



City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** May 4, 2004  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meeting Held on April 28, 2004**

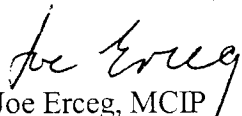
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### Panel Recommendation

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

- i) a Development Permit (DP 03-238031) for the property at 8777 Odlin Road; and
- ii) a Development Permit (DP 03-247727) for the property at 13160 Princess Street & 6431 Princess Lane;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered the following items at its meeting held on April 28, 2004 which are ready for Council consideration:

DP 03-238031 – JAMES LAM – 8777 ODLIN ROAD

The Panel considered a Development Permit application for a retailing and wholesaling facility on this site. The Panel appreciated the applicant's cooperation in responding to the suggestions of staff and the Advisory Design Panel; modifications to the project have resulted in the design of a more attractive building, retention of several mature trees and the use of special pavers to reduce the amount of impervious surface on the site. There were no comments from the public regarding this application.

The Panel recommends that the permit be issued.

DP 03-247727 – LONDON LANDING DEVELOPMENT CORP. – 13160 PRINCESS STREET & 6431 PRINCESS LANE

The Panel considered a Development Permit application for a total of sixteen townhouses on two sites. The Panel felt that this is a well designed and attractive project, that continues the high standard that was established in previous phases of the London Landing development.

A letter was received regarding servicing requirements associated with rezoning of the site. While this issue is not directly relevant to the Development Permit application, staff noted that pre-ducting has been installed to accommodate future undergrounding of the three phase power if required.

The Panel recommends that the permit be issued.

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## Development Permit Panel

Wednesday, April 28<sup>th</sup>, 2004

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, General Manager, Urban Development, Chair  
Mike Kirk, General Manager, Human Resources  
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, April 14<sup>th</sup>, 2004, be adopted.*

**CARRIED**

### 2. Development Permit DP 03-238031

(Report: April 1/04 File No.: DP 03-238031) (REDMS No. 1216035, 1115999)

APPLICANT: James Lam  
PROPERTY LOCATION: 8777 Odlin Road  
INTENT OF PERMIT: To permit a 2,620 m<sup>2</sup> (28,200 ft<sup>2</sup>), one-storey-with-mezzanine light industry/retail trade and services building on a site zoned Comprehensive Development District (CD/55).

### Applicant's Comments

Mr. Gen Yada, Architect, stated that the end result of the design process met the needs and requirements of both the owner and staff. Issues for which clarification was needed were access to the site, parking, retention of trees, placement and design of the building. He advised that this prominent site which was surrounded by commercial buildings and a temple, had frontages along Garden City Road, Odlin Road and Odlin Crescent. Access to the site was from Odlin Road, since no vehicular access was allowed from Garden City Road. The building itself was a 1 storey development enhanced by the use of color and broken up by design elements, a mezzanine would be used for office space. Glazing was used on the façade along the Garden City frontage, loading would be on the far side of the site at the Odlin Crescent frontage. 100 parking places would be provided, and two oak trees as well as four Douglas firs would be retained.

Mr. Fred Yue, Landscape Architect, advised that plant material would consist of evergreens and deciduous shrubs, and interlocking permeable pavers would be used to provide adequate drainage.

In response to a query from the Panel, Mr. Yue advised that the single-family residential homes would be buffered by existing magnolia trees and Douglas firs, a grass boulevard, and other medium sized trees and shrubs which would be planted by the applicant.

### Staff Comments

None.

### Correspondence

None.

### Gallery Comments

None.

### Panel Discussion

None.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for a 2,620 m<sup>2</sup> (28,200 ft<sup>2</sup>), one-storey-with-mezzanine light industry/retail trade and services building at 8777 Odlin Road on a site zoned Comprehensive Development District (CD/55).*

CARRIED

### 3. Development Permit DP 03-247727

(Report: March 03/04 File No.: DP 03-247727) (REDMS No. 1126823)

APPLICANT: London Landing Development Corp

PROPERTY LOCATION: 13160 Princess Street and 6431 Princess Lane

INTENT OF PERMIT:

1. To permit the construction of nine (9) detached heritage style, three-storey townhouse units at 13160 Princess Street and seven (7) detached heritage style, three-storey townhouse units at 6431 Princess Lane on a site zoned Comprehensive Development District (CD/115); and
2. To vary the minimum setbacks from property lines in order to permit five (5) of the townhouse units at 13160 Princess Street and one (1) of the townhouse units at 6431 Princess Lane to be located outside the building envelope identified in Diagram 2 of Section 291.115.4 of Comprehensive Development District (CD/115).

**Applicant's Comments**

Mr. Dana Westermarck, the applicant, advised that adjacency issues had been addressed through the redesign of some components of the project. He also advised that until London Road had been fully developed, it would be closed off by bollards and used as an emergency vehicle access only.

**Staff Comments**

Mr. Raul Allueva, Director of Development, in response to correspondence received (Schedule 1), advised that undergrounding of powerlines was secured in the servicing agreement for this development. However, he noted that when other developments in the area occurred, staff would determine if undergrounding of the existing 3 phase power supply was necessary.

**Correspondence**

Mr. Curtis Eystone, London Lane Industrial Park Ltd. (Schedule 1).

**Gallery Comments**

None.

**Panel Discussion**

Chair complimented Mr. Westermarck on a well designed project.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued for 13160 Princess Street and 6431 Princess Lane that would:*

1. *permit the construction of nine (9) detached heritage style, three-storey townhouse units at 13160 Princess Street and seven (7) detached heritage style, three-storey townhouse units at 6431 Princess Lane on a site zoned Comprehensive Development District (CD/115);*
2. *vary the minimum setbacks from property lines in order to permit five (5) of the townhouse units at 13160 Princess Street and one (1) of the townhouse units at 6431 Princess Lane to be located outside the building envelope identified in Diagram 2 of Section 291.115.4 of Comprehensive Development District (CD/115).*

**CARRIED**

**4. Development Permit DP 03-254116**

(Report: April 5/04 File No.: DP 03-254116) (REDMS No. 1217732, 1122227, 1121334)

APPLICANT: William Rhone

PROPERTY LOCATION: 8733 Blundell Road

**INTENT OF PERMIT:**

1. To permit five (5) three-storey townhouses at 8733 Blundell Road on a site zoned Comprehensive Development District (CD/120); and
2. To vary the regulations in the *Zoning and Development Bylaw* to:
  - Reduce the road setback for the pergola along Garden City Road from 2 m (6.6 ft.) to .3 m (1 ft.); and
  - Increase the maximum permitted projection by the porch and covered balcony above into the road setback along Blundell Road from the maximum permitted 1.5 m (4.9 ft.) to 2.0m (6 ft.).

**Applicant's Comments**

The applicant was not present.

**Staff Comments**

None.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued that would:*

1. *Permit five (5) three-storey townhouses at 8733 Blundell Road on a site zoned Comprehensive Development District (CD/120); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:*
  - *Reduce the road setback for the pergola along Garden City Road from 2 m (6.6 ft.) to .3 m (1 ft.); and*
  - *Increase the maximum permitted projection by the porch and covered balcony above into the road setback along Blundell Road from the maximum permitted 1.5 m (4.9 ft.) to 2.0m (6 ft.).*

**CARRIED**

5. New Business

6. Date Of Next Meeting: Wednesday, May 12<sup>th</sup>, 2004

7. Adjournment

It was moved and seconded

*That the meeting be adjourned at 3.55 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, April 28<sup>th</sup>, 2004.

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Joe Erceg, GM, Urban Development Division  
Chair

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Desiree Wong  
Administrative Assistant

Date: April 28, 2004  
 Item # 3  
 Re: 13160 Princess St.  
6431 Princess Lane  
 DP03-247727 6471 Dyke Road

Richmond B.C. V7E 3R3  
 Phone & Fax (604) 277-9553

		INT
	JRM	
	DW	Dw
	KY	
	AS	
	DB	
	WB	

**London Lane Industrial Park Ltd.**

City of Richmond - Urban Planning Division  
 6911 No. 3 Road  
 Richmond B.C. V6Y 2C1  
 Monday, April 26, 2004

Att: Development Permit Panel

Re: DP 03-247727 London Landing Dev. Corp. 13160 Princess Street and 6431 Princess Lane

Previous BYLAW 7145 - Cedar Development (Princess Lane) Corp.

Three Phase Power Service requirement - File No. 8060-20-7145

Dear Committee Members:

I have not received any response to my letter of March 19, 2004 regarding the relocation of the **THREE PHASE POWER SERVICE** in this area.

The previous Bylaw 7145 Report to Council June 23<sup>rd</sup>, 2000 page 8 states that a condition of this development permit approval was:

*“OFF SITE REQUIREMENTS – As noted in the comments from Transportation staff and Engineering Works/Design staff, the applicant would be required to enter into servicing agreements to design and construct improvements to the site’s frontages on Princess Street and Princess Lane. Improvements to the Princess Lane frontage will include the undergrounding of the three phase power line serving the industrial properties in the area.”*

My information is that this developer has not been required to comply with this previous requirement and that BC Hydro has not had any direction to design or estimate this undergrounding work, (see copy of letter from BC Hydro 16<sup>th</sup> March 2003 attached). It is my information that the developer intends not to do this work and that his intention is that the costs of performing this undergrounding be downloaded onto us if future if we make any applications to develop, in spite of the fact that we have already complied with undergrounding all of the three phase service within our property and beyond our property to provide service to our property, including a substantial portion along Princess Lane.

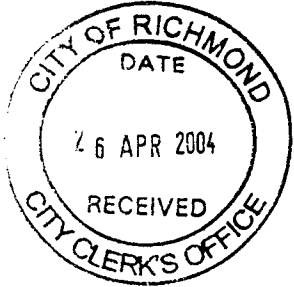
Completion of this undergrounding must be included in any current Development Permit Applications DP 03-247727 London Landing Development Corp. 13160 Princess Street and 6431 Princess Lane or **enforced under the previous servicing agreements**. If this matter is not addressed and the City attempts to download the costs of this undergrounding to us at some time in the future it will inevitably lead to more unnecessary and distasteful litigation.

I urge you to enforce this Development Permit requirement.

LONDON LANE INDUSTRIAL PARK LTD.

*Curtis C. Eyestone*

Curtis C. Eyestone – President  
 Copies attached – 1 pages BC Hydro



Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 28th, 2004.



**BC Hydro**   
Customer Projects & Operations  
Phone: (604) 543-6032

THE POWER IS YOURS

16 March 2004

London Lane Industrial Park Ltd.  
6471 Dyke Road  
Richmond, B.C. V7E 3R3  
Attn: Curtis Eyestone

Dear Curtis:

Pole Line On Princess Lane, Richmond

In reply to your letter of March 11, 2004, I thank you for inquiring about our overhead lines. The existing overhead pole line on Princess Lane is part of the B.C. Hydro distribution system. In order for us to remove this line and replace with an underground system, we require a request for relocation. We subsequently complete a design and cost estimate for the work. Then, necessary approvals are obtained and payment received towards the cost of undergrounding.

The costs are paid for by the party requesting relocation; usually a developer, property owner or City of Richmond. At this time we have not received a request to relocate this line.

Power outages occur from time to time as in your area recently and our crews are available on call to make safe and restore service.

Your other concerns should be addressed by the City of Richmond, Engineering Department.

Thank you again for your inquiry and if you require any further information, please call me, Wayne Howitt, Work Leader, at 604-543-6032.

Yours truly,



For

Tom Gillespie  
Design Representative  
Fraser Valley Process Centre