



**To:** Richmond City Council  
**From:** David McLellan  
Chair, Development Permit Panel  
**Date:** January 23, 2002  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meeting Held on January 16, 2002**

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**Panel Recommendation**

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

- i) a Development Permit (DP 01-195027) for the property at 7120 St. Albans Road;
- ii) a Development Variance Permit (DV 01-198838) for the property at 6911 No. 3 Road;

be endorsed, and the Permits so issued.

David McLellan  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered the following matters at its meeting held on January 16, 2002:

DP 01-195027 – AMRIK SIAN – 7120 ST. ALBANS ROAD

The proposal to construct four townhouses on a site south of Granville Avenue on the east side of St. Albans generated only one comment from a neighbour and that was a notation of support for the project. There are no variances to any of the regulations of the zoning bylaw and the Panel was impressed that the applicant was able to accommodate any staff or Advisory Design Panel comments that were received.

The Panel recommends that the permit be issued.

DV 01-198838 – CITY OF RICHMOND – 6911 NO. 3 ROAD

The proposal to vary some of the parking regulations to accommodate additional parking spaces in the City Hall parkade did not generate any public comment. The Panel was advised that variances of this nature are appropriate where there is use by a limited number of drivers familiar with the layout and a limited number of daily vehicle movements (i.e. not a retail use).

The Panel recommends that the permit be issued.

DJM:djm



## Development Permit Panel

Wednesday, January 16, 2002

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: David McLellan, General Manager, Urban Development, Chair  
Jeff Day, General Manager, Engineering and Public Works  
Chuck Gale, General Manager, Community Safety

The meeting was called to order at 3:40 p.m.

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Thursday, December 20, 2001, be adopted.*

**CARRIED**

### 2. Development Permit DP 01-116677

(Report: December 18/01 File No.: DP 01-116677) (REDMS No. 584870)

APPLICANT: Tomizo Yamamoto Architect Inc.

PROPERTY LOCATION: 7451 and 7471 St. Albans Road

INTENT OF PERMIT:

1. To allow the development of seven (7) townhouses with a total building area of 936.339 m<sup>2</sup> (10,079 ft<sup>2</sup>); and
2. To vary the provisions of Zoning and Development Bylaw 5300 as follows:
  - a) Three (3) porches project a maximum of 1.0 m (3.281 ft.) into the required 6.0 m (19.865 ft.) front yard setback;
  - b) Portions of one (1) building project a maximum of 3.658 m (12 ft.) into the required 6.0 m (19.865 ft.) side setback along the north property line;
  - c) Portions of two (2) buildings project a maximum of 3.0 m (9.843 ft.) into the required 6.0 m (19.865 ft.) side setback along the south property line, and;

- d) Portions of one (1) building containing four (4) units project a maximum of 3.0 m (9.843 ft.) into the required 6.0 m (19.865 ft.) rear setback along the west property line.

### **Applicant's Comments**

Mr. Yamamoto, Architect, was asked by the Chair to identify the changes that had been made in response to the referral to staff of two issues identified at the Development Permit Panel meeting of November 28, 2001.

Mr. Yamamoto said that in order to provide one visitor parking stall at each end of the rear units the two duplexes to the rear had been attached to create a four plex and the vehicular access to the site had been relocated to the north property line. In addition, the front three units had also been attached to allow for an increased setback along the south property line which would aid the tree retention efforts along the property line.

Mr. Yamamoto also said that the trees along the north property line would be removed and replaced with hedge trees to enhance screening.

### **Staff Comments**

The Manager, Development Applications, Joe Erceg, said that the applicant had responded to the issues raised in November and that a parking variance was no longer required. The remaining variances were considered to be consistent with R2 zone requirements. Mr. Erceg concurred that the increased setback along the south property line would aid the tree retention effort.

Mr. Erceg pointed out that Plan 2b showed that a diagram of the proposed arbour detail as being crossed out was incorrect and that if the Development Permit was approved a new plan would be provided.

### **Correspondence**

Mr. Peter Si Kun Li – 1609 West 29<sup>th</sup> Avenue, Vancouver – Schedule 1.

### **Gallery Comments**

Mr. J. Shewella, 7511 St. Albans Road, said that he was still opposed to the fact that Council made a Bylaw that was then set aside. Noting that this was his third appearance to present his views on the matter, Mr. Shewella said that Council was expected to abide by the rules and regulations that they make. Mr. Shewella further noted that the project was better than before and also that he appreciated that the trees had been retained on the south property line.

### Panel Discussion

The General Manager, Community Safety, Chuck Gale, said that the variances before the Panel and the work done did not break the Bylaw in that within the constitution of a Bylaw the opportunity existed to effect minor changes.

The Chair said that he had been concerned about the impact of the development on the neighbour to the south, however, the changes made would benefit the adjacent property owner. Mr. McLellan also noted the success thus far of the tree retention efforts.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for 7451 and 7471 St. Albans Road on a site zoned Townhouse and Apartment District (R3), which would:*

1. *Allow the development of seven (7) townhouses with a total building area of 936.339 m<sup>2</sup> (10,079 ft<sup>2</sup>); and*
2. *Vary the provisions of Zoning and Development Bylaw 5300 as follows:*
  - a) *Three (3) porches project a maximum of 1.0 m (3.281 ft.) into the required 6.0 m (19.865 ft.) front yard setback;*
  - b) *Portions of one (1) building project a maximum of 3.658 m (12 ft.) into the required 6.0 m (19.865 ft.) side setback along the north property line;*
  - c) *Portions of two (2) buildings project a maximum of 3.0 m (9.843 ft.) into the required 6.0 m (19.865 ft.) side setback along the south property line, and;*
  - d) *Portions of one (1) building containing four (4) units project a maximum of 3.0 m (9.843 ft.) into the required 6.0 m (19.865 ft.) rear setback along the west property line.*

CARRIED

### 3. Development Permit DP 01-195027 (Report: December 17/01 File No.: DP 01-195027) (REDMS No. 571692)

APPLICANT: Amrik Sian

PROPERTY LOCATION: 7120 St. Albans Road

INTENT OF PERMIT:

To allow the development of four (4) three-storey townhouses with a total building area of 597.904 m<sup>2</sup> (6,436 ft<sup>2</sup>) on a site zoned Comprehensive Development District (CD/120) at 7120 St. Albans Road.

### **Applicant's Comments**

Mr. Rafiq Shaikh, Rafiq Shaikh Designs Ltd., with the aid of a model, an artist's renderings and drawings and a material board, said that he had done his best to incorporate the recommendations made by the Urban Design Division and the Advisory Design Panel when designing this project. Information was provided on the adjacent buildings. Mr. Shaikh said that the project complied with CD/120 requirements and that no relaxation were required.

All units had been provided with their own fenced courtyard and, in addition, a sundeck or balcony.

### **Staff Comments**

The Manager, Development Applications, Joe Erceg, briefly reviewed the staff report noting the cooperative manner in which the applicant had worked with staff and the Advisory Design Panel. Mr. Erceg said the project mostly complied with the Development Permit guidelines and that changes had been made to the project in response to requests from the Design Panel and staff.

In response to a question from the Chair Mr. Erceg provided the information that a rezoning had been issued for a slightly smaller lot on Bennett Road and St. Albans that would access from Bennett Road directly, however, the lot immediately adjacent to the subject property would also access through the Bosa site.

Mr. Shaikh confirmed for the Panel that (i) all four units would have direct (non-vehicular) access to St. Albans Road; and (ii) the colours shown on the material board were in fact those proposed to be used and that the exterior finish would be vinyl siding.

### **Correspondence**

A letter from the residents of #3 – 7088 St. Albans Road – Schedule 2.

### **Gallery Comments**

Ms. N. Cupic, 7140 St. Albans Road, said that she that she was in favour of the proposal and that, at some point in the future, she would like undertake a similar project on her property.

### **Panel Discussion**

The Panel appreciated the positive comment expressed by Ms. Cupic and also the applicant's cooperation with City staff.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued for 7120 St. Albans Road on a site zoned Comprehensive Development District (CD/120), which would allow the development of four (4) three-storey townhouses with a total building area of 597.904 m<sup>2</sup> (6,436 ft<sup>2</sup>).*

**CARRIED**

**4. Development Variance Permit DV 01-198838**

(Report: December 21/01 File No.: DV 01-198838) (REDMS No. 587926)

APPLICANT: City of Richmond

PROPERTY LOCATION: 6911 No. 3 Road

**INTENT OF PERMIT:**

To vary the width of drive aisles required in the Zoning and Development Bylaw from 7.5 m (24.606 ft.) to 5.85 m (19.193 ft.) in some locations and to permit two tandem parking spaces in the underground parkade at the City Hall.

**Applicant's Comments**

The Manager, Development Applications, Joe Erceg, noted that the two variances requested would provide a net result of an additional 19 parking spaces which would ease the shortage of parking in the underground lot.

**Correspondence**

There was none.

**Gallery Comments**

There were none.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit (DV 01-198838) be issued for 6911 No. 3 Road to vary the width of drive aisles required in the Zoning and Development Bylaw from 7.5 m (24.606 ft.) to 5.85 m (19.193 ft.) in some locations and to permit two tandem parking spaces in the underground parkade at the City Hall.*

**CARRIED**

5. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:10 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 16, 2002.

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David McLellan  
Chair

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Deborah MacLennan  
Recording Secretary



**To Development Permit Panel**  
 Date: Jan 16, 2002  
 Item # 2  
 Re: DP 01-116677

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

**Peter Si Kun Li**

1609 West 29<sup>th</sup> Avenue  
Vancouver, B.C., V6J 2Z3  
Tel: 604-273-6308 Fax: 604-273-6393

Schedule 1 to the Minutes of the  
Development Permit Panel meeting  
held on Wednesday, January 16<sup>th</sup>,  
2002.

01-116677

**URGENT**

January 15, 2002

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

Attention: J. Richard McKenna, City Clerk

Dear Sirs / Mesdames,

**Re: Development Permit Application DP 01-116677**

I am an owner of a property on Jones Road. I have received the attached Notice of Application from your office and I would like to respond to the same as follows.

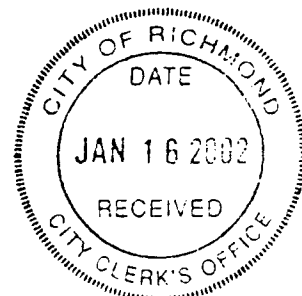
I object to the application for the Development Permit (DP 01-116677) as it is basically an increase of the congestion in the area and the decrease of the proportional number of parking spaces available. There are a lot of townhouses in that area already. Furthermore, there are schools nearby. What we need now for the well being of the community is to reduce congestion and to increase parking spaces. The above mentioned application is just doing the opposite, for the financial benefit of some developer.

Please enter this written submission into the meeting record on January 16, 2002 at 3:30 p.m. in Council Chambers, Richmond City Hall. Thank you for your assistance in the above matter.

Yours truly,

Peter Si Kun Li

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Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 16<sup>th</sup>, 2002.

To : Clerk  
Re : DP 01-195027

To Development Permit Panel	
Date:	Jan 16, 2002
Item #	3
Re:	DP 01-195027
	7120 St. Albans Rd

Mr/Mrs :

This letter refers to Development Permit DP01-195027  
We are the residents of #3-7088 St. Albans Rd and are unable to attend the meeting at City Hall on the ~~16~~ 16<sup>th</sup> at 3:00 pm. We think the proposed area is too crowded for developing townhouses and once built, will seclude us from the outside (the open space).

During the last few weeks, the construction ~~for~~ of the townhouses was very noisy and our house trembled and shook every while and then.

Please take all of these into consideration during the meeting and we thank you for your understanding.

Sincerely

Thanks

residents of #3-7088 St.  
Albans Rd.  
258 Date: Jan. 5, 2002.

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