



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: January 19, 2005
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on November 10, 2004 and January 12, 2005**

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 04-272337) for the property at 9251 General Currie Road (now a portion of 7400 Heather Street);
 - ii) a Development Permit (DP 04-274332) for the property at 7660 No. 2 Road;
 - iii) a Development Variance Permit (DV 04-285184) for the property at 4800 Tilton Road; and
 - iv) a Development Permit (DP 04-264230) for the property at 6660, 6760, 6780 and 6784 Lynas Lanebe endorsed, and the Permits so issued.

2. That the revisions to the site plan and landscape plan at 7400 Heather Street be deemed to be in general compliance with the Development Permit (DP 04-010738) issued for that property.

Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on: November 10, 2004 and January 12, 2005.

DP 04-272337 – WILLIAM RHONE – 9251 GENERAL CURRIE ROAD
(NOW A PORTION OF 7400 HEATHER STREET) (January 12, 2005)

The Panel considered a Development Permit application to permit the construction of a four (4) unit townhouse complex on a site zoned Comprehensive Development Zone (CD/120). The applicant provided a brief overview of the proposal, including building design, materials and site planning. There were no comments from staff or the public on the proposed development.

The Panel recommends that the permit be issued.

DP 04-274332 – SYEDA HUMA SHAH – 7660 NO. 2 ROAD (January 12, 2005)

The Panel considered a Development Permit application to permit the construction of a four (4) unit townhouse complex on a site zoned Townhouse District (R2 – 0.7). Variances to the minimum lot width required and to permit building projections into the south side yard setback are incorporated into the development proposal. The project designer, Gauri Viridi, provided a brief overview of the project including building design, site planning and the proposed setback variance. Staff advised that the lot width variance was identified at the rezoning stage. The Panel requested clarification on tree removal and confirmation that the Parks, Recreation and Culture Services Department was consulted on boulevard tree removal and replacement planting. An area resident, representing a neighbouring property owner, was present to oppose the proposed lot width variance. There were no additional comments from the public.

The Panel recommends that the permit be issued.

DV 04-285184 – RANI TAKHAR – 4800 TILTON ROAD (January 12, 2005)

The Panel considered a Development Variance Permit application to reduce the Tilton Road setback (front and side yard setback) in order to permit the construction of a single-family dwelling on a site zoned Single-Family Housing District, Subdivision Area E (R1/E). The applicant stated the variance was required due to a survey error during the initial stages of construction that resulted in the construction of foundation walls within the required setback area. All the immediate property neighbours were consulted on the variance and a letter with signatures in support of the variance was submitted as part of the application. Staff had no additional comments on the proposed variance. An area resident, in attendance, supported the proposed variance. There were no additional comments from the public.

The Panel recommends that the permit be issued.

DP 04-264230 – VERMILLION PROPERTIES CORP./
BEECH DEVELOPMENTS LTD./GOERTZEN HOLDINGS CANADA LTD.
– 6660, 6760, 6780, 6784 LYNAS LANE (November 10, 2004)

The Panel considered a Development Permit application to permit the construction of a 19-unit two-storey townhouse complex on a site zoned Townhouse District (R2). Setback variances to permit a mailbox kiosk in the front yard and enclosed building projections in the rear yard setback are included in the proposal. The architect, Mr. J. Gomberoff, and landscape architect, Ms. Mary Chan Yip, provided a project overview including site context, building finishes, tree replacement and landscaping. Staff advised tree retention and traffic were identified as issues at the rezoning stage. Staff further indicated that while the majority of the existing trees could not be retained, appropriate replacement trees were being provided and a traffic signal at the intersection of Granville Avenue and Lynas Lane is proposed when Lynas Lane is extended beyond Granville Avenue. An area resident in attendance sought clarification on the garbage enclosure location and expressed traffic congestion concerns. A letter expressing concerns over area traffic was also provided. In response to traffic concerns, staff confirmed that adequate visitor parking spaces was provided on site. No additional comments from the public were provided.

The Panel recommends that the permit be issued.

DP 04-010738 – WILLIAM RHONE – 7400 HEATHER STREET
(General Compliance) (January 12, 2005)

The Panel recommends that the changes to the site plan and landscape plan to allow shared driveway access through the subject site to the neighbouring property at 9251 General Currie Road (DP 04-272337) be deemed to be in general compliance with the Development Permit 04-010738 issued on September 27, 2004 for 7400 Heather Street.



Development Permit Panel

Wednesday, January 12th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Jeff Day, General Manager, Engineering and Public Works
Mike Kirk, General Manager, Human Resources

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

The Chair indicated that a request had been received from the applicant for Item 6 that the item not proceed at this time. A re-notification process will occur at the time the application is re-submitted to the Development Permit Panel.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, December 15th, 2004, be adopted.

CARRIED

2. Development Permit DP 04-271746

(Report: December 14/2004 File No.: DP 04-271746) (REDMS No. 1339904)

APPLICANT: Amrik and Mukhtiar Sian

PROPERTY LOCATION: 8171 No. 2 Road

INTENT OF PERMIT:

1. To permit the construction of ten (10) townhouse units on a site zoned Townhouse District (R2 - 0.7); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the minimum required front yard setback from 6 m to 4.5 m for enclosed room projections at the second and third storey; and

- b) provide sixteen (16) tandem parking spaces.

Applicant's Comments

Mr. Patrick Cotter, with the aid of a model and other materials, reviewed the project including – the site context; the dedicated lane; the use of the land and the required open space as a buffer to the single-family residences to the west; the stepping down of the two western units; the articulation of the building ends to reflect single-family homes; the increased separation from the north and south property lines which increased the usable outdoor open space; the porches and step down to the street provided to the east units; and, the Craftsman style.

Staff Comments

The Director of Development, Raul Allueva, said that this application had been in-stream at the time of the amendments that were made to the Arterial Road Redevelopment and the Lane Establishment Policies, and, that staff, because the project was not consistent with those policies as amended, would encourage the re-development of the site.

In response to a question from the Chair, Mr. Allueva confirmed that this was the first 'in-stream' application in the immediate area with a dedicated lane.

Correspondence

P. Lenardon, 8120 Cantley Road – Schedule 1

D. Jones, 8251 Cantley Road – Schedule 2

Gallery Comments

Ms. Dorothy Jones, 8251 Cantley Road, expressed concern about the traffic safety at this location, noting that the traffic bollards in the median of No. 2 Road did not extend as far as the pedestrian crosswalk, and that there were many accidents that occurred in this section of #2 Road.

Panel Discussion

The Chair suggested that the application be referred to the February 2nd, 2005 meeting of the Development Permit Panel to allow an opportunity for the Arterial Road Redevelopment and Lane Establishment Policies, which which the application was inconsistent, to be reviewed.

Panel Decision

It was moved and seconded

That DP 04-271746 be referred to the February 2nd, 2005 meeting of the Development Permit Panel.

CARRIED

3. Development Permit DP 04-272337

(Report: December 14/2004 File No.: DP 04-272337) (REDMS No. 1362912)

APPLICANT: William Rhone

PROPERTY LOCATION: 9251 General Currie Road

INTENT OF PERMIT:

To permit the construction of four (4) three-storey townhouses at 9251 General Currie Road on a site zoned Comprehensive Development District (CD/120).

Applicant's Comments

Mr. William Rhone, with the aid of a model and other materials, provided a brief overview of the project.

Staff Comments

The Director of Development, Raul Allueva, said that this application was associated with the application in Item 10.

Correspondence

None

Gallery Comments

None

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of four (4) three-storey townhouses at 9251 General Currie Road on a site zoned Comprehensive Development District (CD/120).

CARRIED

4. Development Permit DP 04-272603

(Report: December 20/2004 File No.: DP 04-272603) (REDMS No. 1367280)

APPLICANT: 528450 BC Ltd.

PROPERTY LOCATION: 6440 Garden City Road and 9071, 9111, 9131, 9151, 9171, 9191 and 9211 Alberta Road

INTENT OF PERMIT:

1. To permit 191 apartment units on top of a two level parking structure with 20 work/live townhouses and some commercial retail space along Garden City Road, on this site zoned Comprehensive Development (CD/154); and

2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - a) reduce the manoeuvring aisle width in the parking structure from 7.5 m to 6.7 m.

Applicant's Comments

Ms. Amela Brudar, GBL Architects Group Inc., with the aid of a model and other materials, provided a brief summary of the project.

Staff Comments

The Director of Development, Raul Allueva, had no further comments.

In response to a question from the Panel, Ms. Brudar identified the loading accesses located on both Cook Road and Katsura Street, which would accommodate full truck access, and a smaller location for moving vans within the visitor parking spaces on Katsura Street.

Correspondence

None

Gallery Comments

Dr. Knapp, Odlin Road, asked about the collection of development fees that would be used to address traffic issues. The Chair encouraged Dr. Knapp to contact the Director of Development for information in this regard.

Panel Discussion

The Chair said that this was a well designed project and that he appreciated what the developer had accomplished.

Panel Decision

It was moved and seconded

That a Development Permit be issued that would:

1. *permit 191 apartment units on top of a two level parking structure with 20 work/live townhouses and some commercial retail space along Garden City Road, on this site zoned Comprehensive Development (CD/154); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:*
 - a) *Reduce the manoeuvring aisle width in the parking structure from 7.5 m to 6.7 m.*

CARRIED

5. Development Permit DP 04-274332

(Report: December 17/2004 File No.: DP 04-274332) (REDMS No. 1363360)

APPLICANT: Syeda Huma Shah

PROPERTY LOCATION: 7660 No. 2 Road

INTENT OF PERMIT:

1. To permit development of four (4) townhouse units at 7660 No. 2 Road on a site zoned Townhouse District (R2 – 0.7); and
2. To vary provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - a) reduce the minimum lot size in Townhouse District (R2 – 0.7) from 30 m (98.425 ft.) to 21.34 m (70 ft.); and
 - b) reduce the side yard setback along the south property line from 3.0 m (9.843 ft.) to 2.0 m (6.56 ft.) to accommodate projections for both townhouse buildings, bay windows, enclosed and unenclosed fireplaces and chimneys.

Applicant's Comments

The designer of the project, Ms. Gauri Viridi, with the aid of a model and other materials, reviewed the site context, the access, the requested 2m setback, and the location of the 2 and 3 storey units on the site.

Staff Comments

The Director of Development, Mr. Raul Allueva, said that as this property was of only a 21m width a larger land assembly would normally be required, however, both the Planning Committee and Council had approved this site being developed on its own. Mr. Allueva noted the requested variances, and the location of the building massing closer to the adjacent parking lot.

Mr. Allueva responded to questions of the Panel pertaining to the removal of trees from the site, the additional landscaping that would be provided in compensation for this, and the location of the permanent access.

Mr. Day asked for confirmation that the reference in the resolution for a reduction to the minimum lot size was for a reduction to the minimum lot size width only.

Correspondence

None

Gallery Comments

Mr. Kowarsky, 7640 No. 2 Road, said that he was a representative of the owners of the property at 6480 Chatsworth Road, directly to the rear of the subject property. While he himself had no concern about the reduced lot width or the townhouse units, Mr. Kowarsky said that Mr. and Mrs. Frisk did object due to a possible affect on their property's value and also their quality of life.

Panel Discussion

The Chair said that the applicant had done a good job in working on a narrower site. Mr. Erceg also said that he appreciated the considerable effort undertaken to reduce the massing in favour of the single-family residences to the rear.

Panel Decision

It was moved and seconded

That a Development Permit be issued that would:

1. *permit development of four (4) townhouse units at 7660 No. 2 Road on a site zoned Townhouse District (R2 – 0.7); and*
2. *Vary provisions of the Zoning and Development Bylaw No. 5300 to permit the following:*
 - a) *reduce the minimum lot size width in Townhouse District (R2 – 0.7) from 30 m (98.425 ft.) to 21.34 m (70 ft.); and*
 - b) *reduce the side yard setback along the south property line from 3.0 m (9.843 ft.) to 2.0 m (6.56 ft.) to accommodate projections for both townhouse buildings, bay windows, enclosed and unenclosed fireplaces and chimneys.*

CARRIED

6. Development Variance Permit DV 04-274515

(Report: December 15/2004 File No.: DV 04-274515) (REDMS No. 1367531)

APPLICANT: Al Rahman Farms

PROPERTY LOCATION: 15460 Westminster Highway

INTENT OF PERMIT:

To increase the maximum required setback from a public road in the Agricultural District (AG1) zone from 50 m (164 ft) to 60 m (197 ft) to accommodate a new single-family dwelling at 15460 Westminster Highway.

Please see Page 1 for action taken on this application.

7. Development Permit DP 04-277201

(Report: December 20/2004 File No.: DP 04-277201) (REDMS No. 1373901)

APPLICANT: Integra Architecture Inc.

PROPERTY LOCATION: 8011 Saba Road

INTENT OF PERMIT:

1. To permit the existing (2) two-storey commercial building (approximately 1,601 m²) to be retained, and the development of two (2) 16- storey residential towers, containing approximately 251 apartments above three (3) storeys of parking, approximately 1,293 m² of new commercial units on the ground floor, and a free-standing four-storey parkade (connected by a sky walk on the third level) on this site zoned Downtown Commercial District (C7); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) vary the maximum height of the towers from the permitted 45 m to 45.5 m; and
 - b) reduce the manoeuvring aisle width in the parking structure from 7.5 m to 6.7 m; and
 - c) reduce the required residential parking spaces from 377 to 340, in keeping with the accepted practice in City Centre.

Applicant's Comments

Mr. Wayne Siegrist, Integra Architecture Inc., provided a comprehensive powerpoint presentation of the project which included the site context; access; setbacks, the future alignment of No. 3 Road; the challenges of the adjacent conditions; the screening of the rooftop mechanical; the bridge connection; amenity space; materials; the elevations; and, shadow and sun studies.

Mr. Masa Ito, the landscape architect, reviewed the landscape plan.

Mr. Siegrist and Mr. Ito then responded to questions from the Panel pertaining to the bridge connection, and the landscape elements of the lane.

Staff Comments

The Director of Development, Raul Allueva, said that staff were pleased with the integration of the new development within the existing context. Mr. Allueva further said that the 3 level walkway was a unique way to achieve the connection; that the outdoor space was of a high-quality plan; and, that the street treatment was more than satisfactory.

Mr. Allueva then responded to a question from the Panel regarding liability issues that could be associated with the 2 level walkway across the lane right-of-way.

Mr. Siegrist, in response to a question from the Panel, provided information on the presentation of the project to Saba Road in the interim period between the construction of the two phases.

Correspondence

None

Gallery Comments

A gentleman representing the owner of 6040 No. 3 Road, asked if the application before the Panel would impact or preclude another tower being built on the adjacent property if it were amalgamated with 8060 Westminster Highway.

A brief discussion ensued among the Panel members, staff and Mr. Siegrist, on several aspects around that possibility.

Mr. Patrick Ho, 6191 Buswell Street, expressed concern about the traffic volume in the lane access to Saba Road, and the impact that the two towers would have on views.

In response Mr. Allueva said that Transportation staff had reviewed the traffic volume of the lane. Mr. Allueva noted that there would be a future connection of lane to an east/west lane.

Panel Discussion

The Chair said that he liked the project and that it was obvious that a lot of attention had been given to the design and integration. Mr. Erceg then said that he would like to see the application referred to the February 2nd, 2005 meeting of the Development Permit Panel in order to allow a definitive answer to the questions raised about liability issues arising from the walkway; and, for more details to be provided regarding the viability of the development of the lands to the north.

Panel Decision

It was moved and seconded

That DP 04-277201 be referred to the February 2nd, 2005 meeting of the Development Permit Panel in order to allow the viability of the development of the properties to the north and the liability issues of the walkway to be assessed.

CARRIED

8. Development Permit DP 04-279616

(Report: December 14/2004 File No.: DP 04-279616) (REDMS No. 1363015)

APPLICANT: Pacific Western Developments Ltd.

PROPERTY LOCATION: 8271 Francis Road

INTENT OF PERMIT:

1. To permit the construction of seven (7) dwelling units at 8271 Francis Road on a site zoned Townhouse District (R2 - 0.6); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the minimum required front yard setback from 6 m to 3 m; and
 - b) reduce the minimum required side yard setback from 3 m to 1.7 m for the northwest unit; and
 - c) reduce the minimum required lot width from 30 m to 24.38 m.

Applicant's Comments

Mr. Tom Yamamoto, architect, and Mr. Rocky Sethi were present. With the aid of a model and other materials, Mr. Yamamoto reviewed the project, and in particular the form and character which was noted to be similar to the existing 2 storey townhouses and single-family homes in the rear. Mr. Yamamoto also reviewed the requested variances.

Staff Comments

The Director of Development, Raul Allueva, elaborated further on the variances indicating that one the variances existed due to the site being a remnant lot. Mr. Allueva also said that the plan had been readjusted to improve the sideyards, and that the report included the tree replacement plan for those trees that could not be retained.

Correspondence

None

Gallery Comments

The resident of 8280 Robinson Road said that he had been surprised by the removal of trees from the property. Further to this he said that the development did not fit well with surrounding developments and he provided pictures to demonstrate this.

In response Mr. Yamamoto identified the existing trees on the site, and spoke about their replacement with trees that would be more suitable for a townhouse site while creating a fair amount of privacy for the neighbours.

Mr. Sethi, in response to a question from the Panel regarding the removal of a significant poplar tree, said that an arborist had reviewed the site. Further to this Mr. Sethi said that they had worked with Planning staff to retain as many trees as possible but that the size of the site was prohibitive. In addition, the size of the tree and the effect that the excavation would have on its health had also been considered for safety reasons.

Panel Discussion

The Chair said that he understood why the tree had to be removed and that he appreciated that the site plan had been approached with a view to retaining as many trees as possible. Mr. Erceg also said that as much as possible had been done to minimize privacy issues for the adjacent properties.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. Permit the construction of seven (7) dwelling units at 8271 Francis Road on a site zoned Townhouse District (R2 - 0.6); and*

2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the minimum required front yard setback from 6 m to 3 m;*
 - b) *reduce the minimum required side yard setback from 3 m to 1.7 m for the northwest unit; and*
 - c) *reduce the minimum required lot width from 30 m to 24.38 m.*

CARRIED

9. **Development Variance Permit DV 04-285184**
(Report: December 9/2004 File No.: DV04-285184) (REDMS No. 1363107)

APPLICANT: Rani Takhar
PROPERTY LOCATION: 4800 Tilton Road

INTENT OF PERMIT:

To reduce the Tilton Road setback (front and side yard setback) from 6 m (20 ft.) to 4.23 m (13.88 ft.) in order to permit the construction of a single-family dwelling located at 4800 Tilton Road.

Applicant's Comments

Ms. Rani Takhar explained that a surveyor error had resulted in the need for a Development Variance Permit, and that the owners of the neighbouring properties did not object.

Staff Comments

The Director of Development, Raul Allueva, had no further comments.

Correspondence

Christopher Kang and Sukvinder Kang – Schedule 3

Gallery Comments

Mr. Derek Barrett, 5751 Easterbrook Road, said that Ms. Takhar had been very forthcoming with answers to any questions that had been asked. Further to this Mr. Barrett said that he had accompanied Ms. Takhar when she visited seven of the neighbours, and that the only concerns that had been expressed were regarding the length of construction, and, that a brick wall not be constructed along the Tilton Road frontage. Mr. Barrett said that he was very appreciative of having a neighbour such as Ms. Takhar.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued to reduce the Tilton Road setback (front and side yard setback) from 6 m (20 ft.) to 4.23 m (13.88 ft.) in order to permit the construction of a single-family dwelling located at 4800 Tilton Road.

CARRIED

10. GENERAL COMPLIANCE - REQUEST BY WILLIAM RHONE FOR A GENERAL COMPLIANCE RULING AT 7400 HEATHER STREET

(Report: December 13/04 File No.: DP 04-010738) (REDMS No. 1365363)

APPLICANT: William Rhone

PROPERTY LOCATION: 7400 Heather Street

Applicant's Comments

The applicant was present.

Staff Comments

The Director of Development, Raul Allueva, said that this item was associated with Item 2, and that the two sites were consolidated and would be developed as a single development.

Correspondence

None

Gallery Comments

None

Panel Decision

It was moved and seconded

That the proposed changes be considered in General Compliance with the approved Development Permit (DP 04-010738) drawings for 7400 Heather Street, which covers minor revisions to the site plan and landscaping plan to allow sharing of the drive aisle and driveway access to the lane through the subject site for the neighbouring property to the east at 9251 General Currie Road.

CARRIED

11. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:10 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, January 12th, 2005.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant

80-6010/4.
SCHEDULE 1 TO THE MINUTES OF THE
DEVELOPMENT PERMIT PANEL MEETING
HELD ON WEDNESDAY, JANUARY 12, 2005.

Re: Development Permit: DP04- 2/1/46

Meeting Date: Wednesday, January 12, 2005

Applicant: Amrik and Mukhtiar Sian

From: Patricia J. Lenardon
8120 Cantley Road
Richmond, BC V7C 3R5

To Development Permit Panel	
Date:	<u>January 12, 2005</u>
Item #:	<u>2</u>
Re:	<u>8171 #2 Regd</u>

	VIEW	AVI
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

DP. 04-221246

To: Members of Council, City of Richmond, BC

As a taxpayer and resident of Richmond for nearly 50 years, I am affected by this development as it sits just south of my backyard.

The reasons I am opposed to this development are as follows:

1. Privacy of our Cantley Road neighbourhood, will be directly affected, a three-storey structure is not an asset to my backyard.
2. Once a higher density development is approved, this type of structure spreads throughout the outlying area. Creating a complete change to the neighbourhood. Which affects everyone on a visual and physical basis.
3. This structure has the appearance of low-cost housing and soon after completed, begins to devalue the adjacent properties.
4. Even though it may sound trivial, the amount of sunlight is directly affected and lacking due to a higher density application.
5. As an avid gardener this lack of sunlight affects all of us who reside in the immediate area.
6. With a higher density application, many other inconveniences occur: such as noise, additional population, and more residential problems.
7. Given a choice, which is what we are able to voice here and now. No one desires to have lack of Privacy and Devalued Property.

Sincerely,



Patricia Lenardon



City of Richmond
Public Hearing

To: Development
Permit Panel
January 12, 05
Item 2

City Contact: Jenny Heran Urban Development Di

Location: 8171 + 8191 No. 2 Road

Zoning Amendment Bylaw 7694 (RZ 03-236509)

Applicant: Harminder Sian

8060-20-7694

The Notice of Public Hearing was not sent to the
West side of Lantley Road, and not to all of the East
side of Lantley Road, through to Colville.

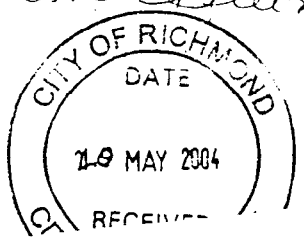
As my husband & I have resided in the same
Residence on Lantley Road for the past 33 years, we
have seen many changes on No. 2 Road. 4 Blundell
Shopping Centre, in 2 phases and a McDonalds before
it then McDonalds was building they wished to make
a second floor. However this was put down by the
Municipality due to traffic congestion on a 2 lane
No. 2 Road.

Due to pedestrian being hit in the cross walk
at No. 2 Road & Colville we now have a flashing light

Due to a motorcyclist being hit on No. 2 Road
by a driver making an illegal left turn we now
have yellow posts making that idea a never again

Due to No. 2 Road becoming a four lane
Road, drivers find it very hard to stop heading
South, from Blundell Road through to Francis
Road between 4:00 & 6:00 PM at night.

I feel that an additional Right Hand Turn across
from Blundell Centre is only going to cause me
OVER. —>



January 04, 2005.

SCHEDULE 3 TO THE MINUTES OF THE
DEVELOPMENT PERMIT PANEL MEETING
HELD ON WEDNESDAY, JANUARY 12, 2005

Kang

Sukvinder Kaur Kang
5791 Easterbrook Road,
Richmond, BC,
V7C 2G8

Development Permit Panel		JPM	NT
Date:	JAN 12. 05	DW	
Item #	9	KY	
Re:	4800 Tilton Rd	AS	
		DB	
		WB	

City of Richmond
Attention: CITY CLERK
6911 No 3 Road,
Richmond, BC, V6Y 2C1

Regarding: Notice of Application For a Development Variance Permit DV 04-285184

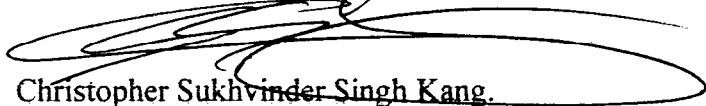
In response to letter received today from the City of Richmond's City Clerk's office.

As joint owners of 5791 Easterbrook Road and as joint owners of 4691 Webster Road (located in same neighborhood as 5791 Easterbrook Road) we unilaterally offer our support in the affirmative (In Favour) for Application For a Development Variance Permit DV 04-285184.

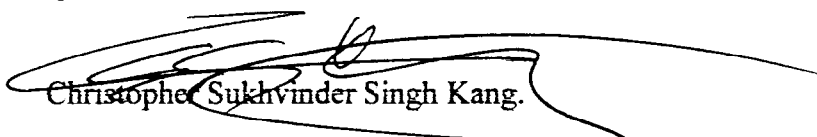
We are in favour in seeing Application For a Development Variance Permit DV 04-285184 to be accepted and passed by City Council.

We are in favour with the "Intent of Permit", as defined by your letter received as, "To reduce the Tilton Road setback (front and side yard setback) from 6m (20 ft.) to 4.23 m (13.88 ft.) in order to permit the construction of a single-family dwelling located at 4800 Tilton Road.

Speaking on behalf as owner of 5791 Easterbrook Road,


Christopher Sukhvinder Singh Kang.

Speaking on behalf as owner of 4691 Webster Road,


Christopher Sukhvinder Singh Kang.

Speaking on behalf as owner of 5791 Easterbrook Road,


Sukvinder Kaur Kang

Speaking on behalf as owner of 4691 Webster Road,


Sukvinder Kaur Kang



Mailed via Canada Post JAN 05, 2005.
C.K.