



## City of Richmond

## Report to Council

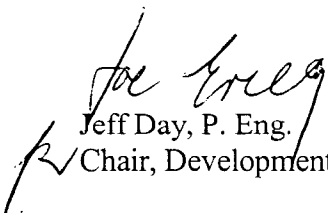
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**To:** Richmond City Council  
**From:** Jeff Day, P. Eng.  
Chair, Development Permit Panel  
**Date:** February 3, 2004  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meetings Held on October 15, 2003,  
January 14, 2004 and January 28, 2004**

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### Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
  - i) a Development Permit (DP 03-238390) for the property at 12511 No. 2 Road; and
  - ii) a Development Permit (DP 03-225089) for the property at 22571 Westminster Highwaybe endorsed, and the Permits so issued.
  
2. That the application for a Development Permit (DP 03-244883) for the property at 8711 Alexandra Road be denied.

  
Jeff Day, P. Eng.

Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered the following item at its meeting on October 15, 2003:

DP 03-238390 – JEMA PROPERTIES CONSULTING LTD. & CENTRO PROPERTIES GROUP – 12511 NO. 2 ROAD

This application proposes to construct sixty-three (63) three-storey townhouses at the corner of No. 2 Road and Andrews Road on a site formerly zoned and used for industrial purposes. The only variance is a request to reduce the side yard setback along the west property line for a portion of the porch on one unit. The applicant proposes to provide more than the required number of off-street parking spaces (two for each unit and thirteen visitor parking spaces). The Panel agreed that the project provides a good transition from the apartment buildings south of Andrews Road and the existing industrial buildings to the north. There were no public comments or concerns. The application has been held in abeyance pending the adoption of rezoning.

The Panel recommends that the permit be issued.

The Development Permit Panel considered the following item at its meeting on January 14, 2004:

DP 03-225089 – KAIMAN ENTERPRISES CO. LTD. & EMANON HOLDINGS LTD. – 22571 WESTMINSTER HIGHWAY

This application proposes to construct nine (9) three-storey townhouses on the subject property and to reduce the road setback along Westminster Highway for the access stairs to the porches on the second floor on the front units only and to permit a mailbox structure. The proposal also proposes to vary the Zoning Bylaw to permit all of units to have tandem parking. The Panel was satisfied with the staff response to the one piece of correspondence received on the application (e.g. that McLean Park was not being boxed in by this and other developments; that traffic and turning movements on Westminster Highway are not problematic; the setback variances were reasonable in light of the angular shape of the property; the proposed number of off-street parking spaces was sufficient; etc.). There were no other public comments or concerns regarding this application.

The Panel recommends that the permit be issued.

The Development Permit Panel considered two items at its meeting held on January 28, 2004, the following one which is ready for Council consideration.

DP 03-244883 – JAMES LEE, ARCHITECT – 8711 ALEXANDRA ROAD

This application proposes to construct a 880.6 m<sup>2</sup> (9,479.6 ft<sup>2</sup>), three-storey karaoke building on a site zoned Automobile-Oriented Commercial District (C6). The application also proposes a number of variances (reduction of the road setback and rear yard setback adjacent to a residential zone; reduction in the manoeuvring aisle widths; and, increase in the percentage of small car parking spaces). Although the Panel liked the design of the proposed building, they had concerns about the rear yard setback variance and the proposed off-street parking arrangement.

Concerns were expressed by three of the residents on Leslie Road about the impact the karaoke business would have on them noise-wise and that parking was already a problem in the area with the vacant lot at 8631 Alexandra Road being used as an illegal parking lot. Staff also withdrew their support for the application because the applicant was now indicating that a covenant would not be secured on the neighbouring property for the proposed off-site parking.

In light of these concerns, the Panel recommends that this Permit be denied by Council.

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## Development Permit Panel

Wednesday, January 28<sup>th</sup>, 2004

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

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 Wednesday, January 14th, be adopted.*

**CARRIED**

### 2. Development Permit DP 03-244883

(Report: January 9/2003 File No.: DP 03-244883) (REDMS No. 1106072)

APPLICANT: James Lee, Architect

PROPERTY LOCATION: 8711 Alexandra Road

INTENT OF PERMIT:

1. To allow a 880.6 m<sup>2</sup> (9,479.6 ft<sup>2</sup>), three-storey karaoke building on a site zoned Automobile – Oriented Commercial District (C6); and
2. To vary the regulations in the *Zoning and Development Bylaw* to:
  - a) reduce the road setback from 6.0 m to 5.0 m on Alexandra Road and to 5.8 m on Sorensen Crescent;
  - b) reduce the rear yard setback from 25.0 m to 12.4 m adjacent to the residential zoning district to the north;
  - c) reduce the manoeuvring aisles from 7.5 m to 6 m; and
  - d) allow 48% of the parking spaces on-site (22 stalls) to be for small cars.

### Applicant's Comments

Mr. James Lee, Architect, representing the applicant advised that this development was devoted specifically for karaoke use. He noted that the building had a unique design. The upper area was comprised of smaller rooms and would be used by the general public, the lower area would house a private club and a dance floor. He stated that the Advisory Design Panel had approved this project but were concerned about the safety and security of the rooftop garden (which was added on due to a suggestion made by staff), and the lack of adequate parking on site. To address these concerns, he noted that:

- (1) 2 exits would be provided for the rooftop garden which would be used primarily for parties; these would be monitored by both staff and a TV monitor, if this proved to be problematic, the roof would be secured with no access available to the public.
- (2) a traffic consultant's report had been provided to the City's Transportation Department who disagreed with the recommendations of the report. After numerous discussions with the applicant it was agreed that the required number of parking stalls for this type of business was 76. He stated that only 45 parking stalls could be provided on this site, however, the applicant had verbal reciprocal agreements with two restaurant owners in the area, which would allow him to use their parking stalls after business hours and vice versa. In response to a query from the Panel, he advised that the owners of those properties would not agree to a restrictive covenant tying down the off-site parking agreements.

### Staff Comments

Mr. Holger Burke, Acting Development Applications Manager, stated that staff had suggested that the applicant use the roof deck as a green space, however, if safety was a concern to the Panel or neighbourhood, the suggestion could be retracted. He advised that this application was only brought to Panel because staff had been advised that the applicant would secure 31 offsite parking spaces via a legal covenant. However, the applicant had only recently advised that the owners of the adjacent property would not agree to a covenant and that arrangements with another restaurant were being proposed. He advised that staff could not support this offsite parking proposal. In response to a query from the Panel, Mr. Burke, Acting Development Applications Manager, advised that staff supported the proposed rear yard setback variance because the long term vision for the area to the north of the site was for mixed use/light industrial development.

Panel then noted their concern that the properties on Leslie Road were zoned single family residential and that even though the facade of the building was curved, the height of the building would impact the property immediately behind the development. In response to a query from the Panel Mr. Lee stated that there was a row of trees on the neighbouring property which buffered it from the development. He also stated that the site would be graded to the level of the neighbouring property in order to preserve the trees. Mr. Burke, noted that there was a large existing tree on the subject site that would be retained to buffer the proposed Karaoke building from the single family residence to the north.

In response to a query from the Panel, Ms. Donna Chan, Transportation Engineer, advised that the City's Transportation Department had reviewed the applicant's traffic study and although they agreed with the rates provided, they did not agree with the report's recommendation. She noted that after several discussions with the applicant it was agreed that the recommended parking stalls would be equivalent to what was required under the building code analysis.

### Correspondence

None.

### Gallery Comments

Mr. Caspar Fagel, 8740 Leslie Road, advised that he lived directly behind this site and noted that a three-storey building would dwarf his house, and especially, he did not support the reduced rear yard setback variance which the applicant requested. In response to a query from the Panel, staff advised that unless this was an establishment with a liquor licence, there would be no restrictions on operating hours. Mr. Fagel then noted that presently, his sleeping pattern was continuously disturbed because of noise made by either restaurants or their patrons until about 5:00 am in the morning.

Mrs. Diane Styles, 8680 Leslie Road, noted her concerns that she could not sleep at night because of the activities of restaurant patrons and other late night activities in this area. She also stated her concern that there was an illegal parking lot established at 8631 Alexandra Road.

Mr. Bert Lesage, 8660 Leslie Road, stated his concerns about sleepless nights because of activities of patrons in this area. He also noted his concern about the illegal parking lot at 8631 Alexandra Road.

### Panel Discussion

Discussion then ensued among Panel Members and it was agreed that although the design of the building was attractive, due to the lack of adequate parking and the 50% reduction in the setback requested to the adjacent residential uses, they could not support this application.

### Panel Decision

It was moved and seconded

*That a Development Permit for 8711 Alexandra Road that would:*

1. *Allow a 880.6 m<sup>2</sup> (9,479 6 ft<sup>2</sup>), three-storey karaoke building on a site zoned Automobile – Oriented Commercial District (C6); and*
2. *Vary the regulations in the Zoning and Development Bylaw to:*
  - a) *reduce the road setback from 6.0 m to 5.0 m on Alexandra Road and to 5.8 m on Sorensen Crescent;*
  - b) *reduce the rear yard setback from 25.0 m to 12.4 m adjacent to the residential zoning district to the north;*

- c) *reduce the manoeuvring aisles from 7.5 m to 6 m; and*
- d) *allow 48% of the parking spaces on-site (22 stalls) to be for small cars,*

**BE DENIED.**

**CARRIED**

**3. Development Permit DP 03-249869**  
(Report: January 7/2004 File No.: DP03-249869) (REDMS No. 1101215)

APPLICANT: J.A.B. Enterprises Ltd.

PROPERTY LOCATION: 7040 Blundell Road

**INTENT OF PERMIT:**

1. To allow development of three (3) two-storey townhouse units containing a total floor area of 550.45 m<sup>2</sup> (5,925 ft<sup>2</sup>) on one (1) combined lot with a total area of 2,300 m<sup>2</sup> (24,754 ft<sup>2</sup>); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 as follows:
  - a) reduce the side yard setback along the west property line from 3.0 m (9.843 ft.) to 1.63 m (5.35 ft.) for a portion of the principal building on one (1) townhouse unit at the south-west corner of the site; and
  - b) reduce the side yard setback along the west property line from 3.0 m (9.843 ft.) to 1.32 m (5.35 ft.) for a two-story box bay window and gas fireplace on one (1) townhouse unit at the southwest corner of the site.

**Applicant's Comments**

None.

**Staff Comments**

Mr. Holger Burke, Manager, Development Applications, advised that staff supported this application.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

None.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for 7040 Blundell Road on a site zoned Comprehensive Development District (CD/23) which would:*

1. *Allow development of three (3) two-storey townhouse units containing a total floor area of 550.45 m<sup>2</sup> (5,925 ft<sup>2</sup>) on one (1) combined lot with a total area of 2,300 m<sup>2</sup> (24,754 ft<sup>2</sup>); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 as follows:*
  - a) *reduce the side yard setback along the west property line from 3.0 m (9.843 ft.) to 1.63 m (5.35 ft.) for a portion of the principal building on one (1) townhouse unit at the south-west corner of the site; and*
  - b) *reduce the side yard setback along the west property line from 3.0 m (9.843 ft.) to 1.32 m (5.35 ft.) for a two-storey box bay window and gas fireplace on one (1) townhouse unit at the south-west corner of the site.*

**CARRIED**

### 4. Adjournment

It was moved and seconded

*That the meeting be adjourned at 4:20 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 28<sup>th</sup>, 2004.

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Jeff Day, General Manager  
Engineering and Public Works, Chair

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Desiree Wong  
Recording Secretary