for some seven years. Many of our neighbours have lived here in excess of 25 years. The road is well known in Richmond as one of the few still having 66' frontage lots. The road has a rich character to it and should not be altered. We purchased our lot and endeavored to add to the character of the street by building a uniquely designed home abiding by the by-laws and zoning established here. It was our belief at the time of purchase that these standards would continue to be upheld to maintain an established bench mark of what to expect as more new homes would be built.

For your information, the former rental tenants of 4831 Pendlebury Road were denied the purchase of the property up to seven days before its present sale. These tenants had lived at 4831 for five years and had long made it known to its owner they wanted to buy the property if a sale was planned. The owner said seven days prior to the subsequent sale that they had no intention of selling. The owner received a good price because it was going to be part of a triple property realignment. I find this devious, discriminatory, and manipulative. The application for realignment is purely profit driven. The builder is attempting to build three homes on properties presently containing a zone for two homes, **both** facing Pendlebury Road.

Finally, I am not impressed with the conniving, devious way in which Kensington Homes led us to believe in a letter that an 88' frontage home was going to be built on Pendlebury. It is my objection to allow these builders to first build a home on 60' instead of the traditional 66' Pendlebury frontage, and secondly that we will look at the side-view of a home facing Palmer which is only 10' from the sidewalk instead of the standard 20'. It is also amazing to me that the realtor involved the purchase of these 2 properties offered the one lot as the future site of two new "affordable" homes both facing Palmer to a neighbour. How could a realtor make such a proposal when the City of Richmond had not yet ruled on the application for such a realignment? Does the realtor believe that Richmond City is so easily manipulated for their financial gain? I trust not. There needs to be due process in such a decision which should include weighing the opinions of the present residents of Pendlebury Road and what is best for the neighborhood rather than on the selfish motives of developers and contractors.

We are **strongly opposed** to the proposed changes on our street. The two homes, 4811 and 4831, originally faced Pendlebury Road and any two new homes must also face Pendlebury Road. Any other arrangement contradicts the traditional plans and expectations of the present residents of Pendlebury Road. If you have any questions or would like to discuss these issues further, please do not hesitate to contact me.

Concerned Richmond Resident,

Dr. W.J. Janzen



cc: Mr. Holger Burke

Schedule 5 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

Sharon Doucelin
4911 Pendlebury Road
Richmond BC V7E 1E9
October 3, 2001

Richmond City Hall
6911 No. 3 Road
Richmond BC V6Y 2C1

SD 01-191551

Attention: Al Schmidt
Urban Development

Dear Sir:

Re: Subdivision Application for Pendlebury/Palmer Roads

With regards to our previous conversation of October 1st, I am putting my concerns in writing. I am definitely opposed to a subdivision being built on the corner of my street. On similar issues, this neighbourhood has spoken at Council meetings to oppose zoning amendments for our street, but now as this 'subdivision' application apparently meets the minimum requirements, it appears that we are not allowed a say in what will obviously affect our neighbourhood. I request that you consider these concerns before final approval is given to this 'subdivision' application.

This neighbourhood has voiced it's concerns over changes in zoning for lots on this street, on at least two occasions in the last few years. In fact, just recently, we successfully challenged an application for the south west corner of this very intersection, to subdivide and reface a Pendlebury lot to Palmer. It seems ironic that an issue we felt strongly enough to vote against, is now in the process of being carried out without any input on our part. If this subdivision is allowed to be built, it will forever destroy the character of this neighbourhood. Our street consists of large spacious lots, single family residences all fronting on Pendlebury. Regardless of the structure, they provide a consistency that gives the street a distinct and unique flavor. Although the two lots in question (4811, 4831 Pendlebury) currently face Pendlebury, I understand that the plan is to leave only one facing Pendlebury and to refront the other on Palmer in order to create two small lots. Not only will the lot size and proportions be inconsistent with our street, but the future houses will present side and back views on Pendlebury. As these will be the only structures on the street not facing forward, they will obviously present a jarring note to the cohesiveness of the rest of the street.

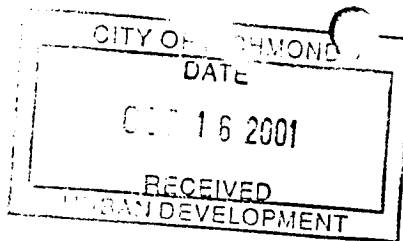
Also affecting the flavour of the neighbourhood, will be the changes required to set up curbs, lighting and sidewalks for this 'subdivision'. We will now be faced with only 140 feet of our entire street becoming 2 meters narrower and bordered with a white cement curb. Again, this will stick out like a sore thumb, since the rest of the street will remain as is with it's wide boulevards and no curbs.

While I have lived in this neighbourhood for many years and seen the composition of the street change several times, the integrity of the neighbourhood has always been preserved. (one builder actually re-aligned his new house to face Pendlebury) I feel this proposed change is not for the betterment of the neighbourhood and request that you consider the quality and wishes of the residents of this neighbourhood before making your final decision.

Yours truly,



Schedule 6 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
December 12, 2001.



Urban Planning
City of Richmond

October 13, 2001

Attn. A Schmidt

Dear Mr. Schmidt:

Regarding the subdivision proposal of the properties
at 4831 and 4811 Pendlebury Road.

When I spoke to you last, you suggested I submit a
letter stating my concerns about the above proposed
subdivision.

I have no objections to a 60 foot facing onto
Pendlebury. I do have a concern about the proposed lot
whose south side would be on Pendlebury. This lot would not
be in keeping with the appearance of the rest of the street.
If this subdivision proposal were accepted by the City,
it would set a precedent for the facing corner across Palmer
as well as the corners further West on Pendlebury and
Pendleton.

At least twice in the past there have been proposals to
alter the complexion of the street. These were defeated. The
people who live on Pendlebury obviously do not want any
substantive change made to the street.

My chief objection is that approval of this subdivision
proposal would act as a precedent negating the wishes of
adjoining property owners regarding land development in their
area.

I hope expression of my concern will help you in your
assessment of the proposed subdivision.

Yours sincerely,

Ross Michaelson

Ross Michaelson
4931 Pendlebury Road
Richmond, B.C.

Laurie Williams
4820 Pendlebury Road
Richmond, B. C. V7E 1E8

October 12, 2001

Planning Dept., City of Richmond
6911 No. 3 Road
Richmond, B. C. V6Y 2C1

Attn: Holger Burke, M.C.I.P., Development Coordinator

Re: Application to Subdivide 4831 and 4811 Pendlebury Road

I live directly across the street from 4831 Pendlebury. I have rented this home for 15 years. I do not support the application to subdivide the two above-referenced properties to create three lots.

I consider the neighbourhood on Pendlebury Road to be unique, due to the nature of the large lots, the narrow street, and the abundance of trees lining the street.

All of the houses are set back significantly from the property line, which adds to the character of the neighbourhood.

If the properties are subdivided to create three lots, it is my understanding that two lots will front on Palmer Road. Further, that the resulting corner lot will have a side yard fronting on Pendlebury Road, with a minimum building setback of only 3 metres.

This will destroy the look and feel of the neighbourhood for everyone. Personally, I will see the side of a house, very close to the sidewalk, and along most of the length of the property, which I consider to be unsightly.

The house at 4811 should be torn down immediately, as it is a safety hazard. However, I feel very strongly that any new house at this address should be built facing Pendlebury Road, with similar setbacks to the existing housing, to maintain the character and integrity of the neighbourhood.

Sincerely,

Laurie Williams

4740 Pendlebury Road
Richmond, B.C.
V7E 1E7

Schedule 8 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

October 12, 2001.

Mr. A. Schmidt
Supervisor Urban Development
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Dear Sir:

Re: Subdivision Application at 4811 and 4831 Pendlebury Road

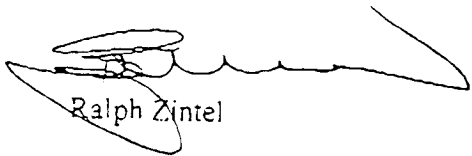
This is a follow up to our telephone conversation of last week. As I mentioned at that time, I spent a long time finding a location in Richmond for a custom built 4000 sq. ft retirement home.

Within the last couple of years Pendlebury Road has been going through a transition. A great number of large new up-scale homes have been built and several are under construction. If the City is now going to allow the subdivision of lots, in order to create smaller lots, this will negatively effect the market value of all the newer, larger homes in this area.

I am strongly opposed to the subdivision of smaller lots on our street.

Please advise if the application is going ahead as presented.

Yours Truly,



Ralph Zintel

c.c. Holger Burke

Catherine Shields
4600 Pendlebury Road
Richmond, BC V7E 1E7

Schedule 9 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

October 10, 2001

Attn: Mr. Al Schimdt
Richmond City Hall
Fax: 604-276-4052

Dear Mr. Schmidt,

Re: Subdivision of 4811 & 4821 Pendlebury Road

Further to my phone call last week, I would like to follow-up in writing.

We selected this location to build our home on Pendlebury Road as it was, in my opinion, one of the most beautiful streets in Richmond. Although there were (are) still a number of original homes, new homes were being built all with appropriate designs to fit into the area.

There are two things that concern me about this subdivision:

1. All lots currently face onto Pendlebury Road. This subdivision would result in the first lot that would side onto Pendlebury Road. This would neither be attractive to the neighbours nor in keeping with the other homes.
2. All lots currently are similar in size and maintain the likelihood of similar size homes being built. This proposed subdivision would be the first to build a much smaller home on Pendlebury that is not in keeping with the rest of the homes.

I am opposing this subdivision for these reasons.

Would you kindly keep me informed of the progress on this application for subdivision (or others) on Pendlebury Road?

Yours truly,



Catherine Shields (phone: 604-275-4695)

Schedule 10 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

MAN C. FUNG &
CECILE L. C. CHENG
4371 PENDLEBURY RD
V7E 1B4
Oct. 16, 2001

CITY OF RICHMOND
Urban Development Division
Attention: AL Schmidt

Dear Sirs,

We heard that a subdivision
is being proposed for the northeast
corner of Palmer and Pendlebury
(currently 4811 & 4831 Pendlebury Rd).

We strongly opposed to this
proposal as both roads are narrow
and all lots are large single
family lots. A subdivision would
be unfit for the environment
and make the roads very congested.
Thank you for your attention.

Yours truly,



Schedule 11 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

October 10, 2001
Holger Burke, M.C.I.P.
Development Coordinator,
Development Applications Department,
6911 No. 3 Road,
Richmond, B.C.,
V6Y 2C1

Dear Mr. Burke,

Re: Development of 4811 and 4831 Pendlebury Rd.

For 13 years (from 1985 to 1998) I lived on the corner of Pendlebury Road and Palmer Road, and will be moving back to that location in the near future. The lot sizes and beautiful homes along this street are factors which made me proud to call this area my home.

The trees along the boulevards have been cherished and protected by the residents. Whenever a branch was broken the neighbors would discuss the cause and often get together to create a healthy repair. Living on the corner, large trucks occasionally drove too close to the trees breaking a branch or two. Sometimes I came home to find a neighbor on a ladder sawing off a snag and tarring the cut on my boulevard. This is a neighborhood like no other I have ever experienced. I am under the impression that the developer is now suggesting removal of at least one of these trees for relocation on Palmer Road. This notion of relocating the tree to get around his problem will still change the look of the street. I have had friends hire companies to relocate trees and it has been their experience that unless a very expensive company is hired the tree tends to go into shock and die. Replacement trees rarely fit into the age and character of the street.

I also understand that a 20' front setback is required for all new construction, in keeping with the existing homes. If a house were to be built on the 'proposed corner lot' with its frontage on Palmer Road, its side yard on Pendlebury would only be 10'. This small side setback would stick out and look unsightly. One of my neighbors has drawn it to my attention that there has been a concession - that the entrance to this house could be moved to Pendlebury Road. This would not solve the conformity problem, however. The unsightly "stick out" would still remain! Furthermore, if this were to be passed a precedent would be set and there would no longer be 20' setbacks. This change to a 10' frontage setback would devastate the lovely wide greenpaces and ruin the look of our beautiful street - and city - forever. Once such a precedent is set on our road, it will

be impossible to deny other money-hungry developers the same privileges.

I appreciate your attention to this serious matter.

Sincerely,



Coco Aders
CA:hs

cc: Al Schmidt, Supervisor - Urban Development (Utilities)
David McLellan, General Manager - Urban Development

Schedule 12 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

October 10, 2001

Al Schmidt,
Supervisor - Urban Development
Utilities
6911 No. 3 Road,
Richmond, B.C.,
V6Y 2C1

Dear Mr. Schmidt,

Re: Development of 4811 and 4831 Pendlebury Rd.

We were the first residents of Pendlebury Road, having purchased the first two lots from old Sam Hart, the farmer who originally subdivided his 10 acre parcel of farm land. We loved this road and, together with other young couples, built our dreamhomes and raised our families.

We have since seen some changes, but so far most of them have been for the better. When some of the houses were torn down or moved, they were always replaced with something attractive and still in keeping with the nature and integrity of the area. We have cared for the boulevard trees we are all so proud of, of a size and configuration which shows clearly the age and charm of our neighbourhood.

We were shocked to learn that it is the intent of money-hungry developers who do not live on our street to attempt to obtain permission to change the entire appearance of the area with lots that are smaller in size and have a different orientation than found elsewhere on Pendlebury Road.

Their intent is the result of financial greed only and does not show sensitivity toward the current configuration of the area or the impact which such a development would have on the appearance of this lovely neighbourhood which has always been stable and consistent in terms of the design of the dwellings, setback and landscaping.

Regarding removal or relocation of any existing trees on Pendlebury Road, it is obvious that the appearance of the street would be radically altered. We all remain very sensitive to the appearance of our area and have worked hard to maintain these trees in their present condition, even helping one another with any accidental minor damage caused by the bruising or breakage of individual branches from the passage of large trucks, mischievous children, etc. The suggestion of replacement or relocation to any other site shows a gross lack of sensitivity to the nature of this street and is patently a feeble and frivolous solution which would in no way solve the problem of an eye-sore break in this beautiful avenue of trees.

The notion of one property being allowed a setback of only 10 feet on Pendlebury Road when all other properties have maintained a 20 foot setback for their residences is of

great concern. It is precisely this larger setback which has resulted in the attractive appearance of the area, and is continuing to attract home owners and other residents to our road. Many beautiful new homes have been and are continuing to be constructed on Pendlebury Road, all within the established setback regulations.

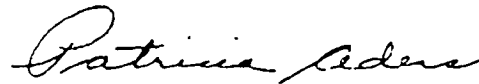
To suddenly allow one nonconforming tiny lot to even be created in such an area, and then permit it to further violate established setback regulations would be seen to have shown favoritism. It would most certainly - and deservedly - create violent opposition and sheer outrage on the part of all other builders, developers and home owners who have been required to conform to the rules and regulations and have visibly done so.

We, together with all our neighbours, love the present appearance of this street. Very significantly however, we ourselves already own two such lots across the street, 4731 and 4751 Pendlebury Road, and it would be very easy for us, once such a setback violation is permitted and precedent is set, to become money-hungry and use it to our own financial advantage by removing trees and cutting in half the current setback on Pendlebury Road. Not only will a precedent have been set for us, but also for all other properties on the road where such development is still possible, up and down. There will go Pendlebury Road as we love it. Not only will our area change, but other areas as well, this precedent once having been established.

We urge you to consider the feelings of the residents of Pendlebury Road and enforce the tree and setback regulations which have been in place for all of us, and deny this or any other such application based on greed alone.

Please do not hesitate to contact me at 604-261-7996 for any further information regarding the above.

Yours truly,



(Mrs. Bernard) Patricia A. Aders

cc: Holger Burke, Development Coordinator
David McLellan, General Manager - Urban Development

PRESENTATION

i

12 DEC 01

Re: APPLICATION by DAGNEAULT PLANNING CONSULTANTS LTD
for a DEVELOPMENT VARIANCE PERMIT AT 4811 and 4831
PENDLEBURY ROAD, RICHMOND, B.C.

INTRODUCTION:

1. Self
2. Collecting of signatures - assisted by Ralph ZINTEL and Greg SHOMURA - Introduce copies
3. Explain that most people were unable to attend this meeting because of work and other commitments.
4. Ask for additional time as I'm speaking not only on behalf of myself but 80-100 others including spouses.
5. Clarify topics: Variances - Sub Dividing - Refer to Staff Report where sub Dividing/Division is mentioned and discussed at least 25 times.
6. Provide Copies to Panel.

SOME INTERESTING STATISTICS

"2"

	<u>PENDLEBURY RD</u>	<u>PALMER RD</u>	<u>PENDLETON RD</u>
TOTAL NUMBER OF LOTS	(68)	(13)	(4)
OWNERS OPPOSED	50	11	3
TENANTS "	3	2	0
NO SIGNATURES	15	0	1
TOTALS	(68)	(13)	(4)
OWNERS TOTAL % OPPOSED	73.53%	84.62%	75%
TENANTS " % "	4.41%	15.38%	0%
TOTAL PERCENTAGE "	77.94%	100.00%	75%

PENDLEBURY, PALMER and PENDLETON ROADS

TOTAL NUMBER OF LOTS	(85)	OWNERS TOTAL % OPPOSED	75.29%
OWNERS OPPOSED	64	TENANTS " % "	5.9%
TENANTS "	5	TOTAL PERCENTAGE "	81.19%
NO SIGNATURES	16		
	(85)		

OF THOSE LOTS WHERE NO SIGNATURES WERE OBTAINED ONLY ONE WAS OPPOSED AND OTHERS WERE NOT AT HOME. SEVERAL LOTS WERE EITHER VACANT OR BUILDING. STILL OTHERS REFUSED TO ANSWER THEIR DOORS. A COUPLE OF TENANTS DIDN'T WANT TO SIGN FEELING THEY WEREN'T THE OWNERS - ALTHOUGH ONE HAD SENT A LETTER OPPOSING THE DEVELOPMENT. ANOTHER WASN'T HOME TILL AFTER XMAS AND AS AN OWNER HAD SIGNED IN 1996 OPPOSING THE SAME KIND OF DEVELOPMENT. THE OWNERS OF 4811 and 4831 WERE NOT APPROACHED FOR OBVIOUS REASONS.

DID YOU KNOW THAT THERE ARE (36) NEW HOMES BUILT OR BUILDING ON PENDLEBUR RD WHICH TAKE UP 53% OF THE TOTAL HOMES ON THIS STREET, and THEY ALL BUILT THEIR HOMES WITHOUT CHANGING LOT SIZES OR VARIANCES ETC. EXCLUDES 4811 PENDLEBURY ROAD.

PRESENTATION

"3"

RESPONSE TO STAFF REPORT:

ANALYSIS: Reference made to at least 4 phone calls - I know and spoke
Page 3. with many more than that who phoned and some several times
as well as many who stated they also wrote letters.

PROPOSED I intend to show that the actual facts, circumstances and
SMALLER LOTS: over whelming public opinion supports rejection of this
Page 3. application and Sub Dividing in accordance with Sec 86
and 85 of the Land Titles Act particularly "PUBLIC INTEREST"

PROPOSED City acknowledges the proposed lots will be smaller
SMALLER HOUSES: in area than the surrounding lots as well as "it is possible
Page 3. that the proposed new houses will also be smaller." I suggest
it's not only possible it is most likely!

The City Staff may want to encourage this but a clear
majority of residents in this neighbourhood do not.

WOULD DECREASE Staff report says "no tangible evidence of this concern."
PROPERTY VALUES: All residents I spoke with and those that gave their
Page 3 signatures strongly disagree, i.e.: Real Estate Agents + Ralph

Again Staff sees no reason to deny this application, however
they do not live in this neighbourhood and those that do strongly
disagree with their position. So much so a large number are
angry and outraged about it!

PRECEDENT This is something the City Staff and the residents agree on.
WOULD BE SET: However the residents all believe it would effect other areas
Page 3 on the street where developer acquired several lots. It

PRESENTATION (Cont'd)

"4"

is interesting to note Staff states "a number of these properties have indicated their opposition to the proposed subdivision." In fact the truth is all three remaining owners of the lots at this intersection have spoken out against it. And one is just now building a large single home on his large corner lot not two but one!! And you will hear from another owner speaking in strong opposition to this.

PREVIOUS PROPOSALS: I myself have spoken in opposition to similar proposals on two different occasions and this makes number three. Each time I had solicited input from the neighbourhood in 1989 - 1996 and again in 2001. Each time the numbers in opposition grows as does their anger and frustration. The question begs to be asked why do we, the residents of this neighbourhood continually have to go through this process when clearly the majority are strongly opposed to such development. Over the past 13 years there have been 36 large new homes built or in different stages of completion on Pendlebury Road. These homes were built without changing lot sizes or variances etc. These 36 homes represent 53% of the total lots on this street and if we all did this why can't the applicant simply build one large home on his large lot instead of disrupting our neighbourhood with all of these unwanted changes.

6 Metre Front YARD SET BACK: Everyone I spoke with and all the signatures is opposed to reducing Front Yard Setback to 5 metres from 6 metres. It would change the appearance etc of the street and would be out of line with the other homes on the street and in the area. In addition it would create a further obstacle in the line of sight for motorists travelling through this intersection which

PRESENTATION (Contd)

"5"

in the opinion of everyone spoken with who live in this neighbourhood and are always driving through this intersection agree that it already is a dangerous one and absolute care must be taken while driving through it.

Out of
CHARACTER:
Page 4 The public do not want any changes made to the sidewalks, lots, roadways etc in this area period, we want to maintain the "existing character of this unique neighbourhood" as described in the Staff Report.

Existing TREES:
Page 4 No disagreement from the residents about not removing the Trees. However in difference to the Staff Report where they say one driveway will be removed from Pendlebury Rd they fail to mention two more will replace this one on PALMER Rd.

TRAFFIC
CONGESTION:
Page 4 Absolutely everyone spoken with disagrees with the Staff Report stating this development will not increase traffic congestion. Again I refer to the fact that 2 driveways will be constructed where there was one. In addition no doubt vehicles will be parked in front of these residences on PALMER add to that the vehicles already parking on the opposite side and then vehicles backing out of these two driveways, further obstructions to one's line of sight and you are making a dangerous intersection even more so. These are the opinions of people residing in this area who use this intersection everyday and would have more first hand knowledge and experience than Staff who do not.

NEIGHBOURHOOD
INPUT
Page 4 Everyone spoken with and whose signature was obtained was without any doubt or question opposed to: Sub Dividing this lot, they were opposed to reduction of the lot size including 4811 and 4831 Pendlebury Road. They are opposed to the proposed changes in the

PRESENTATION (Cont'd)

"6"

Front Yard Setbacks and all stated they simply didn't want those changes made on their Streets and to leave things just the way they are. In addition all felt the owner of this lot should build his one home like everyone else did and not disrupt and try to change our neighbourhood! All agreed these changes would effect the traffic flow and make a dangerous intersection even more so.

Most were very upset and even angry that we are having to go through these procedures still again simply because someone who apparently isn't going to live on the street wants to make more money! And all agreed contrary to the Staff Report that should this be approved and others were to follow it would most certainly reduce the value of their property.

I feel the argument has been successfully made that this proposed Sub Division is unsuited to the configuration of the land being subdivided and is certain in conflict with the existing properties ie: lot sizes, set backs, and overall to copy the language in the Staff Report "The Existing Character of this Unique Neighbourhood."

Insofar as the Public Interest goes this is the 3rd time the residents have had to respond in opposition to such a proposal. Each time such a proposal has been made the numbers in opposition continues to grow to an overwhelming figure. The number of persons signing in opposition to this developments stands at 81.19 and I know for certain that if others were here these numbers would rise to between 85-90%. I would also like to draw your attention to the Staff Report "PREVIOUS SIMILAR PROPOSALS" Page "3" where such an application was denied by Council and Staff of the day, opposed that application for all the same reasons that are evident today in this application. I quote specifically from their report "THE NEIGHBOURHOOD shared this concern THAT THE LARGE LOTS SHOULD BE RETAIN

A large number of the public spoken with have asked the Question why are th continually having to go through this process when City Staff, Council etc

PRESENTATION (Cont'd)

"7"

must surely know the overwhelming majority oppose such proposals and the number of occasions this has been expressed in the past and that Council and Staff have already in the past rejected such applications. In addition some things have changed: there are now many more opposed to such developments and currently there are 36 newly built or building on Pendlebury which make up 5.3% of the lots who have complied or conformed to the existing character appearance etc of this street. So let us put an end to this process and in such a way that we aren't having to confront it again in 3 months or 5 years!

Needless to say the majority of those persons residing on these neighbourhood streets, Palmer, Pendleton and Pendlebury Road do not agree with the Staff Conclusion on Page 5. where they support this development. We the majority of people residing on these streets are strongly opposed to this Application for Variances and in fact Sub Dividing this lot. We also strongly support Staff and City Council developing By-Laws, Policy etc to prevent us the people from having to undergo such a process still again, meaning that developers or anyone else would be prohibited from initiating this process on our streets!

J. Patterson

We the following property owners or tenants on Pendlebury Road and PALMER Road, RICHMOND B.C. are opposed to the DEVELOPMENT VARIATION APPLICATION/PERMIT for the properties situated at 4811 and 4831 Pendlebury Road RICHMOND B.C. (File # DVEI-196905). We the undersigned authorize David PATTERSON or Ralph ZINTEL to speak on our behalf at any Pub Meetings held on 12 DEC 01 or any held thereafter regarding these matters.

No	ADDRESS	SIGNATURE	COMMENTS
	PENDLEBURY		
1.	4211	x W. Kuller	Owner of both residences (ONE LOT) "Duplex"
2.	4231	x W. Kuller	
3.	4251 *	x Lannie Chang	Tenant to owner (Brother-in-Law)
4.	4271 4291	x H. Blackman	Owner → 4271 Pendlebury x [Signature] Owner
5.	4311 *	x [Signature]	Owner
6.	4331 *	x 李三 WING HANG	Owner
7.	4351	x [Signature]	Owner
8.	4371 *		
9.	4391	Refer to Second Page	Tenant Signed
10.	4431	x [Signature]	Owner
11.	4451		
12.	4471 *		NEW HOME BEING BUILT
13.	4491	x [Signature]	Tenant
14.	4511 *	x [Signature] LO SIK UT	Owner
15.	4531		
16.	4551	x [Signature]	owner
17.	4571	x [Signature]	Owner
18.	4591 *		Moved to Vancouver
19.	4611 *	x Paul Wu	OWNER
20.	4631 *	x [Signature]	Owner
21.	4651 *	x [Signature]	Owner
22.	4671	x [Signature]	Tenant - opposed to over lot development

* Note Kenneth Liu Representing owner of 4621

authorized me by phone to speak opposing this

265

We the following property owners or tenants on Pendlebury Road and Palmer Road, RICHMOND BC. are opposed to the DEVELOPMENT VARIANCE APPLICATION/ PERMIT for the properties situated at 4811 and 4831 Pendlebury Road RICHMOND BC. (File# DV01-196905). We the undersigned authorize David PATTERSON or Ralph ZINTEL to speak on our behalf at any Public Meetings held on 12 DEC 01 or any held thereafter regarding these matters:

No	Address	Signature	Comments
PENDLEBURY			
23	4691 *		Owner
24	4711	x	Owner
25	4731		Owner
26	4851 *	x	Owner *
	4831 *		→ EMPTY LOT
27	4871 *	x	Owner *
28	4891		OWNER
29	4911		OWNER
30	4931		OWNER
31	4951 *		- Out of Town * NOTE: OWNER SIGNED 15 JUL 96
32	4973 *	x	* as opposed then - same comment * Owner NOT AGREE
33	4751		Owner
	4380 Pendleton	x	Owner / 4396 Pendlebury Rd Tenant (front page)
PALMER RD			
1	9591		owner (D. L. Tong)
2	9571		OWNER
3	9551	NP	TENDENT
4	9531		owner with husband
5	9511		Tendent
6	9491	x	Owner
7	9471	x	Owner
3	9451		Owner
2	9431	- x	Owner
	9011	x	owner

We the following property owners or tenants on Pendlebury Road and Palmer Richmond, B.C. are opposed to the Development Variance Application/Permit for the properties situated at 4811 and 4831 Pendlebury Road Richmond, BC (File # DVO1-196905). We the undersigned authorize David PATTERSON or Ralph ZINTELL to speak on our behalf at any Public Meetings held on 12 DEC 01 or any held thereafter regarding these matters:

No	ADDRESS	SIGNATURE	COMMENTS
	PENDLEBURY RD		
1.	4220		ONE OWNER - ONE LOT
2.	4240		
3.	4260 ✓	Ann Zimmerman	Owner
4. ✓	4280 * ✓	Schulze	Owner
5.	4300 ✓	Ellen Ho	Owner
6. ✓	4320 * X	Myna	Owner
7.	4340 * ✓	Cathy Low	Owner
8.	4360 *	Chayanagi	Owner
9.	4380 *	Sun, Xiu Yan	Owner
10. ✓	4400 *	Construction in progress	CONSTRUCTION IN PROGRESS
11. ✓	4420		
12. ✓	4440 * *		
13. ✓	4480 * *		
14. ✓	4480 * *	Kue	Owner
15. ✓	4600	Original Signed by Catherine SHIELDS, owner - Letter also sent.	
16.	4520 *	Cindy Lee	Owner
17.	4540 *	[Signature]	Owner
18.	4560 *	[Signature]	Tenant
19. ✓	4580 *		
20.	4500 *	K. Blument	Owner 267
21.	4620 *	D. A. Shurst	TOTALLY disagree! Owner

We the following property owners or tenants on Pendlebury Road and Palmer & Richmond, B.C. are opposed to the Development Variance Application/Permit for the properties situated at 4811 and 4831 Pendlebury Road, RICHMOND, B.C. (File # DVO1-196905) We the undersigned authorize David PATTERSON or Ralph ZINTEL to speak on our behalf at any Public Meetings held on 12 DEC 01 or any held thereafter regarding these matters:

No	ADDRESS	SIGNATURE	COMMENTS
22	4640 ✓	N. Mihic	inappropriate for the area. Owner
23 ✓	4660		
24 ✓	4680 *		NOT IN TOWN
25	4700 *		Owner
26	4720 * X		Owner
27	4740 *		Owner
28	4760 *		Owner
29	4800		Owner
30	4820	SENT IN A LETTER	
31 ✓	4840 * X	M. Manzi	Owner
32	4860 ✓	H.G. Keegan	Owner
33 ✓	4880		
34	4900 *		Totally ... Owner
35	4920 * ✓	Angel Wong	Owner
36	4940		
PENDLETON			
			1 9380 Owner Signed on other sheet
			2 9463 X For Owner
			3 9460 rt: Owner
			4 9420
PALMER RD			
1.	4600	X W. Shaylor	Owner
2.	4500	X	Owner
3.	9440	X C. Spiller	Owner
			268

To Development Permit Panel
December 12, 2001
Item 3 - DV 01-196905
4811 and 4831 Pendlebury Rd.

Laurie Williams
4820 Pendlebury Road
Richmond, B. C. V7E 1E8

November 28, 2001

Schedule 14 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

Planning Dept., City of Richmond
6911 No. 3 Road
Richmond, B. C. V6Y 2C1

Attn: Holger Burke, M.C.I.P., Development Coordinator

Re: Application for Development Variance Permit, 4831 & 4811 Pendlebury Rd.

Further to my letter of October 12, 2001, I would like to provide my comments on the revised proposal to redevelop 4831 & 4811 Pendlebury Road.

Should the application for the development variance permit be approved, I would like it noted that I support the following:

- Reduction of the front yard setback from 6m to 5m on Palmer Road
- Provision of a 6m side yard setback for the house on the new corner lot along Pendlebury Road
- Positioning of the house on the new corner lot with the front door facing Pendlebury
- Elimination of the requirements for curbs, gutters, road widening and a new concrete sidewalk on Pendlebury Road
- Planting of additional trees and maintenance of the existing trees and boulevard

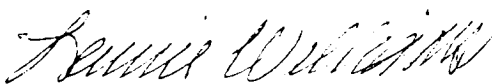
Furthermore, I appreciate the efforts that the developer has made to address the issues put forth by myself and the other neighbours.

However, I find that I have other concerns that I wish to direct to the City of Richmond, as follows:

1. I object to the City of Richmond allowing and/or encouraging maximum residential development within allowable zoning bylaws and regulations
2. I object to the precedent that will be set if this application is approved
3. I personally am concerned that my rental residence could be the next house demolished should the precedent be set, as I anticipate that developers will be contacting the owner of this house and the neighbouring lot to endeavor to reap the same financial rewards that will result from approval of the current application.

In summary, I do not support the application for a development variance permit at 4811 and 4831 Pendlebury Road.

Sincerely,



Laurie Williams

Schedule 15 to the Minutes of the Development Permit Panel meeting held on Wednesday, December 12, 2001.

December 10, 2001

Mike & Linda Valiquette
4891 Pendlebury Rd.,
Richmond, BC V7E 1E9

City Clerk - Al Schmidt
6911 No.3 Rd.,
City of Richmond
Richmond, BC V6Y 2C1

Re: Subdividing Lot at 4811 & 4831 Pendlebury Rd.,

Dear Mr. Schmidt:

We have some concerns regarding Kensington Homes Ltd. / Dagneault Planning Consultants Ltd., being allowed to build three homes on two lots.

We are concerned about the traffic flow on this corner. We are also concerned that this will bring down the property values. We do not want the look of our neighbourhood to change any more than it already has.

Applications have been made in the past, and the outcome of these applications were that our neighborhood does not want the lot size to be negotiable. The lots on this street are 66 feet wide all the way down the street with the exception of the corner lots, which on their own are too small to divide. We thought we at least had that going in our favor, and builders could not change lot configuration. We are very disappointed and do not approve.

Why should a variance of the bylaw be made so a developer can come into the neighbourhood and build more new homes? We have enough construction without having to make concessions for yet another builder, trying to do the same thing that has been turned down by other applicants in the past.

We as taxpayers have had no say in the changing look of our neighborhood except for the lot size. Builders come in and build to the maximum size that is allowed by the city, blocking our sunlight and causing a variety of other issues that the neighbors are left to deal with, long after the builder is gone.

We have lived in Richmond for 44 years and in this neighborhood for 23 years. We are really fed up with builders coming into our neighborhood, and talking about being responsible neighbors with the intention of never living in the neighborhood. These builders build the "mega" houses and then they are gone. They are only out to make money with no regard what so ever for the neighbors!

We feel strongly that the proposed subdivision of these lots is not allowed.

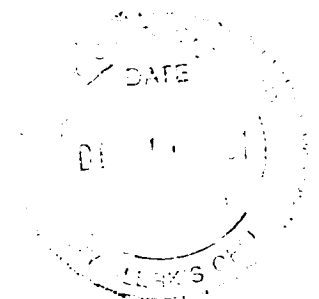
Yours truly,


Mike & Linda Valiquette

To Development Permit Panel
Date: Dec 12, 2001
Item #: 3
Re: DV 01-196905
4811 + 4831 Pendlebury Rd.

		INT
	JRM	
<input checked="" type="checkbox"/>	DW	DW
	KY	
	AS	
	DB	
	WB	

DV 01-196905



Schedule 16 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
December 12, 2001.

MacLennan, Deborah

From: Erceg, Joe
Sent: December 5, 2001 11:59 AM
To: MacLennan, Deborah
Cc: DeKleer, Jim; Burke, Holger; Schmidt, Al
Subject: FW: Permit DV01-196905

Importance: High

For DP Panel on the 12th.

-----Original Message-----

From: John C. Lam [mailto:johnclam@attcanada.ca]

Sent: December 3, 2001 11:36 PM

To: Building Application City of Richmond; Development Application City of Richmond

Subject: Permit DV01-196905

To Whom It May Concern,

Since I am not able to attend the Development Permit Panel meeting on December 12, I would like to express my strong objection to the Application For a Development Variance of 4811 and 4831 Pendlebury Road.

As one of the homeowners on Pendlebury Road, I have serious concerns on the variance of the Zoning and Development Bylaw to accommodate this absurd application of a commercial developer who obviously has no regards in retaining the harmonious setting of the area.

There are serious implications to the residents in the surrounding area should this Variance Application is approved:

- The corner of Pendlebury and Palmer is a fairly busy intersection especially during school terms. Adding another single family home on Palmer not only makes the intersection more congested but would make it dangerous for cars pulling in and out of those driveways.
- Street parking on the corner of Palmer and Pendlebury would certainly become impossible.
- Pendlebury is probably one of the most beautiful street in the City of Richmond because of its relatively large frontage homes and old growth trees line both sides of the urban street. By reducing the frontage of 4831 lot would distort the entire neighborhood surrounding and harmony. Most of the visitors to our home have commented on the grandness and serenity setting of the street especially during the early spring and fall season.
- Instead of front facing of the 4811 lot onto Pendlebury, the proposed 2 new lots are now front facing onto Palmer. This odd ward layout not only destroys the balanced perspective of this particular street corner, it poses dangerous view obstruction for any turning traffic.
- With uneven and out-of-the norm buildings on that street corner, it would no doubt reduce the nearby property values. I intend to seek an independent real estate appraisal on current market value of my property before and after the proposed development. I fully prepare to seek compensation from the City for the difference in market values as well as tax assessment adjustment if the approval of this application is granted.

With these reasons, I strongly urge you to reject this Variance Application. I am appalled that the Dagneault Planning Consultants Ltd. would put forward such hideous plan with no regards of the neighborhood surrounding. It is obvious the two developers of the proposed lots have more interests in taking in quick profit than making good-sense investment that are reflective of the neighborhood

surrounding, providing quality housing to the new home owners and enabling the City for keeping Pendlebury one of the most beautiful streets in Richmond.

Signed

John C. Lam
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