



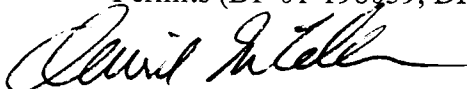
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**To:** Richmond City Council **Date:** February 4, 2003  
**From:** David McLellan **File:** 0100-20-DPER1  
Chair, Development Permit Panel  
**Re:** **Development Permit Panel Meeting Held in January 2003**

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**Panel Recommendation**

1. That the recommendations of the Panel to authorize the issuance of:
  - i) a Development Permit (DP 02-199072) for the property at 7511 Garden City Road;
  - ii) a Development Permit (DP 02-203975) for the property at 8420 Cambie Road;
  - iii) a Development Permit (DP 02-208390) for the property at 7520 Williams Road;
  - iv) a Development Variance Permit (DV 02-221296) for the property at 3000 River Road;be endorsed, and the Permits so issued.
  
2. That the addition of decks for fire fighting purposes at 4311 & 4388 Bayview Street and 4388 Moncton Street be deemed to be in general compliance with the Development Permits (DP 01-198039, DP 01-198041 & DP 01-198040) issued for those properties.

  
David McLellan  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered the following items at meetings held in January 2003, which are now ready for Council consideration:

**DP 02-199072 – GEORGE & MARIA BLAZENKO – 7511 GARDEN CITY ROAD**

The proposal to construct a three unit townhouse near the south west corner of Garden City Road and General Currie Road did not generate any public comment. The variances noted in the project were known and essential to the project as it was described in the rezoning process. The site layout conforms to a preplan developed in conjunction with adjacent owners and City staff and upon completion of the whole will be an appropriate design for the neighbourhood. The Panel was also satisfied with the palette of materials and the architectural detail proposed.

The Panel recommends that the permit be issued.

**DP 02-203975 – MEMORIAL GARDENS (BC) LTD. – 8420 CAMBIE ROAD**

The proposal to reconstruct a funeral home at the south east corner of Cambie Road and Brown Road did not generate any public comment. The proponent has made for additional road dedication and retention of significant trees on the site. The actual design of the building was found to be quite attractive and appropriate to the use. The Panel was satisfied that the proposed variance to the parking standards for this unique use was appropriate given that arrangements have been made off site for major events. It was noted for this small percentage of events, full compliance with the parking standard may be unsatisfactory in meeting real demand.

The Panel recommends that the permit be issued.

**DP 02-208390 – DANNY LUNG – 7520 WILLIAMS ROAD**

The proposal to construct four multiple family units on the south side of Williams Road west of No. 3 Road did not generate any public comment. The Panel was informed that there are no variances proposed and that the design guidelines have been met.

The Panel recommends that the permit be issued.

**DV 02-221296 – PROGRESSIVE CONSTRUCTION LTD. & 361612 BC LTD. – 3000 RIVER ROAD**

The proposal to vary the building envelope and maximum height for this home on the west end of River Road generated written comments from a number of the neighbours to the south. Although one of the neighbours expressed concern regarding impact on views, three other neighbours (2 of which immediately abut the site) expressed support for the proposal. It was noted that the applicant has given permission to the two neighbours who access the perimeter dyke system through this property to continue to do so and this apparently was their most important concern.

The Panel recommends that the permit be issued.

DP 01-198039, DP 01-198040 & DP 01-198041 – PERKINS AND COMPANY – 4311 & 4388  
BAYVIEW STREET AND 4388 MONCTON STREET

The proposal to add a variety of decks to accommodate fire fighting requirements for these townhouse developments east of Steveston Village is a necessary requirement of the building code. The Panel was informed that these structures would not detrimentally impact the overall design of the site and suitable landscaping would be placed on the structures.

The Panel recommends that these additions be deemed to be in general compliance with the Development Permit issued.

DJM:djm



## Development Permit Panel

Wednesday, January 29<sup>th</sup>, 2003

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  
Lauren Melville, Manager, Policy and Research

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 15<sup>th</sup>, 2003, be adopted.*

### 2. Development Permit DP 02-208390

(Report: January 8/02 File No.: DP 02-208390) (REDMS No. 924750)

APPLICANT: Danny Lung

PROPERTY LOCATION: 7520 Williams Road

INTENT OF PERMIT:

To allow the development of four (4) units within two (2) buildings on two (2) lots with a total proposed total building area of 529.800 m<sup>2</sup> (5,702.91 ft<sup>2</sup>).

#### Applicant's Comments

Mr. Danny Lung, applicant, with the aid of an artists' rendering and elevations, provided a brief description of the exterior buildings materials as follows: - hardiplank panels on the lower portion of the building with rough stucco on the upper portions; shingled roofing; different colours and characters for each building; and, an accent colour on the soffits.

### Staff Comments

The Manager, Development Applications, Joe Erceg, said that the rezoning of the subject property had been adopted on January 13<sup>th</sup>, 2003; the proposed development was similar to two developments to the west; and, that staff had no concerns.

In response to a question from the Panel, Ms. Jenny Liu, landscape architect, said that discussions with the City planner had resulted in the selection of Japanese Snowball trees, in varying calliper size, for the site; stamped concrete would provide a pedestrian scale to the interior roadway; the foundation planting was varied to create layers and visual interest – winter interest, spring and summer flowering etc.; and, that the plant species were low maintenance – rhodos on the edges, Golden Leaf Black Locust etc.

### Correspondence

None.

### Gallery Comments

None.

### Panel Discussion

The Chair acknowledged the attention the applicant had given to conforming to the area guidelines and the requirements of the zone.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for 7520 Williams Road on a site zoned Comprehensive Development District (CD/124), which would allow the development of four (4) units within two (2) buildings on two (2) lots with a total proposed total building area of 529.800 m<sup>2</sup> (5,702.91 ft<sup>2</sup>).*

**CARRIED**

### 3. Development Variance Permit DV 02-221296

(Report: January 2/03 File No.: DV 02-221296) (REDMS No. 928195)

APPLICANT: Brian Kramer, Architect, on behalf of  
Progressive Construction Ltd. & 361612 BC Ltd.

PROPERTY LOCATION: 3000 River Road

#### INTENT OF PERMIT:

To vary the maximum building height in the Single-Family Housing District (R1) zone by approximately 0.8 m (2.625 ft.) above the permitted residential vertical envelope; and to permit portions of dormer roofs and overhangs to extend beyond the front and sideyard vertical envelopes, for a proposed new single-family dwelling at 3000 River Road.

### **Applicant's Comments**

Mr. Brian Kramer, architect, 9060 Dolphin Avenue, accompanied by Mr. Milo Ilich, said that the increased height, the result of 9' ceiling heights, was necessary in order to take advantage of the spectacular views. Mr. Kramer referred to two developments that had been granted similar variance requests. A diagram of the view lines of the two homes, to the rear of the subject property, and a photograph of the vacant lot, were displayed. Photographs of the various house designs and styles along River Road, and of the Seafair West development, were also displayed

### **Staff Comments**

The Manager, Development Applications, Joe Erceg, said that the requested variances were small and caused no concern for staff. Mr. Erceg referred to a letter received in opposition to the proposed plan, attached as Schedule 1; and also a letter in support of the proposed plan, attached as Schedule 2.

In response to a question from the Chair, Mr. Ilich said that backyard access to the dyke was the concern expressed by the owners of the properties to the rear, and not building height.

### **Correspondence**

Lucy and Nelson Chan, 5675 Musgrave Crescent – attached as Schedule 1.

Coleman Tokei, Hardev Teja, G. and Agnes Kollmuss, 5659, 5671 and 5648 Musgrave Crescent – attached as Schedule 2.

### **Gallery Comments**

None.

### **Panel Discussion**

The Chair noted the lack of opposition from the immediate neighbours and expressed his appreciation of the effort put forth by the applicant in working with the neighbours.

### **Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued that would vary the maximum building height in the Single-Family Housing District (R1) zone by approximately 0.8 m (2.625 ft.) above the permitted residential vertical envelope and to permit portions of dormer roofs and overhangs to extend beyond the front and sideyard vertical envelopes, for a proposed new single-family dwelling at 3000 River Road.*

**CARRIED**

4. **GENERAL COMPLIANCE - REQUEST BY PERKINS AND COMPANY FOR A GENERAL COMPLIANCE RULING AT 4311 BAYVIEW STREET, 4388 MONCTON STREET AND 4388 BAYVIEW STREET**

(Report: Jan. 27/03 File No.: DP 01-198039/40/41) (REDMS No. 948408/ 948464/ 948466)

APPLICANT: Perkins and Co.

PROPERTY LOCATION: 4311 Bayview Street, 4388 Moncton Street and 4388 Bayview Street

Ms. Karen Hung, Perkins and Co. briefly reviewed the recent requirement that emergency fire access/rescue platforms be provided for 3 storey units. In response to a question from the Panel Ms. Hung said that planter boxes will be incorporated into the patio space.

**Manager's Recommendations**

*That a General Compliance be issued for 4311 Bayview Street and 4388 Moncton Street, on sites zoned Comprehensive Development District (CD/101), and 4388 Bayview Street, on a site zoned Comprehensive Development District (CD/103), which would revise the approved Development Permits and allow additional emergency fire access/rescue platforms.*

**CARRIED**

5. **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 29<sup>th</sup>, 2003.

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David McLellan  
Chair

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Deborah MacLennan  
Administrative Assistant

Schedule 1 to the minutes of the  
 Development Permit Panel meeting  
 held on Wednesday, January 29<sup>th</sup>,  
 2003.

The City Clerk  
 City of Richmond  
 6911 No. 3 Rd  
 Richmond, BC  
 V6Y 2C1

<b>To Development Permit Panel</b>	
Date:	January 29 03
Item #:	3
Re:	3000 RIVER ROAD

January 18, 2003

		INT
	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

Dear Sir

**Re: 3000 River Rd, Richmond, BC Application for A Development Variance  
 Permit DV 02-221296**

We are long time residents of Richmond since 1972. We operated a professional practice in Richmond since 1981.

In regard to the application of development variance of the above address, we have the following comments:

Height variance by .8M

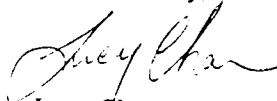
We feel that increasing the height would be extremely unreasonable and unfair to the established residences behind this building site. River view is extremely important to the residences along River Road and immediately behind it. This property already has excellent view being directly in front of the dyke. Would they accept anything build in front of it to hinder its excellent view? We expect that they won't, with good reason. If so, why would they expect others to accept their increased height and blocking out the limited river views that others enjoy. If all new buildings apply for slight variance to increase their heights the river view would soon be restrictive views to only new residences.

Consideration for wild life – 3000 River Road is very close to the green belt, bird reserve connecting to the dyke. Many species of wild birds enjoy the surroundings. Any increase in height would affect the natural surroundings of the species reside or migrate along this green belt. The bird reserve is one of Richmond's great natural resources. Any slight adversity to threaten this precious gem of Richmond must not be allowed.

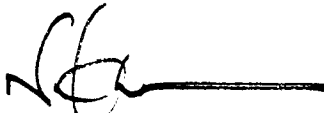
Dormer roof and overhangs

We feel that River Road is being enjoyed by all residents and visitors visiting our unique dyke trails. We and our visitors and friends always admire River Road's residences. We feel that varying the existing code allows buildings of varying styles and quality which may harm the harmony of existing properties and present a negative image to the many visitors, local and out of town.

Yours sincerely,



Lucy Chan  
 5675 Musgrave Cres  
 Richmond, BC  
 V7C 5N3



Nelson Chan  
 5675 Musgrave Cres  
 Richmond, BC  
 V7C 5N3





Schedule 2 to the minutes of the  
Development Permit Panel meeting  
held on Wednesday, January 29<sup>th</sup>,  
2003.

TL TERMINAL

P.01/01

January 23, 2003

<b>To Development Permit Panel</b>
Date: <u>January 29 03</u>
Item #: <u>3</u>
Re: <u>3000 RIVER ROAD</u>
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**YOUR FILE: DV 02-221296**

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

ATTENTION: CITY CLERK

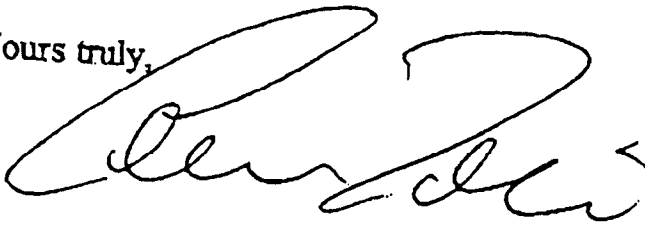
Dear Sirs:

**RE: DEVELOPMENT VARIANCE - 3000 RIVER ROAD, DV 02-221296**

Please be advised that we live in the neighbourhood and support the Development Variance Permit Application to vary building height for the house being constructed at 3000 River Road.

Should you require anything further do not hesitate to contact us at the number below.

Yours truly,



Name: COLEMAN TOKEL

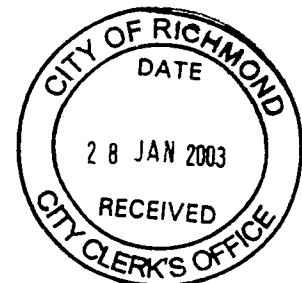
5659 MUSGRAVE CRESCENT

Address: RICHMOND, BC V7C 5N3

Phone: (604) 279-8499 (HOME)

(604) 728-5148 (CELL)

185



January 23, 2003

**YOUR FILE: DV 02-221296**

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

ATTENTION: CITY CLERK

Dear Sirs:

**RE: DEVELOPMENT VARIANCE - 3000 RIVER ROAD, DV 02-221296**

Please be advised that we live in the neighbourhood and **support** the Development Variance Permit Application to vary building height for the house being constructed at 3000 River Road.

Should you require anything further do not hesitate to contact us at the number below.

Yours truly,

Name: HARDEV S. TEJA

Address: 5671 Mcgrave Cres.

Phone: Home 244-9473

Business 273-7862  
186

January 23, 2003

**YOUR FILE: DV 02-221296**

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

ATTENTION: CITY CLERK


Dear Sirs:

**RE: DEVELOPMENT VARIANCE - 3000 RIVER ROAD, DV 02-221296**

Please be advised that we live in the neighbourhood and **support** the Development Variance Permit Application to vary building height for the house being constructed at 3000 River Road.

Should you require anything further do not hesitate to contact us at the number below.

Yours truly,

  
Name: Agnes Kollmuers

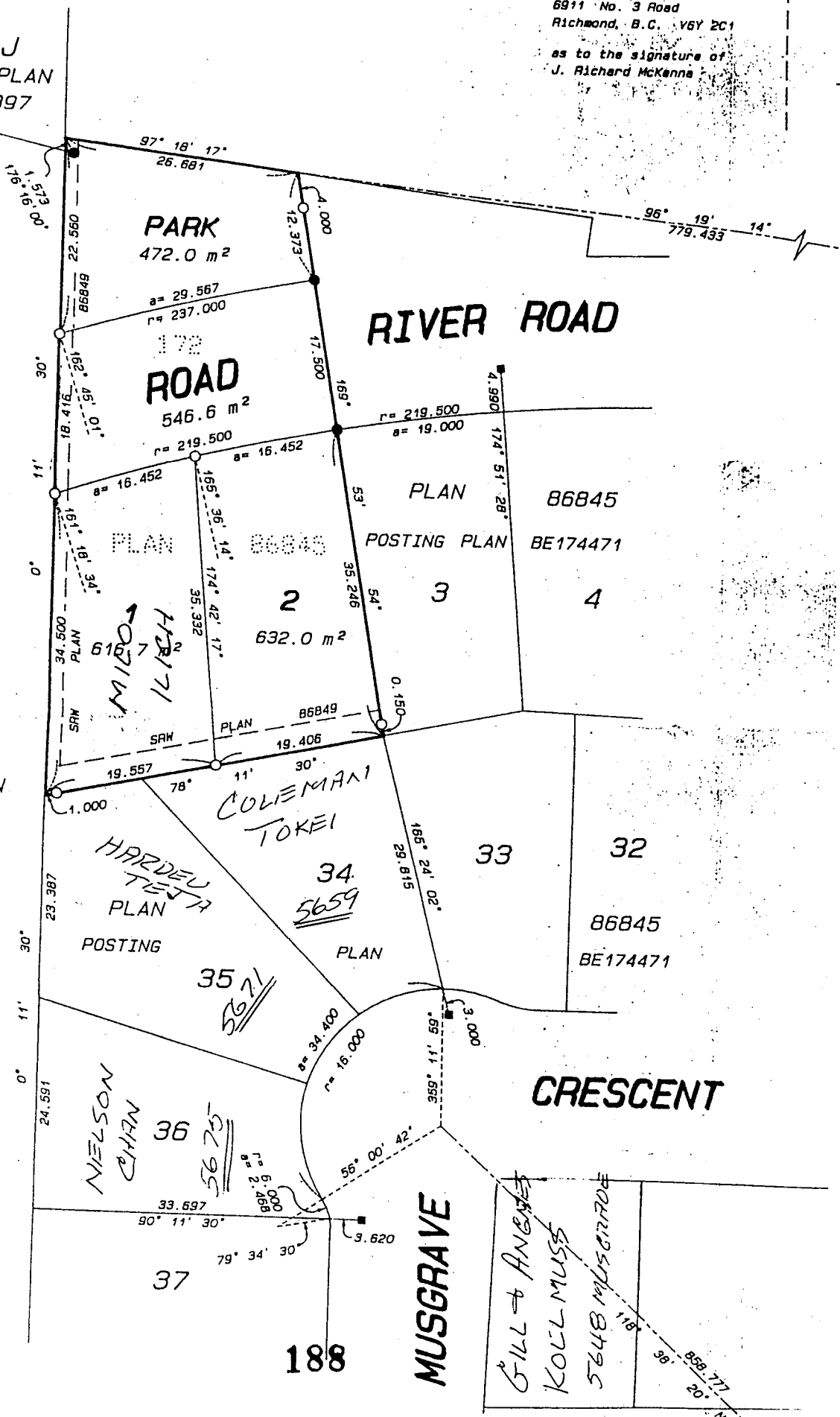
Address: 5648 MUSGRAVE CREES

Phone: 279-2002

City Solicitor  
6911 No. 3 Road  
Richmond, B.C. V6Y 2C1  
as to the signature of  
J. Richard McKenna

J  
REF PLAN  
47897

REM  
C  
REF PLAN  
10219



LEGEND

NOT TO SCALE