



City of Richmond

Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** March 22, 2005  
**File:** 0100-20-DPER1  
**Re:** Development Permit Panel Meeting Held on February 16, 2005

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**Panel Recommendation**

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

- i) a Development Permit (DP 04-273897) for the property at 5811 and 5851 No. 3 Road;

be endorsed, and the Permit so issued.

Joe Erceg, MCIP  
Chair, Development Permit Panel

WC:blg

**Panel Report**

The Development Permit Panel considered the following item at its meeting held on February 16, 2005:

DP 04-273897 – BOSA PROPERTIES (RICHMOND) INC. – 5811 AND 5851 NO. 3 ROAD  
(February 16, 2005)

The Panel considered a Development Permit application to permit the construction of a 17-storey residential tower above three (3) levels of parking, consisting of 175 dwelling units and approximately 795 m<sup>2</sup> (8,560 ft<sup>2</sup>) of commercial space, on a site zoned Downtown Commercial District (C7). Included with the development proposal are variances to reduce the minimum setbacks from No. 3 Road and Ackroyd Road along with an off-street parking reduction in accordance with City Centre standards. The architect, Mr. Foad Rafii, provided a brief overview of the project, including site access, off-street parking, amenity spaces and site context. In response to questions from the Panel, the architect provided additional information on off-street parking and loading areas, the amenity spaces and the interim and future landscaping plans for the extension of Ackroyd Road. Staff provided additional information on the project design review process, including satisfactory resolution of the design concerns raised during the rezoning process. There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.



## Development Permit Panel

Wednesday, March 16<sup>th</sup>, 2005

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, General Manager, Urban Development, Chair  
Jeff Day, General Manager, Engineering and Public Works  
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, March 2<sup>nd</sup>, 2005, be adopted.*

**CARRIED**

### 2. Development Permit DP 04-270828

(Report: February 17/05 File No.: DP 04-270828) (REDMS No. 1431341)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 7520 Gilbert Road

#### INTENT OF PERMIT:

To permit the construction of five (5) three-storey townhouses at 7520 Gilbert Road on a site zoned Comprehensive Development District (CD/120).

#### Applicant's Comments

Mr. Patrick Cotter, architect, with the aid of a model and various other materials, described the unit orientation and the site plan, including the strong residential character of the 2 units facing Gilbert Road. The open space, the vehicular access and the pedestrian access were also reviewed.

### Staff Comments

Mr. Allueva indicated that: i) the proposed development was consistent with the 3-storey conditions in the immediate area; ii) the drive aisle and the open space had been located adjacent to the single-family; and iii) the lane, the only vehicular access to the site, at 9m is wider than usual, and that the proposal had been reviewed by the Transportation Department re: safety issues of which none had been identified.

Mr. Cotter, in response to questions from the Panel, said that: i) the elevations and a conflict with the design of the vehicular access prevented the retention of the 2 trees identified by an arborist as being in fair condition. Further to this, Mr. Cotter said that the tree replacements would be concentrated along the pedestrian walkway; ii) a transfer of living space to the ground floor was not feasible as it would affect the functional floor plans on the second and third floors; and, iii) the possibility of making the garage door opening a different size than that at the building face to prevent easy relocation of the garage doors, would be reviewed.

### Correspondence

B.P. Ives, #337 – 7451 Moffatt Road – Schedule 1.

R. and P. Shiu – Schedule 2.

### Gallery Comments

Mr. Pasquale Iannatone, 7560 Gilbert Road, questioned the future re-development potential of his property.

Mr. Allueva, in response, said that Mr. Iannatone's property was approximately the same size as that of the subject property, that a similar zone and density would be applicable, and, that access would be achieved from the lane.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of five (5) three-storey townhouses at 7520 Gilbert Road on a site zoned Comprehensive Development District (CD/120).*

CARRIED

At this point the order of the agenda was varied in order that Item 3 and 4 be heard last.

**5. Development Permit DP 04-279621**  
(Report: February 22/05 File No.: DP 04-279621) (REDMS No. 1443200)

APPLICANT: Empress Garden Holdings Ltd.

PROPERTY LOCATION: 8640 and 8660 No. 3 Road

**INTENT OF PERMIT:**

1. To permit the construction of 13 multi-family townhouse dwelling units at 8640 and 8660 No. 3 Road on a site zoned Townhouse District (R2 - 0.6); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) permit building projections of up to 0.6m into the front yard setback; and
  - b) permit two (2) tandem parking spaces.

**Applicant's Comments**

Mr. Tom Yamamoto, architect, reviewed the project, and in particular the lower profile that had been chosen in order to better fit into the existing neighbourhood and also to aid future development to the north and south. Mr. Yamamoto also noted the tandem parking provided to one unit resulted in one extra visitor parking space being provided between the buildings. In response to questions from the Panel, the architect indicated pea gravel would be used in the amenity area.

**Staff Comments**

The Director of Development, Raul Allueva, indicated that a number of issues raised at the Public Hearing on the rezoning for this site, including the garbage enclosure location and landscaping, had been satisfactorily addressed.

Mr. Allueva also: i) addressed the concerns raised in the correspondence on this item noting that development on major arterial roads was provided for in current City policies, and ii) responded to questions from the Panel regarding drainage issues, of which none had been identified in this area.

**Correspondence**

N. Santos, #21-8631 No. 3 Road – Schedule 3

**Gallery Comments**

Mr. Tony Moffat, 8620 # 3 Road, the owner of the adjacent property to the north, liked the model and said the project looked good, but he expressed concern that the drainage would be problematic. Mr. Moffat asked whether the catch basin located on the edge of the subject property could be relocated onto his property to more adequately remove any surface water.

The General Manager, Engineering and Public Works, Jeff Day, responded that something could be done in regards to the catch basin, possibly by adding an extension from the existing catch basin to a new catch basin on Mr. Moffat's property.

Mr. Moffat also asked i) whether the roof drainage on the subject property could be directed into the storm sewer on No. 3 Road instead of into the perimeter drainage as a solid sewer pipe would prevent any drainage from seeping onto Mr. Moffat's property, and ii) whether additional lines could be added into the perimeter drainage. Mr. Moffat concluded his comments by noting that he would prefer to not see 3 storey building in the front of the site.

Mr. Yamamoto indicated that the roof drainage would be looked at as part of the building permit.

The Chair, Joe Erceg, noted that no variances were required on the height of the buildings so 3-storey units were permitted under the rezoning.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of 13 multi-family townhouse dwelling units at 8640 and 8660 No. 3 Road on a site zoned Townhouse District (R2 - 0.6); and*
2. *vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
  - a) *permit building projections of up to 0.6m into the front yard setback; and*
  - b) *permit two (2) tandem parking spaces.*

**CARRIED**

#### 6. Development Permit DP 04-280302

(Report: February 17/05 File No.: DP 04-280302) (REDMS No. 1372132)

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 7280, 7300, 7304 and 7320 Garden City Road

INTENT OF PERMIT:

1. To permit the construction of 35 dwelling units at 7280, 7300, 7304 and 7320 Garden City Road on a site zoned Comprehensive Development District (CD/128); and
2. To vary the provisions of Zoning and Development Bylaw No. 5300 to:
  - a) reduce the public road setback (Turnill Street) from 4.57 m to .25 m to allow for a covered recycling enclosure.

### Applicant's Comments

Mr. Tom Yamamoto, architect, with the aid of a model and other materials, reviewed the project, and in particular the similarities between this project and the 3-storey developments to the north and east, and the design treatment along the three road frontages.

### Staff Comments

The Director of Development, Raul Allueva, had no further comments.

In response to a question from the Panel on the amount of vinyl siding to be used, Mr. Yamamoto said that Hardi-Plank would be used to bring up colour, and that 2-tone vinyl would be used. Along the street frontages a metal fence was provided with brick posts, and that the brick would tie in to a brick element on the street side façade. In response to further questions, Mr. Yamamoto said that the driveway would be edged in concrete, that pavers were provided in the drive aisle and visitor parking stalls, and that the sides of the recycling enclosure would be solid with a lattice top.

Mr. Allueva spoke about the low tree retention, noting that a number of trees had been found to be in poor health, and that others interfered with the site planning. Mr. Allueva indicated some trees were being retained along the Garden City Road frontage.

### Correspondence

None.

### Gallery Comments

None.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of 35 dwelling units at 7280, 7300, 7304 and 7320 Garden City Road on a site zoned Comprehensive Development District (CD/128); and*
2. *vary the provisions of Zoning and Development Bylaw No. 5300 to:*
  - a) *reduce the public road setback (Turnill Street) from 4.57 m to .25 m to allow for a covered recycling enclosure.*

**CARRIED**

3. **Development Permit DP 04-279309**  
(Report: February 9/05 File No.: DP 04-279309) (REDMS No. 1350281)

APPLICANT: Platinum Management Inc.

PROPERTY LOCATION: 7100 St. Albans Road

INTENT OF PERMIT:

1. To permit the construction of five (5) dwelling units at 7100 St. Albans Road on a site zoned Comprehensive Development District (CD/127); and
2. To vary the provisions of Zoning and Development Bylaw No. 5300 to:
  - a) reduce the public road (front yard) property line setback for a gateway structure from 2 m to 0 m; and,
  - b) reduce the east property line setback from 4.57 m to 4 m.

**Applicant's Comments**

Mr. Taizo Yamamoto, Tom Yamamoto Architects, with the aid of a model and other materials, reviewed the 5-unit single building townhouse project, including the vehicular and pedestrian access, the amenity area, the gateway structure with the mailbox that created a stronger street presence, the tree retention program, the tandem parking provided to the three middle units, the use of pavers, and the exterior materials.

**Staff Comments**

The Director of Development, Raul Allueva, had no further comments.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

The Chair said that he normally did not like the building set up but it was all that would work on this site. Mr. Erceg also noted the good materials and screening provided.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of five (5) dwelling units at 7100 St. Albans Road on a site zoned Comprehensive Development District (CD/127); and*
2. *vary the provisions of Zoning and Development Bylaw No. 5300 to:*
  - a) *reduce the public road (front yard) property line setback for a gateway structure from 2 m to 0 m; and,*
  - b) *reduce the east property line setback from 4.57 m to 4 m.*



CARRIED

**4. Development Permit DP 04-279615**

(Report: February 15/05 File No.: DP 04-279615) (REDMS No. 1409295)

APPLICANT: K.Y. Properties Ltd.

PROPERTY LOCATION: 7531 St. Albans Road

**INTENT OF PERMIT:**

1. To permit the construction of four (4) dwelling units at 7531 St. Albans Road on a site zoned Comprehensive Development District (CD/120); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum required Public Road setback (St. Albans Road) from 4.5 m to 1 m and the north side yard setback from 1.2 m to 0.55 m for a mailbox structure with a decorative roof.

**Applicant's Comments**

Mr. Taizo Yamamoto, Tom Yamamoto Architects, with the aid of a model and other materials, reviewed the 4-unit townhouse project comprised of both two and three storey duplexes, and he spoke about the cross-access agreement which would provide a future benefit for the property to the south, the privacy measures undertaken, the individual accesses from the sidewalk for the units on St. Albans Road, and the exterior materials.

**Staff Comments**

The Director of Development Raul Allueva, said that although a number of trees on the site couldn't be retained, staff were pleased that a large Douglas Fir tree in the amenity area was to be retained.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of four (4) dwelling units at 7531 St. Albans Road on a site zoned Comprehensive Development District (CD/120); and*
2. *vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum required Public Road setback (St. Albans Road) from 4.5 m to 1 m and*

*the north side yard setback from 1.2 m to 0.55 m for a mailbox structure with a decorative roof.*

**CARRIED**

**7. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:24 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 16<sup>th</sup>, 2005.

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Joe Erceg  
Chair

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Deborah MacLennan  
Administrative Assistant

To Develop  
Date: MARCH 16<sup>TH</sup>, 2005.  
Item #  
Re: 7520 GILBERT ROAD

#337 – 7451 Moffatt Road  
Richmond, BC  
V6Y 3W3  
Tel: 604-273 5043

March 7, 2005

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

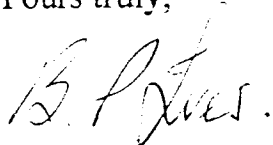
Dear Sir

**Re: DP 04-270828 - Patrick Cotter Architect Inc.  
Permit for 5 Three-Storey Townhouses at 7520 Gilbert Road**

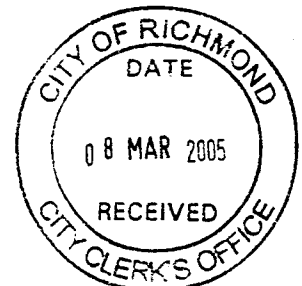
Further to your notification regarding the above development, my personal concern is the height of the proposed townhouses. While there was a single family house on this property my apartment had a view to the Vancouver Island mountains. If 5 three-storey townhouses are built with high roofs this will no longer be the case. I would obviously prefer to see two-storey buildings instead.

My general concern is pedestrian safety in the lane at the rear of the property. I am assuming vehicles will access the lane and not Gilbert Road. There are already many vehicular accesses to this lane, which has no sidewalk and very little lighting at night. More multi-family units will increase the danger to pedestrians, including many children, who use the lane. Even though traffic calming measures have been implemented, many vehicles continue to speed in this area.

Yours truly,



B.P. Ives





City of Richmond  
6911 ...  
Richmond, BC V6Y 2C1  
Phone (604) 276-4007 Fax (604) 278-5139

# Notice of Application For a Development Permit DP 04-270828

<b>Development Permit Panel</b>	
Date:	MARCH 16, 2005
Item #:	2
Re:	7520 Gilbert Rd DP-04-270828

**Applicant:** Patrick Cotter Architect Inc.

**Property Location:** 7520 Gilbert Road

**Intent of Permit:**

To permit the construction of five (5) three-storey townhouses at 7520 Gilbert Road on a site zoned Comprehensive Development District (CD/120).

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

**Date:** Wednesday, March 16, 2005  
**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 March 4, 2005 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.richmond.ca/cityhall/council/agendas/dpp/2005.htm>.

J. Richard McKenna  
City Clerk

To whom it may concern:

We cannot attend meeting.  
We ~~support~~ <sup>approve</sup> to construct townhouse.

Robert & Patsy Shill  
march 5, 05.

To Developme

Date: HR

Item #

Re: 8640 & 8660 No 3 Road

Mr. Richard

City Clerk

Richard  
Medema

7<sup>th</sup> March 2005

	INT
<input checked="" type="checkbox"/>	JRW
<input type="checkbox"/>	DW
<input type="checkbox"/>	KY
<input type="checkbox"/>	AS
<input type="checkbox"/>	DB
<input type="checkbox"/>	WB

City of Richmond

PROPERTY LOCATION

8640 and 8660 No. 3 Road

Dear Sir,

DP-279621

I strongly object to permit of ZONING MORE Townhouses at No. 3 Road. The reason is overloading the existing heavy traffic at No. 3 Road, including long buses.

From my address it is often impossible to <sup>my husband and myself</sup> get in and out of the house at any time. When I first moved in on 1985 No. 3 Road was busy but not so prone to accidents as they are today. Pedestrian crossings are usually ignored by drivers unless with a traffic light installed. Of course it is better than HIGH RISE Buildings, but can we not keep the old existing individual houses?

May I suggest that you send an investigating team to this area from 3:30 p.m. till 8:00 p.m. when you will know what the situation is. Do not wait until fatal accidents happen!  
Natalie Santos

P.S. Traffic accidents are common on No. 3 Road.

