



City of Richmond

Report to Council

To: Richmond City Council

Date: March 21, 2002

From: Jim Bruce
Member, Development Permit Panel

File: 0100-20-DPER1

Re: **Development Permit Panel Meeting Held on March 13, 2002**

Panel Recommendation

1. That the recommendation of the Panel to authorize the issuance of a Development Permit (DP01-196064) for the property at 10700 Cambie Road, be endorsed, and the Permit so issued.
2. That the recommendation of the Panel to DENY the issuance of a Development Variance Permit (DVP01-198936) for the property at 5951 McCallan Road, be endorsed.
3. That the plans for 4151 Hazelbridge Way (Aberdeen Centre) subject to the applicant agreeing to suitable screening for mechanical equipment, particularly two roof top smoke control chimneys, be deemed to be in general compliance with Development Permit 01-115457 previously issued for that property.

Jim Bruce
Member, Development Permit Panel

Panel Report

The Development Permit Panel considered one Development Permit, one Development Variance Permit and one general compliance matter at its meeting held on March 13, 2002.

DP01-196064 – RANDY KNILL ARCHITECT LTD. – 10700 CAMBIE ROAD

The Panel reviewed the matter and felt the landscaping plans as presented by the Architect were very interesting in terms of design and were appreciated as their work would be an attractive addition to the area.

The Panel recommends that the permit be issued.

DVP01-198936 – CHRIS AND JAYNE BIASUTTI – 5951 MCCALLAN ROAD

The proposal was to vary the front yard setback in order to accommodate an existing scaled back carport.

There was correspondence received from neighbours in the immediate area as well as an oral presentation from a neighbour all detailing the unsightliness of the work that had been completed to date. The proponent did stress that when the structure was completed it would be painted and roofed to match the house.

The Panel recommends that the permit not be issued.

DP01-115457 – BING THOM ARCHITECTS/FAIRCHILD DEVELOPMENTS LTD – 4151 HAZELBRIDGE WAY

The Panel reviewed the plans as submitted by the Architect for the reconstruction of the Aberdeen Centre and found them to be in general compliance with the Development Permit previously issued provided the applicant agreed to install suitable screening of the rooftop mechanical equipment giving special attention to the two smoke control chimneys.

The Panel recommends that the plans as submitted subject to the condition identified be deemed to be in compliance with the Development Permit No. 01-115457.

JB:cer



Development Permit Panel

Wednesday, March 13, 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
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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 27, 2002, be adopted.

2. Development Permit DP 01-196064

(Report: February 18/02 File No.: DP 01-196064) (REDMS No. 636892)

APPLICANT: Randy Knill Architect Ltd.

PROPERTY LOCATION: 10700 Cambie Road

INTENT OF PERMIT:

1. To allow the development of an additional building on this overall site, with a building area of 315.86 m² (3,400 ft²); and
2. To vary the provisions of the Zoning and Development Bylaw 5300 to reduce the parking aisle width for 90-degree parking from 7.5 m (24.606 ft.) to 6.706 m (22 ft.).

Applicant's Comments

Mr. Randy Knill, Randy Knill Architect Ltd., and Ms. Pat Campbell, DMG Landscape Architects, were present.

Mr. Knill said that the proposal for a 3400 square foot building is a good neighbour project that will be a positive addition that will improve, through the development of architecture and landscape, a not very attractive part of Richmond. All parking requirements have been satisfied.

Ms. Campbell said that the site was 4 ft. below the grade of the sidewalk on Cambie Road. An existing bank grades down to the existing auto-use buildings. The buildings have tile roofs and stucco architecture. The existing landscape islands, containing palm trees, fountains and Southern Magnolia, are quite healthy and complement that architecture. The landscape plan for the new proposal builds on the existing theme with enlarged islands containing semi-tropical and unique trees. Local shade trees have been provided within the parking lot. The ground cover will support the theme in the interior. The edges will contain more ornamental plantings.

Pedestrian movement has been designed within the landscape. A more formalized sidewalk plus walkways that connect to restaurants and the auto use buildings are planned. A large landscape bed is located adjacent to the loading bay to buffer the bay from Cambie Road. The landscape plan will also provide a significant improvement to the streetscape along Cambie Road.

Mr. Knill displayed an artist's rendering of the project, and said that the proposed building incorporates a lot of glazing and an architectural character that is colourful, upbeat and lively.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that staff support the project. The applicant was noted to have worked co-operatively with staff to refine the project. The presentation to Cambie Road, the landscape and the parking have all been improved. The variance requested was considered minor.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair commented on the landscape improvements and said that this was a good job in terms of design.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 10700 Cambie Road on a portion of the site

zoned Automobile-Oriented Commercial District (C6), which would:

1. *Allow the development of an additional building on this overall site, with a building area of 315.86 m² (3,400 ft²); and*
2. *Vary the provisions of the Zoning and Development Bylaw 5300 to reduce the parking aisle width for 90-degree parking from 7.5 m (24.606 ft.) to 6.706 m (22 ft.).*

CARRIED

3. Development Variance Permit DVP 01-198936
(Report: February 19/02 File No.: DV 01-198936) (REDMS No. 605899)

APPLICANT: Chris and Jayne Biasutti

PROPERTY LOCATION: 5951 McCallan Road

INTENT OF PERMIT: To vary the front yard setback from 6 m (19.685 ft.) to 2.438 m (8 ft.) in order to accommodate an existing scaled back carport.

Applicant's Comments

Mr. Chris Biasutti and Ms. Jayne Biasutti were present. Ms. Biasutti read a written submission which is attached as Schedule 1 and forms a part of these minutes.

Staff Comments

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

Correspondence

Mr. Elias Soursos, 4931 Webster Road – Schedule 2.

Ms. M. Croucher, 4960 Webster Road – Schedule 3.

Mr. Sam Dhindsa and Ms. Rita Dhindsa – Schedule 4.

Gallery Comments

Ms. Biasutti said that although the structure was unfinished at this point it did fit within all the restrictions with the exception of the side setback. The structure would be painted and roofed to match the house and a garden, plantings and hanging baskets would be added.

Mr. Biasutti said that there was no other location on the property where the structure could be built due to where the house is situated.

Ms. Martha Croucher, 4960 Webster Road, said that while she wanted to be neighbourly, the structure runs the full length of her front yard and she considered it unsightly.

Panel Discussion

The Chair said that he agreed with the staff recommendation as an expectation exists that rules be followed. Further to this, Mr. McLellan said that setbacks are required to maintain the look of a neighbourhood.

Panel Decision

It was moved and seconded

That the application for a Development Variance Permit to vary the front yard setback from 6 m (19.685 ft.) to 2.438 m (8 ft.) in order to accommodate an existing scaled back carport at 5951 McCallan Road be denied.

CARRIED

4. **GENERAL COMPLIANCE – REQUEST BY BING THOM ARCHITECTS FOR A GENERAL COMPLIANCE RULING AT 4151 HAZELBRIDGE WAY** (Report: March 11/02 File No.: DP 01-115457) (REDMS No.: 655712)

APPLICANT: Bing Thom Architects

PROPERTY LOCATION: 4151 Hazelbridge Way

PANEL DISCUSSION

The requested variances were considered appropriate.

PANEL DECISION

It was moved and seconded

That the attached plans for 4151 Hazelbridge Way (Aberdeen Centre) be considered to be in general compliance with Development Permit 01-115457, subject to the applicant agreeing to suitable screening for mechanical equipment, particularly two rooftop smoke control chimneys.

CARRIED

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:00 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, March 13, 2002.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

March 13, 2002

To The To The Development Variance Panel,

As residents and owners of Lot 32, section 2-4-7, plan 15613, 5951 Mcallan Rd. Richmond, B.C. we are applying for a Development Variance Permit.

My husband, my children and I have lived in our home for eleven years. I, a native of Richmond, have lived in this residence for a total of 36 years.

Our home is situated on a corner lot. The house itself is situated in the southwest corner of the lot facing east. Most of our free yard space is in the front of the house, and to the north side. Six years ago we paved and fenced a section of our free yard for our children to use as a sports court. Over the years the children have outgrown the sports court. In that time, we have also become owners of a truck, camper and boat.

Being paved and fenced, the sports court seemed the most logical place to park these vehicles. We first considered creating a roof using a tarpaulin. Then we thought that a couple of tarpaulin tents set up over the paved area would do. As neither of these options would be aesthetically pleasing or fitting with our neighbourhood, we continued to consider ways of protecting our investment from the elements. We then had a vision of a peaked roof similar to that of our house. This would make the shelter look as though it belonged with the house. We could use the existing fence posts to support the roof.....etc.

In the final stages of framing our roof we were informed by the city building inspector, Walter Jochimski, that a building permit was required. Unaware that a building permit was needed to place a roof over an existing paved area Mr. Jochimski was very helpful in assisting us in the procedures of applying for this permit.

Upon completing a survey of our property, we discovered that the newly roofed shelter did not comply with existing property lines. This is because our side property is actually our frontage. After consultations with the Development Coordinator, Mr. Holger Burke, it was determined that the solution to this new situation was to apply to the City for a Development Variance Permit specifically asking to change the setback.

We are, therefore, applying to change the front and side yard setbacks to make them reflect the way the house is situated. The house faces McCallan Road, not Webster Road. We are applying to change the side yard setback to 2.42 meters (shown in the proposed shelter drawing) in order to use the shelter's existing posts.

We maintain our home in a manner that is pleasing to the neighbourhood. We have created a park like setting using many large trees. We purposefully chose not to enclose the property with a fence. The existing shelter is aesthetically fitting on our property and when finished, the view from the front of the house will be that of a rancher. The structure will be painted in a forest green to match the house and will be roofed in the same interlocking shingles. As indicated on the drawings there are a number of mature trees surrounding the structure that are in full bloom from May through the end of October making it barely visible from the westside. Along the eastside of the structure, we plan to plant shrubs and trailing plants.

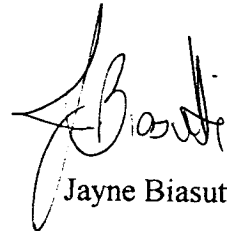
I have included support letters from three neighbours that look directly at the structure.

We thank-you for your time.

Sincerely,

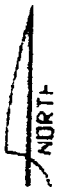
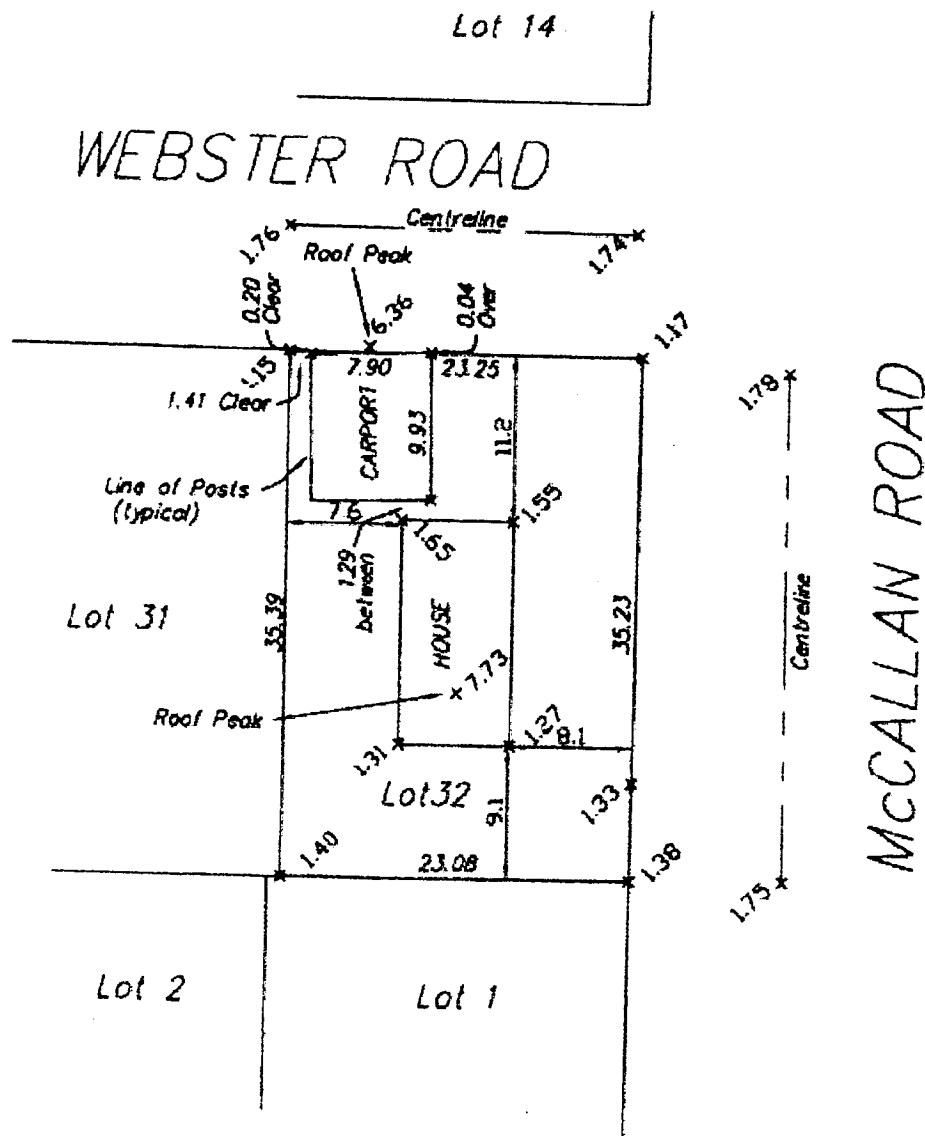


Chris Biasutti



Jayne Biasutti

SITE PLAN SHOWING ELEVATIONS AND IMPROVEMENTS on LOT 32 Block 1 Sec 2 Bl 4N R7W NWD Plan 15613



Scale 1:500 (metric)

Elevations are geodetic (NAD 83) based on monument number 77H4603 located at the intersection of Westminster Highway and McCallum Road. EL61 = 1.296 m

245



**ARBORTECH
CONSULTING LTD.**

Professional Tree & Vegetation Consultants

BIASUTTI - 5951 McCallan Road Richmond BC FILE - 01116SK FEBRUARY 19 2001

revised May 8 2001

March 10, 2002

Connie Blue
Colin Woodward
5931 McCallan Road,
Richmond, B.C.
V7C 2H5
Phone: 273 6546

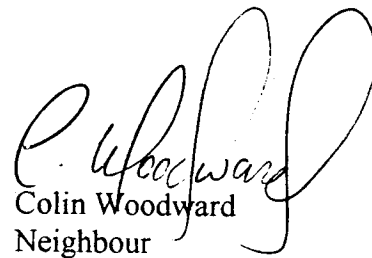
Development and Variance Dept.
6911 # 3 Road Richmond, B.C.
V6Y2C1
604 276-4164 (tel)

To Whom it May Concern,

As residents and owners of 5931 Mcallan Rd. the adjacent property to lot 32, section 2-4-7, plan 15613, 5951 Mcallan Rd. Richmond, B.C. we are in favour of their application for a Development Variance Permit. We do not have any concerns about the new structure on their property.

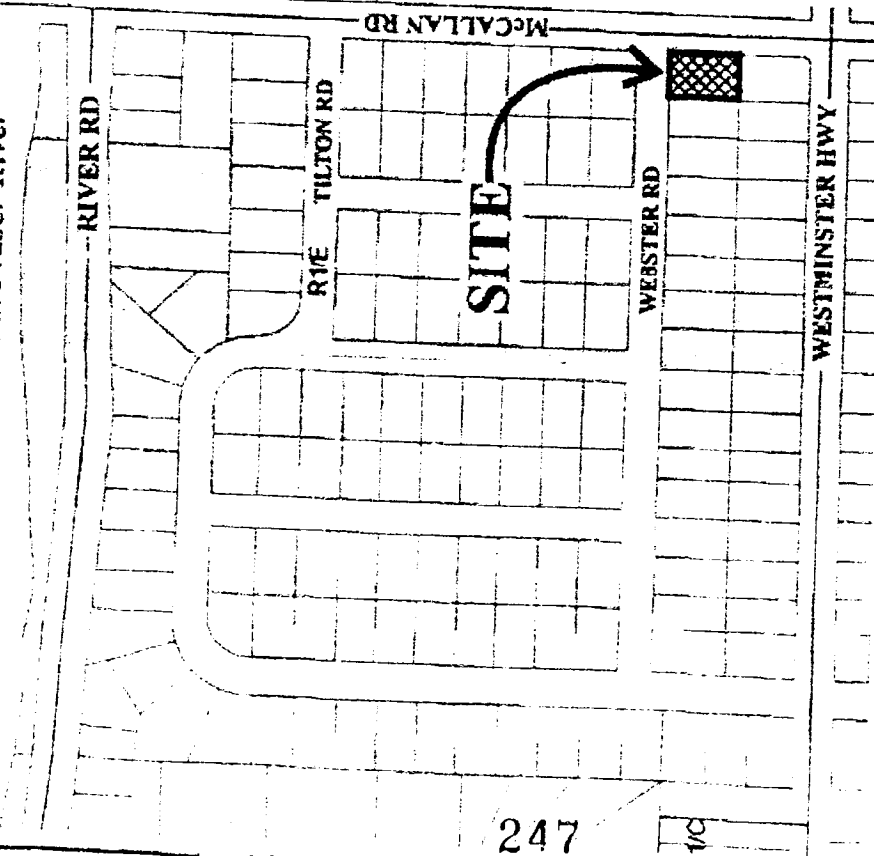
Sincerely,


Connie Blue
Neighbour


Colin Woodward
Neighbour



Middle Arm Fraser River



247

15

	36.7	5911	21.95	21.95	36.7	
	36.66	5891	21.95	21.95	36.66	
	36.66	5891	21.95	21.95	36.66	

WEBSTER RD

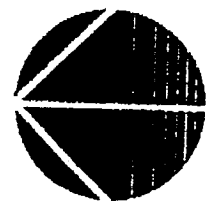
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WESTMINSTER HWY

886	3583	3926	3946	3966	3986
887	3584	3927	3947	3967	3987
888	3585	3928	3948	3968	3988
889	3586	3929	3949	3969	3989
890	3587	3930	3950	3970	3990
891	3588	3931	3951	3971	3991
892	3589	3932	3952	3972	3992
893	3590	3933	3953	3973	3993
894	3591	3934	3954	3974	3994
895	3592	3935	3955	3975	3995
896	3593	3936	3956	3976	3996
897	3594	3937	3957	3977	3997
898	3595	3938	3958	3978	3998
899	3596	3939	3959	3979	3999

MCALLAN RD

224.30



DV 01-198936
SCHEDULE "A"

Original Date: 01/07/02

Revision Date:

Note: Dimensions are in METRES

March 10, 2002

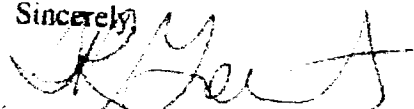
Doug Bilesky
5911 Reeves Road
Richmond, B.C.
604 207-0094

Development and Variance Dept
6911 # 3 Road Richmond, B.C.
V6Y 2C1

To Whom it May Concern,

As a resident of 5911 Reeves Road, the property diagonally facing lot 32, section 2-4-7, plan 15613, 5951 Mcallan Rd. Richmond, B.C., I am in favour of their application for a Development Variance Permit. I do not have any concerns about the new structure on their property.

Sincerely,

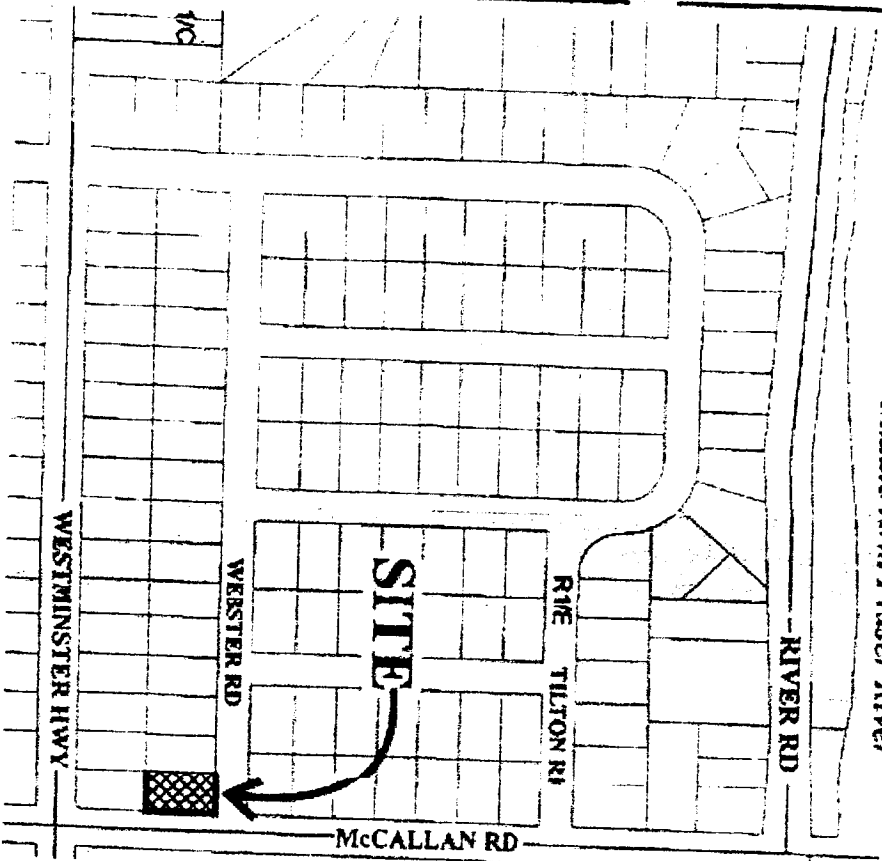


Doug Bilesky + Shelley Goertz
Neighbour



City of Richmond

Middle Arm Fraser River



35.66	51	21	35.66	5891	21.95	21	35.66	5891	21.95	21	35.66	5891	21.95	21	35.66	5891	21.95	21
31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	21
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35.66	51	21	35.66	5891	21.95	21	35.66	5891	21.95	21	35.66	5891	21.95	21	35.66	5891	21.95	21
31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	21
31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	31.66	5891	21.95	21

McCALLAN RD

249

WEBSTER RD

886	4503	4926	4946	4965	4988	502
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DV 01-198936
SCHEDULE "A"

Original Date: 01/07/02
Revision Date:
Note: Dimensions are in METRES

March 10, 2002

Leo Soursos
4931 Webster Road
Richmond, B.C.
Phone: 244-9220

Development and Variance Dept.
6911 # 3 Road Richmond, B.C.
V6Y2C1
604 276-4164 (tel)

To Whom it May Concern,

As residents and owners of 4931 Webster Rd., the property diagonally opposite lot 32, section 2-4-7, plan 15613, 5951 Mcallan Rd. Richmond, B.C., I am in favour of their application for a Development Variance Permit. I do not have any concerns about the new structure on their property.

Sincerely,

Leo Soursos
Neighbour


Verbal

Out of town

3/5/2002

[illegible]

DUP 01-198936



CITY OF RICHMOND
DATE
MAR - 6 2002
RECEIVED
CITY CLERK'S OFFICE

Feb. 21, 2002

10 Development Permit Panel
Date: MARCH 13, 2003
Item # 3
Re: DVP 01-198936
5951 McALLAN RD

[illegible]

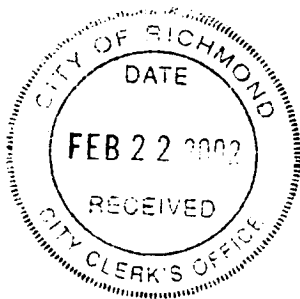
4105-20
DVP 01-19893

This unsightly structure with chain link
walls and cross bars is like the shelters put
up by the farmers to protect their farm equipment
in the prairies.

It is the full length of my front yard, only about 4 feet away and what I look at coming out of my front door.

8 55951 McCollan is a corner lot leading into the Riverdale subdivision. It not only has an immediate impact on me but also on anyone coming into our area.

Surely, this structure will not be allowed to remain in the city of Richmond.



Sincerely
Martha L. Cronaker
4960 Webster Rd.
Richmond, B.C.
V7C 1L3

SCHEDULE 4 TO THE MINUTES OF
THE DEVELOPMENT PERMIT PANEL
MEETING HELD ON WEDNESDAY,
MARCH 13, 2002.

MAR 13/2002

7000

01-198936

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

To Development Permit Panel	
Date:	MAR 13, 2002
Item #	3
Re:	DVP 01-198936
	5951 MC CALLAN RD.

To the City of Richmond,

As the owner of 4940 Webster Rd.. I find it to be in the best interest of surrounding properties of 5951 Webster to remove the extension if it was illegally added by the owners of 5951 Webster. Due to the risk of devaluation of surrounding properties as well as to maintain the overall appearance of the neighborhood, I find this to be best suited.

Sincerely Yours,

(SAM)

S. & F. Dhindsa

(RITA)

S. & F. Dhindsa

S. & F. Dhindsa

