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**To:** Richmond City Council **Date:** July 9, 2003  
**From:** David McLellan **File:** 0100-20-DPER1  
Chair, Development Permit Panel  
**Re:** **Development Permit Panel Meeting Held on June 25, 2003**

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**Panel Recommendation**

1. That the recommendations of the Panel to authorize the issuance of:
  - i) a Development Permit (DP 00-175893) for the property at 15900 River Road;
  - ii) a Development Permit (DP 02-221259) for the property at 6300 Birch Street; 8760 Ferndale Road & 9771 Alberta Road;
  - iii) a Development Variance Permit (DV 03-231731) for the property at 11551 Trumpeter Drive;
  - iv) a Development Variance Permit (DV 03-234169) for the property at 8620 Heather Street;be endorsed, and the Permits so issued.
2. That the revisions to road layout and future park location at 11488 Eburne Way be deemed to be in general compliance with the Development Permit (DP 96-000114) issued for that property.
3. That the reduction in number of units and parking, and minor architectural revisions at 4500 & 4600 Westwater Drive be deemed to be in general compliance with the Development Permit (DP 01-198029) issued for that property.
4. That the addition of approximately 800 ft<sup>2</sup> of floor space at 8480 Granville Avenue be deemed to be in general compliance with the Development Permit (DP 02-213623) issued for that property.
5. That the provision of sanitary sewers, for the properties on No. 4 Road (DP 02-221259) be referred to the Engineering Department for investigation with report to the Public Works and Transportation Committee prior to September, 2003.

  
David McLellan  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered two Development Permits, two Development Variance Permits and three General Compliances at its meeting held on June 25, 2003.

**DP 00-175893 – EBN GRAINCO LTD.– 15900 RIVER ROAD**

The proposal to expand the grain handling facility while minimizing disruption to the Environmentally Sensitive Area (ESA) and providing compensation for loss of vegetation did not generate any public comment. It was noted that provision has been made to protect the alignment of the future Knox Way extension. The Panel appreciated the way in which the facility was proposed to be expanded without impact on the ESA.

The Panel recommends that the permit be issued.

**DP 02-221259 – AH TEN HOLDINGS LTD. – 6300 BIRCH STREET, 8760 FERNDAL ROAD & 9771 ALBERTA ROAD**

The proposal to construct 97 townhouse units on the south side of Ferndale Road generated comments from a number of area residents. Several residents referred to previous discussions with the Engineering Department and described problems that properties fronting No. 4 Road are experiencing with on-site sewage disposal systems. Residents urged the City to install sanitary sewer for properties fronting No. 4 Road. Discussion ensued regarding the Engineering Department's preference to locate new sewers within road rights-of-way rather than along near property lines, and capital funding priorities. The Panel found that the sanitary sewer issue did not relate directly to the issuance of the Development Permit but supported a referral of the matter to Engineering staff for further investigation.

Overall, the Panel was satisfied that the proposed design of the townhouse project was appropriate and appreciated the special efforts made to save an existing Willow tree on the site.

The Panel recommends that the permit be issued. In addition, the Panel recommends that provision of sanitary sewers for the properties on No. 4 Road be referred to the Engineering Department for investigation with a report to the Public Works and Transportation Committee prior to September, 2003.

**DV 03-231731 – MITCHELL TAYLOR & NORA MCCALLUM – 11551 TRUMPETER DRIVE**

The proposal to vary the site coverage in Land Use Contract 006 from 33% to 40% to accommodate a small addition to the existing residence did not generate any public comment. It was noted that in response to an earlier request from the neighbour to the north, the applicant had deleted a north facing window and had support from the owners of the two remaining contiguous properties. The Panel enquired regarding the possibility of discharging Land Use Contracts generally and was advised that the Zoning Department is reviewing this issue but that no action is anticipated in the short term. The Panel was satisfied that this was a well designed addition worthy of support.

The Panel recommends that the permit be issued.

The Panel recommends that the permit be issued.

DV 03-234169 – MOHINDER K. GILL – 8620 HEATHER STREET

The proposal to vary the minimum depth requirement of the Single-Family Housing District, Subdivision Area B (R1/B) zone to enable the subdivision of two lots, one fronting Heather Street and one fronting Boyd Court, did not generate any public comment. It was noted that the variance provided for a more logical subdivision configuration, similar to a past subdivision of the property located immediately to the south.

The Panel recommends that the permit be issued.

DP 96-000114 – DAGNEAULT PLANNING CONSULTANTS LTD. – 11488 EBURNE WAY

The proposal to revise the road layout and relocate a future Park did not generate concerns from the Panel. The Panel was advised that the applicant will provide security for construction of the Park and that the revised Park location has been agreed with the Parks Department.

The Panel recommends that these alterations be deemed to be in general compliance with the Development Permit issued.

DP 01-198029 – PERKINS & COMPANY – 4500 & 4600 WESTWATER DRIVE

The proposal to decrease the number of units and parking spaces, and revise minor architectural elements did not generate concerns from the Panel. It was noted that many of the modifications were made at the Building Permit stage.

The Panel recommends that the revisions be deemed to be in general compliance with the Development Permit issued.

DP 02-213623 – JAN H. TIMMER – 8480 GRANVILLE AVENUE

The proposal to add approximately 800 ft<sup>2</sup> of floor space was possible due to a recent review of Floor Area Ratio (F.A.R.) with the Zoning Department. It was noted that the additional floor space was achieved while still complying with applicable Design Guidelines. The Panel considered that the General Compliance request was appropriate.

The Panel recommends that the revisions be deemed to be in general compliance with the Development Permit issued.

JE:blg



## Development Permit Panel

Wednesday, June 25<sup>th</sup>, 2003

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  
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, May 28<sup>th</sup>, 2003, be adopted.*

**CARRIED**

### 2. Development Permit DP 00-175893

(Report: May 26/03 File No.: DP 00-175893) (REDMS No. 1010589)

APPLICANT: EBN Grainco Ltd.

PROPERTY LOCATION: 15900 River Road

INTENT OF PERMIT:

To allow the expansion of a grain-handling facility in a manner which minimizes the effects on the Environmentally Sensitive Area (ESA) and provides compensation for loss of vegetation.

#### Applicant's Comments

Mr. Ralph May was present to answer questions.

### Staff Comments

The Manager, Development Applications, Joe Erceg, said that although approval of the project had been recommended in August 2001, the required Letter of Credit for landscaping had not been received until May 2003. Staff recommended issuance of the permit.

### Correspondence

None.

### Gallery Comments

None.

### Panel Discussion

The Chair said that he supported the project as it added to the economic development in the City without impact on the Environmentally Sensitive Area.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for a property at 15900 River Road that would allow the expansion of a grain-handling facility in a manner which minimizes the effects on the Environmentally Sensitive Area (ESA) and provides compensation for loss of vegetation.*

**CARRIED**

### 3. Development Permit DP 02-221259

(Report: June 3/03 File No.: DP 02-221259) (REDMS No. 1011329)

APPLICANT: Ah Ten Holdings Ltd.

PROPERTY LOCATION: 6300 Birch Street, 9760 Ferndale Road and 9771 Alberta Road

INTENT OF PERMIT:

1. To enable the construction of 97 townhouse units; and
2. To vary the regulations in the Zoning and Development Bylaw to:
  - a) reduce the minimum setback from the east property line from 3 m (9.843 ft.) to 2.4 m (7.874 ft.) for some buildings;
  - b) reduce the minimum setback from the south and west property lines for some buildings from 6 m (19.685 ft.) to 4.5 m (14.763 ft.); and to 0 for recycling/garbage enclosures & roofed entry, and to
  - c) allow porches to project a maximum of 2 m (6.561 ft.) into the minimum setback from Alberta Road and Ferndale Road.

### **Applicant's Comments**

Mr. Chris Turcotte, Polygon Developments, and Mr. Peter Kreuk, Durante Kreuk Ltd., were present.

With the aid of an artists renderings, aerial photograph, a site plan, and a materials board, Mr. Turcotte reviewed the project noting that a previously issued permit in 1997 had expired. Of the same concept and road alignment, density and site coverage as the previous project the most notable difference was the cash payment in lieu of provision of indoor amenity space. The payment would accommodate improvements to the adjoining park. Additional brick now complemented the vinyl siding and the internal road had been jogged in order that an existing willow tree be retained.

### **Staff Comments**

The Manager, Development Applications, Joe Erceg, said that staff preferred the current proposal over the previous application. The project was said to conform to the applicable guidelines, and the variances minor. Mr. Erceg also gave advice that in addition to a number of existing trees that had been retained, substantial replanting would occur in replacement of those existing trees that were removed from the site.

In response to questions from the Panel, Mr. Kreuk provided an explanation of (i) the entry design, ie. the green space, with walkways on either side and benches/trellis at the end, would provide the main entry to the units, and (ii) the number of replacement trees and their calliper sizes. In addition Mr. Turcotte said that should the adjacent property redevelop with access provided thru the subject site, a request would be made that a green buffer would be provided between the two properties.

### **Correspondence**

Resident, 6233 No. 4 Road – Schedule 1.

Ms. Nada Mansour, 6211 No. 4 Road – Schedule 2.

Mr. Speare Lee, 6205 No. 4 Road – Schedule 3.

Mr. Tung-Ming Lee, 6331 No. 4 Road – Schedule 4.

### **Gallery Comments**

An area resident indicated that he had spoken previously to the Engineering Department regarding sewer installation for his property, and was under the understanding that at the point the property behind his property developed there would be an obligation to install the sewer line.

Ms. Nada Mansour, 6211 No. 4 Road, said that the lots on No. 4 Road adjacent to the proposed development all experienced drainage problems during the winter months to the extent that the replacement of pipes was required approximately every 3 years.

Ms. J. Hoag, 9711 Ferndale Road, questioned how the increase to traffic that would result from the new development would be addressed.

In response to the concerns expressed by the residents of No. 4 Road, Mr. Turcotte indicated that the relocation of the sewer line into the lane could be investigated.

#### Panel Discussion

The Chair said that he appreciated the efforts that had been made to save the existing willow tree. Further to this, Mr. McLellan said that he was sympathetic to the concerns of the owners of the lots on No. 4 Road regarding the lack of sewers.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued for a property zoned Comprehensive Development District (CD/71) at 6300 Birch Street, 9760 Ferndale Road and 9771 Alberta Road that would:*

1. *Enable the construction of 97 townhouse units; and*
2. *Vary the regulations in the Zoning and Development Bylaw to:*
  - a) *reduce the minimum setback from the east property line from 3 m (9.843 ft.) to 2.4 m (7.874 ft.) for some buildings;*
  - b) *reduce the minimum setback from the south and west property lines for some buildings from 6 m (19.685 ft.) to 4.5 m (14.763 ft.); and to 0 for recycling/garbage enclosures & roofed entry, and to*
  - c) *allow porches to project a maximum of 2 m (6.561 ft.) into the minimum setback from Alberta Road and Ferndale Road.*

**CARRIED**

It was moved and seconded

*That provision of sanitary sewers, on the lane, for the properties on No. 4 Road be investigated with report to the Public Works and Transportation Committee prior to September 2003.*

**CARRIED**

#### 4. Development Variance Permit DV 03-231731

(Report: May 26/03 File No.: DV 03-231731) (REDMS No. 1007038)

APPLICANT: Mitchell Taylor and Nora McCallum

PROPERTY LOCATION: 11551 Trumpeter Drive

INTENT OF PERMIT: To vary the maximum site coverage in Land Use Contract 006 from 33% to 40% in order to permit an addition of 28.613 m<sup>2</sup> (308 ft<sup>2</sup>) to the existing single-family residence at 11551 Trumpeter Drive.

### Applicant's Comments

Mr. Taylor and Ms. McCallum, the owners of the property, were present. Mr. Taylor briefly summarized the proposed addition and also the advisement made to the immediate neighbours. In response to a concern expressed by the property owners to the north of the subject property, Mr. and Mrs. Evans, regarding overlook, the applicants had agreed to eliminate the window that was proposed for the north side of the second floor.

### Staff Comments

The Manager, Development Applications, Joe Erceg, said that this was a small addition to a very well maintained property that would not be visible from the street. Mr. Erceg noted the restrictive nature of the Lane Use Contract, and, in response to a question from the Chair, indicated that discussions about discharging the Land Use Contract with the Zoning Department had taken place but that no decision had been made to date. As a result, it had been decided that in this case a variance permit would be appropriate.

### Correspondence

None.

### Gallery Comments

None.

### Panel Discussion

The Chair said that he could appreciate the circumstances of this application. In addition, Mr. McLellan noted his dissatisfaction with Land Use Contracts.

### Panel Decision

It was moved and seconded

*That a Development Variance Permit be issued that would vary the maximum site coverage in Land Use Contract 006 from 33% to 40% in order to permit an addition of 28.613 m<sup>2</sup> (308 ft<sup>2</sup>) to the existing single-family residence at 11551 Trumpeter Drive.*

**CARRIED**

5. **Development Variance Permit DV 03-234169**

(Report: May 30/03 File No.: DV 03-234169) (REDMS No. 1013046)

APPLICANT: Mohinder K. Gill

PROPERTY LOCATION: 8620 Heather Street



INTENT OF PERMIT: To vary the minimum depth requirement for the Single-Family Housing District, Subdivision Area B (R1/B) zone from 24 m (78.74 ft.) to 22.635 m (74.262 ft.) in order to subdivide two (2) new single-family residential lots at 8620 Heather Street, one which will front/access Heather Street and the other which will front/access Boyd Court.

**Applicant's Comments**

The applicant was present to answer questions.

**Staff Comments**

The Manager, Development Applications, Joe Erceg, said that staff were in support of the application.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued that would vary the minimum depth requirement for the Single-Family Housing District, Subdivision Area B (R1/B) zone from 24 m (78.74 ft.) to 22.635 m (74.262 ft.) in order to subdivide two (2) new single-family residential lots at 8620 Heather Street, one which will front/access Heather Street and the other which will front/access Boyd Court.*

**CARRIED**

**6. GENERAL COMPLIANCE - REQUEST BY JAN H. TIMMER FOR A GENERAL COMPLIANCE RULING ON A DEVELOPMENT PERMIT AT 8480 GRANVILLE AVE.**

(Report: June 17/03 File No.: DP 02-213623) (REDMS No. 1024600)

APPLICANT: Jan H. Timmer

PROPERTY LOCATION: 8480 Granville Ave.

**Applicant's Comments**

The applicant was present.

**Staff Comments**

Mr. Alex Jamieson, Planner, said that it had been discovered that a greater Floor Area Ratio was allowed due to a revised interpretation of the floor area calculation. As a result the intent of the applicant was to add 800 sq. ft. by rearranging space and bulking out walls on the 6<sup>th</sup> level. Staff recommended issuance of the variance permit.

**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 8480 Granville Avenue be considered to be in general compliance with the approved Development Permit DP 02-213623.*

**CARRIED**

**7. GENERAL COMPLIANCE - REQUEST BY PERKINS & COMPANY FOR A GENERAL COMPLIANCE RULING ON A DEVELOPMENT PERMIT AT 4500 AND 4600 WESTWATER DRIVE.**

(Report: June 19/03 File No.: DP 01-198029) (REDMS No. 1025267)

APPLICANT: Perkins & Company

PROPERTY LOCATION: 4500 And 4600 Westwater Drive

**Applicant's Comments**

The applicant was present.

**Staff Comments**

Mr. Brian Guzzi, Planner, advised that although these types of general compliance requests were usually dealt with at the building permit stage, this request had been overlooked. An architect had been involved in the process, and staff were supportive of the request.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

The General Compliance request was considered appropriate.

**Panel Decision**

It was moved and seconded

*That a General Compliance be issued for 4500 and 4600 Westwater Drive on a site zoned Comprehensive Development District (CD/106), which would revise the approved Development Permit to decrease the number of dwelling units, decrease the number of parking stalls and make minor revisions to various external and internal design and functional elements of the project.*

**CARRIED**

8. **GENERAL COMPLIANCE - REQUEST BY DAGNEAULT PLANNING CONSULTANTS LTD. FOR A GENERAL COMPLIANCE RULING ON A DEVELOPMENT PERMIT AT 11488 EBURNE WAY.**  
(Report: March 14/03 File No.: DP 96-000114) (REDMS No. 1025412)

APPLICANT: Dagneault Planning Consultants Ltd.

PROPERTY LOCATION: 11488 Eburne Way

**Applicant's Comments**

Mr. Dagneault said that the realignment of the road, necessitated by the need to service end users in light of the size of the properties, had been discussed with staff. In addition, Mr. Dagneault said that, in Phase 3, in co-operation with the Parks Department, the park would be relocated to the tip lands with access provided by the future road.

**Staff Comments**

None.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

The Chair indicated that the realignment of the road and the relocation of the park as shown in this General Compliance, were acceptable.

**Panel Decision**

It was moved and seconded

*That a General Compliance be issued for 11488 Eburne Way that would amend the Development Permit (DP 96-000114) to allow for revisions to be made to the road layout and the location of the final proposed park in the Development Permit area.*

**CARRIED**

**9. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:20 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 25<sup>th</sup>, 2003.

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David McLellan  
Chair

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Deborah MacLennan  
Administrative Assistant



Schedule 2 to the minutes of the  
Development Permit Panel meeting  
held on Wednesday, June 25<sup>th</sup>, 2003.

Nada Mansour  
6211 No 4 Road  
Richmond BC  
V6Y 2T1  
Tel: (604) 272-4047

June 22, 2003

The Chairperson  
Development Permit Panel  
City of Richmond

Dear sir/Madam:

Re: Development Permit DP 02-221259

I refer to item 2 "to reduce the minimum setback from the east property line from 3 m to 2.4 m" and disagree to such reduction. All the properties fronting No. 4 Road are single detached houses and it is the intention of the McLennan North Area Plan to keep it this way. Therefore ample setback between properties should be maintained at the minimum of 3 m.

In the staff report of June 3, 2003 page 5, there was a discussion of utilizing this lane. I strongly request the Panel to negotiate with the applicant to incorporate this 3 m lane dedication along No. 4 Road properties to be utilized for a sewer with this development.

To my understanding, since the development of this area began in 2000, all properties have access to sanitary sewer except the 9 houses (6205 – 6391) fronting No. 4 Road. There is no room for any large scale redevelopment like the current one adjacent to these properties. It is unrealistic to expect individual house owners to put up a sewer line when the individual lots will be redeveloped at different points of time in future.

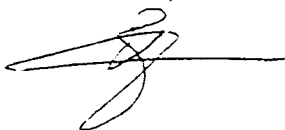
The problem of septic system was the number one concern raised by the residents who attended the public hearing of the McLennan North Area Plan in 1995. The problems of the properties of 6205, 6211, 6251 & 6291 are particularly serious as these lots are so short that the drain-field of each is simply unable to handle the septic water properly.

The city has built sewer along Ferndale Road and Alberta Road. Only a few properties fronting No. 4 Road are deprived of such basic sanitary provision. It is hardly imaginable that city center dwellers have no sewer service ! (We also pay regional sewer debt !)

I trust you will take our difficulty into consideration and await your favorable reply for any possible solution to bring sewer to our properties in the near future.

Yours faithfully,

Nada Mansour





Schedule 4 to the minutes of the  
Development Permit Panel meeting  
held on Wednesday, June 25<sup>th</sup>, 2003.

Board G.

*Copy presented at  
D.M. Lee on  
June 25/03.*

**TUNG-MING LEE**

6331 No. 4 Road, Richmond, B.C. V6Y 2T1  
Telephone & Facsimile: 604-278-7109  
E-mail: [cdteststation@hotmail.com](mailto:cdteststation@hotmail.com)

June 22, 2003

The Chairperson  
Development Permit Panel  
City of Richmond

Dear sir/Madam:

Re: Development Permit DP 02-221259

I refer to item 2 "to reduce the minimum setback from the east property line from 3 m to 2.4 m" and disagree to such reduction. All the properties fronting No. 4 Road are single detached houses and it is the intention of the McLennan North Area Plan to keep it this way. Therefore ample setback between properties should be maintained at the minimum of 3 m.

In the staff report of June 3, 2003 page 5, there was a discussion of utilizing this lane. I strongly request the Panel to negotiate with the applicant to incorporate this 3 m lane dedication along No. 4 Road properties to be utilized for a sewer with this development.

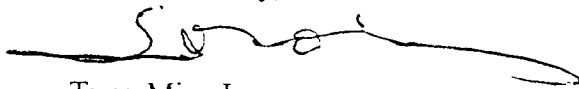
To my understanding, since the development of this area began in 2000, all properties have access to sanitary sewer except the 9 houses (6205 - 6391) fronting No. 4 Road. There is no room for any large scale redevelopment like the current one adjacent to these properties. It is unrealistic to expect individual house owners to put up a sewer line when the individual lots will be redeveloped at different points of time in future.

The problem of septic system was the number one concern raised by the residents who attended the public hearing of the McLennan North Area Plan in 1995.

The city has built sewer along Ferndale Road and Alberta Road. Only a few properties fronting No. 4 Road are deprived of such basic sanitary provision. It is hardly imaginable that city center dwellers have no sewer service ! (We also pay regional sewer debt !)

I trust you will take our difficulty into consideration and await your favorable reply for any possible solution to bring sewer to our properties in the near future. I am prepared to pay my fair share to make it happen. I am prepared to pay my fair share of cost for building the sewer line.

Yours faithfully,



Tung-Ming Lee

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