



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: June 8, 2005
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on May 25, 2005, May 11, 2005,
March 16, 2005 and January 12, 2005**

Panel Recommendation

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

- i) a Development Permit (DP 04-287638) for the property at 7171 Steveston Highway (formerly 7051, 7071, 7091, 7131, 7171, 7191 and 7211 Steveston Highway);
- ii) a Development Permit (DP 05-297562) for the property at 5660 Parkwood Way;
- iii) a Development Permit (DP 04-279379) for the property at 8560, 8680 and 8600 No. 3 Road;
- iv) a Development Permit (DP 04-280617) for the property at 7591, 7611, 7631, 7671, 7691, 7731 and 7771 No. 4 Road; and
- v) a Development Permit (DP 04-279616) for the property at 8271 Francis Road;

be endorsed, and the Permits so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on May 25, 2005, May 11, 2005, March 16, 2005 and January 12, 2005:

DP 04-287638 – PATRICK COTTER ARCHITECT INC. – 7171 STEVESTON HIGHWAY (FORMERLY 7051, 7071, 7091, 7131, 7171, 7191 AND 7211 STEVESTON HIGHWAY)
(May 25, 2005 & May 11, 2005)

The Panel considered a Development Permit application to permit the construction of a 50-unit townhouse complex on a site zoned Townhouse District (R2-0.6). Included with the proposal are variances to reduce the front yard setback and to permit 12 tandem parking spaces. The applicant, Mr. Patrick Cotter, provided a brief overview of the project including how the design responded to the issues raised during the rezoning process.

Staff indicated the proposal was originally scheduled to be presented at the May 11, 2005 meeting, but was referred to the May 25, 2005 meeting to enable an increased notification area. Staff then summarized the comments received through the notification process and how the proposal responded to these comments, including a reference plan correction, off-street vehicle parking provisions, tree and hedge retention, drainage and general rezoning concerns. In response to questions from the Panel, staff advised that the referral on traffic issues in the general area was not directly associated with this application and did not preclude the Panel's consideration of the proposal.

Ms. Judith Hutson, 7160 Kimberly Drive, Mr. Bob Robertson, 7091 Kimberly Drive, and Mr. and Mrs. Conklin, 7040 Kimberly Drive, cited concerns and requested clarification on the building heights along the north property line, tree retention, perimeter fencing, traffic, on and off-site vehicle parking, drainage, site grading and construction impacts. Staff, the applicant and landscape architect, Mr. Maso Ito, indicated the units along the north property line are two-storey units, with the exception of two (2) 2½-storey units. Trees were being retained where possible (including existing hedges) and replacement landscaping would be provided, a perimeter fence would be installed at the onset of construction, perimeter site drainage would be installed, site grading would maintain existing grades along adjacent property lines and construction would be phased over approximately 18 to 20 months. Staff further advised that the traffic referral would be addressed in a separate report to Council through the appropriate standing committee once traffic surveys were completed.

The Panel indicated that in looking at this project in terms of overall form and character, the applicant had produced a sensitive, high quality design, retained trees where possible, and that traffic issues had been addressed. The Panel requested that the applicant review the plans provided to ensure they accurately reflect the commitments presented to the Panel. The applicant has provided revised plans with additional notations as requested by the Panel.

The Panel recommends that the Permit be issued.

DP 05-297562 – SANFORD DESIGN GROUP – 5660 PARKWOOD WAY
(May 25, 2005)

The Panel considered a Development Permit application to permit the construction of a 2,174 m² (23,402 ft²) car dealership building on a site zoned Automotive Park District (AUP). Included with the proposal are variances to reduce public road, side and rear yard setbacks required for parking spaces. The applicant, Mr. Dave Sanford, provided a brief overview of the project including the design review process with the Automall and the building form and character. Staff advised that the application complied with the Official Community Plan (OCP) guidelines. There were no comments from the public on the proposed development.

The Panel recommends that the Permit be issued.

DP 04-279379 – WESTERN NO. 3 ROAD HOLDINGS LTD. - 8560, 8580 AND 8600 NO. 3 ROAD
(May 11, 2005)

The Panel considered a Development Permit application to permit the construction of an 18-unit townhouse complex on a site zoned Townhouse District (R2-0.6). The architect, Mr. Paul Leong, provided a brief overview of the project including building massing, vehicle access, an access easement to the adjacent property to the south and the outdoor amenity space design. Staff advised that the proposal appropriately responded to the overlook and privacy concerns raised at the Public Hearing. In response to questions from the Panel, the architect reviewed the tree retention and replacement tree planting. Mr. Tony Moffat, 8620 No. 3 Road, asked for clarification on site grading and the boulevard treatment along No. 3 Road. The architect advised that the site preload and grading activities would be monitored and provided detail on the boulevard treatment.

The Panel recommends that the Permit be issued.

DP 04-280617 – POLYGON WESTBURY LANE DEVELOPMENT LTD. - 7591, 7611, 7631, 7671, 7691, 7731 AND 7771 NO. 4 ROAD
(May 11, 2005)

The Panel considered a Development Permit application to permit the construction of a 42-unit townhouse complex on a site zoned Comprehensive Development District (CD/35). Included in the proposal are variances to increase the minimum lot coverage, reduce various building setbacks from No. 4 Road and Keefer Street, to permit porch projections into the setback area and to increase the minimum building height for various buildings within 20 m of a public road. The applicant, Mr. Scott Baldwin, and the architect, Mr. Robert Ciccozzi, provided a brief overview of the project including building materials, site planning and landscaping. In response to questions from the Panel, the applicant provided additional information on the proposed outdoor amenity space design and agreed to review the proposed design in an effort to accommodate children play equipment and benches. The applicant has provided a revised landscape plan incorporating play equipment and benches as requested by the Panel. There were no additional comments from staff or the public on the proposal.

The Panel recommends that the Permit be issued.

DP 04-279616 – PACIFIC WESTERN DEVELOPMENTS LTD. – 8271 FRANCIS ROAD
(January 12, 2005)

The Panel considered a Development Permit application to permit the construction of a seven (7) unit townhouse complex on a site zoned Townhouse District (R2 – 0.6). Included with the development proposal are variances to reduce the minimum front and west side yard setback and the minimum required lot width. The architect provided a brief overview of the project, including the proposed variances, building massing and building materials. Staff advised the variances were noted at the rezoning stage and no concerns were received at the Public Hearing. One area resident was present to identify concerns over the proposed building height, a loss of privacy and the removal of trees from the site. The applicant identified an arborist had reviewed on-site vegetation to determine if tree retention opportunities existed, that replacement trees would be provided and the proposed unit floor plans would limit privacy concerns. There were no additional comments from the public.

The Panel recommends that the Permit be issued.

WC:blg



Development Permit Panel

Wednesday, May 25th, 2005

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
Greg Scott, Director of Operations, Works Yard

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, May 11th, 2005, be adopted.

CARRIED

2. Development Permit DP 04-287638

(Report: April 18/05 File No.: DP 04-287638) (REDMS No. 1477508)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 7171 Steveston Highway (formerly 7051, 7071, 7091, 7131, 7171, 7191 and 7211 Steveston Highway)

INTENT OF PERMIT:

1. To permit the construction of 50 two-storey, 2 ½-storey and three-storey townhouse units at 7171 Steveston Highway (formerly 7051, 7071, 7091, 7131, 7171, 7191 and 7211 Steveston Highway) 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) reduce the minimum front yard setback from 6 m to 4.7 m; and
 - b) permit 12 tandem parking spaces.

Applicant's Comments

Mr. Patrick Cotter, architect, with the aid of a model, briefly reviewed the issues that had arisen during the rezoning process, and, the mitigation of those issues by way of increased setbacks, tree retention, minimized overlook, and buildings that stepped down to the adjacent single family context. Mr. Cotter also reviewed the public consultation process that had been undertaken to address the specific individual landscape treatment concerns of the adjacent property owners along the north property line.

Staff Comments

The Director of Development, Raul Allueva, provided a summary of the comments received as a result of the public notification process and the staff review of the project. Mr. Allueva also mentioned the referral of this item from the May 11, 2005 Development Permit Panel meeting in order to allow for an increased notification area.

The comments received from area residents were summarized and responded to by Mr. Allueva, as follows:

- one of the reference plans in the original package, A301, contained an upper storey window in a living area. The plan was re-submitted without the window.
- parking provisions. The staff report indicated an oversupply of parking relative to the bylaw requirement.
- protection of adjacent hedges. Discussions have been held with immediate property owners which resulted in a commitment made by the application to protect adjacent hedges and existing vegetation where possible. Also, a certified arborist report was on file.
- drainage. Perimeter drainage to contain on-site water is a requirement of the Building Permit.
- adverse impacts of preloading and construction activities. The applicant and the developer would fulfill the standard requirements for these activities and a security would be obtained to ensure compliance.
- tree retention. The majority of trees that were committed to being retained would be retained, however, a further investigation of the existing trees had identified that there were approximately 6 trees that were previously thought to be retainable that were not retainable. A significant tree re-planting plan has been committed with approximately one third of those trees being of an increased calliper.
- general rezoning issues. The rezoning process, which following the regular Council process, was a matter of public record.

In response to a question from the Chair, Mr. Allueva indicated that the referral of traffic issues in the general area of Kimberley Drive and Bamberton Drive did not preclude the Panel's consideration of this application as the referral was not directly related to this application.

Mr. Cotter then, in response to direction from the Chair, identified the changes made to the project, subsequent to the public hearing on the matter, in response to the concerns of area residents.

Gallery Comments

Ms. Judith Hutson, 7160 Kimberley Drive, distributed and reviewed material outlining a number of outstanding concerns that she had in regards to the project, and a picture of a photograph depicting the fence and vegetation conditions along her rear property line. A copy of the submission is attached as Schedule 1 and forms a part of these minutes.

Mr. Allueva, Mr. Cotter, and Mr. Masa Ito, landscape architect, provided the following in response to questions from the Chair:

- clarification was given of the location of the 3 storey units. The 2.5 storey units would have the same roof line as a 2 storey unit, but would contain additional living space in the attic.
- Unit 7 at the rear is 2.5 storey.
- the additional removal of existing trees was based on the report of the certified arborist and that staff were in agreement with the removal and re-planting of those trees. In addition, the Chair noted that: i) a security of \$204,000 would be required of the applicant to a) ensure that the development fulfills the expectations and, b) would also act as a maintenance bond on the survival of the new trees planted; and, ii) that a development permit was attached to a property in perpetuity.
- that extra plantings, in addition to those shown on the landscape plan, would be provided along Ms. Hutson's property line.
- that the planting of large trees was not permitted within the sanitary sewer right-of-way along the north property line, however, shrubs were permitted.
- that the applicant team had met with Ms. Hutson and a number of other residents to discuss customized landscape designs, in addition to which a number of letters had been sent to area residents.
- the hedge behind Ms. Hutson's property would be retained.
- in condensing the project towards the core of the site there was little flexibility in retaining the trees in the centre of the site. All the trees in this area that have to be removed are as a consequence of the siting of buildings. Concern was also expressed about the effect of grading on existing trees. The bulk of the existing tree retention was around the perimeter of the site.
- the owner was prepared to install new fencing along the north property line at the start of the project. In addition, protective fencing would be provided for existing trees and shrubs.

- Ms. Donna Chan, Transportation Engineer, indicated that the traffic survey conducted in the Fall of 2004 on Kimberley Drive and Bamberton Drive had found that the traffic counts were low and well within the expected volume of a local residential road, and that travel speeds were also reasonable, at the level characteristic of a local road, where the 85th percentile speed is 53 km/h on Bamberton Drive and 47 km/h on Kimberley Drive. The posted speed is 50 km/h.
- the sanitary and storm drain right-of-way along the rear of the property covered municipal utilities. Large trees were not permitted in the area due to the impact of root systems on those utilities.
- the bedrooms location along the north wall have windows that faced the side yards – with the exception of 2 units adjacent to the significant tree in the centre of the property that have one window below the sight line. The north facing building elevations have small feature windows placed high on the wall to address privacy concerns.
- the 6m setback along the north property line allowed additional and taller tree plantings closer to the building which would also aid privacy issues.
- the first phase would begin on the eastern portion of the site, taking in the driveway and one building. City bylaws that mandate construction activities and noise would be in effect during the 18 – 20 month construction period, in addition to which 24 hour security, and boarding and fencing off of the site, would occur.

The Chair referred to the Good Neighbour Brochure that contained tips and suggestions for being a good neighbour during construction and suggested the developer conduct construction activities in accordance with the guide.

Mr. Bob Robertson, 7091 Kimberley Drive, expressed his concerns about parking and traffic, and said that he thought that a traffic study should be undertaken prior to the issuance of the development permit. Mr. Robertson said that he thought that the issue of shortcutting was skimmed over in the report, and that Kimberley Drive would be used as an access from Gilbert Road, or vehicles would cut through the other side and go around his subdivision, as vehicles could not cross a double solid line to turn directly into the site if travelling east along Steveston Highway. Mr. Robertson asked what impact this shortcutting would have on Kimberley Drive and Bamberton Drive, and he expressed concern about the safety of young children in the area. Also expressed were concerns about the amount of dust that would be generated, and, what quality assurance would be in place in terms of the finished product.

The Chair indicated quality assurance was provided through the Development Permit which would be tied to the Title of the land.

In addition to her previous comments, Ms. Chan said that: i) in addition to the bylaw requirement for on-site parking, parking was available on Gilbert Road between 6 pm and 7 am Monday thru Friday and all day weekends, aside from the bus stop area; ii) Bylaw 5870 did prohibit a person from parking a vehicle in front of any premises for more than 3 hours between 8am and 6pm unless the premise was the property or residence of the same person. This bylaw is enforced on a complaint basis through calls either to the City Bylaw Enforcement Office of the RCMP. Any parking on Bamberton Drive or Kimberley Drive by residents or visitors to the new development was no different from anyone else in the neighbourhood parking on these streets; iii) the volume of traffic anticipated from the proposed 50 unit development was relatively low and there were no concerns with the anticipated traffic volume; and iv) that crossing a double line was permitted under the Motor Vehicle Act when accessing or egressing one's property.

In response to a question from the Chair, Mr. Allueva said that an additional 10 parking spaces had been provided and that a number of units also contained parking pads in front of the unit.

Mr. Bob Conklin, 7040 Kimberley Drive, said that a number of his concerns had already been addressed by Ms. Hutson and Mr. Robertson. He then spoke about his concern that the 5.5m setbacks at two corners, to accommodate projections, that had not been presented to Council, and that two significant trees on the site had been misrepresented. Mr. Conklin said that one tree, which was actually a Horse Chestnut tree and not a Cottonwood as presented, was being removed due to its being in the way and not because of its health. Mr. Robertson then asked how high the development would be in relation to the properties to the north, referred to the clarification that some 3 storey units were in fact only 2.5 storey, and asked whether the emergency access lane would be fenced in. He also noted that more parking would occur on Kimberley Drive than on Bamberton Drive, and that complaints about parking in excess of 3 hours rarely received a response.

In response to questions from the Chair, Mr. Allueva, Mr. Cotter, Mr. Ito and Ms. Chan provided the following:

- minor modifications to Units 1 and 8 included a single storey projection for fireplaces and were considered acceptable by staff and in conformance with site zoning;
- the removal of the significant Horsechestnut tree was required due to the additional buffer space that was provided and the resulting lack of flexibility to the siting of the buildings. The tree was noted to be in fair condition as it was affected by spanworm and 25% leaf loss.
- the lowest floor elevation would be at the existing road grade. The grading of the perimeter area would fall to the existing grades around the perimeter. Drainage would be placed at the perimeter.
- Bamberton Drive, Steveston Highway and Gilbert Road all have existing sidewalks.

Mrs. Conklin, 7040 Kimberley Drive, a 27 year resident, said that she had called the City on numerous occasions about the parking in front of her house but that no response was received. Mrs. Conklin also said that she was concerned that the speed of traffic along Steveston Highway would not allow for ease of access to the subject property, and that additional traffic would occur as children would have to be driven to school and because there was not a store within walking distance. Mrs. Conklin asked what would be done if the traffic concerns did become an issue once the project was built.

The Chair reminded those present that the purpose of the Development Permit Panel meeting was to look at form and character issues, and not rezoning issues.

Ms. Hutson, speaking for the second time, said that a number of significant concerns still existed and she asked that a decision be delayed until such time as accurate plans could be drawn up and one more public consultation meeting could be held with the neighbourhood. Ms. Hutson thanked the developer for agreeing to install a fence, and complimented the development in spite of her concern that it better integrate with the neighbourhood.

Mr. Cotter said that all of the information was available at his office and that he and his staff would be happy to review that information if an appointment was made to do so. Mr. Cotter also said that all of the information had been available at City Hall subsequent to the Advisory Design Panel meeting. Mr. Cotter said that the project had received a fairly positive recommendation from the Advisory Design Panel, and that all of the Panel's recommendations had been met, including contact with the property owners to the north and individualized landscape treatments.

Correspondence

Mr. S. Baker and Mrs. D. Baker (2), 10891 Bamberton Drive – Schedule 2

Mr. H. Karlinsky (2), 7511 Manning Court – Schedule 3

Mr. G. Norton, 10911 Bamberton Drive – Schedule 4

Mr. R. Conklin (2), 7040 Kimberley Drive – Schedule 5

Panel Discussion

Mr. Erceg said that the application had been contentious through the rezoning, and that the rezoning had been adopted by Council. Further to this, Mr. Erceg said that the Panel, in looking at form and character, had heard that the developer had been sensitive in terms of design, that the form and character guidelines had been made, and, that traffic issues had been addressed. Mr. Erceg said that this was one of the best designed and highest quality projects seen in some time, and that he supported the project.

Mr. Kirk noted the limited terms of the Panel's review of the project in that it was difficult to comment on such issues as traffic. Mr. Kirk also noted that excess parking had been provided on site.

Mr. Scott said that he felt the proponent had addressed and answered the questions put forth and that he was therefore comfortable in supporting the project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 50 two-storey, 2 ½-storey and three-storey townhouse units at 7171 Steveston Highway (formerly 7051, 7071, 7091, 7131, 7171, 7191 and 7211 Steveston Highway) on a site zoned Townhouse District (R2 – 0.6); and*
2. *vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the minimum front yard setback from 6 m to 4.7 m; and*
 - b) *permit 12 tandem parking spaces.*

CARRIED

3. Development Variance Permit DV 04-274515

(Report: December 15/04 File No.: DV 04-274515) (REDMS No. 1367531)

APPLICANT: Al Rahman Farms

PROPERTY LOCATION: 15460 Westminster Highway

INTENT OF PERMIT:

To increase the maximum required setback from a public road in the Agricultural District (AG1) zone from 50 m (164 ft) to 60 m (197 ft) to accommodate a new single-family dwelling at 15460 Westminster Highway.

Applicant's Comments

Mr. Steve Palmier, Steve Palmier Architecture, was present on behalf of Al Rahman Farms to request that the application be withdrawn from the agenda.

The Chair asked Mr. Palmier to convey to the applicant that staff were exceptionally busy at this time and that should the application be brought forward in the future, that the applicant be prepared to see the application through. Mr. Erceg also referred to the additional costs that were incurred by the application.

The item was then withdrawn.

4. Development Permit DP 05-297562

(Report: April 29/05 File No.: DP 04-297562) (REDMS No. 1515387)

APPLICANT: Sanford Design Group

PROPERTY LOCATION: 5660 Parkwood Way

INTENT OF PERMIT:

1. To permit the construction of a 2,174 m² (23,402 ft²) car dealership building at 5660 Parkwood Way on a site zoned Automotive Park District (AUP); and

2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum public road setback of parking from 3 m to 0.9 m; and side and rear yard setbacks of parking from 1.5 m to 0.9 m to the north and 0 m to the east and south.

Applicant's Comments

Mr. Dave Sanford, of Sanford Design Group, briefly reviewed the rezoning process and noted that the design was established within the design control documentation of the Automall.

Staff Comments

The Director of Development, Raul Allueva, said that staff were happy with the design, which had undergone a design review by the Automall, and that the application complied with the Official Community Plan Guidelines.

Correspondence

None

Gallery Comments

None

Panel Discussion

The Chair thanked staff for fast-tracking the application.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a 2,174 m² (23,402 ft²) car dealership building at 5660 Parkwood Way on a site zoned Automotive Park District (AUP); and*
2. *vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum public road setback of parking from 3 m to 0.9 m; and side and rear yard setbacks of parking from 1.5 m to 0.9 m to the north and 0 m to the east and south.*

CARRIED

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:00 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, May 25th, 2005.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant

Judith Hutson
7160 Kimberley Drive
Richmond, BC V7A 4S4

SCHEDULE 1 TO THE MINUTES OF
THE DEVELOPMENT PERMIT PANEL
MEETING HELD ON WEDNESDAY,
MAY 25TH, 2005.

May 25, 2005

Members of the Development Permit Panel
City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Members of the Development Permit Panel:

Re: **Development Permit Application (DP 04-287638)**

I live in the neighbourhood that is adjacent to this proposed development and have been very involved in both the community discussions and City mandated meetings associated with this proposal. This has been a controversial application from the very beginning.

This proposed redevelopment does not have the support of the neighbourhood and certainly does not have the support of the property owners whose homes share a common property line.

Our concerns are very similar to the concerns of the homeowners on Williams Road and Railway: Our neighbourhood is exclusively single family homes and our neighbourhood does not support this level of densification. The only difference between these two applications, is that some of us, myself included, supported the rezoning to multifamily. My issue is not with the concept of multifamily homes. My issue is not with the overall design and I have commented many times about the quality of design proposed by Patrick Cotter. The primary issues with this development are the number of units and that this multifamily development fits with the character of our established neighbourhood.

To this end, there are a number of issues that I would like to review with the Development Panel prior to the Panel's decision on this application. For ease of discussion I have grouped these issues into the following categories:

1. April 18, 2005 Staff Report – Density
2. Design: 3 story units and window placement
3. Tree/ shrub retention strategy and commitments

4. Fences-current and proposed
5. Traffic Issues
6. Drainage issues
7. Construction schedule and community impact

1. April 18, 2005 Staff Report

On page 1 of the report under "Rezoning and Public Hearing Results" the report does not contain one of the most contentious issues related to this rezoning application: the proposed density and total number of units. This continues to be a very significant issue for most, if not all, of the neighbours. This issue has been raised in multiple forums including the Planning Committee Meeting and the Public Hearing. Many of us have identified concerns both about the proposed density and the Planning Department's report that most of the issues identified during the community consultation have been addressed by the proposed design. The density issue has not been resolved and continues to be a very contentious issue for our community.

2. Design

We have been given a commitment that there will not be any 3 story units that back onto our properties. The May 11, 2005 plan is still showing 3 story units (i.e. Building 7). We have been given a commitment by the developer that the units will not have windows that look directly into our properties. I would like to see the revised drawing that show the window placements.

On page 3 of the Planning Department report (Setbacks, Height and Size of the Building) it indicates that: "All units along the entire residential interface perimeter of the site are two-story buildings....". The Staff Recommendation is to permit the construction of 50 2 ½ story and 3 story townhouse units. Why are the 2 story units part of this recommendation?

3. Tree/ shrub retention strategy and commitments

I would like to see the commitments made to me about the retention of the tall cedar trees directly behind my property captured in the official plan.

I would also like to developer to consider changing the plans for the planting directly behind my property to address the current issue with the hedge.

We would also like the developer to consider retaining a few more of the larger trees.

4. Fences-current and proposed

I understand that the developer has made a commitment to repair the current fences. I would like to know when this is going to be completed.

I also understand that there is a plan to put in a new 6 foot fence along the perimeter of the development. Given the disruption that all of us will have to endure during the construction of this project, I believe it would be best for the developer to put the new 6 foot fence in place at the start of the destruction/ construction project.

5. Traffic Issues

There were a number of concerns identified by the neighbours about traffic issues. I have asked many times for a copy of this report and have yet to receive it. Effectively managing the traffic and accompanying safety issues should be a key issue in the review of the development permit decision.

Page 3 of the staff report indicates that a review of the traffic issues "on Kimberley and Bamberton Drive is being conducted by staff and will be addressed separately by the Transportation Department Staff." I have a number of concerns about this decision. As neighbours we also expressed concerns about the impact this proposed development will have on Steveston Highway. Why is this not being considered? I also believe that the impact this proposed development may have on the adjacent roadways should be a factor in the development permit decision. If the traffic issues created by this 50 unit proposal can not be safely addressed, it would not be in the best interests of the community to proceed with this large of a development.

6. Drainage Issues

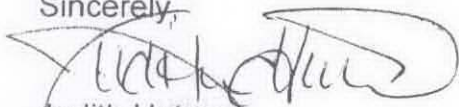
On page 6 of the staff report (Landscape buffer) the report reads: "...the applicant is not able to plant new trees along the perimeter due to the potential for conflict with sanitary sewer rights-of-ways to the west and north." What does this mean? What is the impact on the proposed landscape design? And has this been captured in the drawings? This appears to be a significant issue. As a homeowner who will be impacted by this proposed project, I would like to know what the ramifications are of this "potential conflict."

7. Construction

We would like to know what measures will be in place to work with the neighbourhood during this construction project. This is going to have a very significant impact on our neighbourhood. We would like to know what the timelines are for the project, what the work schedule will be for the project and what days of the week we will be free from construction noise and debris. The proposed project is very large and we will bear the brunt of this construction activity.

I trust you will consider these issues in your deliberations. I would be pleased to answer any questions.

Sincerely,



Judith Hutson

Attachment



To Development Permit Panel
Date: <u>May 25, 2005</u>
Item # <u>2</u>
Re: <u>7171 Steveston Hwy</u> <u>DP 04-287638</u>

Weber, David

From: Simon Baker [simondale@shaw.ca]
Sent: Sunday, 22 May 2005 3:24 PM
To: Weber, David
Cc: Allueva, Raul; Crowe, Terry; Bob Conklin; P. Lewis; Simon Baker; Harry Karlinsky; clive warren; R. M. (Bob) Robertson; Judith A. Hutson
Subject: Development Permit DP 04-287638, Meeting Wednesday May 25, 2005

To: David Weber, Director, City Clerk's Office.
To be entered into the meeting record.

I am extremely concerned that this meeting was delayed recently due to the Applicant's inability to attend at the last minute. An afternoon meeting necessitated my taking time off work with business and financial consequences. The city has also incurred costs for which Cotter Inc. should be culpable.

I will now be unable to attend at this new time and date as my wife and I will be travelling out of the Province.

With respect to the permit application I have concerns with the accuracy of the drawings that I have from the city stamp dated May 11, 2005.

Drawing A301 - 1, east streetscape elevation, shows a gable end building # 8 at the north east corner of the development. Drawing A301 - 4, north streetscape elevation, shows a different roof line configuration for the building # 8 at the same corner.

Building # 8 is the one that overlooks my property to the east and is supposed to be only 2 storey with no third floor and no attic window facing east, ie. hip end configuration.

I have a letter from William Harrison, Patrick Cotter Architect Inc., dated March 21, 2005, forwarded to Sara Badyal, City of Richmond Planner, which states that "we have flipped the unit layout of building 8 with building 7. Building 7 does not have a third storey and has a roof form whose east face ends in a hip rather than a gable".

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The high density of population being added to a previously spacious, quiet, higher priced, single family dwelling subdivision will inevitably impact the pedestrian traffic in the area as well as the vehicles. There are no sidewalks on the west side of Bamberton, the closest access to the primary school and the shopping mall (one mile distant), there is only a single vehicle exit for 50 units onto the very busy major route Steveston Highway, there are no close amenities, there are only minimal (inadequate) play area facilities planned and there is no indoor amenity space. A \$95,000 cash contribution has been made to an ethically questionable "City Recreation Reserve account" that so far the residents of our community have not been able to find out what this fund is or what it does, and certainly it is money which has not benefitted our community.

I trust that the Permit Panel will consider very carefully the significant local community ramifications associated with this project before granting zoning variations and construction permits.

Respectfully submitted.

Dr. Simon Baker & Mrs. Dale Baker
10891 Bamberton Drive.

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10891 Bamberton Drive.

SCHEDULE 3 TO THE MINUTES^{27/1/05} OF
THE DEVELOPMENT PERMIT PANEL
MEETING HELD ON WEDNESDAY,
MAY 25TH, 2005.

To Development Permit Panel

Date: MAY 25, 05

Item # 2

Re: 7171 Steveston Hwy

Weber, David

From: harryk@telus.net
Sent: Wednesday, 25 May 2005 10:05 AM
To: Allueva, Raul
Cc: Burke, Holger; Weber, David; Chan2, Donna (Transportation); Badyal, Sara
Subject: RE: Development Permit DP 04-287638, Meeting Wednesday May 25, 2005

Thank-you. As my concern reflects anticipated changes to traffic numbers and flow only once the development occurs, I'm assuming that you're also addressing this issue? And as I'm very unfamiliar with the various processes at City Hall, is the appropriate way to express my concerns? are the other activities I should be undertaking? unfortunately I am unable to attend today's meeting.

Quoting "Allueva, Raul" <RAllueva@richmond.ca>:

> Dear Dr. Karlinsky:

> Thank you for your inquiry. My apologies for the time required to
> provide you with a response.

> There is indeed a referral from City Council to staff to review
> traffic issues related to Bamberton/Kimberly, which staff will be
> responding to in June at a Committee of Council (Public Works).
> Please note the following for your information:

> - staff have conducted traffic counts, and are in the process of
> taking additional traffic counts in the area. Preliminary indication
> from the first count is that volume of traffic and/or traffic speeds
> are both within acceptable ranges. However, the final count is in the
> process of being completed, with the data expected probably by tomorrow.

> - Once the counts are finalized, staff will be assessing the results, and
> a report will be completed and presented to the Public Works Committee in
> June, at which point the information is public and can be provided to
> you. The report will provide Council with the results of the data,
> and make appropriate recommendations.

> Staff from the Transportation Department are actively working on this
> referral, and will be available today to provide any updates on this
> issue at the Development Permit Panel meeting.

> I trust this is adequate information. Please advise if further
> information is required.

> Regards,

> Raul Allueva
> Director of Development
> City of Richmond
> 6911 No. 3 Road, Richmond BC V6Y-2C1
> (604) 276-4138 fax: (604) 276-4052
> <mailto:rallueva@richmond.ca>

> -----Original Message-----

> From: Harry Karlinsky [mailto:harryk@telus.net]
> Sent: Tuesday, 24 May 2005 10:59 PM
> To: Weber, David
> Cc: Allueva, Raul; Burke, Holger
> Subject: RE: Development Permit DP 04-287638, Meeting Wednesday May
> 25, 2005

> Mr. Weber - Would appreciate your advice. I have not heard from your

> colleagues and the meeting is tomorrow. Sincerely, Harry Karlinsky

> -----Original Message-----

> From: Weber, David [mailto:DWeber@richmond.ca]
> Sent: Tuesday, May 24, 2005 10:34 AM
> To: Harry Karlinsky
> Cc: Allueva, Raul; Burke, Holger
> Subject: RE: Development Permit DP 04-287638, Meeting Wednesday May
> 25, 2005
> Importance: High

> Dear Dr. Karlinsky,

> Further to my previous acknowledgement, I am asking by way of a copy
> of this email, that Urban Development staff make available any records
> relevant to this application. As the Urban Development staff are more
> familiar with the specifics of the application and what studies were
> undertaken, I will defer to them to respond to your specific questions.

> Thanks, David Weber

> _____
> David Weber
> Director, City Clerk's Office
> City of Richmond
> 6911 No.3 Road, Richmond, BC, V6Y 2C1
> voice: (604) 276-4098
> fax: (604) 278-5139
> email: dweber@richmond.ca
> web: www.richmond.ca

> -----
> From: Harry Karlinsky [mailto:harryk@telus.net]
> Sent: Monday, 23 May 2005 1:10 PM
> To: Weber, David
> Cc: Allueva, Raul; Crowe, Terry; 'Bob Conklin'; 'P. Lewis'; 'clive
> warren'; 'R. M. (Bob) Robertson'; 'Judith A. Hutson'; 'Simon Baker'
> Subject: RE: Development Permit DP 04-287638, Meeting Wednesday May
> 25, 2005 Monday May 23

> Dear Mr. Weber

> To be entered into the meeting record

> Dr. Baker draws appropriate attention to the traffic issues concerning
> Bamberton Avenue. Individuals in cars traveling south on Gilbert will
> undoubtedly choose to use Bamberton as a short cut when returning to
> the development in question. The Bamberton shortcut will allow the
> drivers to then turn right at the corner of Bamberton and Steveston
> Highway and then right again into the complex. This route of course
> then precludes having to turn left at the corner of Gilbert and
> Steveston Highway and then left across oncoming Steveston Highway traffic into the
> complex.

> I was present when City Council passed Development Permit DP
> 04-287638. At that time Council agreed to formally investigate/address
> anticipated traffic issues. I would appreciate a copy of this traffic impact report.

> Sincerely

> Dr Harry Karlinsky
> 7511 Manning Court

> -----Original Message-----

> From: Simon Baker [mailto:simondale@shaw.ca]
> Sent: Sunday, May 22, 2005 3:24 PM
> To: Weber, David
> Cc: Allueva, Raul; Crowe, Terry; Bob Conklin; P. Lewis; Simon Baker;

> Harry Karlinsky; clive warren; R. M. (Bob) Robertson; Judith A. Hutson
> Subject: Development Permit DP 04-287638, Meeting Wednesday May 25,
> 2005
>
> To: David Weber, Director, City Clerk's Office.
> To be entered into the meeting record.
>
> I am extremely concerned that this meeting was delayed recently due to
> the Applicant's inability to attend at the last minute. An afternoon
> meeting necessitated my taking time off work with business and
> financial consequences. The city has also incurred costs for which
> Cotter Inc. should be culpable.
> I will now be unable to attend at this new time and date as my wife
> and I will be travelling out of the Province.
>
> With respect to the permit application I have concerns with the
> accuracy of the drawings that I have from the city stamp dated May 11, 2005.
> Drawing A301 - 1, east streetscape elevation, shows a gable end
> building # 8 at the north east corner of the development. Drawing
> A301 - 4, north streetscape elevation, shows a different roof line
> configuration for the building # 8 at the same corner.
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> Building 7 does not have a third storey and has a roof form whose east
> face ends in a hip rather than a gable".
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> April 18, 2005, Setbacks, Height and Size of Buildings, indicates that
> all the units along the East interface perimeter will be two storeys.
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> issues of privacy to the east have been addressed correctly. The
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> a building No. 8. Building # 7, PLAN # 4 drawing A-351, does appear
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> Respectfully submitted.

> Dr. Simon Baker & Mrs. Dale Baker

> 10891 Bamberton Drive.

>

To Development Permit Panel
Date: <u>May 25, 2005</u>
Item # <u>2</u>
Re: <u>7171 Steveston Hwy.</u> <u>DP 04-287638</u>

Weber, David

From: Harry Karlinsky [harryk@telus.net]
Sent: Monday, 23 May 2005 1:10 PM
To: Weber, David
Cc: Allueva, Raul; Crowe, Terry; 'Bob Conklin'; 'P. Lewis'; 'clive warren'; 'R. M. (Bob) Robertson'; 'Judith A. Hutson'; 'Simon Baker'
Subject: RE: Development Permit DP 04-287638, Meeting Wednesday May 25, 2005

Monday May 23

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 To be entered into the meeting record

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Dr Harry Karlinsky
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Cc: Allueva, Raul; Crowe, Terry; Bob Conklin; P. Lewis; Simon Baker; Harry Karlinsky; clive warren; R. M. (Bob) Robertson; Judith A. Hutson
Subject: Development Permit DP 04-287638, Meeting Wednesday May 25, 2005

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SCHEDULE 4 TO THE MINUTES OF THE DEVELOPMENT PERMIT PANEL MEETING HELD ON WEDNESDAY, MAY 25TH, 2005.

		INT
	JRM	
✓	DW	Dw
	KY	
	AS	
	DB	
	WB	

To Development Permit Panel
 Date: May 25.05
 Item # 2
 Re: 7171 Steveston Highway

From
 D. G. Norton
 10911 Bamberton Drive,
 Richmond V7A 1K6

To
 The Development Permit Panel re. the application by Patrick Cotter Architect Inc. to permit the construction of 50 townhouse units at 7171 Steveston Highway. DP04-287638

DP 04-287638

Panel.
 First, where was Patrick Cotter last week? I hope he had a very good reason for not being at the development meeting or was it a ploy on his part to help reduce the number of people who are concerned about this project. Also, why did you not tell us at the start of the meeting that this application would be postponed until later instead of us all waiting half an hour for it to come up on your agenda? It was a waste of our time and yours.

A meeting of this nature where the public are concerned at 3.30 pm means that working people cannot attend, others arrange their time accordingly then the above happens. This is time and money wasted on everyone's part, also, more notices had to be sent out at a cost to the City. He should be held accountable.

To the panel I would say this:
 Have you taken the time to look at what you have been recommending and have had passed regarding this type of development? Walk down the roadway between these 2 1/2 and 3 storey townhouse units, note the space between, the heights, garage doors facing each other with hardly any driveway in front. The lack of trees and minimal landscaping, no space for children to play. Inside, stairs and more stairs making it difficult for older people. Stairs that have to have gates across to stop younger children from falling down. And the prices these places cost. Is this Richmond's answer to affordable living or are we just catering to middle age people in a middle income bracket. Please consider these items and see how the face of Richmond is changing along its main roads for all to see. Couldn't this type of development be on quieter side roads away from the heavy traffic?

Unfortunately I cannot attend this next meeting but hope that you will give my concerns some consideration.

Thank you
 Geoff. Norton .



MacLennan, Deborah

From: Badyal, Sara
Sent: Thursday, 12 May 2005 8:50 AM
To: MacLennan, Deborah
Subject: DPP Meeting May 25, 7171 Steveston Hwy

-----Original Message-----

From: Bob Conklin [mailto:rconklin@shaw.ca]
Sent: Wednesday, 11 May 2005 11:16 AM
To: Badyal, Sara
Subject: Meeting May11, 7000 Steveston Hwy

Thank you for your call back. I found the Devt Permit Plan data. I have to work this P.M. but I would like to have a few of my concerns expressed.

1. I am not ashamed to say I am a tree hugger. I would like it put on record, that the significant tree Horse Chestnut, #346 Patrick Cotter's landscape architect drawing, is listed as Fair. According to legend on the front page, of the Arbortech Report provided to us by Mr. Cotter, Fair is savable. I would like it stated on page four of today's minutes that a significant tree inventory Horse Chestnut, #346 that is savable is being removed.
 2. What is the "guarantee" that the large English Oak, labeled "specimen" on the drawing, will survive the construction and landscaping around it?
 3. How close can a building be to a sanitary sewer. As you know there is a sanitary sewer along the back of the property. Is that why the setback was made to six meters rather than the original 3 meters?
 4. Does my existing southside fence exist on the property line? If not, then the six meters setback to the new buildings could be more or less. How much?
 5. How will the 1.5 meter fence affect my hedge. Will the developer cut prune my hedge (which has overgrown on the back with the previous farmer's agreement), and will that affect the vitality of my hedge?
 6. What guarantee will we have that the preloading of the site and permanent site will not result in drainage onto our property?
 7. I have a pool in my backyard. Will construction create cracks and drainage problems, and if so what will be done by the developer or the City?
- Dr. R. J. Conklin

MayorandCouncillors

From: Bob Conklin [rconklin@shaw.ca]
Sent: Wednesday, 11 May 2005 9:02 AM
To: Badyal, Sara; Crowe, Terry; MayorandCouncillors
Subject: lack of notification re development permit

To Development Permit Panel Date: <u>May 11, 2005</u> Item # _____ Re: <u>7171 Steveston Hwy</u> _____
--

First and foremost, I would like an explanation from someone in council as to why I did not receive a notification re a meeting today, May 11 at 3:30 at City Hall with the Development Permit Panel for the 7000 Steveston Hwy project. I am adjacent to this development. The staff that sends out notification is responsible to council.

I remain very annoyed about the City's policy of 50 meter notification for large developments like this in face with the repeated inferences that there are "always a few neighbors that disagree with such developments" or similar comments. I am paraphrasing Mr. Westermark's comment at one of our pre Public Hearing Meetings and the inference attributed to Mr. Dang in the Richmond Review article "a Development Ahead of its Time?" last weekend, "someone in the neighborhood comes out and talks, and the next thing you know we are all turtling." It is such inconsiderate statements that really fuel the fires. This was a very arrogant statement by Mr. Dang. The point is that if few are notified, then there area few that will express concern.

I believe it was Harold Steves who asked and achieved a greater notification area for this development prior to the Public Hearing last September. Why is this increased notification area not continuing?

The council is supposed to be considerate of everyone's concern; after all they were elected by the people, not developers, and Planning Department persons, many of whom do not even live in Richmond. Bob Conklin.