



## City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

**Date:** January 20, 2004

**File:** 0100-20-DPER1

**Re:** Development Permit Panel Meeting Held on January 14, 2004

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### Panel Recommendation

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

- i) a Development Variance Permit (DV 03-252524) for the property at 3411 Catalina Crescent;

be endorsed, and the Permit so issued.

Joe Erceg, MCIP  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered these items at its meeting held on January 14, 2004, one of which is ready for Council consideration.

**DV 03-252524 – FRANCHIA HOLDINGS – 3411 CATALINA CRESCENT**

The Panel was advised that the need for this minor setback variance for the garage arose from an error in determining the location of the side property boundary. The neighbour adjacent to the variance had provided a letter of support and there were no other public comments. It was noted that existing trees along the side property line and a structure on the neighbouring property will screen the area of variance.

JE:dt



## Development Permit Panel

Wednesday, January 14<sup>th</sup>, 2004

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Joe Erceg, General Manager, Urban Development, Chair  
Jeff Day, General Manager, Engineering and Public Works  
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Tuesday, December 23<sup>rd</sup>, 2003, be adopted.*

**CARRIED**

### 2. Development Permit DP 03-225089

(Report: December 1/03 File No.: DP 03-225089) (REDMS No. 1007044)

APPLICANT: Kaiman Enterprises Co. Ltd. and Emanon Holdings Ltd.

PROPERTY LOCATION: 22571 Westminster Highway

#### INTENT OF PERMIT:

1. To permit the construction of nine (9) three-storey townhouses on a site zoned Comprehensive Development District (CD-24); and
2. To vary the regulations of Zoning and Development Bylaw No. 5300 to:
  - a) reduce the road setback along Westminster Highway from 6m (19.685 ft.) to 3.048m (10 ft.) for access stairs to the porches on the second floor;
  - b) reduce the road setback along Westminster Highway from 6m (19.685 ft.) to 0.914m (3 ft.) for a mailbox structure; and
  - c) permit nine (9) tandem parking stalls for the townhouse units.

### **Applicant's Comments**

Mr. Tom Yamamoto, Architect, with the aid of a model, a photoboard, a materials board, a landscape plan, and an artist's rendering, described the adjacent conditions of the site, including the park area and the single family residence to the south. Mr. Yamamoto referred to the future access driveway that had been provided to the property to the south, and also the public open space into which a number of existing trees had been incorporated. The alignment of the driveway with Windsor Court was noted.

Mr. Yamamoto also spoke about the unit fronts that faced the park area, the porched entries from the street, and the trellised gateway to the units at the rear. The requested minor variances were reviewed and it was noted that the arborists report had indicated that not all of the existing trees were in good shape.

### **Staff Comments**

Mr. Holger Burke, Development Coordinator, indicated that staff recommended approval of the Development Permit. He then reviewed the concerns contained in a letter received from Ms. Trudie Darby, and responded as follows:

- although McLean Park would be boxed in to some extent, portions of the park would remain open to Westminster Highway. The rezoning application had been approved by Council and was consistent with the Area Plan. The Rezoning Application and the Development Permit application had been reviewed by Parks Dept. staff who had no concerns regarding the parks openness;
- the small development should pose no major conflict for vehicles turning onto or off of Westminster Highway;
- the angular shape of the property made it difficult for the stairs not to encroach into the setback. Safety and noise issues would not be significant. A fence along Westminster Highway was indicated on the landscape plan;
- relocation of the mailbox structure further into the site would cause a loss of some landscaping; and
- the proposed parking met the bylaw requirements for visitor parking however, additional parking could be provided but it would be at the loss of landscaping.

A brief discussion ensued between the Panel members and staff, during which the following information was provided:

- the traffic concept for the future access to the property to the south included a deadend with visitor parking at the end and a hammerhead turnaround; and
- that a cross-access agreement would be required for the property to the south.

### **Correspondence**

Ms. T. Darby, 78 – 22888 Windsor Court – Schedule 1.

### Gallery Comments

None.

### Panel Discussion

The Chair said that he supported the recommendation of staff. Mr. Erceg further said that he was particularly happy with the retention of the existing trees, the variety of materials used, and, the staggered facades of the buildings.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for 22571 Westminster Highway that would:*

1. *Permit the construction of nine (9) three-storey townhouses on a site zoned Comprehensive Development District (CD/24); and*
2. *Vary the regulations of Zoning and Development Bylaw No. 5300 to:*
  - a) *reduce the road setback along Westminster Highway from 6m (19.685 ft.) to 3.048m (10 ft.) for access stairs to the porches on the second floor;*
  - b) *reduce the road setback along Westminster Highway from 6m (19.685 ft.) to 0.914m (3 ft.) for a mailbox structure; and*
  - c) *permit nine (9) tandem parking stalls for the townhouse units.*

**CARRIED**

### 3. Development Variance Permit DV 03-251026 (Report: December 11/03 File No.: DV 03-251026) (REDMS No. 1098391)

APPLICANT: LPL Properties Ltd.

PROPERTY LOCATION: 11120 Silversmith Place

INTENT OF PERMIT: To vary the maximum building height from 12 m (39.37 ft.) to 19.812 m (65 ft.) for a proposed equipment tower in the southwest portion of the site.

### Applicant's Comments

Mr. Ciaran Deery, representative of Layfield Plastics, the owner/tenant of the property for the past fifteen years, explained that plastic was extruded and pulled vertically, and he further explained that the piece of equipment that was to be purchased to modernize and maintain the current standards of extrusion, required a certain height to be effective; there was no alternative to the vertical operation. The portion of the building that would require an increased height would be limited to the new piece of equipment which would be located at a rear corner of the site.

### Staff Comments

Mr. Holger Burke, Development Coordinator, said that a letter of support had been received from the Granby Group, located immediately to the south of the subject property.

### Correspondence

Granby Group of Companies – Schedule 2.

### Gallery Comments

None.

### Panel Discussion

The Chair noted that although the tower would be quite high it was only for a small portion of the building, and that the variance request was supported by the adjacent business owner.

### Panel Decision

It was moved and seconded

*That a Development Variance Permit be issued for 11120 Silversmith Place which would vary the maximum building height from 12 m (39.37 ft.) to 19.812 m (65 ft.) for a proposed equipment tower in the southwest portion of the site.*

**CARRIED**

#### 4. Development Variance Permit DV 03-252524 (Report: December 18/03 File No.: DV 03-252524) (REDMS No. 1104171)

APPLICANT:	Francha Holdings
PROPERTY LOCATION:	3411 Catalina Crescent
INTENT OF PERMIT:	To vary the side yard setback from 1.2 m (4 ft.) to 0.6 m (2 ft.) along the northern property line for the northwest portion of a proposed garage.

### Applicant's Comments

Ms. Barbara Kalloch, representative of Francha Holdings, indicated that she was present to answer questions of the Panel. She also referred to the letter of support received from the owners of 3451 Catalina Crescent.

### Staff Comments

Mr. Holger Burke, Development Coordinator, said that he had nothing further to add to the report.

In response to a question from the Chair, Ms. Kalloch said that the situation had arisen due to a fence not being located exactly on the property line.

**Correspondence**

Pan Canadian Mgmt. Corp. – Schedule 3

**Gallery Comments**

None.

**Panel Discussion**

The Chair said that he had visited the site and found the encroachment to be minor.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued for 3411 Catalina Crescent which would vary the side yard setback from 1.2 m (4 ft.) to 0.6 m (2 ft.) along the northern property line for the northwest portion of a proposed garage.*

**CARRIED**

**5. New Business**

Holger Burke, Development Coordinator, introduced two new staff members, Cecilia Achiam, Planner 2, and Sara Badyal, Planner 1, to the Panel.

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:55 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 14<sup>th</sup>, 2004.

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Joe Erceg  
Chair

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Deborah MacLennan  
Administrative Assistant

January 14, 2004

Schedule 1 to the Minutes of the  
Development Permit Panel meeting  
held on Wednesday, January 14<sup>th</sup>,  
2004.

City of Richmond 604-

<b>To Development Permit Panel</b>	
Date:	<u>JAN. 14. 04</u>
Item #	<u>2</u>
Re:	<u>22571 Westminster</u> <u>Hwy.</u>

Attention: City Clerk \*

\* Meeting today at 3:30 pm re: this application - sorry  
for the delay - RUSH PLEASE

## Notice of Application for a Development Permit DP 03-225089

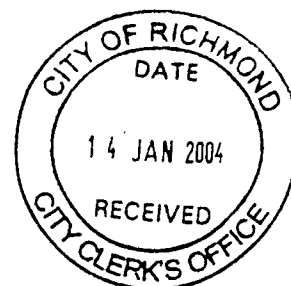
My concerns are:

1. The construction of nine three-storey townhouses in this area will be imposing visibly on the park lands already being encroached upon by the fire hall and the other proposed development of eleven townhouses at 22595 & 22611 Westminster Hwy potentially decreasing the property value of the existing neighborhood.  
This development will also cause congestion of traffic in and out of the proposed development and be directly across from the entrance to Windsor Court and Park Savannah (currently over 100 cars in and out daily). This will cause dangerous situations with cars turning left and right directly across from each other onto the already very busy highway where speeding cars and heavy trucks travel.
2. a) Reducing the road setback along Westminster Highway from 6m to 3.048m for stairs to the porches on the second floor will create a complete eyesore, will be too close to the highway to be safe and will be very noisy for the new residents. Will there be a fence or trees to block the view of this eyesore for residents across the street that will have to look towards this development?
- 2 b) Reducing the road setback along Westminster Highway from 6m to .914m for a mailbox structure will create a safety hazard for cars coming in and out of the development when stopping to pick up mail on an already extremely busy highway. Even if there are no parking signs people do not pay attention and will stop there anyways as there will be nowhere to park. Cars would be unable to pull into this mailbox area in a safe manner and the mailbox should definitely be further away from the road.
- 2 c) Permitting nine tandem parking stalls for the townhouse unit will not be sufficient to allow for visitors as this area is already congested with tenants and visitors unable to park. Parking has always been a big concern in the area and will only get worse.

Thank you for your time to review my concerns.

Yours truly,

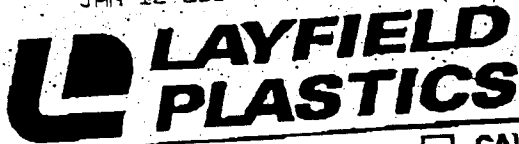
Trudie Darby  
78 - 22888 Windsor Court, Richmond, BC V6V 2W6





01/14/04 09:46 FAX 6047327451  
JAN-12-2004 13:58

CTA  
LAYFIELD PLASTICS LTD.



From: ☐ EDMONTON  
14804 - 115A Avenue  
Edmonton, Alberta T5M 3C5  
Tel: (403) 453-6731  
Fax: (403) 455-5218

☐ CALGARY  
7804B - 30th S.E.  
Calgary, Alberta T2C 1M8  
Tel: (403) 238-4187  
Fax: (403) 279-0849

**To Development Permit**

Date: JAN 14 04

Item # 3

RE: 1120 Silversmith Place  
1120 Silversmith Place  
Richmond, B.C. V7A 5E4  
Tel: (604) 275-5588  
Fax: (604) 275-7887

Schedule 2 to the Minutes of the  
Development Permit Panel meeting  
held on Wednesday, January 14<sup>th</sup>,  
2004.

SELLINGHAM  
3890 Hammer Drive  
Bellingham, WA 98228  
Tel: (206) 847-3778  
Fax: (206) 847-5187

TO COMPANY

ATTENTION

FROM

MESSAGE:

DV 03-251026

TO SAN 14/04 DP PANEL

FAX NO:

DATE: Jan 12/04

NO. OF PAGES INCL THIS PAGE: 1

RECEIVED  
JAN 12 2004

CTA DESIGN GROUP  
FIVE #0319

## GRANBY GROUP OF COMPANIES

Argo Industrial Electric Corp. / Bridge Electric Corp. / Goodwin Industrial Electric Ltd.

January 9, 2004

To whom it may concern:

Re: Proposed addition to Layfield Plastics building.

We have been informed that Layfield Plastics Ltd. is proposing a 60 foot high addition to the west of their main building at the rear of our property, approximately the same height as the existing silos. Some existing outside machinery will be moved inside this building resulting in reduced environmental noise levels.

With the limited information we have at this time and provided there will not be any extra vibration, dust or environmental noise and the exterior of the structure will be in keeping with surrounding buildings we have no objection to this addition.

Sincerely,

Granby Group of Companies

Gerald Reinders, C.E.O.



Schedule 3 to the Minutes of the  
Development Permit Panel meeting  
held on Wednesday, January 14<sup>th</sup>,  
2004.

<b>To Development Permit Panel</b>	
Date:	<u>JAN 14. 04</u>
Item #	<u>4</u>
Re:	<u>3411 Catalina</u> <u>Cres.</u>

City of Richmond – Development Applications Dept  
6911 No. 3 Rd  
Richmond, BC  
V6Y 2C1  
Attention: Richard McKenna – City Clerks Office

January 12, 2004

RE: Development Permit Panel Meeting  
File # DP-03-252524

Dear City of Richmond:

I will not be able to attend the Development Permit Panel Meeting on Wednesday  
January 14, 2004.

Please accept this as authorization for Barbara Kalloch to speak on my behalf.

Please contact the writer at 604-841-4294 if you require any further information.

Sincerely,

Frank Hansen  
President, PanCanadian Mgmt

CC: Kevin Eng, Planning Technician

FH bmk

Suite 3290 – 21331 Gordon Way  
Richmond, B.C. V6W 1J9  
Tel(604) 232-4011/Fax (604)-232-4029  
www.pancanadianmgmt.com  
email:fhansen@pancanadianmgmt.com





Schedule 3 to the Minutes of the  
Development Permit Panel meeting  
held on Wednesday, January 14<sup>th</sup>,  
2004.

<b>To Development Permit Panel</b>	
Date:	<u>JAN 14. 04</u>
Item #	<u>4</u>
Re:	<u>3411 Catalina</u>
	<u>Cres.</u>

City of Richmond – Development Applications Dept  
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Richmond, BC  
V6Y 2C1  
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January 12, 2004

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President, PanCanadian Mgmt

CC: Kevin Eng, Planning Technician

FH bmk



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