



**To:** Richmond City Council

**Date:** July 15, 2002

**From:** David McLellan  
Chair, Development Permit Panel

**File:** 0100-20-DPER1

**Re:** Development Permit Panel Meeting Held on July 10, 2002

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**Panel Recommendation**

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

- i) a Development Variance Permit (DV 02-205449) for the property at 17280 Fedoruk Road;
- ii) a Development Permit (DP 02-205860) for the property at 9051 and 9071 Beckwith Road;

be endorsed, and the Permits so issued.

David McLellan  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered one development permit and one development variance permit at its meeting held on July 10, 2002.

**DV 02-205449 – ROBERT AND SUSAN ENSLEN – 17280 FEDORUK ROAD**

The proposal to vary the height of an accessory building in this agricultural area of east Richmond, generated comment only from one neighbour. The Panel found that this is only one of a series of improvements made by this new owner with this property. The Panel found the design of the structure was very appropriate for the area and the neighbour's concerns, particularly regarding livestock, as unfounded.

The Panel recommends that the permit be issued.

**DP 02-205860 – DAVID EATON – 9051 & 9071 BECKWITH ROAD**

The proposal to establish a rental vehicle agency north of Costco did not generate any public comment. The Panel was satisfied that the landscaping treatment and other facets of the design appropriate to the site.

The Panel recommends that the permit be issued.

DJM:djm



## Development Permit Panel

Wednesday, July 10<sup>th</sup>, 2002

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: David McLellan, General Manager, Urban Development, Chair  
Jim Bruce, General Manager, Finance & Corporate Services  
Mike Kirk, General Manager, Human Resources

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 June 26<sup>th</sup>, 2002, be adopted.*

**CARRIED**

### 2. Development Variance Permit DV 02-205449

(Report: June 4/02 File No.: DV 02-205449) (REDMS No. 727938)

APPLICANT: Robert H. and Susan Enslin

PROPERTY LOCATION: 17280 Fedoruk Road

INTENT OF PERMIT: To vary the maximum height for an accessory building (proposed new barn) from 5 m (16.404 ft.) to 7.315 m (24 ft.).

#### Applicant's Comments

Mr. Robert Enslin, applicant, advised that he had nothing further to add.

#### Staff Comments

The Development Coordinator, Holger Burke, stated that staff were recommending approval of the Development Variance Permit application.

**Correspondence**

Marion and Neville Hopwood and Laurie Ewan, 17251 Westminster Highway (Schedule 1).

**Gallery Comments**

None.

**Panel Discussion**

In response to questions from the Chair with regard to questions raised in the correspondence, Mr. Burke advised that there was no limit to the number of out buildings on a property. He stated that the only limit dealt with respect to floor area requirements and noted that the applicant was within those requirements.

The applicant confirmed in response to questions from the Chair, that the new barn would be used for equipment storage and that the subject property was accessible both from Fedoruk Road and the lane.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued for 17280 Fedoruk Road that would vary the maximum height for an accessory building (proposed new barn) from 5 m (16.404 ft.) to 7.315 m (24 ft.).*

Prior to the question on the motion being called, the Chair commended the applicant for his efforts to improve the property.

The question on the motion was then called, and it was **CARRIED**.

**3. Development Permit DP 02-205860**

(Report: June 18/02; File No.: DP 02-205860) (REDMS No. 727183, 746472)

APPLICANT: David Eaton

PROPERTY LOCATION: 9051 and 9071 Beckwith Road

INTENT OF PERMIT: To allow for the development of a new car and truck rental facility containing a total floor area of 236.895 m<sup>2</sup> (2,550 ft<sup>2</sup>).

The applicant was not in attendance, and as a result, the following **referral** motion was introduced:

It was moved and seconded

*That the application for Development Permit DP 02-205860, for property at 9051 and 9071 Beckwith Road be referred to the Development Permit Panel meeting scheduled for 4:00 p.m., Wednesday, July 24<sup>th</sup>, 2002.*

The meeting reconvened at 4:10 p.m., when it was brought to the attention of the Panel that the delegation on the above application had been waiting outside the Council Chambers.

### **Applicant's Comments**

Mr. David Easton, of Coast Architectural Group, representing the applicant, used artists' renderings of the proposal to explain the design and appearance of the new building.

Mr. Gerry Eckford, of Eckford & Associates, Landscape Architects Inc., explained the proposed landscape plan to the Panel with the use of sketches, during which he discussed the changes which had been made to the original landscape proposal.

### **Staff Comments**

Mr. Burke advised that staff were recommending that the permit be issued.

### **Correspondence**

None.

### **Gallery Comments**

None.

### **Panel Discussion**

Reference was made to statements made by Mr. Eaton that the number of trees proposed for planting would not replace the same number being removed. In response, information was provided that there were twenty-six existing large trees which would be removed and that the applicant was proposing to replace these trees with thirty-six trees of a similar size. Advice was given that the City's tree replacement policy required the provision of two trees with a minimum diameter of four inches in size for each tree removed which had a diameter of 6 inches or more. Further information was provided that given the limited opportunities for tree planting around the perimeter of the site, staff had accepted and agreed with the applicant's position that adequate tree replacement had been provided.

In response to questions from the Chair about the planting of trees in the parking lot, information was provided by staff that the applicant had indicated that resulting leaf litter from the trees would increase maintenance of the vehicles parked in that area. Mr. Eckford noted that significant planting had been proposed for the front of the lot which would be more visible from the street. He stated that because of the alignment of the parking stalls, it was not possible to provide additional trees in the rear parking lot.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued for 9051 and 9071 Beckwith Road on a site zoned Automobile-Oriented Commercial District (C6), which would allow for the development of a new car and truck rental facility containing a total floor area of 236.895 m<sup>2</sup> (2,550 ft<sup>2</sup>).*

Prior to the question on the motion being called, the Chair advised that he had initially been concerned about the lack of trees in the rear parking lot however, he noted that those concerns had been addressed.

The question on the motion was then called, and it was **CARRIED**.

**4. New Business**

None.

**5. Date Of Next Meeting: July 24<sup>th</sup>, 2002**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:22 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, July 10<sup>th</sup>, 2002.

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David McLellan  
Chair

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Fran J. Ashton  
Executive Assistant to the City Clerk's  
Office

RECEIVED  
DATE  
JUL 10 2002

24/06/02

17251 Westminster Hwy  
Richmond, B.C.  
V6V 1A9

Mr. H. Burke  
Development Coordinator  
6911 No.3 Road  
Richmond, B.C.  
V6Y 2C1

Schedule 1 to the Minutes of the  
Development Permit Panel meeting  
held on Wednesday, July 10, 2002.

Sir:

DV

Regarding: Application for Variance - file # 02-205449  
Lot 12 Block 22 Sec 1 BHN Nwd Plan 16849

We wish to bring to your attention several points in regard to this application for the building of a "barn" of greater height than allowed.

- 1) We on the Westminster frontage side of the access to this proposed building are concerned about the additional traffic along the alley we use as access to our properties. We use the alley for access as the Westminster Highway is so dangerous for local traffic. We also have smaller lots than those on Fedoriak.
- 2) Please check how many out buildings are allowed per lot.
- 3) Children use the alley instead of the highway to go and come from school as well as playing.
- 4) The said "barn" may contravene the Richmond Building regulations and when referring to the "barn" are animals now allowed after the changes put into effect covering original owners only. If the rules have been put back into effect why weren't the residents Notified?
- 5) Does this particular residence require access from Fedoriak as well as the alley access?
- 6) With the size of this lot and the placement of said "barn" I think a variance sign should be placed at the rear of the property for residences with properties facing Westminster Hwy.

Please forward your response to the address above and note the attachment of Indenture -page 3 - schedule B

Thank you

*Marion Hopwood*  
*Neville W Hopwood*  
*Laure M Ewan*  
424

*P.S. We as neighbours  
have more concerns.*

