



## Development Permit Panel

Wednesday, July 14<sup>th</sup>, 2004

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair, General Manager, Urban Development  
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 June 30<sup>th</sup>, 2004, be adopted.*

**CARRIED**

### 2. Development Permit DP 03-240729

(Report: June 22<sup>nd</sup>, 2004; File No.: DP 03-240729) (REDMS No. 1304874, 1302522, 1303096, 1303110, 1249045)

APPLICANT: Kenneth King

PROPERTY LOCATION: 7833 Ash Street (formerly 9371 Blundell Road)

INTENT OF PERMIT:

1. To permit the construction of five (5) townhouses and one (1) wheelchair accessible apartment on a site zoned Comprehensive Development District (CD/28); and
2. To vary the provision of the Zoning and Development Bylaw No. 5300 to:
  - a) Vary the front yard (Blundell Road) setback to the porch from 4.5 m to 3.5 m;
  - b) Vary the side yard setback to the porch abutting a public road (Ash Street) from 3 m required to 2 m; and
  - c) Permit tandem parking for 3 of the proposed townhouse units.

### **Applicant's Comments**

Mr. Kenneth King, Architect, representing the applicant, with the aid of posterboards, described the site in relation to neighbouring sites. He noted that the some of these were under rezoning application to change their designations to townhouse uses. He stated that the development consisted of six units over parking in an L-shape. The units were stepped back to provide a good transition with surrounding single-family homes. The roofscape was articulated to help bring the down the scale of the development. The color scheme was green accented by off white, materials used consisted of asphalt shingles, vinyl siding and hardiplank. Landscaping included street trees, flowering shrubs and hedges.

### **Staff Comments**

None.

### **Correspondence**

None.

### **Gallery Comments**

None.

### **Panel Discussion**

In response to queries from the Panel, Mr. King advised how the accessible unit could be reached from the designated parking space. He also advised that the wall along the north elevation had been softened by introducing windows along the base of the units and dormer windows on the upper elevations.

### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would*

1. *Permit the construction of five (5) townhouses and one (1) wheelchair accessible apartment on a site zoned Comprehensive Development District (CD/28); and*
2. *Vary the provision of the Zoning and Development Bylaw No. 5300 to:*
  - a) *Vary the front yard (Blundell Road) setback to the porch from 4.5 m to 3.5 m; and*
  - b) *Vary the side yard setback to the porch abutting a public road (Ash Street) from 3 m required to 2 m.*
  - c) *Permit tandem parking for 3 of the proposed townhouse units.*

**CARRIED**

**3. Development Permit DP 03-254824**

(Report: June 14<sup>th</sup>, 2004 File No.: DP 03-254824) (REDMS No. 1304876, 1214672, 1296164, 1214672)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 4191 Williams Road

**INTENT OF PERMIT:**

1. To permit the construction of 14 two-storey townhouses at 4191 Williams Road on a site zoned Townhouse District (R2 – 0.6); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) To reduce the minimum side yard setback from 3 m to 2.4 m for the electrical closet; and
  - b) To increase the maximum lot coverage from 40% to 45%.

**Applicant's Comments**

Mr. Louis Harrison, representing Patrick Cotter Architect, stated that this development consisted of 7-2 storey duplexes with an access lane to the west. A shared central drive aisle provided parking for the units, 3 of which faced Williams Road. The roof form was hipped at the rear to mitigate the development's impact on single family houses nearby. Four of the existing trees on the property will be retained and a landscaped buffer on the north property line would be planted. Materials used included asphalt shingles, hardiplank and vinyl siding. The variance for increased lot coverage was requested in order to keep units down to 2 storeys. A 6' cedar fence would be built to the rear of the property to provide privacy.

**Staff Comments**

None.

**Correspondence**

None.

**Gallery Comments**

Mr. Larry Burton, 4500 Waller Drive, stated his concern about the cedar tree on his property falling down because of the work on the development. He also stated his concern about the proposed sewer work for this area. In response staff advised that he would be notified when any sewer work was being done.

**Panel Discussion**

In response to a query from the Panel, Mr. Harrison advised that he would arrange protective barriers around trees and monitor construction for any problems which may occur. The Panel thanked the developer for responding to residents' concerns that were identified at the Public Hearing.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of 14 two-storey townhouses at 4191 Williams Road on a site zoned Townhouse District (R2 – 0.6); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
  - a) *To reduce the minimum side yard setback from 3 m to 2.4 m for the electrical closet; and*
  - b) *To increase the maximum lot coverage from 40% to 45%.*

**CARRIED**

**4. Development Permit DP 03-254841**

(Report: July 21<sup>st</sup>, 2004; File No.: DP 03-254841) (REDMS No. 1293092; 1302900, 1303099, 1220441)

APPLICANT: Polygon Development 150 Limited

PROPERTY LOCATION: 9260, 9280 Granville Avenue, 7040, 7060, 7080, 7100 Heather Street and the rear portions of 7031, 7051, 7071 Ash Street

**INTENT OF PERMIT:**

1. To permit the construction of 59 three-storey townhouses on a site zoned Comprehensive Development District (CD/128); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
  - a) Vary the north setback from 5.5 m to 3.8 m for Buildings 3 and 4 and 3.7 m for Buildings 5 and 6;
  - b) Vary the east setback from 5.5 m to 3.7 m for Building 10;
  - c) Vary the Sills Avenue setback from 4.57 m to 3.9 m;
  - d) Vary the Heather Street (west) setback from 6 m to 3.8 m for the bay projection of Building 7 and the cantilevered roof of Building 6; and
  - e) To permit a portion of the garbage and recycling structure to be located at 0 m from the east property line.

**Applicant's Comments**

Mr. Kevin Shoemaker, representing the applicant advised that he was available to answer questions. In answer to queries from the Panel, Mr. Shoemaker advised that:

- the variance in setbacks were requested to provide a more interesting development;
- the number of variances was the result of re-using an existing CD zone; and
- units were designed to be easily converted for accessibility purposes;

**Staff Comments**

None.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

The Panel noted that this was a well designed project.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would*

1. *Permit 59 three-storey townhouses on a site zoned Comprehensive Development District (CD/128); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:*
  - a) *Vary the north setback from 5.5 m to 3.8 m for Buildings 3 and 4 and 3.7 m for Buildings 5 and 6;*
  - b) *Vary the east setback from 5.5 m to 3.7 m for Building 10;*
  - c) *Vary the Sills Avenue setback from 4.57 m to 3.9 m;*
  - d) *Vary the Heather Street (west) setback from 6 m to 3.8 m for the bay projection of Building 7 and the cantilevered roof of Building 6; and*
  - e) *To permit a portion of the garbage and recycling structure to be located at 0 m from the east property line.*

**CARRIED**

**5. Development Variance Permit DV 04-266419**

(Report: June 23<sup>rd</sup>, 2004 File No.: 266419) (REDMS No. 1254073)

APPLICANT: Polygon Development 43 Ltd.

PROPERTY LOCATION: 7031 Ash Street

INTENT OF PERMIT: To vary the rear yard setback of the existing house from 6 m (19.685 ft.) to 1.968 m (6.457 ft.).

**Applicant's Comments**

Mr. Kevin Shoemaker, representing the applicant, advised that the backlands of this site were part of the previous application on the agenda. This variance was required to accommodate a large existing home on the site.

**Staff Comments**

None.

**Correspondence**

None.

**Gallery Comments**

Mr. Joseph Bozman, 7051 Ash Street, stated his concern that the existing house may be rented. In response to a query from the Panel, Mr. Shoemaker advised that the applicant owned the house in question and would be selling it.

**Panel Discussion**

In response to a query from the Panel, staff advised that the variance had been identified at the time of rezoning, and that the proposed townhouses on the backlands had an increased setback to compensate for the variance. It was noted that this application would not affect whether the existing house is rented.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued for 7031 Ash Street which would vary the rear yard setback of the existing house from 6 m (19.685 ft.) to 1.968 m (6.457 ft.).*

**CARRIED**

**6. Development Permit DP 04-268678**

(Report: June 22<sup>nd</sup>, 2004; File No.: DP 04-268678) (REDMS No. 1299103, 1299068)

APPLICANT: 675106 B.C. Ltd.

PROPERTY LOCATION: 10651 and 10671 Odlin Road

INTENT OF PERMIT:

1. To permit the construction of 14 townhouses at 10651 and 10671 Odlin Road on a site zoned Townhouse District (R2) consisting of six (6) 2 1/2 storey units and eight (8) three-storey units; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the minimum front yard setback from 6 m to 3 m for the townhouse units and 0.5 m for the recycling enclosure/mail kiosk; and
  - b) Permit projections of maximum 1 m into the front yard setback for open covered porches and bay windows where no projections are permitted; and
  - c) Increase the maximum building height from 9 m to 10.1 m for central portions of the buildings; and

- d) Permit tandem parking for 6 units.

**Applicant's Comments**

Mr. Tom Yammamoto, representing the applicant stated that the site was irregularly shaped and difficult to work with. He advised that shadowing from the development would not affect the single family homes which surrounded it.

**Staff Comments**

None.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

The Panel complimented Mr. Yammamoto for designing a project that works well on this irregular site.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of 14 townhouses at 10651 and 10671 Odlin Road on a site zoned Townhouse District (R2) consisting of six (6) 2 1/2 storey units and eight (8) three-storey units; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
  - a) *Reduce the minimum front yard setback from 6 m to 3 m for the townhouse units and 0.5 m for the recycling enclosure/mail kiosk;*
  - b) *Permit projections of maximum 1 m into the front yard setback for open covered porches and bay windows where no projections are permitted;*
  - c) *Increase the maximum building height from 9 m to 10.1 m for central portions of the buildings; and*
  - d) *Permit tandem parking for 6 units.*

**CARRIED**

**7. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:21 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 14<sup>th</sup>, 2004.

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Joe Erceg, Urban Development Division  
Chair

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Desiree Wong  
Administrative Assistant