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**To:** Richmond City Council **Date:** June 5, 2002  
**From:** David McLellan **File:** 0100-20-DPER1  
Chair, Development Permit Panel  
**Re:** **Development Permit Panel Meeting Held on May 29, 2002**

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**Panel Recommendation**

1. That the recommendations of the Panel to authorize the issuance of:
  - i) a Development Permit (DP 01-198786) for the property at 7380, 7400, 7420 Williams Road;
  - ii) a Development Permit (DP 01-198971) for the property at 7500 Williams Road;
  - iii) a Development Variance Permit (DV 02-199678) for the property at 5700, 5720, 5728, 5737 Vermilyea Court and 4840 River Road;
  - iv) a Development Variance Permit (DV 02-202842) for the property at 11400 Railway Avenue;
  - v) a Development Permit (DP 02-203391) for the property at 5300 No. 3 Road;be endorsed, and the Permits so issued.
  
2. That the relocation of the front doors, addition of a workshop and hobby room with associated adjustments to the facades and parking at 7060 & 7080 St. Albans Road be deemed to be in general compliance with the Development Permit (DP 00-086315) issued for that property.

David McLellan  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered three Development Permits, two Development Variance Permits and one general compliance matter at its meeting held on May 29, 2002.

DP 01-198786 – ROCKY SETHI – 7380, 7400, 7420 WILLIAMS ROADDP 01-198971 – ROCKY SETHI – 7500 WILLIAMS ROAD

These two applications for similar multiple family developments on the south side of Williams Road west of No. 3 Road generated two written submissions and one oral presentation from neighbours. All three of the submissions were concerned more with zoning issues than with the design of the projects. The Panel was satisfied with the quality of materials as well as the overall design.

The Panel recommends that the permits be issued.

DV 02-199678 – DANA WESTERMARK – 5700, 5720, 5728, 5737 VERMILYEA COURT AND 4840 RIVER ROAD

The proposal to vary the maximum height of single family residences at this new subdivision on the south side of River Road east of No. 1 Road did not generate any public comment. It is interesting to note that even with the variance to maximum height the apparent height of the buildings will be less than normal because of the lot grading within the subdivision. This approach will allow garages to be placed under the residence and this should be a very effective approach to design on these sites.

The Panel recommends that the permit be issued.

DV 02-202842 – BERNICE H. ZIETLOW – 11400 RAILWAY AVENUE

The proposal to vary the minimum lot width for this site on the east side of Railway Avenue south of Steveston Highway did not generate any public comment. A decision was made by Council to approve this variance over two years ago, but for family reasons, the applicant has not yet acted on that approval and the permit has subsequently lapsed. The Panel noted that there have been no changes in the area or to policy affecting such a decision.

The Panel recommends that the permit be issued.

DP 02-203391 – VANPROP INVESTMENTS LTD. – 5300 NO. 3 ROAD

The proposal to alter the north west exterior corner of Lansdowne Mall did not generate any public comment. It was noted that a more extensive application dealing with all of the shopping centre is currently in process, but this permit will allow the immediate portions to proceed. The Panel was satisfied with the design for this portion.

The Panel recommends that the permits be issued.

DP 00-086315 – JAN TIMMER ARCHITECTURE – 7060 & 7080 ST. ALBANS ROAD

The proposal to relocate the front doors, to add a workshop and hobby room with associated adjustments to the facades and parking was found by the Panel to be consistent with the form and character prescribed in the original development permit.

The Panel recommends that the alterations be deemed to be in general compliance with the development permit issued.

DJM:djm



## Development Permit Panel

Wednesday, May 29, 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 May 15, 2002, be adopted.*

Prior to the first presentation the Chair advised that Items 2 and 3 would be heard at the same time due to their similiarity.

### 2. Development Permit DP 01-198786

(Report: April 24/01 File No.: DP 01-198786) (REDMS No. 698551)

APPLICANT: Rocky Sethi

PROPERTY LOCATION: 7380, 7400 and 7420 Williams Road

INTENT OF PERMIT: To allow the development of twelve (12) townhouse units on three (3) lots, with each lot having two (2) buildings containing a total of four (4) units with a total proposed building area ranging from 477.90 m<sup>2</sup> (5,155 ft<sup>2</sup>) to 479.736 m<sup>2</sup> (5,164 ft<sup>2</sup>).

**3. Development Permit DP 01-198971**

(Report: April 23/02 File No.: DP 01-198971) (REDMS No. 696270)

APPLICANT: Rocky Sethi

PROPERTY LOCATION: 7500 Williams Road

INTENT OF PERMIT: To allow the development of four (4) townhouse units within two (2) buildings on one (1) lot with a total proposed building area of 480.014 m<sup>2</sup> (5,167 ft<sup>2</sup>).

**Applicant's Comments**

Mr. Rocky Sethi, 10571 Granville Avenue, introduced Mr. Yoshi Mikamo, of Tom Yamamoto Architect.

Mr. Mikamo, with the aid of a context plan, photoboard, floor plans, elevations and an artist's renderings, said that the development, located on the south side of Williams Road in close proximity to the Broadmoor Shopping Centre, would be adjacent to older single family residences. The proposal is for two duplexes, with one shared driveway, to be built on each lot. The garage doors will face to the side and not be visible from the street. Additional parking will be located at the rear of the property. Each building was noted to have a different front elevation.

**Staff Comments**

Mr. Holger Burke, Development Co-ordinator, said that CD/124, which permits a single family dwelling with a second dwelling above the garage, was an experiment for City staff and Council. A condition of the rezoning was that the form and character be carefully reviewed through the Development Permit process. Citing the variety of front elevations, the good character and substantive landscaping, Mr. Burke said that staff were supportive of the application.

In response to a question from the Chair Mr. Burke said that the maximum size of the secondary unit would be 640 sq. ft. Mr. Sethi provided the information that a larger unit size could affect parking. An overhang had been provided that increased the space to allow for adequate living space and a decent bedroom.

**Correspondence**

Mr. and Mrs. Burgess, 7411 Nevis Drive – Schedule 1

Mr. and Mrs. P. Johal, 7391 Nevis Drive – Schedule 2

**Gallery Comments**

Mr. Robert Owens, 7431 Williams Road, said that the view from his property to the south would be obstructed. Mr. Owens expressed his concern about the increased traffic that will result from the development.

**Panel Discussion**

Mr. McLellan said that he supported the application due to i) the good work with design, and ii) the use of higher grade materials than what would be expected in comparable buildings in the area.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued for 7380, 7400 and 7420 Williams Road on a site zoned Comprehensive Development District (CD/124), which would allow the development of twelve (12) townhouse units on three (3) lots, with each lot having two (2) buildings containing a total of four (4) units with a total proposed building area ranging from 477.90 m<sup>2</sup> (5,155 ft<sup>2</sup>) to 479.736 m<sup>2</sup> (5,164 ft<sup>2</sup>).*

**CARRIED**

It was moved and seconded

*That a Development Permit be issued for 7500 Williams Road on a site zoned Comprehensive Development District (CD/124), which would allow the development of four (4) townhouse units within two (2) buildings on one (1) lot with a total proposed building area of 480.014 m<sup>2</sup> (5,167 ft<sup>2</sup>).*

**CARRIED**

**4. Development Variance Permit DV 02-199678**  
(Report: May 3/02 File No.: DV 02-199678) (REDMS No. 689859)

APPLICANT: Dana Westermarck

PROPERTY LOCATION: 5700, 5720, 5728, 5737 Vermilyea Court and 4840 River Road

INTENT OF PERMIT: To vary the maximum height (2 ½ storeys, building envelope and containment angle) of the single-family dwellings proposed for 5700, 5720, 5728, 5737 Vermilyea Court and 4840 River Road (5711 and 5731 Vermilyea Court in the future).

**Applicant's Comments**

Mr. Dana Westermarck, 21-4111 Garry Street, with the aid of a rendering of the concept plan, said that the intent of the proposal was to allow units to be developed with a basement ½ storey below grade. The apparent height from the road would be similar to two storey. The location of the parking beneath the building resulted in a lower site coverage.

### Staff Comments

Mr. Holger Burke, Development Co-ordinator, said that this was a complex and unusual variance and that, while staff had differing opinions, staff was recommending approval of the application for the reasons noted in the staff report.

In response to a question from the Panel, Mr. Westermarck provided the information that in response to the changed City requirements for perimeter drainage on an elevated lot, the drainage would be intercepted at the retaining wall and pooled at the perimeter drainage. Mr. Westermarck said that he had checked with the owners of the neighbouring properties and that no drainage issued had been reported. Mr. Westermarck also said that, due to a sewer right of way being located on the property line, the retaining wall was required to be removable and would therefore be of wood construction.

### Correspondence

None

### Gallery Comments

None

### Panel Discussion

The Chair noted the attractiveness of the proposal including the enhanced streetscape provided by the garage location underneath the building. The reduce lot coverage, in response to the variance, was also noted.

### Panel Decision

It was moved and seconded

*That a Development Variance Permit be issued that would vary the maximum height (2 ½ storeys, building envelope and containment angle) of the single-family dwellings proposed for 5700, 5720, 5728, 5737 Vermilyea Court and 4840 River Road (5711 and 5731 Vermilyea Court in the future).*

**CARRIED**

### 5. Development Variance Permit DV 02-202842

(Report: April 29/02 File No.: DV 02-202842) (REDMS No. 694260)

APPLICANT: Bernice H. Zietlow

PROPERTY LOCATION: 11400 Railway Avenue

INTENT OF PERMIT: To vary the minimum frontage and width requirement for a site zoned Single-Family Housing District, Subdivision Area C (R1/C) from 13.5 m (44.29 ft.) to 13.41 m (44.0 ft.) in order to permit a three (3) lot residential subdivision.

**Applicant's Comments**

Ms. Zietlow, 11240 Seafield, said that the variance was required in order to allow the site to be divided into three lots. In response to a question from the Chair, Ms. Zietlow provided the reasons for the application not proceeding the first time.

**Staff Comments**

Mr. Holger Burke, Development Co-ordinator, said that when the rezoning had taken place it was recognized that a variance would be required.

**Correspondence**

None

**Gallery Comments**

None

**Panel Discussion**

Mr. McLellan said that application had been approved once and could be supported again.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued for 11400 Railway Avenue that would vary the minimum frontage and width requirement for a site zoned Single-Family Housing District, Subdivision Area C (R1/C) from 13.5 m (44.29 ft.) to 13.41 m (44.0 ft.) in order to permit a three (3) lot residential subdivision.*

**CARRIED**

**6. Development Permit DP 02-203391**

(Report: May 17/02 File No.: DP 02-203391) (REDMS No. 703587)

APPLICANT: Vanprop Investments Ltd.

PROPERTY LOCATION: 5300 No. 3 Road

INTENT OF PERMIT: That a Development Permit be issued for renovations to the north-west corner of the Lansdowne Shopping Centre to accommodate the relocation of the "Future Shop".

**Applicant's Comments**

Mr. Selwyn Dodd, of Blewett Dodd Architecture Ltd., and Mr. Richard Collodier were present.



**Staff Comments**

Mr. Holger Burke, Development Co-ordinator, said that staff were meeting with the applicant on the following day to discuss general development permit issues and also the larger issues of sidewalks around the property and additional landscaping.

Mr. Dodd asked that the wording of the permit be clearer in its intent regarding signage.

**Correspondence**

Xu Zuo Bia – Schedule 3

**Gallery Comments**

None

**Panel Discussion**

The Panel supported the application.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued for the “Future Shop” renovations at 5300 No. 3 Road (Lansdowne Shopping Centre).*

**CARRIED**

**7. APPLICATION BY JAN TIMMER ARCHITECTURE LTD. FOR A GENERAL COMPLIANCE RULING ON THE DEVELOPMENT PERMIT AT ST ALBANS AND GRANVILLE**

(Report: May 24/02 File No.: DP 00-086315) (REDMS No. 724161)

APPLICANT: Jan Timmer

PROPERTY LOCATION: St. Albans and Granville.

**Panel Discussion**

The General Compliance request was considered appropriate.

**Panel Decision**

It was moved and seconded

*That the attached plans for phase 3 of “The Palms” development at St. Albans and Granville be considered to be in General Compliance with the approved plans for DP97-117092 and DP00-086315.*

**CARRIED**

**8. 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, May 29, 2002.

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David McLellan  
Chair

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Deborah MacLennan  
Administrative Assistant





SCHEDULE 3 TO THE MINUTES OF THE DEVELOPMENT PERMIT PANEL MEETING HELD ON WEDNESDAY, MAY 29, 2002.



**City of 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 02-203391

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	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

**Applicant:** Vanprop Investments Ltd.

**Property Location:** 5300 No. 3 Road

**Intent of Permit:** That a Development Permit be issued for renovations to the north-west corner of the Lansdowne Shopping Centre to accommodate the relocation of the "Future Shop".

02-203391

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

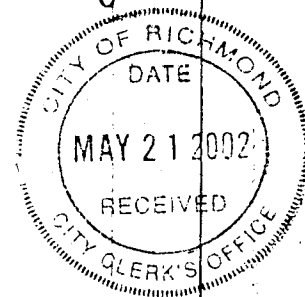
**Date:** Wednesday, May 29, 2002  
**Time:** 3:30 p.m.  
**Place:** Council Chambers, Richmond City Hall

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, (276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between Thursday, May 16, 2002 and the date of the Development Permit Panel Meeting.

J. Richard McKenna  
City Clerk

*I can't attend the meeting.*



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