



City of Richmond

Report to Council

To: Richmond City Council

Date: July 25, 2002

From: David McLellan
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on July 24, 2002

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 01-195685) for the property at 7340 Heather Street 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 24, 2002. The development variance permit was referred by the Panel to its next meeting to allow staff, the applicant and neighbours the opportunity to resolve a preferred solution suggested by the Panel.

DP 01-195685 – PAUL LEONG – 7340 HEATHER STREET

The proposal to construct 21 townhouses on the east side of Heather Street, south of Granville Avenue generated only one comment from a neighbouring tenant. The Panel was advised that the property occupied by the tenant is being purchased so that it also can be redeveloped in a manner consistent with the design proposed for the subject site. The tenant's concern regarding the garbage container spaces becomes moot with the redevelopment of both sites. Otherwise the Panel found the design to be appropriate to the site.

The Panel recommends that the permit be issued.

DJM:djm



Development Permit Panel

Wednesday, July 24, 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
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, July 10, 2002, be adopted.

2. Development Permit DP 01-195685

(Report: June 25/02 File No.: DP 01-195685) (REDMS No. 727182)

APPLICANT: Paul Leong

PROPERTY LOCATION: 7340 Heather Street

INTENT OF PERMIT:

1. To allow the construction of a 21 unit townhouse project on a site being rezoned to Comprehensive Development District (CD/130); and
2. To vary the regulations in the Zoning and Development Bylaw to ;
 - allow stairs to project 4 m (13.123 ft.) into the road setback on the east side of the property;
 - allow a garbage/ recycling enclosure to project a maximum of 1.5m (4.921') into the side-yard setback; and
 - allow public art and a mail box structure to be sited with 0 setback to the west property line.

Applicant's Comments

Mr. Leong, with the aid of site plans, elevations and a model, gave a brief description of the project.

The eastern block will front onto the future road extension; the western block will front Heather Street. Off-centre to the site is an open landscaped green space as requested by the Planning Department.

The three storey structures include a dominant roof structure that has been brought down to the second floor level, siding shingles, bay windows, a varied colour scheme and a strong base of horizontal siding along the bottom. Elaborate entrance ways have been provided with step porch entries into the units.

Mr. Leong said that the small, constricted site lends itself to future development of the property to the south. Mr. Leong clarified that the requested variance for the side-yard setback was 0.6m.

Staff Comments

The Manager, Development Applications, Joe Erceg, briefly reviewed the report. In response to a question from the Chair, Mr. Erceg said that as a condition of rezoning land was put aside for a future road running parallel to the eastern boundary of the subject property as indicated in the area plan. If, upon a review by Council of the area plan, Council determined the road was not necessary, the land could be assembled with the properties to the east or be retained as part of the subject property.

Mr. Leong responded that if the land for the future road was returned to the developer it would, in all probability, be sold to the owner of the property to the east. Mr. Leong, in response to a question from the Panel regarding the location of the garbage enclosure, said that an extensive review of the location had been undertaken with staff. Further to this, the property to the south was now under contract to the developer of the subject property and Mr. Leong had received the instruction to proceed with a rezoning request. Mr. Leong distributed a site plan of the possible development of that property in relation to the subject property, a copy of which is attached as Schedule 1 and forms a part of these minutes. A cross access agreement would be required between the properties, although the titles would not be under the same strata title.

Mr. Erceg said that through the rezoning agreement a commitment for a public art contribution had been received. A public art piece will be developed for the site through the established City process.

Correspondence

Ms. R. Henry, 7360 Heather St. – Schedule 2.

Gallery Comments

None

Panel Discussion

The Chair said that he appreciated the explanation for the location of the garbage enclosure and that the acquisition of the property to the south should alleviate the concerns raised about the location.

Panel Decision

It was moved and seconded

That a Development Permit be issued for a property at 7340 Heather Street that would:

1. *Allow the construction of a 21 unit townhouse project on a site being rezoned to Comprehensive Development District (CD/130); and*
2. *To vary the regulations in the Zoning and Development Bylaw to ;*
 - a) *allow stairs to project 4 m (13.123 ft.) into the road setback on the east side of the property,*
 - b) *allow a garbage/ recycling enclosure to project a maximum of 0.6m (1.97') into the side-yard setback, and*
 - c) *allow public art and a mail box structure to be sited with 0 setback to the west property line.*

CARRIED

3. Development Variance Permit DVP 01-198936 (Report: June 13/02 File No.: DV 01-198936) (REDMS No. 731946, 605899)

APPLICANT: Chris and Jayne Biasutti

PROPERTY LOCATION: 5951 McCallan Road

INTENT OF PERMIT: To vary the front yard setback from 6 m (19.685 ft.) to 2.438 m (8 ft.) in order to accommodate an existing scaled back carport.

Applicant's Comments

Mr. and Mrs. Biasutti were present and, with the aid of a site plan and photographs (a copy of which are on file in the City Clerks Office), a thorough review of the subject property, which included the existing site conditions and all existing trees, was provided. The Biasutti's said that they were now willing to comply with a 3m setback as suggested by the Development Co-ordinator, Holger Burke in a previous staff report.

Mr. and Mrs. Biasutti expressed their concern that staff options 1 and 2 would require a removal of trees and would also limit the size of the carport. Seventeen letters of support for the Biasutti's request were submitted, a copy of which are on file in the City Clerks Office.

Staff Comments

Mr. Erceg said Options 1 and 2 identify three areas on the site where a carport can be located, however, all would require some elements of the existing structure or trees to be removed or modified. Staff recommend that the application be denied. The existing building could also be scaled back to the 6m setback requirement. Mr. Erceg also said, in response to a question from the Panel, that the variance could be considered subject to certain requirements, such as the submission of new architectural plans, the removal of driveway on McCallan Road and provision of a detailed landscape plan.

Correspondence

M. Croucher, 4960 Webster Road – Schedule 3.

S. Hofman, 5891 McCallan Road – Schedule 4.

R. Koehler, 5911 McCallan Road – Schedule 5.

E. Soursos, 4931 Webster Road – Schedule 6.

V. Wong, 4920 Webster Road – Schedule 7.

Gallery Comments

Mr. G. Wainright, 5800 Reeves, spoke in support of the Biasutti's. Mr. Wainright said that the attempt to keep the vehicles away from McCallan Road was an issue of safety. It was Mr. Wainright's opinion that the Biasutti's had done a good job of informing their neighbours of their intent, and also that the property to the east would not be affected as much as was thought.

Ms. Croucher, 4960 Webster Road, said that she has a full view of the carport from her yard as the carport runs the length of her front yard. Ms. Croucher also said that the vehicles parked in the carport completely block her view of Webster Road as she exits her property.

Panel Discussion

The comments of the Panel included: a landscape plan that addressed the view of the neighbour should be required; a 3m sideyard setback, as consistent with exterior side yard setbacks, should be required; a plan of the finished product should be required; neighbourhood consensus for the project was not evident; public benefit was not evident; an issue of fairness, as illustrated by the staff plans, existed; increased landscaping should not inhibit views; tree removal for safety reasons could be required; ingress/egress from McCallan Road was a safety issue.

In response to a question from the Chair, Mr. Erceg provided the information that if there was a change to setback requirements the Development Variance Permit would have to be amended.

Panel Decision

It was moved and seconded

That the application for a Development Variance Permit at 5951 McCallan Road, be referred to the August 28, 2002 meeting of the Development Permit Panel in order to:

- 1) to allow for DVP 01-198936 to be amended to incorporate a 3m setback from Webster Road and a 6.0m setback from McCallan Road;*
- 2) that detailed architectural plans be provided by the applicant incorporating a 3m setback from Webster Road, showing full finishing material details and the extent of any building enclosure;*
- 3) that a detailed plan of the landscape improvements be provided by the applicant and reviewed with the owner of 4960 Webster Road regarding sightline/visibility concerns;*
- 4) that a security be required from the applicant that would ensure the work be completed in a timely manner;*

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:35 p.m.

CARRIED

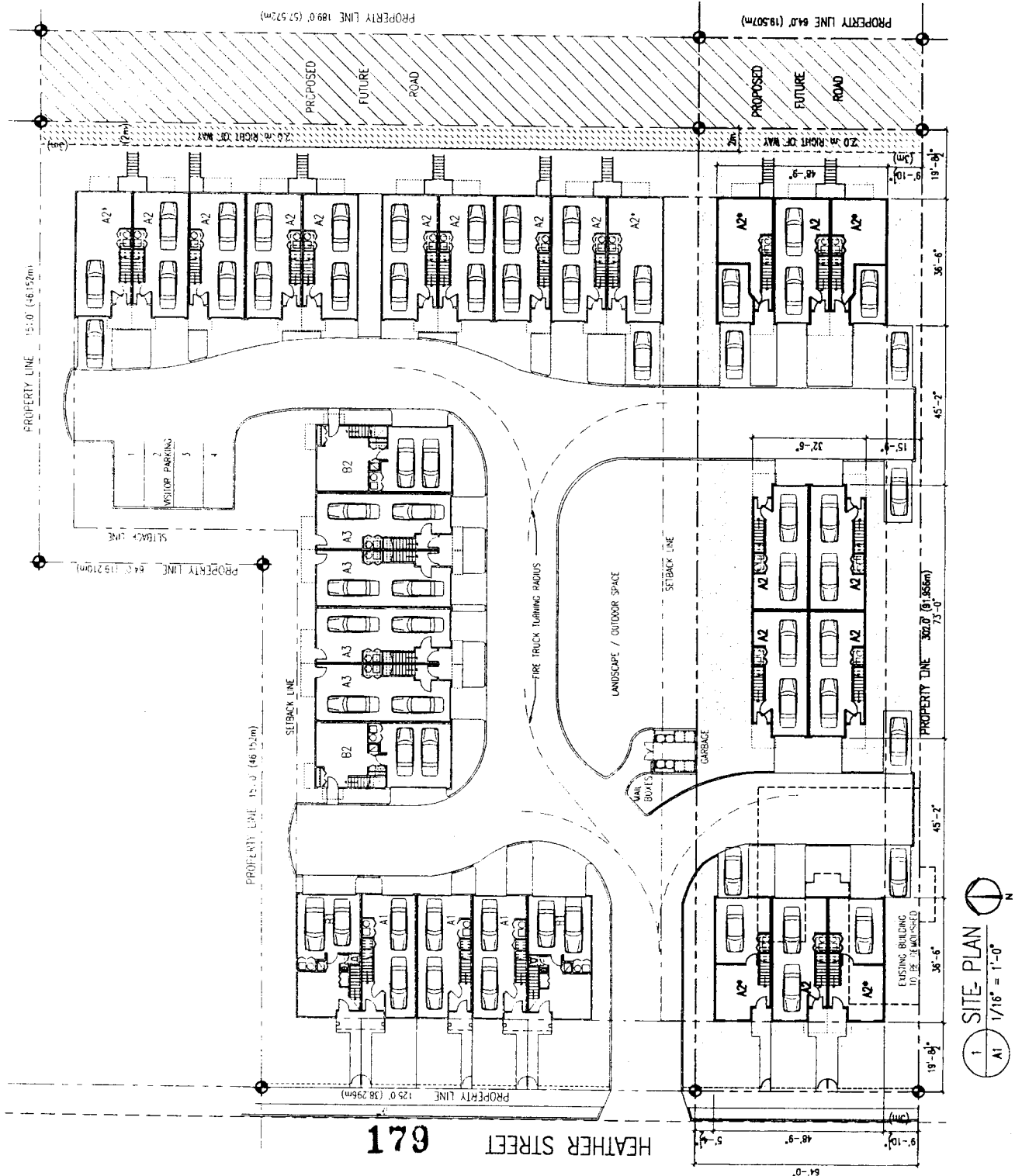
Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 24, 2002.

David McLellan
Chair

Deborah MacLennan
Administrative Assistant

SCHEDULE 1 TO THE MINUTES OF
THE DEVELOPMENT PERMIT PANEL
MEETING HELD ON WEDNESDAY,
JULY 24, 2002.

- 7350 Heather Street
Development Summary
1. Gross Site Area:
= 19,328 sf.
 2. Net Site Area After Road Deductions:
= 17,440 sf.
 3. Unit/Floor Area Summary:
5 Type A2 Units @ 1,303 sf = 7,800 sf.
4 Type A2 Units @ 1,275 sf = 5,100 sf.
Total: 10 Units
12,900 sf.
 4. FAR: 12,900 / 19,328 = 0.667.
 5. Parking:
2 stalls x 10 Unit = 20 stalls
2 visitor parking = 2 stalls
Total = 22 stalls



179

HEATHER STREET

SCHEDULE 2 TO THE MINUTES OF
THE DEVELOPMENT PERMIT PANEL
MEETING HELD ON WEDNESDAY,
JULY 24, 2002.

MacLennan, Deborah

From: Burke, Huijer
Sent: July 24, 2002 10:06 AM
To: MacLennan, Deborah
Cc: Erceg, Joe
Subject: FW: PROPOSED DEVELOPMENT AT 7340 HEATHER STREET

To Development Permit Panel

Date: July 24, 2002

Item # 2

Re: 7340 Heather St.

For DP Panel this afternoon. I'm following this up with Paul Leong.

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

From: Henry, Roxanne [mailto:roxanne_henry@city.vancouver.bc.ca]
Sent: July 23, 2002 4:42 PM
To: 'hburke@city.richmond.bc.ca'
Cc: 'ajameson@city.richmond.bc.ca'; 'bguzzi@city.richmond.bc.ca'
Subject: FW: PROPOSED DEVELOPMENT AT 7340 HEATHER STREET

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

> **From:** Henry, Roxanne
> **Sent:** Tuesday, July 23, 2002 4:34 PM
> **To:** 'H.BURKE@CITY.RICHMOND.BC.CA'
> **Cc:** 'A.JAMESON@CITY.RICHMOND.BC.CA'; 'B.GUZZI@CITY.RICHMOND.BC.CA'
> **Subject:** PROPOSED DEVELOPMENT AT 7340 HEATHER STREET

>
> July 23, 2002

>
> Dear Mr. Burke:

>
> RE: 7340 Heather Street - DP 01-195685

>
> I live at 7360 Heather Street, next door to the proposed development at
> 7340 Heather Street.

>
> It has come to my attention that the garbage receptacles will be located
> at the South-side property line, starting at the back wall of our house
> (basically, wafting across our deck).

>
> Our property runs the entire length of the Southern property line. The
> proposal of having the garbage adjacent to the rear of our house has the
> greatest impact on us. It also carries with it the impact of smell and
> noise, not to mention the rats, racoons and other vermin. This is not
> only unsanitary, it is unacceptable.

>
> I am currently 7 months pregnant, therefore there will soon be a small
> child in the house.

>
> If it has to stay on the south side in proximity to our house, could it
> not be moved to the East property line or the South-east corner as there
> it would be adjacent to the rear of the neighbouring properties, therefore
> not impacting anyone.

>
> I would appreciate your consideration of my concerns in this matter and a
> response back would also be appreciated. Thank you for your time.

>
> Sincerely,

>
> Roxanne Henry
> City of Vancouver
> By-law Administration
> Work: (604-871-6232)
> Home: (604-244-9604)

July 17, 2002

City of Richmond
6911 No. 3 Rd
Richmond, BC
V6Y 2C1

To Development Permit Panel	
Date:	<u>July 24, 2002</u>
Item #	<u>3</u>
Re:	<u>DV 01-198936</u> <u>5951 McCallan Rd</u>

Permit # DVP 01-198936

I am writing in regards to the 2nd notice of application for a Development Variance Permit for 5951 McCallan Rd. Re the existing structure for which the variance application was denied on March 13, 2002.

It is still the same unsightly full length of my front yard structure with the same chain link walls and 2x4 cross bars as it was on March 13.

1/	JRM		
	DW		
	KY		
	AS		
	DB		
	WB		

Nothing has been changed since the first denied application.

Their mature blossoming trees that bloom from the beginning of May to the end of October on the west side which supposedly make the structure invisible is one Mountain Ash tree which hides nothing.

5951 McCallan Rd is still the same corner lot leading into the Riverdale subdivision. It has an immediate impact on me and the existence of it is questioned by all visitors and everyone coming into this area. (Delivery people, maintenance people, mail deliverers, taxi drivers, etc)

The shelter, which was put up without a permit to protect their investments, is conveniently situated so as not to obstruct their front entrance. What about the investments of the surrounding homeowners? The devaluation of my property because of this structure is certainly a concern.

My home, which I have lived in for over 42 years, is my investment. Is everyone in Richmond allowed to put a roof over the full length of their drive way and call it a carport? Are structures like this now allowed in the city of Richmond?

Please Council, make your decision based on municipal rules and guidelines.

Thank you,

Sincerely

Martha Croucher

Martha Croucher
4960 Webster Rd.



376155

To:
City of Richmond
6911 No. 3 Road
RICHMOND BC V6Y 2C1

To Development Permit Panel	
Date:	July 24, 2002
Item #	3
Re:	DV01-198936
	5951 McCallan Rd.

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✓	JFM	
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	DB	
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01-198936

Ref: Application for Permit DVP 01-198936 (5951 McCallan Road)

We, Shoshana and Arend Hofman from 5891 McCallan Road, wish to submit our objection to grant variance of the 5951 McCallan road property as per "Notice of Application For Development Variance Permit DVP -1-198936.

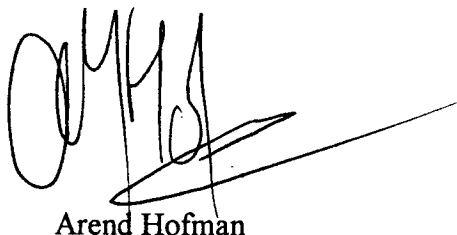
The illegally build structure is out of place and ugly, and is inconsistent with the character of the rest of the neighborhood. We don't see a need or justification for granting a Variance Permit.

Sincerely,

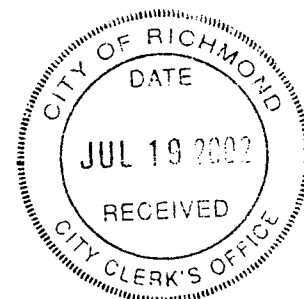


Shoshana Hofman

5891 McCallan Road
Richmond BC
V7C 2H4



Arend Hofman



J. RICHARD MCKENNA

RE. APPLICATION FOR VARIANCE PERMIT
DVP 01-198936

DEAR SIR.

ALTHOUGH I AM A MCCALLAN ROAD
RESIDENT, AND DO NOT HAVE TO SEE THE
STRUCTURE EVERY TIME I LOOK OUT MY
WINDOW, I AM IN COMPLETE DISAGREEMENT
WITH IT BEING ALLOWED TO REMAIN AS IS.
THE SIZE ALONE IS AN ASSAULT ON THE EYE.
BALLS.

YES, THE APPLICANTS HAVE A WELL KEPT
YARD, BUT THE PROPERTIES MOST IMPACTED
BY THIS OVERBEARING SHELTER ALSO HAVE
LOVELY AND WELL MAINTAINED HOMES AND
GARDENS.

IF MY MEMORY SERVES ME, DID WE
NOT GO THROUGH THIS SAME PROCESS IN
MARCH 2002? AS I RECALL THE APPLICATION
WAS DENIED AT THAT TIME. IS THIS AN
EXAMPLE OF MY TAX DOLLARS AT WORK?
THANK YOU.

SINCERELY

Rosemary Kuehler

5911 MCCALLAN RD.

RIC

SCHEDULE 5 TO THE MINUTES OF
THE DEVELOPMENT PERMIT PANEL
MEETING HELD ON WEDNESDAY,
JULY 24, 2002.

SCHEDULE 6 TO THE MINUTES OF
THE DEVELOPMENT PERMIT PANEL
MEETING HELD ON WEDNESDAY,
JULY 24, 2002.

To Development Permit Panel	
Date:	<u>July 24, 2002</u>
Item #	_____
Re:	<u>DVP 01-198936</u>

7/19/2002

Attn: Richard McKenna - City Clerk
City of Richmond
6911 No.3 Road
Richmond, BC
V6Y 2C1

✓	DW	DW
	KY	
	AS	
	DB	
	WB	

01-198936

Re: 5951 McCallan Road Permit Re-Application

Dear Sir or Madam:

My feeling towards the application has not changed from my previous letter
therefore I am still opposed.

This was never a carport to begin with, from what I understand it had been paved so that the kids would have a little court area to play in. Now that they have outgrown it, the location has conveniently grown what seems to resemble a couple of walls and a very high roof.

Forget the fact that the structure even obvious to a non-professional is inferior and would never meet industry standards is much too large to ever be considered scaled back.

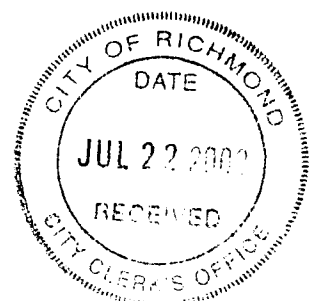
The only solution I see is that the applicant scale back the structure in a way that would meet the city's requirements, taking into consideration the size of the existing property and house.

PS: I don't understand why this is even an issue any more since the panel has already rejected the first application.

Sincerely,



Elias (Leo) Soursos
4931 Webster Rd.



SCHEDULE 7 TO THE MINUTES OF
THE DEVELOPMENT PERMIT PANEL
MEETING HELD ON WEDNESDAY,
JULY 24, 2002.

To Development Permit Panel	
Date:	<u>July 24, 2002</u>
Item #	<u>3</u>
Re:	<u>DV 01-198936</u> <u>5951 McCallan Rd.</u>

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	DE	
	WB	

July 18, 2002

J. Richard McKenna
City Clerk
City of Richmond

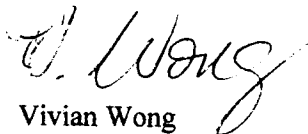
Subject: Notice of Application for a Development Variance Permit DVP 01-198936
- Application for permit to the property at 5951 McCallan Road.

To Whom It May Concern:

I recently moved into my home on Webster Road and am slowly getting acquainted with the neighbourhood. Prior to my moving into my home, in February, I received a notice in the mail regarding an application for permit on the above subject property with a meeting scheduled on March 13, 2002. I again received another notice of application on the same property with a meeting scheduled on July 24, 2002.

In discussing this with a neighbour on Webster Road, why I would be getting another copy of the mailing, I was informed that the original permit request was rejected and the structure does not conform to city by-laws. I agree with my neighbor that this carport structure should be scaled back. I find it to be unsightly when I drive by to and from my home. As a new homeowner, I would not appreciate any changes to my neighbourhood that could jeopardize my investment.

Yours truly,



Vivian Wong
4920 Webster Road
Richmond, B.C. V7C 1L3

