



To: Richmond City Council

Date: March 6, 2002

From: David McLellan
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: **Development Permit Panel Meeting Held on February 27, 2002**

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of a Development Variance Permit (DV 01-197353) for the property at 5120 Blundell Road be endorsed, and the Permits so issued.
2. That modifications to suite layouts, the south lobby and the addition of a security gate in the parkade at 7831 Westminster Highway be deemed to be in general compliance with the Development Permit (DP 95-000123) issued for that property.
3. That the addition of a cul de sac, changes to windows, unit types and pavement treatment at 13400 Princess Street be deemed to be in general compliance with the Development Permit (DP 00-174507) issued for that property.

David McLellan
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered two development permits, one development variance permit and two general compliance matters at its meeting held on February 27, 2002. The development permits are not yet ready for Council consideration but all of the other items considered by the Panel are addressed in this report.

DV 01-197353 – ROBIN CHAN – 5120 BLUNDELL ROAD

The proposal to vary the sign bylaw at this day care and nursery school on Blundell Road would allow identification of the use on the site which is not otherwise allowed in a residential district. The applicant submitted a petition of those in favour of the proposal. The proposal generated comments from the neighbour across the street who was concerned not so much with the signage proposed but with the loss of some large trees along the front of the site and the amount of paved parking area. The Panel noted that site development issues were not the subject of the application and in any event were consistent with current City policies. The Panel was convinced that the signage was appropriate to the use and the site.

The Panel recommends that the permit be issued.

DP 95-000123 – LUND ARCHITECTURE LTD. – 7831 WESTMINSTER HIGHWAY

The proposal to modify suite layouts, the south lobby and to add a security gate in the parkade for this residential development on the old legion site has no impact on the form and character prescribed in the original development permit.

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

DP 00-174507 – CEDAR DEVELOPMENT (PRINCESS LANE) CORP. – 13400 PRINCESS STREET

The proposal to add a cul de sac and to change unit types, windows and pavement treatments for this residential development on the south arm of the Fraser River east of No. 2 Road has no impact on the form and character prescribed in the original development permit.

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

DJM:dj



Development Permit Panel

Wednesday, February 27, 2002

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: David McLellan, General Manager, Urban Development, Chair
Jim Bruce, General Manager, Finance and Corporate Services
Jeff Day, General Manager, Engineering and Public Works

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 13, 2002, be adopted.

2. DEVELOPMENT PERMIT DP 00-176836

(Report: February 5/02 File No.: DP-00-176836) (REDMS No. 578873)

APPLICANT: London Warehouses Ltd.
c/o Tomizo Yamamoto Architect Inc.

PROPERTY LOCATION: 13020 No. 2 Road

INTENT OF PERMIT:

1. To allow the development of a 3,617.526 m² (38,940 ft²) mixed use development that encompasses commercial, studio/home office and residential uses;
2. To vary the provisions of the Zoning and Development Bylaw 5300 as follows:
To reduce the side setback to permit porch and awning projections along the south property line from 3.0 m (9.843 ft.) to 2.25 m (7.382 ft.) for the easterly four units of the rear building.

Applicant's Comments

Mr. Tom Yamamoto, with the aid of an artist's renderings and drawings, a model, site plans and elevations, briefly described the project and the adjacent properties. Mr. Yamamoto noted the changes that had been made to the roof and character of the building in order to better reflect the development of the area. He said that the building had been setback to incorporate a 5 foot buffer zone and the roof improved since the original submission.

Mr. Yamamoto then reviewed the items that staff considered non-compliant with the applicable Development Permit and the Character Area guidelines. Mr. Yamamoto said he was surprised that staff wanted continued negotiation on the project as he felt strongly that most items complied with the guidelines.

The long length of road improvements and the public walkway on the greenbelt were given as the reason that no contribution would be made to the public art program.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that while staff felt that the project did mainly comply with the two sets of guidelines, given more time and discussion, further compliance could be achieved. Mr. Erceg said that a small variance was requested, on the south property line, for porches and other projections into the setback.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair said that although not a stellar example he would support this project. Mr. McLellan said that he hoped that the saleability of the project would be maintained through quality maintenance and construction. The placement of ventilation fans and compressors was of concern and Mr. McLellan said that these items should come back to the Panel on a General Compliance if required.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 13020 No. 2 Road on a site zoned Comprehensive District (CD/112), which would:

- 1. Allow the development of a 3,617.526 m² (38,940 ft²) mixed use development that encompasses commercial, studio/home office and residential uses;*

2. *Vary the provisions of the Zoning and Development Bylaw 5300 as follows:*
 - a) *Reduce the side setback to permit porch and awning projections along the south property line from 3.0 m (9.843 ft.) to 2.25 m (7.382 ft.) for the easterly four units of the rear building.*

CARRIED

3. DEVELOPMENT PERMIT DP 01-188743
(Report: February 1/02 File No.: DP 01-188743) (REDMS No. 474538)

APPLICANT: Creekside Architects

PROPERTY LOCATION: 8131 & 8151 General Currie Road

INTENT OF PERMIT:

1. To permit the construction of 17 townhouses and ancillary facilities, and
2. To vary the provisions of the *Zoning and Development Bylaw* to:
 - ▶ Reduce the front yard setback from 6 m (19.685 ft.) to 5 m (16.404 ft.) for a projecting deck with columns, and to 0 for entry/trellis structures, and
 - ▶ allow up to 17 tandem parking stalls.

Applicant's Comments

Mr. Ken Falk, Creekside Architects, with the aid of a photoboard, provided an explanation of the adjacent developments and the project itself.

The subject lot was noted to be one of the last developable lots in the area, a long narrow site hemmed in by existing development. In an attempt to avoid a three storey townhouse project shotgun affect, a block of units had been oriented south towards General Currie Road (with entrances onto General Currie), with the third block facing north. The proposal calls for the three buildings to differ slightly, with each block made to look like a larger, one unit form. Each block will have different colour vinyl siding and sidewall wood shingles. The entrances from General Currie Road will have trellis treatments. The vehicle entrance to the site is from the west. A small amenity building is located on the western portion of the site.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that the property had been recently rezoned and that staff were recommending approval of the Development Permit application. Staff particularly liked the site plan focus on the amenity area and the open space. A contribution by the applicant towards the construction of the right-of-passage designated along the west property line was noted.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair expressed his appreciation for the planning and design of the site and also the variance of the materials on the exterior facing of the buildings.

Panel Decision

It was moved and seconded

That a Development Permit be issued for a property zoned Comprehensive Development District (CD/118) at 8131 and 8151 General Currie Road that would:

1. *Permit the construction of 17 townhouses and ancillary facilities, and*
2. *Vary the provisions of the Zoning and Development Bylaw to:*
 - a) *Reduce the front yard setback from 6 m (19.685 ft.) to 5 m (16.404 ft.) for a projecting deck with columns, and to 0 for entry/trellis structures, and*
 - b) *allow up to 17 tandem parking stalls.*

CARRIED

4. **DEVELOPMENT VARIANCE PERMIT DV 01-197353** (Report: January 25/02 File No.: DV 01-197353) (REDMS No. 568519)

APPLICANT: Mr. Robin Chan
c/o Chaton Enterprises Ltd.

PROPERTY LOCATION: 5120 Blundell Road

INTENT OF PERMIT:

That a Development Variance Permit be issued to vary Sign Bylaw No. 5560 to permit three (3) non-illuminated fascia signs for a day care centre and nursery school at 5120 Blundell Road on a site zoned Single-Family Housing District, Subdivision Area E (R1/E) which was originally approved as a school/church building under a Special Use Permit.

Applicant's Comments

Mr. Robin Chan, with the aid of a photo display, said that a heritage style had been chosen for the signage which would lessen the impact of the signage on the neighbours of the property. Mr. Chan noted the considerable upgrades, including fire and seismic, made to the building, which is run by a non-profit society.

Staff Comments

The Manager, Development Applications, Joe Erceg, reviewed the report.

Correspondence

A petition containing 33 signatures of Richmond residents and parents of students of the school - attached as Schedule 1

Gallery Comments

Mr. D. Yurkovich, the owner of 5111 Blundell Road, said that his property is located directly across from the subject property and that he was concerned about the signage and the lack of mitigation of the asphalt parking lot and the exposed building. Although happy with the daycare and the restoration of the building, Mr. Yurkovich was further concerned about the loss of a row of trees that had screened the site significantly prior to the improvements.

Mr. Chan responded to Mr. Yurovich's concerns by noting the improved esthetics of the new building and the benefits of the new parking lot. He said that the Society would work to improve the landscaping.

Panel Discussion

Mr. McLellan said that a responsibility to ensure that sufficient acknowledgement of what is happening within the building exists. It was also noted that while more landscaping would be nice there was no significant requirement for modification.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued to vary Sign Bylaw No. 5560 to permit three (3) non-illuminated fascia signs for a day care centre and nursery school at 5120 Blundell Road on a site zoned Single-Family Housing District, Subdivision Area E (R1/E) which was originally approved as a school/church building under a Special Use Permit.

CARRIED

5. **GENERAL COMPLIANCE – REQUEST BY LUND ARCHITECTURE LTD., ON BEHALF OF ONNI DEVELOPMENTS LTD FOR A GENERAL COMPLIANCE RULING AT 7831 WESTMINSTER HIGHWAY**
(Report: February 19/02 File No.: DP 95-000123) (REDMS No. 639957)

APPLICANT: Lund Architecture Ltd.

PROPERTY LOCATION: 7831 Westminster Highway

PANEL DISCUSSION

The requested variances were not considered to compromise the form and character previously approved.

PANEL DECISION

It was moved and seconded

That the attached plans for 7831 Westminster Highway be considered to be in General Compliance with the DP 95-000123 issued by Council, and the General Compliance plans dated September 20, 2001.

CARRIED

6. GENERAL COMPLIANCE – APPLICATION BY CEDAR DEVELOPMENT (PRINCESS LANE) CORP. FOR A GENERAL COMPLIANCE RULING AT 13400 PRINCESS STREET

(Report: February 11/02 File No.: DP 00-174507) (REDMS No. 622957)

APPLICANT: Cedar Development (Princess Lane) Corp.

PROPERTY LOCATION: 13400 Princess Street

PANEL DISCUSSION

The requested variances were considered appropriate.

PANEL DECISION

It was moved and seconded

That the addition of a cul-de-sac, changing of unit types, change in pavement treatment, addition of windows and change in window sizes, be deemed in general compliance with Development Permit No. 00-174507.

CARRIED

7. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:30 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 27, 2002.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

TL Pledge
February 18, 2002

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

To Development Permit Panel	
Date:	FEB 27, 02
Item #:	4
Re:	DV-01-197353 5120 Blundell Rd.

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<input checked="" type="checkbox"/>	DW
<input checked="" type="checkbox"/>	KY
<input checked="" type="checkbox"/>	AE
<input checked="" type="checkbox"/>	DE
<input checked="" type="checkbox"/>	WE
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01-197353

Dear Sirs / Mdm,

re. **5120 Blundell Road, Richmond**
Development Variance Application - on Building Facial Signs

We are residents of Richmond and parents of the students who are learning Chinese language after regular school hours at the True Light Chinese School. We wish to pledge our support of the School application to the City of Richmond for the installation of some facial signs to the building at the above location to provide the needed identification to students, parents and all people using the facilities and services of the school.

Yours truly,

<u>Names</u>	<u>Addresses</u>	<u>Signatures</u>
Alex LAU	3400 REGINA AVE RICHMOND BC	[Signature]
James Lam	3400 Regina Ave Richmond BC	[Signature]
Pauline	#203 - 8020 RYAN RD Rnd BC	[Signature]
Tony Ho	4431 LANCELOT DRIVE	[Signature]
BILL CHOW	4431 LANCELOT DRIVE	[Signature]
JIMMY LAU	5391 Maple Road	[Signature]
Sandy CHAN	5746 EASTMAN DRIVE	[Signature]
Claudia Tsang	8571 Dakota Place, Rnd	[Signature]
LAI-HING Mok	9828 WALKER COURT, RND	[Signature]



TL Pledge
February 18, 2002

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

Dear Sirs / Mdm,

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Yours truly,

Names Addresses Signatures

Zhe Shao Zheng 6340 Azure Rd Richmond, B.C. [Signature]

Low Tak Kai 107-2700 GILBERT RD RICHMOND, B.C. [Signature]

Kim Hong Kun 10766 TRURO DR. RICHMOND B.C. [Signature]

Bonnie Wang 11411 No. 5 Road, Richmond B.C. [Signature]

Jichang He 4764 Lancelot Court, Richmond [Signature]

David Hong 7551 SMACKLETON DRIVE [Signature]

Storin Ts #26 6111 NO. 1 ROAD [Signature]

Andy (A) 6560 LIVINGSTONE DR. [Signature]

Cindy Chan 6560 LIVINGSTONE DR. [Signature]

DANIE LEE
5740 Walton Rd.
Richmond, B.C.
V7C 2L9

TL Pledge
February 18, 2002

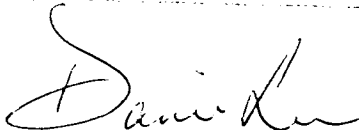
Richmond Development Permit Panel
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Yours truly,



DANIE LEE

TLFledge
February 18, 2002

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

Dear Sirs / Mdm,

re. 5127 Blundell Road, Richmond
Development Variance Application - on Building Facial Signs

We are residents of Richmond and parents of the students who are learning Chinese language after regular school hours at the True Light Chinese School. We wish to pledge our support of the School application to the City of Richmond for the installation of some facial signs to the building at the above location to provide the needed identification to students, parents and all people using the facilities and services of the school.

Yours truly,



Gloria Mak
4751 Fisher Rd
Richmond, BC
V6X 3V4

TL Pledge
February 18, 2002

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

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Yours truly,

Name	Address	Signature
LINA YUN	#54-12500 MCNEELY Road	Lina Yun
Eileen Ng	11-3011 Jones Rd Richmond	Eileen Ng
Kim To.	11-3011 Jones Rd. Richmond	Kim To.
Angel Lo	4560 Gander Dr "	Angel Lo
Bill Lo	4560 Gander Dr "	Bill Lo
Esther LEUNG.	18460 LASSAN ROAD "	Esther Leung
Reggie Wan	29-5840 Dover Crescent Richmond	Reggie Wan
ROBERT TING	4-4020 ASPIN PR.	Robert Ting
EDWARD TANG	101-1163 Ave Van 101-7031 Westminister Hwy Richmond.	Edward Tang

TL Pledge
February 18, 2002

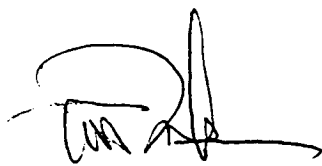
Richmond Development Permit Panel
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Yours truly,



(TIT WAH MAK)

11, 8711 Jones Road,
Richmond, B.C.
V6Y 1L7.

TL Pledge
February 18, 2002

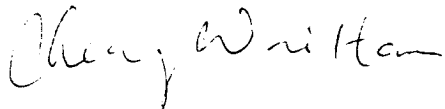
Richmond Development Permit Panel
City of Richmond
6911 No. 3 Road
Richmond, B.C.
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Yours truly,



CHENG WAH HAN

#29-8706 Benwell Rd.

Rmnd, B.C. V6Y 1N7

TL Pledge
February 18, 2002

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

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Yours truly,



Ken Ko

#1-7380 Minuro Blvd
Richmond V6Y 1Z5

TL Pledge
February 18, 2002

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

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Yours truly,

Names

Addresses

Signatures

WAI HONG U 5171 SAPPHIRE PL RMD.

