



To: Richmond City Council
From: David McLellan
General Manager, Urban Development
Date: July 3, 2002
File: 0100-20-DPER1
Re: **Development Permit Panel Meeting Held on June 26, 2002**

Staff Recommendation

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

- i) a Development Permit (DP 02-202437) for the property at 7180 Blundell Road;
- ii) a Development Variance (DV 02-203095) for the property at 5280 Francis Road;
- iii) a Development Variance (DV 02-205604) for the property at 6931 Barnard Drive, and 3751, 3753, 3755, 3771, 3773, 3779, 3791, 3793, 3797, 3811, 3813, 3819 Lam Drive;

be endorsed, and the Permits so issued.

David McLellan
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered one development permit and two development variance permits at its meeting held on June 26, 2002.

DP 02-202437 – J.A.B. Enterprises Ltd. – 7180 BLUNDELL ROAD

The proposal to construct four townhouses on the south side of Blundell Road east of Gilbert Road generated comment in the form of one letter from a neighbour across Blundell Road. The reasons for objections were not noted in the letter, but the Panel found that the proposal was quite consistent with previous approvals granted on the south side of Blundell Road.

The Panel recommends that the permit be issued.

DV 02-203095 – TIEH-I AND KUNG CHUNG-YING CHANG – 5280 FRANCIS ROAD

The proposal to vary the minimum frontage and width for a new residential lot on the south side of Francis Road east of Railway Avenue did not generate any public comment. The Panel was informed that this application was anticipated at the time Council approved the rezoning of the site.

The Panel recommends that the permit be issued.

DV 02-205604 – TOWNLINE HOMES INC. – 6931 BARNARD DRIVE AND 3751, 3753, 3755, 3771, 3773, 3779, 3791, 3793, 3797, 3811, 3813, 3819 LAM DRIVE

The proposal to vary the side yard setbacks for new homes in the southern portion of Terra Nova generated no public comment. The Panel noted that these variances would be consistent with the approvals given by Council on other similar sites in this neighbourhood.

The Panel recommends that the permit be issued.



Development Permit Panel

Wednesday, June 26th, 2002

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: David McLellan, General Manager, Urban Development, Chair
Jeff Day, General Manager, Engineering and Public Works
Jim Bruce, General Manager, Finance & Corporate Services

The meeting was called to order at 3:30 p.m.

The Chair advised that because (i) the only people in attendance were the applicants for the three projects to be considered, and (ii) the applications were consistent with similar projects for the subject areas, he would proceed with an abbreviated process for today's meeting. The Chair then questioned whether the applicants had any additional comments which they wished to make about their respective projects, and their responses were in the negative.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, June 12th, 2002, be adopted.

CARRIED

2. Development Permit DP 02-202437

(Report: June 4/02 File No.: DP 02-202437) (REDMS No. 72590476621)

APPLICANT: J.A.B. ENTERPRISES LTD.

PROPERTY LOCATION: 7180 Blundell Road

INTENT OF PERMIT:

To allow the development of four (4) two-storey townhouse units on one (1) lot containing a total floor area of 740.227 m² (7,968 ft²), and;

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

1. Projection of bay windows and veranda posts to a maximum of 1.0 m (3.281 ft.) into the required 6.0 m (19.685 ft.) setback along Blundell Road;
2. Projection of bay windows and veranda posts to a maximum of 0.4 m (1.312 ft.) into the required 6.0 m (19.685 ft.) setback along the rear property line; and
3. Projection of bay windows and fireplaces to a maximum of 0.4 m (1.312 ft.) into the required 3.0 m (9.843 ft.) setback along the east property line.

Applicant's Comments

None.

Staff Comments

None.

Correspondence

A resident of Windsor Gardens, who expressed his disagreement with the proposal (Schedule 1).

Gallery Comments

None.

Panel Discussion

None.

3. Development Variance Permit DV 02-203095

(Report: May 30/02; File No.: DV 02-203095) (REDMS No. 722582)

APPLICANT: Tieh-I and Kung Chung-Ying Chang

PROPERTY LOCATION: 5280 Francis Road

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 accommodate a two (2) lot residential subdivision.

Applicant's Comments

None.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

4. Development Variance Permit DV 02-205604

(Report: May 22/02 File No.: DV 02-205604) (REDMS No. 722391)

APPLICANT: Townline Homes Inc.

PROPERTY LOCATION: 6931 Barnard Drive, and 3751, 3753, 3755, 3771, 3773, 3779,
3791, 3793, 3797, 3811, 3813 and 3819 Lam Drive

INTENT OF PERMIT:

To vary the regulations in CD District (CD/33) as follows:

To allow fireplace / chimney / window seat enclosures to project into required side yard setbacks to a maximum of 0.60 metres. Such encroachments shall be by way of cantilever structure.

Applicant's Comments

None.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decisions

It was moved and seconded

- (1) *That a Development Permit (DP 02-202437) be issued for 7180 Blundell Road on a site zoned Comprehensive Development District (CD/23), which would allow the development of four (4) two-storey townhouse units on one (1) lot containing a total floor area of 740.227 m² (7,968 ft²), and; vary the provisions of Zoning and Development Bylaw 5300 to permit the following:*
 - (a) *Projection of bay windows and veranda posts to a maximum of 1.0 m (3.281 ft.) into the required 6.0 m (19.685 ft.) setback along Blundell Road;*
 - (b) *Projection of bay windows and veranda posts to a maximum of 0.4 m (1.312 ft.) into the required 6.0 m (19.685 ft.) setback along the rear property line; and*
 - (c) *Projection of bay windows and fireplaces to a maximum of 0.4 m (1.312 ft.) into the required 3.0 m (9.843 ft.) setback along the east property line.*
- (2) *That a Development Variance Permit (DV 02-203095) be issued for 5280 Francis Road 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 accommodate a two (2) lot residential subdivision.*
- (3) *That a Development Variance Permit (DV 02-205604) be issued for 6931 Barnard Drive, and 3751, 3753, 3755, 3771, 3773, 3779, 3791, 3793, 3797, 3811, 3813, 3819 Lam Drive to vary the regulations in CD District (CD/33) as follows:*
 - (a) *To allow fireplace / chimney / window seat enclosures to project into required side yard setbacks to a maximum of 0.60 metres. Such encroachments shall be by way of cantilever structure.*

CARRIED

5. New Business

None.

6. Date Of Next Meeting: Wednesday, July 10, 2002

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:35 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 26th, 2002.

David McLellan
Chair

Fran J. Ashton
Executive Assistant – City Clerk's Office

