



## CITY OF RICHMOND

### REPORT TO COUNCIL

**TO:** Richmond City Council  
**FROM:** Jim Bruce, Chair,  
Development Permit Panel

**DATE:** February 21, 2001

**FILE:** 0100-20-DPER1


**RE: Recommendations  
Development Permit Panel Meeting Held on February 14, 2001**

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#### PANEL RECOMMENDATIONS

1. **That a Development Permit** be endorsed and a Permit so issued for 13400 Princess Street on a site zoned Comprehensive Development District (CD/115) and partially within an Environmentally Sensitive Area (ESA) which would:
  - 1) Allow the development of a 20 unit detached residential townhouse development with a total building area of 3,208.673 m<sup>2</sup> (34,539 ft<sup>2</sup>).
  - 2) Vary the provisions of the Zoning and Development Bylaw 5300 to permit variances to the building envelopes specified in Comprehensive Development District (CD/115) including minor variances to the location of the building footprints, roof overhangs and/or decks and to move the mail kiosk to the east end of the site.
  - 3) Preserve and enhance the existing ditch along Dyke Road in a manner which is consistent with the Development Permit Guidelines for Environmentally Sensitive Areas (ESA's).
  
2. **That a Development Permit** be endorsed and a Permit so issued for a property at 8100 Saba Road that would:
  - 1) Allow the development of a mixed-use high-rise development on a site zoned Downtown Commercial District (C7) at the south-west corner of Saba Road and Buswell Street; and
  - 2) Vary the regulations in the Zoning and Development Bylaw to:
    - reduce the parking aisle widths from 7.5 m (24.606 ft.) to 6.553 m (21.5 ft.),
    - increase the allowable building height from 45m (147.638') to 47m (154.199').

3. **That a Development Variance Permit** to vary the road setback from 6.0 m (19.685 ft.) to 0.384 m (1.26 ft.) along Garden City Road, in order to permit a new retractable cover over the existing patio at J.P. Malone's neighbourhood pub at 9031 Blundell Road, be endorsed, and the Permit so issued.
4. **That a Development Variance Permit** be endorsed and a Permit so issued for 13020 Delf Place which would:
  - vary the off-street parking requirement by providing 228 parking spaces for 8,253 m<sup>2</sup> (88,836 ft<sup>2</sup>) of proposed building area, and
  - vary the maximum height for buildings from 12 m (39.37 ft.) to 12.88 m (42.257 ft.) in order to accommodate a mechanical room.
5. **That a Development Permit** (DP 01-112156) be issued for 4020, 4300, 4320, 4340, 4440, 4460, 4480 Moncton Street, 12422 No. 1 Road, and No Access Parcels 23833 and 59856 in order to permit the subdivision/dedication of the lands required as conditions to the rezoning of the former BC Packers site, be endorsed, and the Permits so issued



Jim Bruce, Chair,  
Development Permit Panel

**PANEL REPORT**

The Development Permit Panel considered:

- three Development Permits and
- two Development Variance Permits

at its meeting held on February 14, 2001.

**1. DEVELOPMENT PERMIT DP 00-174507 - Cedar Development (Princess Lane) Corp.**  
13400 Princess Street (Report: January 24/01 File No.: DP 00-174507) (REDMS: 190401)

The proposal is to allow the development a 20 unit detached residential townhouse development with a total building area of 3,208.673m<sup>2</sup> (34,539ft<sup>2</sup>), in the London-Princess Lane area.

This is the second development proposal in the area, since the approval of the updated Steveston Area Plan.

The proposal reflects the unique heritage character of the area.

The Panel recommends that a Development Permit be issued for 13400 Princess Street on a site zoned Comprehensive Development District (CD/115) and partially within an Environmentally Sensitive Area (ESA) which would:

1. Allow the development of a 20 unit detached residential townhouse development with a total building area of 3,208.673 m<sup>2</sup> (34,539 ft<sup>2</sup>).
2. Vary the provisions of the Zoning and Development Bylaw 5300 to permit variances to the building envelopes specified in Comprehensive Development District (CD/115) including minor variances to the location of the building footprints, roof overhangs and/or decks and to move the mail kiosk to the east end of the site.
3. Preserve and enhance the existing ditch along Dyke Road in a manner which is consistent with the Development Permit Guidelines for Environmentally Sensitive Areas (ESA's).

**2. DEVELOPMENT PERMIT DP 00-181970 - Amacon Development (Saba) Corp., 8100 Saba Road** (Report: January 30/01 File No.: DP 00-181970) (REDMS: 271961)

The proposal is:

1. To allow the development of a mixed-use high-rise development on a site zoned Downtown Commercial District (C7) at the south-west corner of Saba Road and Buswell Street; and
2. To vary the regulations in the Zoning and Development Bylaw to :
  - reduce the parking aisle widths from 7.5 m (24.606 ft.) to 6.553 m (21.5 ft.)
  - increase the allowable building height from 45m (147.638') to 47m (154.199').

The proponent assured the Panel that the elevation variance requested is limited to the elevator shaft only.

The Panel recommends that a Development Permit be issued at 8100 Saba Road that would:

1. Allow the development of a mixed-use high-rise development on a site zoned Downtown Commercial District (C7) at the south-west corner of Saba Road and Buswell Street; and
2. Vary the regulations in the Zoning and Development Bylaw to :
  - reduce the parking aisle widths from 7.5 m (24.606 ft.) to 6.553 m (21.5 ft.),
  - increase the allowable building height from 45m (147.638') to 47m (154.199').
3. **DEVELOPMENT PERMIT DV 00-182105** - Amano Architects - 9031 Blundell Road  
(Report: January 22/00, File No.: DV 00-182105) (REDMS: 237622)

The purpose of the Development Variance Permit is to vary the road setback from 6.0 m (19.685 ft.) to 0.384 m (1.26 ft.) along Garden City Road, in order to permit a new retractable cover over the existing patio at J.P. Malone's neighbourhood pub at 9031 Blundell Road.

The Panel recommends that a Development Variance Permit to vary the road setback from 6.0 m (19.685 ft.) to 0.384 m (1.26 ft.) along Garden City Road, in order to permit a new retractable cover over the existing patio at J.P. Malone's neighbourhood pub at 9031 Blundell Road, be issued.

4. **DEVELOPMENT PERMIT DV 00-184468** - Bentall Properties Ltd. - 13020 Delf Place  
(Report: January 22/00, File No.: DV 00-184468) (REDMS: 264939)

The purpose of the Development Variance Permit is:

- to vary the off-street parking requirement by providing 228 parking spaces for 8,253 m<sup>2</sup> (88,836 ft<sup>2</sup>) of proposed building area, and
- to vary the maximum height for buildings from 12 m (39.37 ft.) to 12.88 m (42.257 ft.) in order to accommodate a mechanical room.

The Panel noted that:

- both variances were minor, and
- the developer has made a voluntary contribution of \$10,000 to upgrade the left turn lane from Westminster Highway to Jacombs Road.

The Panel recommends that a Development Variance Permit be issued for 13020 Delf Place which would:

- vary the off-street parking requirement by providing 228 parking spaces for 8,253 m<sup>2</sup> (88,836 ft<sup>2</sup>) of proposed building area, and
- vary the maximum height for buildings from 12 m (39.37 ft.) to 12.88 m (42.257 ft.) in order to accommodate a mechanical room.

5. **DEVELOPMENT PERMIT DP 01-112156** - Steve Zuliani, Moodie Consultants Ltd. on behalf of BCPL (1999) Ltd. - at 4020, 4300, 4320, 4340, 4440, 4460, 4480 Moncton Street, 12422 No. 1 Road, and No Access Parcels 23833 and 59856 (Report: January 31/00, File No.: DP 01-112156) (REDMS: 267364)

The Panel Chairman advised those in attendance that no zoning or land use issues would be heard as the overall development proposal was at 3<sup>rd</sup> reading of the proposed zoning bylaw amendment.

The purpose of the Development Permit is to permit the subdivision/dedication of the lands required as conditions to the rezoning of the former BC Packers site.

The Panel was advised that:

- the subject site was under rezoning (i.e., at 3<sup>rd</sup> reading)
- a condition of the rezoning was that the applicant subdivide off and transfer certain lands to the City, prior to the zoning being considered by Council.
- a Development Permit was required under the Local Government Act in order to accomplish the subdivision
- the Development Permit was an administrative requirement, in the Local Government Act, of subdividing off the property allocated for:
  - the proposed waterfront park,
  - the proposed community use site on Moncton Street,
  - the proposed site for the/under the Phoenix Net Loft building, and,
  - the land for the proposed Bayview extension.

The Panel recommends that a Development Permit be issued to permit the subdivision/dedication of the lands required as conditions to the rezoning of the former BC Packers site.



Prepared by:  
Terry, Crowe, Panel Member,



MINUTES

**DEVELOPMENT PERMIT PANEL**

**Wednesday, February 14, 2001**

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Jim Bruce, General Manager, Finance and Corporate Services,  
Acting Chair  
Jeff Day, Director, Engineering  
Terry Crowe, Manager, Policy Planning

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

The Chair introduced the members of the Development Permit Panel to the audience and explained the procedures.

1. **MINUTES**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on January 24, 2001 be adopted.*

**CARRIED**

2. **DEVELOPMENT PERMIT DP 00-174507**

(Report: January 24/01 File No.: DP 00-174507) (REDMS: 190401)

APPLICANT: Cedar Development (Princess Lane) Corp.

PROPERTY LOCATION: 13400 Princess Street

INTENT OF PERMIT:

1. To allow the development of a 20 unit detached residential townhouse development with a total building area of 3,208.673 m<sup>2</sup> (34,539 ft<sup>2</sup>).
2. To vary the provisions of the Zoning and Development Bylaw 5300 to permit variances to the building envelopes specified in Comprehensive Development District (CD/115) including minor variances to the location of the building footprints, roof overhangs and/or decks and to move the mail kiosk to the east end of the site.

3. To preserve and enhance the existing ditch along Dyke Road in a manner which is consistent with the Development Permit Guidelines for Environmentally Sensitive Areas (ESA's).

### **APPLICANT'S COMMENTS**

Tom Bell, Gomberoff Bell Lyon Architects, and Mr. Dana Westermark, Cedar Developments, aided by artist's renderings and drawings, gave a summary of the site. The central road feeds all 20 homes. The homes fronted by Dyke Road all have large sideyards which open up the views from the back to the river. The project reflects a heritage character. The homes in the front are slightly lower than those in the rear to allow for views. The homes incorporate details derived from an exhaustive study of the heritage of Steveston.

### **STAFF COMMENTS**

The Manager, Development Applications, Joe Erceg, reviewed the report. He noted that this was the first residential project, in this "Character Area" where the architectural guidelines are more stringent, to formally come forward for a Development Permit. Staff are currently in discussion over property on the north side of Princess Lane.

Mr. Erceg stated that the applicant had paid considerable attention to design details and that a consultation process with the Heritage Advisory Committee had taken place.

The minor variances were not considered by staff to be of issue with the exception of the asphalt roof material; the architectural guidelines specify wood. In response to a question from Mr. Day, Mr. Westermark said that the asphalt material provided better durability and wear than a wood shingle and that the high quality laminated asphalt shingle would give the appearance of cedar.

Council recently adopted a plan for future roads in this neighbourhood and this project is consistent with that plan, including the elevation of Princess Lane by 2 feet.

### **GALLERY COMMENTS**

Mr. Doug Philip, 6211 Dyke Road, stated his concern about the right of way, which was to run parallel to his property, and which would have a walking path constructed on it. The pathway was shown to straddle his property line and Mr. Philip asked why it could not be in a more central location. Mr. Philip referred to the drainage ditch paralleling his property and asked about the potential fill in and the effect this would have on drainage. Mr. Philip asked for clarification of the vehicle access issue as it pertained to his property.

Mr. Erceg responded to the concerns by advising that the walk way would not straddle Mr. Philip's property line as it had been relocated farther east. The rezoning servicing agreement provided for the applicant upgrading Princess Lane. The drainage is scheduled for upgrade in 2001 at which time the ditch would be piped. The project will not interfere with Mr. Philip's vehicle access.

**CORRESPONDENCE**

None

**PANEL DISCUSSION**

None

**PANEL DECISION**

It was moved and seconded

***That a Development Permit be issued for 13400 Princess Street on a site zoned Comprehensive Development District (CD/115) and partially within an Environmentally Sensitive Area (ESA) which would:***

- 1. Allow the development of a 20 unit detached residential townhouse development with a total building area of 3,208.673 m<sup>2</sup> (34,539 ft<sup>2</sup>).***
- 2. Vary the provisions of the Zoning and Development Bylaw 5300 to permit variances to the building envelopes specified in Comprehensive Development District (CD/115) including minor variances to the location of the building footprints, roof overhangs and/or decks and to move the mail kiosk to the east end of the site.***
- 3. Preserve and enhance the existing ditch along Dyke Road in a manner which is consistent with the Development Permit Guidelines for Environmentally Sensitive Areas (ESA's).***

**CARRIED**

**3. DEVELOPMENT PERMIT DP 00-181970**

(Report: January 30/01 File No.: DP 00-181970) (REDMS: 271961)

APPLICANT: Lawrence Doyle Architect Inc. on behalf of  
Amacon Development (Saba) Corp.

PROPERTY LOCATION: 8100 Saba Road

INTENT OF PERMIT:

- 1.** To allow the development of a mixed-use high-rise development on a site zoned Downtown Commercial District (C7) at the south-west corner of Saba Road and Buswell Street; and
- 2.** To vary the regulations in the *Zoning and Development Bylaw* to :
  - reduce the parking aisle widths from 7.5 m (24.606 ft.) to 6.553 m (21.5 ft.)
  - increase the allowable building height from 45m (147.638') to 47m (154.199')



### **APPLICANT'S COMMENTS**

With the aid of a model and an artists renderings and drawings Mr. Lawrence Doyle, Architect, reviewed the project noting that he had been involved in all but one of the Lang property sites.

An original master plan had worked out a number of towers and street level commercial units with the intention of this being a high density residential development near the centre of Richmond. In addition to the residential there was to be an extension of street front commercial so that the development could break out of the shopping malls.

A strong street front commercial extension along Saba Road and Buswell Road connects to the market at Westminster Hwy. The entire Buswell frontage has residential character entrances. Shadow studies were undertaken and demonstrated there to be only minor park shadowing during the hours stated in the shadowing guidelines.

A variance was required for the elevator shaft which extended two metres beyond the requirements. All parking was from the lane to the west allowing for no interruption of traffic on the street.

Mr. Masa Ito, Landscape Architect, reviewed the landscape plans. A greater residential character was to be obtained by replacing the pavers in the boulevard on Buswell with lawn. The outdoor amenity areas on the fourth and six floors were discussed with the note that not only did they provide a pleasurable view from adjacent towers but also an activity area for the residents.

### **STAFF COMMENTS**

The Manager, Development Applications, Joe Erceg reviewed the report and noted that the applicant had been very cooperative and that the project met the Development Permit guidelines. The slight shading of one corner of Lang Park was considered minor and the height variance requested was similar to adjacent towers.

Mr. Doyle responded to a question from the Chair regarding the reduced parking aisle widths by noting that the widths are consistent with parking standards in other municipalities and that all parking requirements have been fulfilled.

### **CORRESPONDENCE**

None

### **GALLERY COMMENTS**

Ms. Julia Wang, 1701-8238 Saba Road, read a written submission which is attached as Schedule 1. Ms. Wang expressed concern about the requested height variance and Mr. Doyle explained that the variance is for the elevator shaft only and that this would have no impact on the view from the surrounding buildings.

Mr. Alex Jamieson, staff, provided a composite diagram of the heights of buildings in the area and Mr. Doyle then used this to demonstrate that the tower would be within the 45 metre height guideline with the exception of 150 sq. ft. for the elevator shaft.

**PANEL DECISION**

*That a Development Permit be issued for a property at 8100 Saba Road that would:*

1. *Allow the development of a mixed-use high-rise development on a site zoned Downtown Commercial District (C7) at the south-west corner of Saba Road and Buswell Street; and*
2. *Vary the regulations in the Zoning and Development Bylaw to :*
  - *reduce the parking aisle widths from 7.5 m (24.606 ft.) to 6.553 m (21.5 ft.),*
  - *increase the allowable building height from 45m (147.638') to 47m (154.199').*

**CARRIED**

4. **DEVELOPMENT PERMIT DV 00-182105**  
(Report: January 22/00, File No.: DV 00-182105) (REDMS: 237622)

APPLICANT: Amano Architects

PROPERTY LOCATION: 9031 Blundell Road

INTENT OF PERMIT:

To vary the road setback from 6.0 m (19.685 ft.) to 0.384 m (1.26 ft.) along Garden City Road, in order to permit a new retractable cover over the existing patio at J.P. Malone's neighbourhood pub at 9031 Blundell Road.

**APPLICANT'S COMMENTS**

Not present.

**STAFF COMMENTS**

The Manager, Development Applications, Joe Erceg, reviewed the report. It was noted that a variance was required because a roof structure was being added over the existing patio. Staff felt the retractable roof to be an enhancement to the site and supported the variance

In response to a question from Mr. Day, Mr. Erceg said that the awning would be of a pull out type, probably of a fabric material.

Mr. Erceg confirmed for the Chair that there would be no change to the patio size.

**GALLERY COMMENTS**

None

**CORRESPONDENCE**

Isabella and Thomas Leung, Units 3 and 6, 7831 Garden City Road – attached as Schedule 2.

**PANEL DECISION**

It was moved and seconded

*That a Development Variance Permit to vary the road setback from 6.0 m (19.685 ft.) to 0.384 m (1.26 ft.) along Garden City Road, in order to permit a new retractable cover over the existing patio at J.P. Malone's neighbourhood pub at 9031 Blundell Road, be issued.*

**CARRIED**

**5. DEVELOPMENT PERMIT DV 00-184468**

(Report: January 22/00, File No.: DV 00-184468) (REDMS: 264939)

APPLICANT: Bentall Properties Ltd.

PROPERTY LOCATION: 13020 Delf Place

INTENT OF PERMIT:

To vary the off-street parking requirement by providing 228 parking spaces for 8,253 m<sup>2</sup> (88,836 ft<sup>2</sup>) of proposed building area, and to vary the maximum height for buildings from 12 m (39.37 ft.) to 12.88 m (42.257 ft.) in order to accommodate a mechanical room.

**APPLICANT'S COMMENTS**

Mr. Jeffrey Rank, Bentall Properties, said he was seeking a slight height variance for the mechanical room and a parking variance. An agreement had been worked out with an adjacent property for use of parking stalls if required.

**STAFF COMMENTS**

The Manager, Development Applications, Joe Erceg, noted that the variances were minor and that both standards were under review as part of a comprehensive review of the Zoning Bylaw. The Staff do not anticipate any parking shortage as a result of the proposed parking variance.

The developer was noted to have made a voluntary contribution of \$10,000 to upgrade the eastbound left turn lane from Westminster Highway to Jacombs Road.

**GALLERY COMMENTS**

None

**CORRESPONDENCE**

None

**PANEL DECISION**

It was moved and seconded

***That a Development Variance Permit be issued for 13020 Delf Place which would vary the off-street parking requirement by providing 228 parking spaces for 8,253 m<sup>2</sup> (88,836 ft<sup>2</sup>) of proposed building area, and to vary the maximum height for buildings from 12 m (39.37 ft.) to 12.88 m (42.257 ft.) in order to accommodate a mechanical room.***

CARRIED

**6. DEVELOPMENT PERMIT DP 01-112156**

(Report: January 31/00, File No.: DP 01-112156) (REDMS: 267364)

APPLICANT: Steve Zuliani, Moodie Consultants Ltd.  
On behalf of BCPL (1999) Ltd.

PROPERTY LOCATION: 4020, 4300, 4320, 4340, 4440, 4460, 4480 Moncton Street,  
12422 No. 1 Road, and No Access Parcels 23833 and 59856

**INTENT OF PERMIT:**

To permit the subdivision/dedication of the lands required as conditions to the rezoning of the former BC Packers site.

**At this point the Chair cautioned the gallery that no zoning or land use issues would be heard.**

**Mr. Erceg advised that the subject site was at third reading for rezoning and that a condition of rezoning adoption was that the applicant subdivide off and transfer certain lands to the City prior to the zoning being considered for fourth reading by Council. The Development Permit was required under the Local Government Act in order to accomplish the subdivision.**

**APPLICANT'S COMMENTS**

Mr. Steve Zuliani, Moodie Consultants, reiterated that the DP was required for subdivision and that he was available to answer any questions that might arise.

**STAFF COMMENTS**

The Manager, Development Applications, Joe Erceg, advised that this Development Permit would facilitate the subdivision and transfer of the following lands to the City:

- the waterfront park;
- the community use site on Moncton Street;
- the land under the Phoenix net loft building; and,
- the land for the Bayview extension.

Mr. Erceg said that staff supported the application for subdivision as it was consistent with the rezoning that is currently at third reading. It was noted that issue of the Development Permit would not automatically trigger any demolition of buildings on the site.

### GALLERY COMMENTS

Mr. David Woodley, 3 - 12880 Railway Avenue, addressed the credibility of the applicant. Mr. Woodley said he loosely represented a group of ex BC Packers employees who were in the process of undertaking legal action against BC Packers that this might impact the property.

Mr. Douglas Day, President of the Steveston Fisheries Alliance, referred to the recommendations made by Council at their meeting on September 16, 17 and 18, 1998. He asked that it be on record that BC Packers had not, in the Alliance's opinion, worked with the Steveston Fisheries Alliance in a positive and cooperative manner and that BC Packers had made outrageous demands upon the Steveston Fisheries Alliance in their goal to preserve some of the waterfront cannery buildings, including a demand for \$1,000,000 for the loss of view of some condo buildings in the south west corner. This, to Mr. Day, violated the resolutions of the September 16, 17 and 18, 1998 Council meeting.

Ms. Loretta Kane, 12880 Railway Avenue, supported the BCPL application noting that BCPL had been very open during the process and that she had been involved in numerous open houses during the past few years, providing input on the rezoning and restructuring process of the community.

Ms. Eileen Hughes, a Steveston resident, said she had been involved in the BCPL plan from the onset and referred to it as being a community plan. Ms. Hughes said that all requirements of the City and the Provincial Government had been fulfilled and asked that BCPL be allowed to develop the property as it was at present a wasteland.

### CORRESPONDENCE

Douglas and Violet Goodwin, 11100 Chickadee Court – attached as Schedule 3.

Margaret E. G. Austin, 12880 Railway Avenue – attached as Schedule 4.

### PANEL DECISION

It was moved and seconded

***That a Development Permit (DP 01-112156) be issued for 4020, 4300, 4320, 4340, 4440, 4460, 4480 Moncton Street, 12422 No. 1 Road, and No Access Parcels 23833 and 59856 in order to permit the subdivision/dedication of the lands required as conditions to the rezoning of the former BC Packers site.***

CARRIED

#### 5. NEW BUSINESS

None

#### 6. ADJOURNMENT

It was moved and seconded

***That the meeting be adjourned at 4:45 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, February 14, 2001.

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Jim Bruce  
Acting Chair

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Deborah MacLennan  
Recording Secretary

Schedule 1 to the Minutes of the  
Development Permit Panel meeting  
held on Wednesday,  
February 14, 2001.

Suite 1701 - 8238 Saba Road  
Richmond, B.C.  
V6Y 4C7

February 13, 2001

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

Attention: Development Permit Panel

Dear Sirs,

Re: Development Permit DP 00-181970

When we put in our investment to purchase the penthouse at 8238 Saba Road two months ago in December of last year for about half a million dollars, we realized that there is a vacant land on the west side for development and was told that the allowable building height would be the same height as our building.

We are quite surprised when we received the Notice of Application DP00-181970 to find that the proposed building is requesting a variance of 2 meters or 6.56 feet and hope that this variance will not be granted by the panel for the following reasons:

- . the extra 2 meters additional height will not affect the launching of this new development project, yet it will have a long-term affect on the existing neighbour
  - the new higher tower might produce sun shading
  - more obstruction of the views
- . this development is the last site in the Lang subdivision and should achieve the same height continuity as other similar high-rise towers. It is only fair to other buildings owners that the height of this new development be maintained at the same height of 45 meters as set out in the zoning Bylaws.

We hope that the members of the development permit panel will sympathize the position of a neighbour who had recently made a substantial purchase in a penthouse unit across the street to keep the same height regulations as set out in the zoning Bylaws.

Yours truly  
CANADA INTERNATIONAL FORESTS & RESOURCES LTD.

  
JULIA WANG

To: Development Permit Panel  
February 14, 2001

RICHMOND CITY CLERK

		INIT
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DV 00-182105

Feb 08, 2001.

City Of Richmond  
The Richmond Development Permit Panel  
6911 No.3 Road  
Richmond, BC. V6Y 2C1.

Dear Sir,


**Development Variance Permit DV 00-182105**  
**Property Location 9031 Blundell Road**

We are unable to attend the development permit panel meeting on Feb 14, 2001 but we do want to express our strong objection to the proposed change due to the fact that:

1. We are owners of unit 3 and 6 at 7831 Garden City Road and we experienced a lot of late evening nuisance, screams and noise pollution from customers of that captioned pub trying to enjoy their highs in the open space around the pub many days in a week. With allowance of the proposed change, these extremely annoying behavior will extend and expand beyond our control.
2. The pub is already posing certain safety issues in our residential complex and we do not accept any possibility to worsen the situation. We simply cannot take the slightest risk as the current situation is already unbearable. If you have a lot of strangers showing at your doorstep you will not feel safe too and let alone the kids. These strangers can talk loud and behave in any disturbing way at your arm's length.
3. If the City Government still consider 7831 Garden City Road a residential complex, we need our rights to be protected, unless you changed this into a commercial zoning.

Thank you.

  
Isabella Leung

  
Thomas Leung







**CITY OF RICHMOND**  
CITY CLERK'S OFFICE

MEMORANDUM

**TO:** Mayor and Councillors  
**FROM:** J. Richard McKenna  
City Clerk

**DATE:** February 21, 2001  
**FILE:** DP 01-112156

**RE: Issuance of Development Permit – BC Packers**

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At the regular Council Meeting on Monday, February 26, 2001, you will receive a package containing the Development Permits and Variance Permits which are to be issued at that meeting. The package contains Minutes of the Development Permit Panel Meeting at which those DP/DVPs were considered. Normally, any letters submitted to the Panel Meeting are attached to those Minutes; however, some unique circumstances preclude attaching certain letters to the Minutes of the Panel Meeting of Wednesday, February 14, 2001.

The circumstances are that the BC Packers rezoning bylaw has not yet been adopted and consequently, it is improper for Council to receive further submissions on the zoning issue, now that the Public Hearing has concluded on that rezoning. Unfortunately submissions to the Development Permit Panel often stray into the area of rezoning, and while this is not normally a problem because the issuance of a DP/DVP is almost always after the adoption of a rezoning bylaw, such is not the case here. More specifically, two of the letters received in conjunction with the Development Permit required for the subdivision which is necessary to accommodate the rezoning address zoning matters and are therefore not being circulated to you in order to protect the integrity of the Public Hearing.

Please contact me if you have any questions on this matter.

A handwritten signature in black ink, appearing to read "J. Richard McKenna", followed by a large, loopy flourish.

J. Richard McKenna  
City Clerk

JRM:dm  
pc: Joe Erceg, Manager, Development Applications  
Paul Kendrick, Solicitor