



**To:** Richmond City Council  
**From:** David McLellan  
Chair, Development Permit Panel  
**Date:** March 5, 2003  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meetings Held on December 11, 2002 and February 26, 2003**

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**Panel Recommendation**

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

- i) a Development Permit (DP02-202398) for the property at 9151 Bridgeport Road;  
and
- ii) a Development Permit (DP02-212789) for the property at 8080 Bennett Road;

be endorsed, and the Permits so issued.

David McLellan  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered two development permits at its meetings which should now be considered by Council.

**DP 02-202398 – COSTCO WHOLESALE CORPORATION – 9151 BRIDGEPORT ROAD**

The proposal to construct an addition to the east side of Costco on Bridgeport Road generated comment from two neighbours. Some of the concerns raised by the neighbours including; delivery times, land use, etc. are beyond the parameters the Panel could consider. The issues relating to form and character of the development were handled in an appropriate manner, in the opinion of the Panel. These included provisions for parking demand management and screening of the loading area.

The Panel recommends that the permit be issued.

**DP 02-212789 – AM-PRI CONSTRUCTION – 8080 BENNETT ROAD**

The proposal to construct 38 townhouses on the south side of Bennett Road east of No. 3 Road generated some comment from two of its easterly neighbours. The concerns were threefold; a variance on the visitor parking requirement, a variance to the sideyard setbacks which had the effect of lowering the height of the easterly townhouse by reducing the setback to the east property line and the design of the walkway at its southern end. After considerable discussion the neighbour agreed with the Panel that the variance to the setback combined with the reduction to the height of the building would reduce the amount of over look to his site. The Panel agreed with the neighbour in regard to his concerns regarding the variance to visitor parking and the design of the walkway and suitable changes have been made to accommodate these concerns.

The Panel recommends that the permit be issued.

DJM:djm



## Development Permit Panel

Wednesday, February 26<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  
Mike Kirk, General Manager, Human Resources

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, February 12, 2003 be adopted.*

**CARRIED**

### 2. Development Permit DP 02-212789

(Report: January 31/03 File No.: DP 02-212789) (REDMS No. 933753)

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 8080 Bennett Road

#### INTENT OF PERMIT:

1. To permit the construction of a 38-unit townhouse complex on a property zoned Townhouse & Apartment District (R3); and that would:
2. Vary the regulations in the Zoning and Development Bylaw to:
  - a) permit up to twenty tandem parking spaces;
  - b) reduce the sideyard setback from 6 m to 3 m for five (5) buildings;
  - c) reduce the front setback from 6 m to 4 m to allow bay windows and porches to project;
  - d) reduce the rear yard setback from 6 m to 4 m to allow balconies and bay windows to project, and

- e) relax the visitor parking requirement from 8 to 6 to allow for more tree-planting.

#### **Applicant's Comments**

Mr. Tom Yamamoto, architect for the project, with the aid of a model, context plan, elevations and a site plan, explained that some minor modifications had been made to the original submission. Noting that the subject property was the last undeveloped lot in the immediate area, Mr. Yamamoto reviewed the surrounding properties and the types of development on those properties.

Mr. Yamamoto also reviewed the proposed public right of passage right-of-way along the eastern property line; the relocation of the amenity building and open area to allow the creation of one large open area in the centre of the project; the elimination of one unit along Bennett Road to allow passage through to the open area; and, the split of buildings on the south edge in order to reduce massing. Also reviewed by Mr. Yamamoto were the changes to Unit E, to accommodate the concerns of the neighbour, and the requested variances.

#### **Staff Comments**

Mr. Holger Burke, Development Co-ordinator, gave advice that the report had indicated that the rezoning of the subject property was to be approved by Council on February 24, 2003, however, the rezoning application was scheduled for the March 10<sup>th</sup>, 2003 Council meeting.

In addition, Mr. Burke said that the project offered positive elements in its provision of indoor amenity space, the public walkway, the frontage improvements to No. 3 Road, the number of existing mature trees retained, and, a contribution to the Affordable Housing Fund.

Mr. Burke reviewed the concerns, around the setback variance, of the adjacent neighbour on the south east corner, Mr. Barclay, and said that Unit E would be a 2 storey unit with a 4.5 metre setback. While the possibility existed to pull the building back to 6m Mr. Burke expressed concern about the additional notice that would be required if the rear yard setback was reduced for building area.

In regard to the request for a relaxation to the number of visitor parking stalls required, Mr. Burke said that the suggestion had originated from staff in order to allow the provision of more landscaping.

The recommendation of staff was that the Development Permit be issued.

A discussion then ensued among the Panel, staff and Mr. Yamamoto, on various aspects of the proposed development, including the maintenance and standard of the public right-of-way; whether Mr. Barclay had been informed of the modifications; the applicants preference for extra parking or the retention of trees; the building setbacks for the adjacent property to the east; and, the number of parking stalls per unit.

### Correspondence

Mr. D. Barclay, #108-8120 Bennett Road – Schedule 1.

K.M. Stonoyev – 8120 Bennett Road – Schedules 2 and 3.

### Gallery Comments

Mr. Barclay, 108-8120 Bennett Road, said that he was aware of the modifications that had been made but that he still was concerned about the location of the pathway and a reduction to the 6m required setback. It was Mr. Barclay's hope that the cedar hedge, (preferably 'pyramidalis') be located between the path and the property line. Mr. Barclay also expressed concern about the requested reduction to visitor parking, and also the use of tandem parking. In response to a question from the Chair, Mr. Barclay emphasised that he did not want his privacy compromised; and that his preference would be for Unit E to be a 2 storey unit.

### Panel Discussion

Mr. Day said that he would prefer that the pathway be brought to the west side of the existing tree in the south east corner to lessen the impact on the neighbouring property. Mr. Day also expressed concern about the proposed reduction to visitor parking in light of Council's recent input on the lack of parking in the area.

In response to a question from Mr. Kirk regarding the possible paving of the public pathway, Mr. Burke said that the provision of a new hedge along the eastern property line would pull the pathway closer to the existing tree which could be problematic in the event the pathway was paved as asphalt could affect the roots of the tree.

The Chair, Mr. McLellan, said that he would prefer to see as much of the pathway paved as possible. Mr. McLellan agreed that pulling the pathway to the west side of the existing tree was preferable. In addition, Mr. McLellan said that he favoured a 4.5m setback with a 2 storey building, as opposed to retaining a 6m setback with a 3 storey building; and that the number of visitor parking stalls should remain at 8 due to the project being amenable to young families and the resulting need for adequate visitor parking.

Mr. McLellan said that it was not necessary for the project to be re-submitted to the Development Permit Panel as staff could address the submission of revised drawings that accommodated the suggestions of the Panel with the applicant.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for 8080 Bennett Road that would:*

1. *Permit the construction of a 38-unit townhouse complex on a property zoned Townhouse & Apartment District (R3); and that would:*
2. *Vary the regulations in the Zoning and Development Bylaw to:*
  - a) *permit up to twenty tandem parking spaces;*

- b) reduce the sideyard setback from 6 m to 3 m for five (5) buildings;*
- c) reduce the front setback from 6 m to 4 m to allow bay windows and porches to project;*
- d) reduce the rear yard setback from 6 m to 4 m to allow balconies and bay windows to project, and*
- e) relax the visitor parking requirement from 8 to 6 to allow for more tree-planting.*

Prior to the question being called a request was made that each item of the recommendation be dealt with separately.

The question on item 1 was then called and it was **CARRIED**.

The question on Item 2(a) was called and it was **CARRIED**.

The question on Item 2(b) was called and it was **CARRIED**.

The question on Item 2(c) was called and it was **CARRIED**.

The question on Item 2(d) was called and it was **CARRIED**.

The question on Item 2(e) was called and it was **DEFEATED** with Mr. McLellan and Mr. Day opposed.

### 3. Adjournment

It was moved and seconded

*That the meeting be adjourned at 4:06 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 26, 2003.

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David McLellan  
Chair

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Deborah MacLennan  
Administrative Assistant

DEVELOPMENT PERMIT DP02-212787

AM - PRI Construction Ltd.

Attention: Development Permit Panel      City of Richmond      February 26, 2003  
Wednesday 3:30 pm

*My name is David Barclay and I live at Apartment # 108 - 8120 Bennett Road. My home faces west and is in the south west corner of Canaan Court. I have 2 concerns that I am very much opposed too as far as allowing a variance to existing zoning requirements.*

- (1) The setbacks on the south east corner is proposed to be reduced from 6 m to 3 m. This will directly impact my personal lifestyle as I now have a very private back yard and by reducing the setbacks will have the townhomes looking over my fence directly into the back yard removing any privacy that I may still have by the existing requirements of 6 m. This reduction will not only move the sightlines to almost directly down into my backyard it will also block sunlight to my gardens.
- (2) To relax the visitor parking requirement from 8 to 6 spaces. Parking is becoming a big problem on Bennett Road as well as many other areas of Richmond and to propose a reduction to the on property parking would be a big mistake. With the increasing growth in the downtown core area of Richmond to remove parking spaces on private property will only help compound future problems on public property.

I would hope the Development Permit Panel realize that by reducing requirements only helps to reduce the quality of life for people that already live in the area and does absolutely nothing to increase quality of life. Increasing the quality of life for the people of Richmond should be very high on their agenda.

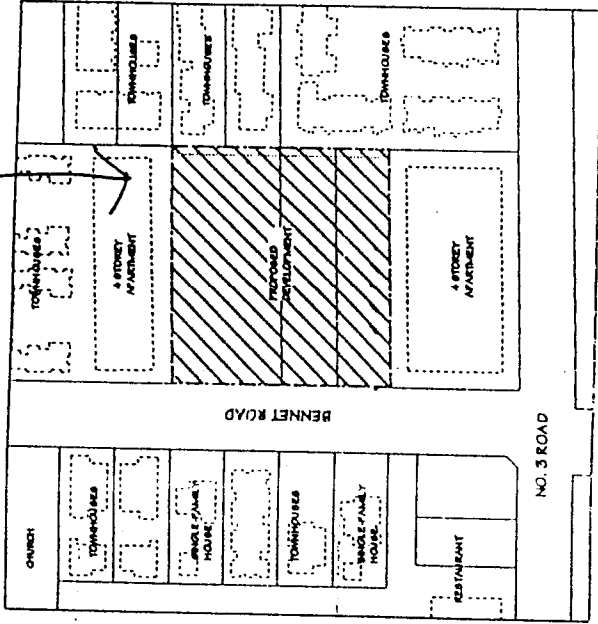
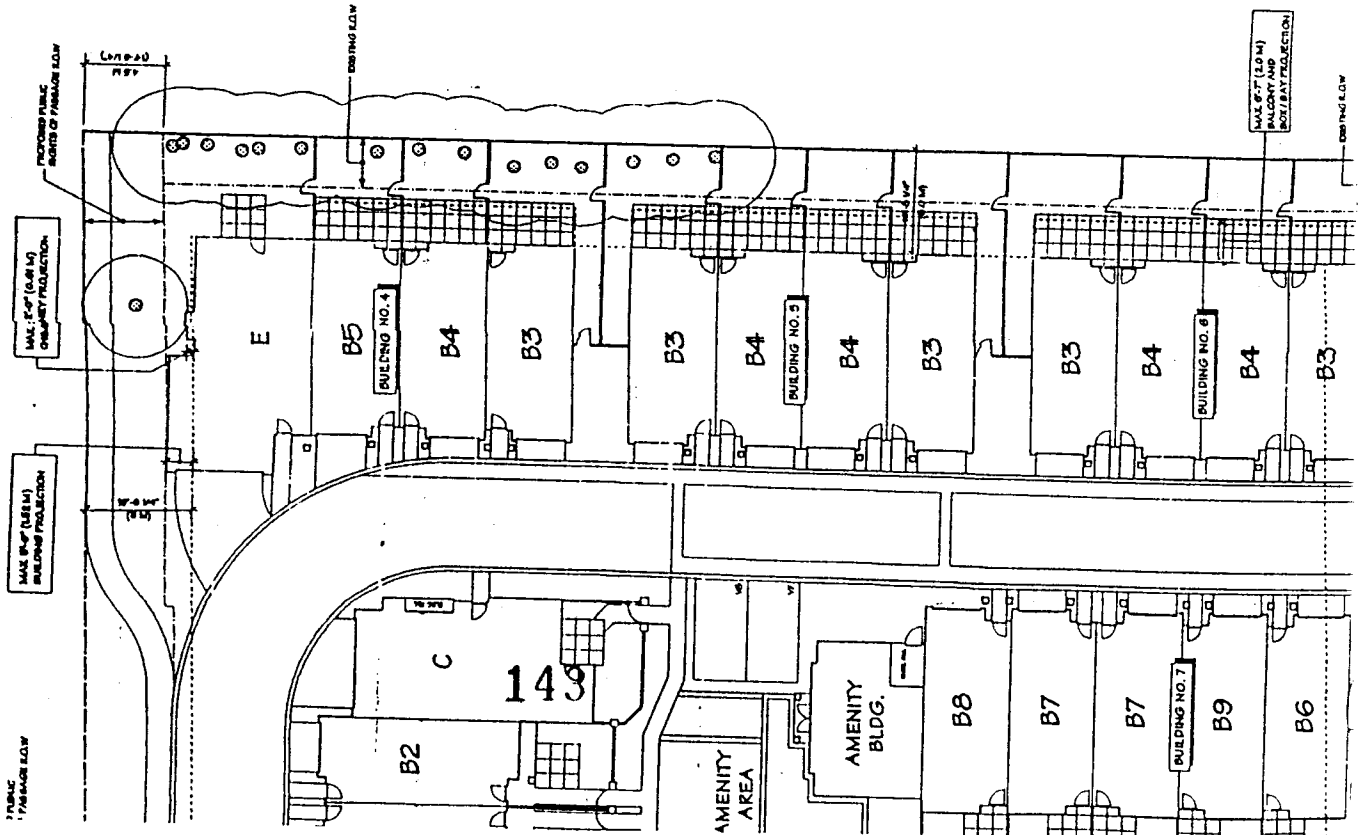
Best Regards

*David Barclay*  
*David Barclay*

Apartment # 108-8120 Bennett Road,  
Richmond, B.C. V6Y 1N5  
Phone # 604-278-9800



UNIT 108-8120 BENNETT ROAD



**CONTEXT PLAN**  
SCALE: 1" = 100'-0"

**STATISTICS:**

CIVIC ADDRESS: 8060 / 8090 / 8100 BENNETT ROAD  
 LEGAL DESCRIPTION: W/2 & E/2 OF LOT 2, AND LOT 3, SECTION 16, 94N 1&W, PL. 36, PLAN 1282  
 ZONING: R3  
 SITE AREA: 69,996 SQ.FT. (6,503 SQ.M.)

**MAXIMUM FLOOR AREA RATIO:**

MAX. ALLOWED: 0.8 FOR FIRST 3,000 SQ.M. = 3,000 SQ.M. X 0.6 = 1,800 SQ.M.  
 0.3 FOR NEXT 6,000 SQ.M. = 3,503 SQ.M. X 0.9 = 3,153 SQ.M.

**MAXIMUM SITE COVERAGE: 40%**

MAX. ALLOWED: 69,996 SQ.FT. X 40% = 27,999 SQ.FT.  
 PROPOSED: 27,890 SQ.FT.

**PROPOSED FLOOR AREA:**

| UNIT    | COVERED PORCH | FLOOR AREA                              |
|---------|---------------|-----------------------------------------|
| UNIT A1 | 293 SQ.FT.    | 1592.3 SQ.FT. X 4 UNITS = 6372 SQ.FT.   |
| UNIT A2 | 293 SQ.FT.    | 1576.1 SQ.FT. X 2 UNITS = 3156.2 SQ.FT. |
| UNIT A3 | 308 SQ.FT.    | 1620.2 SQ.FT. X 3 UNITS = 4860.6 SQ.FT. |
| UNIT A4 | 308 SQ.FT.    | 1636.7 SQ.FT. X 1 UNIT = 1636.7 SQ.FT.  |
| UNIT B1 | 265 SQ.FT.    | 1420.7 SQ.FT. X 2 UNITS = 2841.4 SQ.FT. |
| UNIT B2 | 21 SQ.FT.     | 1444.4 SQ.FT. X 2 UNITS = 2888.8 SQ.FT. |
| UNIT B3 | 21 SQ.FT.     | 1304.3 SQ.FT. X 5 UNITS = 6521.5 SQ.FT. |
| UNIT B4 | 21 SQ.FT.     | 1256.6 SQ.FT. X 5 UNITS = 6283.0 SQ.FT. |
| UNIT B5 | 21 SQ.FT.     | 1271.4 SQ.FT. X 5 UNITS = 6357.0 SQ.FT. |

| REV.       | DATE | REVISIONS                         |
|------------|------|-----------------------------------|
| PER. 07/03 |      | GENERAL REVISIONS TO CONCEPT PLAN |
| JAN. 20/03 |      | GENERAL REVISIONS TO CONCEPT PLAN |
| JUL. 18/02 |      | REVISED FOR D.P.                  |
| APR. 16/02 |      | GENERAL REVISIONS TO CONCEPT PLAN |
| NOV. 18/01 |      | REVISED FOR REDLINING             |
| NCL DATE   |      | REVISIONS                         |

PROJECT: TOWNHOUSE DEVELOPMENT  
 36 UNITS



Schedule 2 to the minutes of the Development Permit Panel meeting held on Wednesday, February 26<sup>th</sup>, 2003.

|                                 |                   |
|---------------------------------|-------------------|
| <b>Development Permit Panel</b> |                   |
| Date:                           | Feb. 26/03        |
| Item #                          | 2                 |
| No:                             | 8080 Bennett Road |

**DEVELOPMENT PERMIT DP02-212789**

AM - PRI Construction Ltd.

Attention: Development Permit Panel      City of Richmond      February 26, 2003  
Wednesday 3:30 pm

*My name is David Barclay and I live at Apartment # 108 - 8120 Bennett Road. My home faces west and is in the south west corner of Canaan Court. I have 2 concerns that I am very much opposed too as far as allowing a variance to existing zoning requirements.*

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- (2) To relax the visitor parking requirement from 8 to 6 spaces. Parking is becoming a big problem on Bennett Road as well as many other areas of Richmond and to propose a reduction to the on property parking would be a big mistake. With the increasing growth in the downtown core area of Richmond to remove parking spaces on private property will only help compound future problems on public property.

I would hope the Development Permit Panel realize that by reducing requirements only helps to reduce the quality of life for people that already live in the area and does absolutely nothing to increase quality of life. Increasing the quality of life for the people of Richmond should be very high on their agenda.

Best Regards

*David Barclay*

David Barclay

Apartment # 108-8120 Bennett Road,  
Richmond, B.C. V6Y 2C4  
Phone # 604-278-9800

*I am in agreement with  
Mr. Barclay.*

*K. M. Stoney  
#201-812 Bennett  
Richmond*



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Schedule 3 to the minutes of the Development Permit Panel meeting held on Wednesday, February 26<sup>th</sup>, 2003.



**Richmond**  
6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Phone (604) 276-4007 Fax (604) 278-5139

# Notice of Application For a Development Permit DP 02-212789

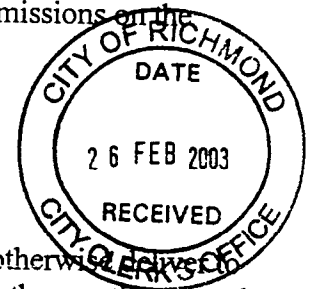
**Applicant:** Am-Pri Construction Ltd.  
**Property Location:** 8080 Bennett Road  
**Intent of Permit:**

|                                    |                  |
|------------------------------------|------------------|
| <b>To Development Permit Panel</b> |                  |
| Date:                              | Feb 26/03        |
| Item #                             | 2                |
| Re:                                | 8080 Bennett Rd. |
|                                    |                  |

- To permit the construction of a 38-unit townhouse complex on a property zoned Townhouse & Apartment District (R3); and that would:
- Vary the regulations in the *Zoning and Development Bylaw* to:
  - NE - permit up to twenty tandem parking spaces;
  - NO - reduce the sideyard setback from 6 m to 3 m for five (5) buildings;
  - NO - reduce the front setback from 6 m to 4 m to allow bay windows and porches to project;
  - NO - reduce the rear yard setback from 6 m to 4 m to allow balconies and bay windows to project, and
  - NO - relax the visitor parking requirement from 8 to 6 to allow for more tree-planting.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

**Date:** Wednesday, February 26, 2003  
**Time:** 3:30 p.m.  
**Place:** Council Chambers, Richmond City Hall



If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **City Clerk**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date.**

**To obtain further information** on this application, or to review supporting staff reports, **contact the Urban Development Division**, ((604) 276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between Thursday, February 13, 2003 and the date of the Development Permit Panel Meeting. Staff reports on the matter(s) identified above are available on the City website at [http://www.city.richmond.bc.ca/council/dpp/2003/dpp2003\\_list.htm](http://www.city.richmond.bc.ca/council/dpp/2003/dpp2003_list.htm).

*Unless it is a safety factor I feel the original plans should be adhered to*

J. Richard McKenna  
City Clerk

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*Thank-you  
K. M. Stonoyew  
8120 Bennett Rd.*