



## City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** David McLellan  
Chair, Development Permit Panel  
**Date:** June 19, 2002  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meeting Held on June 12, 2002**

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### Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
  - i) a Development Permit (DP 01-198029) for the property at 4500 and 4600 Westwater Drive;
  - ii) a Development Permit (DP 01-198039) for the property at 4311 Bayview Street;
  - iii) a Development Permit (DP 01-198839) for the property at 7060, 7140, 7180, 7220, 7240 Garden City Way and 7055, 7071, 7091, 7111 Heather Street;
  - iv) a Development Permit (DP 02-200027) for the property at 6233 and 6277 Birch Street;
  - v) a Development Permit (DP 00-182675) for the property at 12051 No. 1 Road;be endorsed, and the Permits so issued.
2. That the alteration of 24 detached units to 12 attached units at 3088 Francis Road be deemed to be in general compliance with the Development Permit (DP 98-138455) issued for that property.

David McLellan  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered six development permits, one development variance permit and one general compliance matter at its meeting held on June 12, 2002. All but two of the applications under consideration were in Steveston at the old B.C. Packers site. Two of the applications were referred back to staff for further work, while one awaits provision of performance security prior to Council consideration. In addition, one development permit considered at a previous meeting is now ready for Council consideration.

**DP 01-198029 – PERKINS & CO. ARCHITECTURE AND URBAN DESIGN – 4500 AND 4600 WESTWATER DRIVE**

The proposal to construct two four storey apartment buildings at the south end of Railway Avenue generated comment in the form of two letters to the Panel opposed to the proposed variances. The Panel was advised that although the number of variances is numerous the impact of them is very minor. An example would be the height variance which would permit the installation of a sloped roof rather than a flat roof which can be accomplished under the current maximums. It was noted that the applicant improved the design by placing the parking level 5 feet below grade in order to reduce the height of the building. Similarly the variances for balcony and eave projection will provide some architectural relief to these large facades. The Panel found the architectural theme appropriate to the Steveston waterfront.

The Panel recommends that the permit be issued.

**DP 01-198039 – PERKINS & CO. ARCHITECTURE AND URBAN DESIGN – 4311 BAYVIEW STREET**

The proposal to construct ten townhouses on the extension of Bayview Street did not generate any public comment. The Panel had questions regarding the relationship of the building to the street and to the lane and found the design approach taken was necessary. The Panel found the architectural theme appropriate to the site.

The Panel recommends that the permit be issued.

**DP 01-198839 – POLYGON LEIGHTON COURT LTD. – 7060, 7140, 7180, 7220, 7240 GARDEN CITY ROAD AND 7055, 7071, 7091, 7111 HEATHER STREET**

The proposal to construct 94 townhouses in the south east of the corner of Garden City Way and Granville Avenue did not generate any public comment. The Panel had questions regarding lack of provision of play space for toddlers in the development. The developer at the meeting agreed to alter the plans to accommodate such spaces and this application is now ready for Council consideration with the revised plans. The Panel found the site layout and architectural design appropriate to the site.

The Panel recommends that the permit be issued.

DP 02-200027 – AH TEN HOLDINGS LTD. – 6233 AND 6277 BIRCH STREET

The proposal to construct 72 townhouses at the corner of Birch Street and Ferndale Road did not generate any public comment. The previous development permit for the site lapsed without being built. It was noted that all the benefits of the original design are present with several improvements on the design. The Panel found the project to be generally consistent with the design guidelines for the McLennan North area.

The Panel recommends that the permit be issued.

DP 00-182675 – J. C. LU LTD. – 12051 NO. 1 ROAD

The proposal to reconstruct the front façade of the “Super Grocer” in Steveston did not generate any public comment. The Panel noted that there have been no changes to Council policy or other considerations which would deter them from reconfirming their original endorsement of the project.

The Panel recommends that the permit be issued.

DP 98-138455 – WAYNE FOUGERE ARCHITECT – 3088 FRANCIS ROAD

The proposal to alter 24 units in this development at the west end of Francis Road from detached to semidetached units was also considered by the Panel. It was noted that the earlier design created side yards of marginal usage. This redesign will create more effective spacing around the buildings.

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

DJM:djm



## Development Permit Panel

Wednesday, June 12, 2002

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Jeff Day, General Manager, Engineering and Public Works, Acting Chair  
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services  
Lani Schultz, Manager, Corporate and Strategic Planning  
David McLellan, General Manager, Urban Development – 4:25

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 29, 2002, be adopted.*

### 2. Development Permit DP 01-198029

(Report: May 15/02 File No.: DP 01-198029) (REDMS No. 714432)

APPLICANT: Perkins & Company Architecture and Urban Design Inc.

PROPERTY LOCATION: 4500 and 4600 Westwater Drive

#### INTENT OF PERMIT:

To allow the development of 188 residential apartment units on two (2) lots containing a total floor area of 18,904.221 m<sup>2</sup> (203,490 ft<sup>2</sup>); and

To vary the provisions of Zoning and Development Bylaw 5300 to permit the following:

1. The projection of balconies and roof overhang to a maximum of 2.77 m (9.088 ft.) into the required 9 m (29.528 ft.) setback along Railway Avenue;
2. The projection of balconies and roof overhang to a maximum of 1.84 m (6.037 ft.) into the required 9 m (29.528 ft.) setback along the proposed dyke walkway along the riverfront;

3. The projection of balconies and roof overhang to a maximum of 1.2 m (3.937 ft.) into the required 6 m (29.528 ft.) setback along Westwater Drive;
4. The projection of the parking structure to a maximum of 4.267 m (14 ft.) into the required 9 m (29.528 ft.) setback along the proposed dyke walkway along the riverfront;
5. The projection of the parking structure to a maximum of 3.048 m (10 ft.) into the required 6 m (29.528 ft.) setback along Westwater Drive;
6. The projection of the roof ridgeline to a maximum of 1 m (3.28 ft.) above the maximum building height of 15 m (49.212 ft.);
7. The projection of the 14 cupolas along the roof ridgeline to a maximum of 3.048 m (10 ft.) above the maximum building height of 15 m (49.212 ft.), and;
8. The provision of six (6) tandem parking stalls which are surplus to the required amount of off street parking.

### **Applicant's Comments**

Mr. John Perkins, Perkins & Co. Architecture Ltd., introduced Ms. Louise Webb of Perkins and Co., and acknowledged the presence of several members of the Onni group.

Mr. Perkins advised the Panel that he had a powerpoint presentation that would identify the requested variances for each parcel and requested that he be allowed to cover all the parcels in his opening comments. The Acting Chair agreed to the request.

With the aid of site plans, elevations, and a model, Mr. Perkins reviewed the overall process of zoning that had been undertaken along with a number of consultants, including Zuliani Moodie Consultants. Mr. Perkins said that the form of development was very close to that envisioned at the outset of the project.

Mr. Perkins then reviewed in detail the variances requested for each of the four parcels along brief design details for each.

- the Parcel J design included ponds, and a series of islands and rockeries over underground parking plus a well developed public right-of-way to the waterfront;
- Parcel F4, 10 townhouse units with marine character details. Townhouses have small areas of vinyl siding in recessed areas;
- Parcel F5, 10 townhouse units, mixture of dormer shapes, materials and colours. Attempts to maintain character of Moncton Street ie. office, existing single family and newer buildings. Fits scale of Moncton Street.
- Parcel I, the increase from 2.5 to 3 storeys was considered critical. The end unit had been turned so as to appear as a heritage house.

Mr. Perkins then reviewed DP-01-198029 in more detail – lushly landscaped with a trellis passage to the waterfront; the edges of the pond will be irregular with rocks/waterfalls and trees; it was considered that the variances requested would improve variety and also the use of the balconies; a big mass but narrow edges will benefit; use of a lot of material variations to gain interest/scale and projection of quality; large overhands and wrap around balconies; windows that wrap; a lot of craftsman detail in rafter tails/braces etc.; clipped ribbed supports for metal roof.

### **Staff Comments**

The Manager, Development Applications, Joe Erceg, requested that the site plan for Parcel J be displayed. Mr. Erceg said that the applicant had worked co-operatively with staff and also, on two occasions, the Advisory Design Panel; the project had been refined through the Development Permit review; staff had worked for character and integration with the park system on the east and west sites; the variances had been looked at very carefully and were supported by staff – some were required for improved design, some for setbacks only applied to short sections or small portions, some, such as tandem parking, were quite common; the height variance was considered the most sensitive, however, through the design process it had been determined that a pitched roof was preferable to the initial design of a flat roof. In order to counterbalance the height variance the building had been pressed 5 feet into the site with the result that the apparent height of the building was lower than the original proposal and was comparable to the Britannia site. Mr. Erceg said that the applicant would make a contribution of \$60,000 as compensation for the lack of outdoor play amenities for this parcel and parcel 5.

### **Correspondence**

P. Coltart, 114 – 12911 Railway Avenue – Schedule 1.  
C. Lacapra, 116, 12931 Railway Avenue – Schedule 2

### **Gallery Comments**

None

### **Panel Discussion**

The Acting Chair said that his initial concern regarding the requested variances had been relieved by the explanations provided. The benefit provided by the public walkway was noted.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued for 4500 and 4600 Westwater Drive on a site zoned Comprehensive Development District (CD/106), which would allow the development of 188 residential apartment units on two (2) lots containing a total floor area of 18,904.221 m<sup>2</sup> (203,490 ft<sup>2</sup>); and*

*Vary the provisions of Zoning and Development Bylaw 5300 to permit the following:*

- 1. The projection of balconies and roof overhang to a maximum of 2.77 m (9.088 ft.) into the required 9 m (29.528 ft.) setback along Railway Avenue;*
- 2. The projection of balconies and roof overhang to a maximum of 1.84 m (6.037 ft.) into the required 9 m (29.528 ft.) setback along the proposed dyke walkway along the riverfront;*
- 3. The projection of balconies and roof overhang to a maximum of 1.2 m (3.937 ft.) into the required 6 m (29.528 ft.) setback along Westwater Drive;*
- 4. The projection of the parking structure to a maximum of 4.267 m (14 ft.) into the required 9 m (29.528 ft.) setback along the proposed dyke walkway along the riverfront;*
- 5. The projection of the parking structure to a maximum of 3.048 m (10 ft.) into the required 6 m (29.528 ft.) setback along Westwater Drive;*
- 6. The projection of the roof ridgeline to a maximum of 1 m (3.28 ft.) above the maximum building height of 15 m (49.212 ft.);*
- 7. The projection of the 14 cupolas along the roof ridgeline to a maximum of 3.048 m (10 ft.) above the maximum building height of 15 m (49.212 ft.), and;*
- 8. The provision of six (6) tandem parking stalls which are surplus to the required amount of off street parking.*

**CARRIED**

The General Manager, Urban Development, David McLellan, joined the meeting and took the place of Lani Schultz on the Panel. Ms. Schultz then left the meeting.

**3. Development Permit DP 01-198039**

(Report: May 13/02 File No.: DP 01-198039) (REDMS No. 698226)

APPLICANT: Perkins & Company Architecture and Urban Design Inc.

PROPERTY LOCATION: 4311 Bayview Street

**INTENT OF PERMIT:**

To allow the development of ten (10) townhouse units on one (1) lot containing a total floor area of 1,334.9 m<sup>2</sup> (14,369.214 ft<sup>2</sup>), and;

To vary the provisions of Zoning and Development Bylaw 5300 to permit the following:

1. Projection of four (4) porches to a maximum of 0.3 m (0.984 ft.) into the required 3.0 m (9.843 ft.) setback along Bayview Street;
2. The reduction of minimum total area of private outdoor space from 37 m<sup>2</sup> (398.278 ft<sup>2</sup>) to 28.427 m<sup>2</sup> (306 ft<sup>2</sup>) for six (6) townhouse units; and
3. Allow tandem vehicle parking for six (6) of the townhouse uses.

**Applicant's Comments**

As indicated under Item 2.

**Staff Comments**

The Manager, Development Applications, Joe Erceg, requested that the site plan for Item 3 be displayed and then briefly reviewed the report.

Mr. Perkins responded to several questions from the Panel pertaining to the possibility of sinking the garage further into the site.

In response to a question, Mr. Erceg said that a play space for children was located on the NE corner of the site.

**Correspondence**

None

**Gallery Comments**

None

**Panel Discussion**

Mr. McLellan said that although it was not reasonable to go back and redesign the lane, the engineering side had moved too fast and the architecture was now having to catch up. The architecture was, however, complimented.



**Panel Decision**

It was moved and seconded

*That a Development Permit be issued for 4311 Bayview Street on a site zoned Comprehensive Development District (CD/101), which would allow the development of ten (10) townhouse units on one (1) lot containing a total floor area of 1,334.9 m<sup>2</sup> (14,369.214 ft<sup>2</sup>), and;*

*Vary the provisions of Zoning and Development Bylaw 5300 to permit the following:*

- 1. Projection of four (4) porches to a maximum of 0.3 m (0.984 ft.) into the required 3.0 m (9.843 ft.) setback along Bayview Street;*
- 2. The reduction of minimum total area of private outdoor space from 37 m<sup>2</sup> (398.278 ft<sup>2</sup>) to 28.427 m<sup>2</sup> (306 ft<sup>2</sup>) for six (6) townhouse units; and*
- 3. Allow tandem vehicle parking for six (6) of the townhouse uses.*

**CARRIED**

**4. Development Permit DP 01-198040**

(Report: May 13/02 File No.: DP 01-198040) (REDMS No. 709579)

APPLICANT: Perkins & Company Architecture and Urban Design Inc.

PROPERTY LOCATION: 4388 Moncton Street

**INTENT OF PERMIT:**

To allow the development of 10 townhouse units on one (1) lot containing a total floor area of 1,231.3 m<sup>2</sup> (13,254.036 ft<sup>2</sup>); and

To vary the provisions of Zoning and Development Bylaw 5300 to permit the following:

1. The projection of the roofline for three (3) gable ends to a maximum of 2.057 m (6.75 ft.) above the 9.0 m (29.528 ft.) maximum building height within 10.0 m (32.808 ft.) from the property line abutting Moncton Street;
2. The projection of the roofline for ten (10) entry porches either as a gable end or a shed roof to a maximum of 0.762 m (2.5 ft.) above the 5.0 m (16.404 ft.) maximum height;
3. The projection of the roofline for ten (10) living room porches as shed roofs to a maximum of 1.448 m (4.75 ft.) above the 5.0 m (16.404 ft.) maximum height;
4. The projection of ten (10) living room porches to a maximum of 2.438 m (8.0 ft.) into the required 6.0 m (19.685 ft.) setback along Moncton Street;
5. The reduction of minimum total area of private outdoor space from 37 m<sup>2</sup> (398.278 ft<sup>2</sup>) to 28.427 m<sup>2</sup> (306 ft<sup>2</sup>) for six (6) townhouse units; and
6. Allow tandem vehicle parking for six (6) of the townhouse uses.

### Applicant's Comments

As indicated under Item 2.

### Staff Comments

The Manager, Development Applications, Joe Erceg, said that the project had been subject to a comprehensive review. Staff supported the project and considered the variances to be acceptable in that they contributed to a better project.

### Correspondence

None

### Gallery Comments

Mr. Harwood questioned whether the setback from Moncton Street was greater than that of the showhomes currently being built on Moncton.

### Panel Discussion

Mr. McLellan noted that the single family homes along Moncton St. had variances for front porches that allowed the porch to be within 16 feet of Moncton Street. A brief discussion ensued during which it was noted that the requested variance for item 1 of the Manager's Recommendation had now been reduced. The Panel requested that the applicant revise the variances to only that amount which was required. Item 1 was amended to reflect the variance required only.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for 4388 Moncton Street on a site zoned Comprehensive Development District (CD/101), which would allow the development of 10 townhouse units on one (1) lot containing a total floor area of 1,231.3 m<sup>2</sup> (13,254.036 ft<sup>2</sup>); and*

*Vary the provisions of Zoning and Development Bylaw 5300 to permit the following:*

1. *The projection of the roofline for three (3) gable ends to a maximum of .69 m (2 ft. 3 in.) above the 9.0 m (29.528 ft.) maximum building height within 10.0 m (32.808 ft.) from the property line abutting Moncton Street;*
2. *The projection of the roofline for ten (10) entry porches either as a gable end or a shed roof to a maximum of 0.762 m (2.5 ft.) above the 5.0 m (16.404 ft.) maximum height;*
3. *The projection of the roofline for ten (10) living room porches as shed roofs to a maximum of 1.448 m (4.75 ft.) above the 5.0 m (16.404 ft.) maximum height;*
4. *The projection of ten (10) living room porches to a maximum of 2.438 m (8.0 ft.)*

*into the required 6.0 m (19.685 ft.) setback along Moncton Street;*

5. *The reduction of minimum total area of private outdoor space from 37 m<sup>2</sup> (398.278 ft<sup>2</sup>) to 28.427 m<sup>2</sup> (306 ft<sup>2</sup>) for six (6) townhouse units; and*
6. *Allow tandem vehicle parking for six (6) of the townhouse uses.*

Prior to the question being called a brief discussion ensued on item 4 of the recommendation which resulted the following **referral** motion:

*That Development Permit DP 01-198040 be referred to staff for further comparison of the requested variance for projections into the setback along Moncton Street with single family homes and other projects along Moncton Street.*

**CARRIED**

**5. Development Permit DP 01-198041**

(Report: May 14/02 File No.: DP 01-198041) (REDMS No. 710755)

APPLICANT: Perkins & Company Architecture and Urban Design Inc.

PROPERTY LOCATION: 4388 Bayview Street

INTENT OF PERMIT:

To allow the development of twenty-four (24) townhouse units on one (1) lot containing a total floor area of 2,946 m<sup>2</sup> (31,708 ft<sup>2</sup>); and

To vary the provisions of Zoning and Development Bylaw 5300 to permit the following:

1. The projection of six (6) entry stairs and/or porches to a maximum of 0.609 m (2 ft.) into the required 3 m (9.843 ft.) setback along the Westwater Drive right-of-way which is developed as a walkway corridor and emergency vehicle access route along the frontage of this project;
2. Allow tandem vehicle parking for seventeen (17) of the townhouse units, and;
3. Increase the maximum number of residential storeys from 2½ storeys to 3 storeys within 30 m (98.425 ft.) of the boundary line of a zoning district which permits Townhouse District (R2).

**Applicant's Comments**

As indicated under Item 2.

**Staff Comments**

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

**Correspondence**

Mr. Lyle Ware, 18-12331 Phoenix Drive – Schedule 3.

### Gallery Comments

Mr. David Fleming, 22-12331 Phoenix Drive, expressed his concerns about i) the lack of notification for the change in the original plans which had resulted in the townhouses being located directly west of his property; ii) the resulting change in grade that will occur between the two properties; iii) the removal of an existing hedge; iv) blowing sand; v) the retaining wall; and, vi) the tandem parking.

Mr. John Greenwood, 23-12331 Phoenix Drive, read a petition letter containing 45 signatures opposed to the development permit application. The letter is attached as Schedule 4 and forms a part of these minutes. Mr. Greenwood expressed his concerns regarding flooding, the existing catch basin and perimeter drainage.

In response to a question from the gallery Mr. Brian Guzzi, Planner, said that the height of the buildings in the exempt flood plain area was measured from the elevation of the lowest level.

Ms. K. Cotterill, 4500 Britannia Drive, said that she was opposed to the requested variance for a change to 3 storey.

Mr. Erceg, in response to questions, provided the information that: i) Mr. De Cotiis had agreed to meet with Mr. Fleming to come to a satisfactory agreement on the landscaping and retaining wall; ii) the original servicing agreement had called for retention of the existing landscaping; and iii) due to the length of the planning process a number of outdated plans existed.

### Panel Discussion

Mr. McLellan said that he did not think that adequate attention had been paid to the neighbours of the proposed development and that the process of the development was of large concern. Mr. McLellan also said that the requested for 3 storey height would have an impact on design and more justification for the variance was required.

### Panel Decision

It was moved and seconded

*That Development Permit DP 01-198041 be referred to staff for:*

- 1) justification of the requested variance for 3 storey height;*
- 2) a written commitment for restoration of landscape that has been removed;*
- 3) investigation of drainage issues on the Westwater, Onni and City properties.*

**CARRIED**

**6. Development Permit DP 02-200027**

(Report: May 21/02 File No.: DP 02-200027) (REDMS No. 703536)

APPLICANT: Ah Ten Holdings Ltd.

PROPERTY LOCATION: 6233 and 6277 Birch Street

**INTENT OF PERMIT:**

1. To allow the development of 72 townhouse units on a site zoned Comprehensive Development District (CD/70), and:
2. To vary the regulations in the *Zoning and Development Bylaw* to:
  1. allow up to 35 tandem parking stalls;
  2. increase the allowable height of buildings from 12 m (39.37 ft.) to 13 m (42.651 ft.);
  3. allow porches with columns to project up to 2 m (6.562 ft.) into the setback;
  4. allow entry features/stone gate posts in the setback; and
  5. reduce the number of visitor parking stalls from 15 to 12.

**Applicant's Comments**

The applicant was present to answer any questions of the Panel.

**Staff Comments**

Staff had no additional information to that contained in the report.

**Correspondence**

None

**Gallery Comments**

None

**Panel Discussion**

As no changes were noted the Chair said that he was satisfied with the project.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued that would:*

- 1) *Allow the development of 72 townhouse units on a site zoned Comprehensive Development District (CD/70), and that would:*

- 2) *Vary the regulations in the Zoning and Development Bylaw to:*
- *allow up to 35 tandem parking stalls;*
  - *increase the allowable height of buildings from 12 m (39.37 ft.) to 13 m (42.651 ft.);*
  - *allow porches with columns to project up to 2 m (6.562 ft.) into the setback;*
  - *allow entry features/stone gate posts in the setback; and*
  - *reduce the number of visitor parking stalls from 15 to 12.*

**CARRIED**

**7. Development Variance Permit DV 02-202908**  
(Report: May 22/02 File No.: DV 02-202908) (REDMS No. 718804)

APPLICANT: Steveston Independent School Society

PROPERTY LOCATION: A Portion of 4020 Moncton Street

INTENT OF PERMIT: To vary the Assembly District (ASY) setback from Ewen Avenue from 6 m (19.865 ft.) to 5.44 m (17.848 ft.) for the existing building and vary the off-street parking setback from 3 m (9.843 ft.) to 1.94 m (6.365 ft.) from Moncton Street and to 2 m (6.562 ft.) from Ewen Avenue.

**Applicant's Comments**

The applicant was present to answer any questions of the Panel.

**Staff Comments**

Staff had no additional information to that contained in the report.

**Correspondence**

None

**Gallery Comments**

None

**Panel Discussion**

It was noted that this was a good re-use of an existing building.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued for a portion of 4020 Moncton Street*

*which would vary the Assembly District (ASY) setback from Ewen Avenue from 6 m (19.865 ft.) to 5.44 m (17.848 ft.) for the existing building and vary the off-street parking setback from 3 m (9.843 ft.) to 1.94 m (6.365 ft.) from Moncton Street and to 2 m (6.562 ft.) from Ewen Avenue.*

**CARRIED**

**8. Development Permit DP 00-182675**

(Report: May 31/02 File No.: DP 00-182675) (REDMS No. 724873, 248576)

APPLICANT: J.C. Lu Ltd.

PROPERTY LOCATION: 12051 No. 1 Road

**Applicant's Comments**

The applicant was present to answer any questions of the Panel.

**Staff Comments**

Staff had no additional information to that contained in the report.

**Correspondence**

None

**Gallery Comments**

None

**Panel Decision**

It was moved and seconded

*That the Development Permit Panel reconfirm its decision of February 28, 2001 and recommend to Council:*

*"That a Development Permit be issued for 12051 No. 1 Road on a site zoned Steveston Commercial Two-Storey District (C4), which would allow the replacement of the existing temporary structure along the front of the Super Grocer with a new glass and steel addition totalling 66.888 m<sup>2</sup> (720 ft<sup>2</sup>) for the purpose of selling flowers, plants and related materials".*

**CARRIED**

**9. APPLICATION BY WAYNE FOUGERE ARCHITECT FOR A GENERAL COMPLIANCE RULING ON THE DEVELOPMENT PERMIT AT 3088 FRANCIS ROAD**

(Report: April 29/02 File No.: DP 95-000189) (REDMS No. 699391)

APPLICANT: Wayne Fougere Architect

PROPERTY LOCATION: 3088 Francis Road

**Applicant's Comments**

The applicant was not present.

**Staff Comments**

There were no additional comments to those contained in the staff report.

**Correspondence**

None

**Gallery Comments**

None

**Panel Discussion**

The General Compliance request was considered appropriate.

**Panel Decision**

It was moved and seconded

*That the attached plans for 3088 Francis Road (phases 3 and 4) be considered to be in General Compliance with the approved plans for DP 98-138455.*

**CARRIED**



10. Adjournment

It was moved and seconded

*That the meeting be adjourned at 5:25 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, June 12, 2002.

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Jeff Day  
Acting Chair

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Deborah MacLennan  
Recording Secretary

**To Development Permit Panel**  
Date: June 12, 2002  
Item # 3  
Re: 4500/4600 Westwater  
DP 01-198029

City Clerk's Office  
City of Richmond  
6911 W. 3 Road  
Richmond, B.C. V6Y 2C1

SCHEDULE 1 TO THE MINUTES OF THE  
DEVELOPMENT PERMIT PANEL MEETING  
HELD ON WEDNESDAY, JUNE 12, 2002.

	JRM	
✓	DW	Dw
	KY	
	AS	
	DE	
	WB	

I am writing in response to "Notice of Application For a Development Permit DP 01-198029".

I am completely AGAINST allowing most of the variances.

- Items 1-5 inclusive state in the reference the word "required". Therefore they are required - no changes! There is lots of land to be used.
- Items 6+7 refer to upward variances. These changes refer to "maximums". The changes would project into neighbouring views.
- Item 8 - If they wish to provide more parking spaces - good for them.

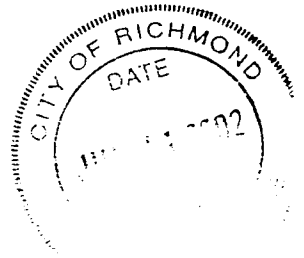
Please consider this a NC note for changes of zoning and development bylaws 5300 listed in Permit DP 01-198029.

Yours truly,

343

H. Collett

Pat Coltart  
114-12911 Railway Avenue  
Richmond, British Columbia  
V7E 6L8



TO: D.P.P JUNE 12TH.

**CITY CLERK**

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	DY	
	KY	
	AE	
	DE	
	WE	

Dear Sir:

## 344



SCHEDULE 3 TO THE MINUTES OF THE  
DEVELOPMENT PERMIT PANEL MEETING  
HELD ON WEDNESDAY, JUNE 12, 2002.

<b>To Development Permit Panel</b>
Date: <u>June 12, 2007</u>
Item # <u>5</u>
Re: <u>DP 01-198041</u>

Lyle Ware  
18 - 12331 Phoenix Drive  
Richmond, B.C.  
V7E 6C2

Mayor and Council  
c/o City Clerk of Richmond  
6911 No 3 Road  
Richmond, B.C.  
V6Y 2C1

**Re: Development Permit DP 01-198041**

Dear Mayor and Council:

It was with great distress that I learned of the plans for the development of the former BC Packers land adjacent to our property. The plans, as per Development Permit DP 01-198041, call for 24 3-storey townhouses in an area that I had thought was considered environmentally sensitive.

This development also conflicts with Onni Developments' own website on Imperial Landing that shows only 3 roads parallel to Moncton Street on the east side of the development. All 3 roads have been constructed and I was hoping that land left closest to the river was going to be used as a park. I believe that Phoenix Pond was considered in prior communications from the City as being considered environmentally sensitive and was to be preserved. Council should now do the right thing and restrict development close to the pond and turn this land into a park.

Onni Developments and the City of Richmond have both been poor neighbours during the past year. Living in Westwater Village, adjacent to the development, has been like living beside a bully. We were regularly ignored by the City when we wanted the area along the path that joins Moncton Street to the dyke to be trimmed and weeded but now that the City has determined that this is a desirable area to live in they are trying to take away some of the things we have enjoyed.

When the City and Onni Development took an interest in our area, **just as a bully would, we have been pushed around** by the rumbling of trucks and machinery that shake our homes on a regular basis. Pile drivers have also been brought in to further shake our homes every 5 seconds for hours at a time. What is this shaking doing structurally to our homes?

**Just as a bully would, Onni Development has thrown dust in our face**, on our homes, and on our cars when the sea breezes we used to enjoy create dust storms reminiscent of sand storms in the Sahara.

**Just as a bully would, the City and Onni Developments have let their pets run wild in our yards.** It was not until recently that moles have become a problem on our property. Undoubtedly the moles are looking for a new home after their old home at BC Packers was disturbed. I guess we have to be thankful that we did not get the rats, at least not yet, that the Police Station got.

**Just as a bully would, we have been subjected to noxious gases** coming from old sewer lines or remains of long dead fish.

**Just as a bully would, we have been subjected to loud noises**, often early in the morning to late at night from the construction on the site.

**Now this bully wants to stand tall in front of us and block out our Sun and create an dark urban alley backing onto our property.** People on the west side of Westwater Village primarily bought because they enjoy receiving the morning and afternoon sun. Now Onni Development, with the City's approval, wants us to live in the shadow of 3-storey monoliths on landfill.

Council has approved development of site that will put over 1000 people in a very small area and undoubtedly attract many thousands more during a weekend. On top of that, Council has also approved a new private school in the same area. It appears Council has not learned any lessons from the mess that is No 3 Road and is going about creating a traffic nightmare in Steveston. **Where are the new parks to accommodate all these people? It is now time to preserve a small portion of what is left of the Steveston waterfront and turn this property into a park.**

Lyle Ware  
18 - 12331 Phoenix Drive

June 6, 2002

City of Richmond  
6911 No 3 Road  
Richmond, BC  
V6Y2C1

**Re: Development Permit Panel Meeting**

Dear Sir/Madam,

We are writing to express our concerns regarding recent development applications concerning the former B.C. Packers site and specifically Development Permit numbers DP 01-198041 and DP 01-198029.

The residents of Westwater Village (the adjacent property to the immediate west of the development) and as represented as signators to this letter have a number of concerns that we would like to see addressed.

1. It is our expectation that the City has developed the provisions of the development and zoning bylaws with intent of protecting the current residents (aka taxpayers) and their interests. We are not the large corporations that are involved in and profiting from the development of the site. We do not have the skills, nor the financial resources to acquire the skills, necessary to evaluate blue prints and engineering documents that are presented to you in the course of these developments. We rely on the City to enforce these bylaws as they have been written and would like to be assured that deviations from the standards you have laid out will NOT be permitted.
2. We already have grave concern over the height of the development going in next door. Not only in terms of the heights of the units themselves but that fact that all the units are being built at least 4 feet higher than our current property. So even if the new units were being built to the same height as the existing units they would already be higher; blocking views, sun and enabling encroachment on existing personal space and properties. We understand that there are new regulations regarding building guidelines for flood plains and that there is nothing we can do to ensure that the units will be on the same ground level as the existing ones. We would however, like to have some assurance from the City that these units will not be higher than our adjacent units in terms of height and stories. This was what was originally proposed as part of the development package and initial zoning when the Packers lands were sold.

3. Further we would like to ensure that the city is taking proper precautions now to ensure that water egress from the new development will not adversely affect our existing property. Again, due to the already increased heights of the property we want to ensure that water cumulating in the new development through precipitation, lawn watering, etc. will be contained in the development. This also includes the roadway to the south of our property. We believe that it will be easier to address this now then to try and solve the problem a year from now when the development is complete.
4. We also have concerns in terms of deviations to the parking requirements, while not noted in these applications previous applications have requested that parking requirements not be adhered to. There is a significant lack of parking already in the adjacent areas especially when the facilities are being utilized (i.e the ball diamond, the pool, library and community centre) adding additional facilities and individuals to this area without increasing the parking requirements will only increase the vehicle traffic on our access roads and the foot traffic through our complex as people attempt to access the waterfront property.
5. And finally we have had a number of our residents complain about cracked tiles in bathrooms, loosened shelving, and other damage due to the construction of the infrastructure to support the development and the development itself. We would like to know what recourse we have in these instances.

We recognize that the City of Richmond has certain responsibilities in the area of development and enforcing of building requirements. We also recognize that the developers are operating in their self interest and that many of the development variations they are requesting could be managed within the existing building envelop if they reduced the number of units they were trying to build in the space allocated. As this is probably one of the last waterfront developments in the city, it does have the potential to become a landmark for future generations. There used to be many *Richmond Point Of Pride* signs around this area, these have been removed. We hope that even if you no longer use this slogan to describe our city you still maintain the attitude that we want to create something to be proud of and not just another urban congested sprawl that can be seen anywhere. Please take this into consideration in your deliberations.

Thank you for your attention<sup>12</sup> the above matters. Some of our residents will be in attendance at the meeting on June 12, 2002, however, this letter is to serve as a listing of our concerns as many of our concerned residents can not attend a meeting in the middle of the day.

For additional information please contact one of the following

Lisa Meginbir	14-12331 Phoenix Drive	604-448-9440
David Elder	17-12331 Phoenix Drive	604-214-7788
Cynthia Crumley	34-12331 Phoenix Drive	604-272-2743

TOTAL SIGNATURES

45

# Imperial Landing Development (BC Packers Property)

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We the undersigned have concerns regarding the development applications as outlined in the attached correspondence.

NAME	ADDRESS	PHONE NUMBER
Glen Fracker	#35 12331 Phoenix Dr.	604-277-7096
Daryl	#33 12331 Phoenix Dr.	604-273-8559
Bobu Vilun	32-12331 Phoenix Dr.	604-275-5992
Wendy Barron	30-12331 Phoenix Dr.	604-275-5445
Frank Turner	26-12331 Phoenix	604-274-6505
Ed Mellock	25-12331 Phoenix	604-274-1632
J.A. Fleming	22-12331	604-274-1812
Patricia A. Fleming	22-12331 Phoenix Dr.	604-274-1812
Deanne E. Glen	21-12331 PHOENIX DR.	275-3531
John	20-12331 Phoenix Dr.	207-1614
John	19-12331 Phoenix Dr.	444-5484
John	16-12331 Phoenix Dr.	277-9934
John	14-12331 Phoenix Dr.	448-9440
John	13-12331 Phoenix Dr.	274-8682
John	11-12331 Phoenix Dr.	604-275-6699
John	9-12331 Phoenix Dr.	275-2055
F. Jordan	8-12331 Phoenix Dr.	275-080V
W. Bejwiler	39-12331 Phoenix Dr.	278-5650
Nelson	7-12331 Phoenix Dr.	271-0461
Allison Watters	#6-12331 Phoenix Dr.	277-2730
ANN HARVEY	4-12331 Phoenix Dr.	275-7935
Steffan Walker	41-12331 Phoenix Dr.	272-0273
John	41-12331 PHOENIX DR.	272-0273
John	40-12331 PHOENIX DR.	271-0760
B. Callegari	43-12331 Phoenix Dr.	272-6949
Gynthia Carney	34-12331 Phoenix Dr.	272-2743
John	36-12331 PHOENIX DR.	271-9755
P. Lee	1-12331 PHOENIX DR.	274-6371
Georgia Fayon	5-12331 PHOENIX DR.	275-1229
John	9-12331 Phoenix Dr.	275-2055
John	12-12331 PHOENIX DR.	444-9938
John	18	275-5150
John	23-12331 PHOENIX DR.	274-9161
John	31-12331 PHOENIX DR.	272-0466
John	45-12331	271-1226
John	27-12331 Phoenix	271-0275
Lileen Bransford	27-12331 Phoenix	271-0275
Neill Parable	15-12331 Phoenix Dr.	272-9314
John	10	271-9764

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# Imperial Landing Development (BC Packers Property)

We the undersigned have concerns regarding the development applications as outlined in the attached correspondence.

NAME	ADDRESS	PHONE NUMBER
Mr C. Winston	#27-12880 Railway Ave	274-0179
CHIERCE	#25-12880 Railway Ave	277-9367
ILMASTER	26 12880 " "	277-5074
Mr Douglas	#23-12880 " "	241-2694
Mr R. Douglas	" " " "	" "
T. McIntosh	#21 " " " "	271-4056