



Development Permit Panel

Wednesday, July 30th, 2003

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, General Manager, Engineering and Public Works – Acting Chair
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services
Rick Bortolussi, Acting General Manager, Urban Development

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 16th, 2003, be adopted.

CARRIED

2. Development Permit DP 03-230076

(Report: July 10/03 File No.: DP 03-230076) (REDMS No. 1030610)

APPLICANT: Killick Metz Bowen Rose Architects & Planners Inc.

PROPERTY LOCATION: 12231, 12233, 12237 and 12239 Easthope Avenue

INTENT OF PERMIT:

1. To allow the development of 235 multiple family residential units containing a total floor area of 25,483.491 m² (274,311 ft²); and
2. To vary the provisions of Zoning and Development Bylaw 5300 to permit the following:
 - a) reduce the road setback along Easthope Avenue from 4.3 m (14.108 ft.) to 3.124 m (10.25 ft.) for balconies and to 2.819 m (9.25 ft.) for roof overhangs;
 - b) increase the maximum allowable height from 15 m (49.212 ft.) to 18.681 m (61.291 ft.) for the cupolas on Buildings C and D;
 - c) reduce the aisle width in the underground parking structure for 90 degree parking stalls and two-way traffic from 7.5 m (24.606 ft.) to 6.705 m (22 ft.) for

- access aisles;
- d) reduce the length of small parking stalls from 5 m (16.404 ft.) to 4.902 m (16.083 ft.);
- e) reduce the width of parking stalls from 2.65 m (8.694 ft.) to 2.64 m (8.667 ft.) for column encroachments which are setback 0.61 m (2 ft.) from the maneuvering aisle;
- f) reduce the road setback along Moncton Street from 6 m (19.685 ft.) to 1 m (3.28 ft.) for a pedestrian gatehouse and trellis structure; and
- g) reduce the road setback along Bayview Street from 4.3 m (14.108 ft.) to 1 m (3.28 ft.) for a pedestrian gatehouse and trellis structure.

Applicant's Comments

Mr. John Clark, Senior Project Designer, used a model to review the massing, landscaping and other design articulations of the project. Mr. Clark also reviewed the setbacks for the project that had been revised and now exceeded the zoning requirements.

Further explanation was provided by Mr. Clark about the break between the two buildings that allowed air and light penetration and also a sense of scale down; the significant separation provided between the adjacent 3 storey building; the additional street trees that would provide an increased canopy; the lowering of one building to the flood plain level to minimize the visible podium along Moncton St.; the use of flat roofs in an attempt to relate to the form and character of historical buildings located on Moncton St.; the knee braces, brackets, wood detailing, board and batton, and brick materials; the north/south and east/west pedestrian thoroughfare.

Mr. Clark then gave an overview of the landscape plan that included big decks, big outdoor space, spatial separation of the buildings, and big landscaping. An extensive courtyard was preferred over internal parking and a loading zone as it was more conducive to the Steveston lifestyle. He said that it had been a challenge on Bayview to relate to the marine architecture that still existed in the historical boatyard buildings. The two buildings had been joined by trellised connections/walkways that included a gatehouse. The main parking was accessed from Easthope, and the future developed of an adjacent lot had been taken into consideration.

Staff Comments

The Manager, Development Applications, Joe Erceg, noted the importance of this project due to its containing 1/3 of the density of the entire BC Packers site and also its proximity to Steveston village. Also noted by Mr. Erceg was the applicants cooperation in addressing the suggestions put forth by staff and the Advisory Design Panel. Staff considered the project an excellent response to the design cues.

In response to questions from the Panel Mr. Clark (i) identified the location of the gatehouses; (ii) explained the process of registration as a Phased Strata Plan and the resulting ability to have demarcation of a lot line within the parkade that would designate the future parking of Lot 27; (iii) said that vehicle washing would not be encouraged due to the inability to control the substances used; (iv) indicated that visitor bicycle parking could be provided within the visitor area of the parkade; (v) said that the registration of the pedestrian thoroughfare as a right-of-way was under discussion with the City Solicitor; and (vi) suggested that a monitoring system including a controlled gate, be considered for the thoroughfare in order to inhibit skateboard and biking use. A step in the ramp system would also inhibit those uses.

Correspondence

Mr. Michael Lee, President, Steveston Station – Schedule 1.

Gallery Comments

None.

Panel Discussion

The Acting-Chair noted the appreciation for the excellent project and the internal courtyard.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 12231, 12233, 12237 and 12239 Easthope Avenue on a site zoned Comprehensive Development District (CD/100), which would allow the development of 235 multiple family residential units containing a total floor area of 25,483.491 m² (274,311 ft²); and vary the provisions of Zoning and Development Bylaw 5300 to permit the following:

- a) To reduce the road setback along Easthope Avenue from 4.3 m (14.108 ft.) to 3.124 m (10.25 ft.) for balconies and to 2.819 m (9.25 ft.) for roof overhangs;*
- b) To increase the maximum allowable height from 15 m (49.212 ft.) to 18.681 m (61.291 ft.) for the cupolas on Buildings C and D;*
- c) To reduce the aisle width in the underground parking structure for 90 degree parking stalls and two-way traffic from 7.5 m (24.606 ft.) to 6.705 m (22 ft.) for access aisles;*
- d) To reduce the length of small parking stalls from 5 m (16.404 ft.) to 4.902 m (16.083 ft.);*
- e) To reduce the width of parking stalls from 2.65 m (8.694 ft.) to 2.64 m (8.667 ft.) for column encroachments which are setback 0.61 m (2 ft.) from the maneuvering aisle;*
- f) To reduce the road setback along Moncton Street from 6 m (19.685 ft.) to 1 m (3.28 ft.) for a pedestrian gatehouse and trellis structure; and*

- g) *To reduce the road setback along Bayview Street from 4.3 m (14.108 ft.) to 1 m (3.28 ft.) for a pedestrian gatehouse and trellis structure.*

CARRIED

3. Development Permit DP03-232824

(Report: July 9/03 File No.: DP 03-232824) (REDMS No. 1010590)

APPLICANT: J.A.B. Enterprises Ltd.

PROPERTY LOCATION: 7160 Blundell Road

INTENT OF PERMIT:

1. To allow the development of three (3) additional two-storey townhouse units containing a total floor area of 555.170 m² (5,976 ft²) on one (1) combined lot with a total area of 2,298.253 m² (24,739 ft²), and
2. To vary the provision of the Zoning and Development Bylaw No. 5300, as follows:
 - a) reduce the side yard setback along the west property line from 3 m (9.843 ft.) to 2.5 m (8.202 ft.) for a portion of the principal building on one (1) townhouse unit at the southwest corner of the site; and
 - b) reduce the side yard setback along the west property line from 3 m (9.843 ft.) to 2.195 m (7.202 ft.) for a 2-storey box bay window on one (1) townhouse unit at the southwest corner of the site

Applicant's Comments

The applicant was not present.

Staff Comments

The Manager, Development Applications, Joe Erceg, gave advice that the applicant, although requested to be present, was not in attendance. The applicant had requested that the item be removed from the agenda in order to accommodate an increase to the requested variance for the side setback, which would require re-notification. Mr. Erceg indicated that the item would be included on the agenda of the Development Permit Panel scheduled for August 27th.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

As a result of a brief discussion on the matter:

It was moved and seconded

That Development Permit DP03-232824 be referred to the August 27th, 2003 meeting of the Development Permit Panel.

CARRIED

4. Development Permit DP 03-234836

(Report: July 7/03 File No.: DP 03-234836) (REDMS No. 538355)

APPLICANT: Northwest Development Ltd.

PROPERTY LOCATION: 11311/11331 Cambie Road

INTENT OF PERMIT:

1. To allow the development of thirteen (13) townhouses with a total building area of 1,440.043 m² (15,501 ft²)
2. To vary the provisions of Zoning and Development Bylaw 5300 as follows:
 - a) reduce the minimum road setback along Cambie Road from 6.0 m (19.865 ft) to 5.0m (16.404 ft.) for two (2) covered porch projections;
 - b) reduce the minimum road setback along Cambie Road from 6.0 m (19.865 ft) to 1.0m (3.281 ft.) for a roof structure over the mailbox;
 - c) reduce the minimum side yard setbacks along the east and west property lines from 3.0m (9.843 ft) to 2.543 m (8.343 ft.) for two (2) chimney; and
 - d) increase the number of small car parking stalls from 0 to 11.

Applicant's Comments

Mr. Tom Yamamoto, architect, with the aid of a site plan and an artists' rendering, reviewed the adjacent conditions of the project; the two storey buildings in duplex form with the exception of one detached unit; and, the effects of shadowing. Mr. Yamamoto also reviewed the requested variances. Also provided was the rationale for not locating children's play equipment in the public amenity space due to a lack of sufficient space. The space would therefore contain a small seating area.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that this was a small project for which the rezoning had been in effect for the past several years. Mr. Erceg concurred with Mr. Yamamoto's explanation of the CSA standards that impeded the placement of play equipment in the amenity space area. Staff considered the requested variances minor and recommended issuance of the permit.

In response to questions from the Panel, Mr. Yamamoto provided the information that (i) a low fence was preferred along the street front in order to meet the design guidelines but further discussion on the acoustical requirements would take place; and (ii) the exterior finishes would include vinyl siding, Hardi-Plank and an asphalt roof.

Correspondence

Mr. H. Bhanwar, 11280 Cambie Road – Schedule 2.

Mr. H. Bhanwar & S. Sidhu – Schedule 3.

Gallery Comments

Mr. Barry Stewart, 11380 Cambie Road, expressed his concerns relating to vehicle access onto Cambie Road; that the traffic light at Cambie Road and Borgen Dr. should be co-ordinated with a traffic light at Cambie and Dallyn Road to allow access from the new developments; the speed of traffic on Cambie Road; the number of accidents that occur along this section of Cambie Road; the lane switching that will occur as a result of no holding lane for turning being provided on this section of Cambie Road; and, the difficulties he incurs when leaving his driveway, i.e. the pedestrian light must be activated.

Mr. Erceg gave advice that the traffic issues had been addressed during the rezoning process, and that the issues raised by Mr. Stewart were not pertinent to the issuance of the Development Permit. Transportation staff had reviewed the project. The access, agreed to as part of the rezoning process, was a temporary access that would be replaced in the future by an access to Borgen Dr., at which point the temporary access would be closed. Mr. Erceg also noted the \$10,000 contribution of the applicant towards the future signalization of Cambie and Dallyn Roads.

Mr. Haridal Bhanwar, 11280 Cambie Road, submitted letters on behalf of himself and S. Sidhu, 11262 Cambie Road, attached as Schedules 2 and 3 respectively forming a part of these minutes.

Panel Discussion

The Acting Chair reiterated that although traffic issues would occur as a result of the redevelopment of the area the access, however, was temporary and would be replaced in the future by an access to Borgen Drive.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 11311/11331 Cambie Road on a site zoned Townhouse District (R2), which would allow the development of thirteen (13) townhouses with a total building area of 1,440.043 m² (15,501 ft²) and vary the provisions of Zoning and Development Bylaw 5300 as follows:

- a) reduce the minimum road setback along Cambie Road from 6.0 m (19.865 ft) to 5.0m (16.404 ft.) for two (2) covered porch projections;*
- b) reduce the minimum road setback along Cambie Road from 6.0 m (19.865 ft) to 1.0m (3.281 ft.) for a roof structure over the mailbox;*

- c) *reduce the minimum side yard setbacks along the east and west property lines from 3.0m (9.843 ft) to 2.543 m (8.343 ft.) for two (2) chimney; and*
- d) *increase the number of small car parking stalls from 0 to 11.*

CARRIED

5. Development Variance Permit 03-236579

(Report: July 10/03 File No.: DV 03-236579) (REDMS No. 1028624)

APPLICANT: 5908 Holdings Ltd.

PROPERTY LOCATION: 5520 No. 6 Road

INTENT OF PERMIT:

To vary the maximum floor area allowed for a caretaker residential accommodation from 75 m² (807.32 ft²) to 100 m² (1076.39 ft²) for a new industrial building being constructed at 5520 No. 6 Road.

Applicant's Comments

Mr. Kirk Yuen, representing 5908 Holdings Ltd., briefly reviewed the request to increase the caretaker unit to just under 1100 sq. ft.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that staff supported the variance request and that the request was in keeping with a current proposal to increase the size of caretaker units initiated by the Zoning Department.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Acting Chair reiterated that the City was in the process of increasing the allowable size of caretaker units.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the maximum floor area allowed for a caretaker residential accommodation from 75 m² (807.32 ft²) to 100 m² (1076.39 ft²) for a new industrial building being constructed at 5520 No. 6 Road.

CARRIED

6. GENERAL COMPLIANCE - REQUEST BY BING THOM ARCHITECTS FOR A GENERAL COMPLIANCE RULING AT 4151 HAZELBRIDGE WAY

(Report: July 15/03 File No.: DP 01-115457) (REDMS No. 1035436)

APPLICANT: Bing Thom Architects

PROPERTY LOCATION: 4151 Hazelbridge Way

Applicant's Comments

Mr. Luciano Zago, Director, Bing Thom Architects, reviewed the General Compliance request for (i) the construction of a portion of the link between the future hotel and the mall and also the construction of a stairway attached to the parkade stair structure; and (ii) the transfer of community amenity space from Aberdeen Centre to the future hotel.

Staff Comments

The Manager, Development Applications, Joe Erceg, had no further comment.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That the attached plans be considered to be in General Compliance with Development Permit DP 01-115457.

CARRIED

**7. GENERAL COMPLIANCE - REQUEST BY GREAT CANADIAN CASINOS INC.
FOR A GENERAL COMPLIANCE RULING AT 8811/8831 RIVER ROAD**
(Report: July 22/03 File No.: DP 03-227595 Part 1 Building Only) (REDMS No. 1044372)

APPLICANT: Great Canadian Casinos Inc.

PROPERTY LOCATION: 8811/8831 River Road

Applicant's Comments

Mr. Randy Knill, architect, briefly reviewed the proposed extension to the west side of the hotel/casino complex. The consideration of the General Compliance was requested in order that the proposed pile driving for the entire building occur at one time.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that all of the proposed works would ultimately not be visible and that the plan for the new entry would be brought forth during the next stage of the development.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Acting Chair gave advice that by adopting the General Compliance it was important to note that approval was not being conferred to the next stage of the building process.

Panel Decision

It was moved and seconded

That this submitted request for geotechnical preparations and foundation pile driving only for a contemplated building extension at the west end of the recently approved casino and hotel building be considered to be in General Compliance with Development Permit DP 03-227595.

CARRIED

8. GENERAL COMPLIANCE - REQUEST BY KILLICK METZ BOWEN ROSE ARCHITECTS AND PLANNERS INC. FOR A GENERAL COMPLIANCE RULING AT 12333 & 12300 English Avenue

(Report: July 23/03 File No.: DP 02-220699/ DP02-220758) (REDMS No. 1045024)

APPLICANT: Killick Metz Bowen Rose Architects and Planners Inc.

PROPERTY LOCATION: 12333 & 12300 English Avenue

Applicant's Comments

Mr. John Clark, Senior Project Designer, briefly reviewed the proposed revision to the exterior cladding and roof forms of certain buildings. Mr. Clark responded to a question from the Panel regarding the consideration given to different exterior cladding material.

Staff Comments

Staff had no comment.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That requested revisions for the following building clusters be considered to be in General Compliance with the respective Development Permits:

- a) *Revisions to the exterior cladding and roof form of Building Clusters #2, #3, #6, #7 and #8 located at 12333 English Avenue (Development Permit #DP 02-220699); and*
- b) *Revisions to the exterior cladding and roof form of Building Cluster #13 located at 12300 English Avenue (Development Permit #DP 02-220758).*

CARRIED

9. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:42 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 30th, 2003.

Jeff Day
Acting Chair

Deborah MacLennan
Administrative Assistant

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, July 30th, 2003.

STEVESTON STATION

To Development Permit Panel	
Date:	July 30.03
Item #	2
Re:	12231 12233 12237 & 12239 Easthope Ave

		INT
✓	JRM	
	DW	DW
	KY	
	AS	
	DB	
	WB	

July 22, 2003

To: City of Richmond

Attention: Mr. J. Richard McKenna-City Clerk

Page one of two

Re-Notice of Application for a development permit DP 03-230076

Message: please find attached our letter regarding this application

DP 03-230076



STEVESTON STATION

July 22, 2003

City of Richmond
6911 No.3 Rd.
Richmond, B.C.

By Facsimile

Attention: Mr. J. Richard McKenna- City Clerk

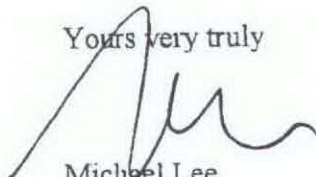
Dear Sir;

Re-Notice of Application for a Development Permit-DP 03-230076

We are in receipt of the Notice of Application for the property formerly occupied by B.C. Packers. We are the developers of Steveston Station and still owners of several commercial units there. The applicant is requesting changes you have identified from [a]-[g]; while we have no objection to the applicant structurally changing the kind of real estate product they wish to build and therefore we have no objections to a,b,f and g. But we are in complete disagreement in regard to this applicant's requests to relax parking aisles, length of parking stalls and parking stall width.

Parking stalls for all forms of real estate uses is extremely critical and should not be compromised. If the City offers this developer relaxation on these parking stall issues it will only reduce the utility of the new parking stalls and the parking public will elect to park elsewhere in Steveston before using these smaller and less convenient stalls in this project. As the Panel is under no pressure to compromise the standard already set for parking stalls and parking lanes, we hope and trust that the Richmond Development Permit Panel will make the right decision and insist on making this land owner abide by the same rules as the rest of us.

Yours very truly



Michael Lee
President



Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, July 30th, 2003.

Richmond, BC V6Y 2C1
Phone (604) 276-4007 Fax (604) 278-5139

Notice of Application For a Development Permit DP 03-234836

Applicant: Northwest Development Ltd.

Property Location: 11311/11331 Cambie Road

Intent of Permit:

To allow the development of thirteen (13) townhouses with a total building area of 1,440.043 m² (15,501 ft²) and vary the provisions of Zoning and Development Bylaw 5300 as follows:

- Reduce the minimum road setback along Cambie Road from 6.0 m (19.865 ft) to 5.0m (16.404 ft.) for two (2) covered porch projections;
- Reduce the minimum road setback along Cambie Road from 6.0 m (19.865 ft) to 1.0m (3.281 ft.) for a roof structure over the mailbox;
- Reduce the minimum side yard setbacks along the east and west property lines from 3.0m (9.843 ft) to 2.543 m (8.343 ft.) for two (2) chimney; and
- Increase the number of small car parking stalls from 0 to 11.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: Wednesday, July 30th, 2003
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **City Clerk**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date.**

To obtain further information on this application, or to review supporting staff reports, contact the Urban Development Division, ((604) 276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between Friday, July 18th, 2003 and the date of the Development Permit Panel Meeting. Staff reports on the matter(s) identified above are available on the City website at http://www.city.richmond.bc.ca/council/dpp/2003/dpp2003_list.htm.

J. Richard McKenna
City Clerk

To
CITY CLERK RICHMOND BC

See Do not Build 13 Town House

in 11311 & 11331 Cambie Road Richmond BC
428
Hatch GS & B. P. 11280 Cambie Rd
Richmond BC

TO

CITY CLERK
CITY OF RICHMOND

Reference Property Location 11311-11331
CAMBIE ROAD RMD.

Dear Sir,

In respect of CHANGE THE ABOVE
PROPERTIES, to BUILD 13 TOWNHOUSES I REQUEST AS
FOLLOWS:-

I HAVE MY HOUSE AT 11262 CAMBIE ROAD SINCE
1988 AND SINCE THEN TRAFFIC ALMOST DOUBLED,
THERE WERE TWO SINGLE FAMILY HOUSES AT
11311-11331 CAMBIE ROAD WHICH GAVE QUITE
BREATHING ROOM TO NEIGHBOURS, WHERE IF
13 FAMILIES LIVE INSTEAD TWO WILL BE LITTLE
TWO MUCH CROWDED.

IN 11000 BLOCK OF CAMBIE THERE ARE
ALL SINGLE FAMILY OR RANCHERS, SO THIS IS
MY REQUEST THAT 11311-11331 CAMBIE ROAD
SHOULD BE KEPT AS IS, THEY CAN BUILD BIG
HOUSES AS CITY BY LAW AS SINGLE FAMILY HSE.

~~SORRY~~ I AM GOING TO WORK SO I GIVE MY
CONCENT THROUGH MY NEIGHBOUR. AND WE ALL
AGREE TO KEEP SINGLE ~~A~~ FAMILY HOUSES IN
THIS BLOCK.

YOURS FAITHFULLY
HARDIAL S BHADWARI

Hardial S Bhadwari
11280 Cambie Road

Richmond BC
V6X 1L4

THANKING YOU

Santosh S Solta

11262 CAMBIE ROAD,

RICHMOND B.C.

Ph. 604-270-6466

29 July 03.



Development Permit Panel

Wednesday, August 13th, 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
Lani Schultz, Manager, Corporate and Strategic Planning

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 30th, 2003, be adopted.

CARRIED

2. Development Permit DP 03-223156

(Report: July 11/03 File No.: DP 03-223156) (REDMS No. 1008160)

APPLICANT: Paul Leong Architect Inc

PROPERTY LOCATION: 7360 Heather Street

INTENT OF PERMIT:

1. To allow the construction of 10 townhouse units on a property zoned Comprehensive Development District (CD/130); and that would:
2. Vary the regulations in the Zoning and Development Bylaw to:
 - a) reduce the side yard setback on the north side for two buildings from 3 m (9.843 ft.) to 1.29 m (4.25 ft.), and
 - b) reduce the setback from the east right-of-way from 6m (19.685') to 1m (3.28') for entry stairs.

Applicant's Comments

Mr. Paul Leong, with the aid of a model, a materials board, a landscape plan and a photoboard, provided the following comments in review of the project. The massing, architecture and planning of the project were consistent with the first two phases of the project. Access will be achieved through a cross-access agreement for a shared driveway. Heavy landscaping is planned for the site, in particular along the south property line. In response to the visual privacy concerns raised by the neighbours, and in addition to a 5 ft. fence, Western Red Cedars would be introduced along the south property line. The planting height of the Cedars would be approximately 12 ft. with maximum growth expected to reach 25 – 30 ft. The landscape plan and the requested variances were reviewed. Photographs were provided of Phase 1 to demonstrate the massing, form, and colour scheme intended. The amenities are to be shared with Phases 1 and 2. All building blocks have been provided with a view through to the open space in the centre of the development.

Staff Comments

The Manager, Development Applications, Joe Erceg, noted that the rezoning of the site was adopted on July 14th. Mr. Erceg said that the project integrated well with the site under construction to the north and that the issues of privacy and screening raised by the owners to the south had been addressed. As the project conformed to the Development Guidelines for the area, staff recommended issuance of the permit.

Correspondence

None.

Gallery Comments

Mr. Gerry Sieben, 9271 General Currie Road, submitted, and then reviewed the contents of, a letter outlining his concerns. A series of photographs was also submitted. Both letter and photographs are attached as Schedule 1 and form a part of these minutes. The concerns included those of loss of privacy, the objectionable nature of the outside stairs, and, the requested variance for the east side setback.

In response, Mr. Erceg indicated that similar variance requests for outside stairs had been granted on Phases 1 and 2. Mr. Erceg also indicated that although a 10 metre wide right-of-passage provided for the future ring road, uncertainty existed as to whether the road would be required. In response to a question from the Chair, Mr. Alex Jamieson, Planner, said that although the height of the outside stairs would be similar to those shown in the photographs provided by Mr. Sieben of a project at Blundell and Heather Roads, the projects themselves were not comparable.

Mr. Leong then responded to the comments and questions of the Panel as follows:

- the wood fence would be an improvement over the existing chain link fence. The Western Red Cedars would provide a fast-growing hedge that would achieve 25 ft. in height;

- the site coverage was actually lower than a typical R/2 site;
- the original design concept of porches overlooking the open space had been revised to pull back the porches to a landing size only, which reduced the possible uses of the area, in order to address the feedback received from adjacent homeowners regarding the close proximity of the units to their properties;
- the second floor sits over the landing area providing a human scale to the façade;
- the project was of the same relative height of neighbouring buildings;
- the main focus would be to the east/west minimizing overlook as much as possible;
- landscaping and some trees would be provided along the section proposed for the future ring road, however, no hedging or fencing would be installed at this point as requested by staff.

Panel Discussion

The Chair noted his support for the project. Further to this, Mr. McLellan said that Mr. Sieben had raised common issues for this type of development, in particular that of backyard privacy when old and new building forms converge. It was agreed that the fence would be relatively ineffective from a privacy standpoint, but that the Cedars would go a long way in addressing the issue. In conclusion, Mr. McLellan found the development, which did not exceed height requirements, to be consistent with Phase 1.

Panel Decision

It was moved and seconded

That a Development Permit be issued for a property at 7360 Heather Street that would:

1. *Allow the construction of 10 townhouse units on a property zoned Comprehensive Development District (CD/130); and that would:*
2. *Vary the regulations in the Zoning and Development Bylaw to:*
 - a) *reduce the side yard setback on the north side for two buildings from 3 m (9.843 ft.) to 1.29 m (4.25 ft.), and*
 - b) *reduce the setback from the east right-of-way from 6m (19.685') to 1m (3.28') for entry stairs.*

CARRIED

3. Development Permit DP 03-231373

(Report: July 22/03 File No.: DP 03-231373) (REDMS No. 1031497)

APPLICANT: Porte Development Corp.

PROPERTY LOCATION: 7491, 7511, 7551 & 7571 No. 4 Road

INTENT OF PERMIT:

1. To allow the development of a townhouse project on a site zoned Comprehensive Development District (CD/35); and that would
2. Vary the provisions of the Zoning and Development Bylaw to:
 - a) reduce the setback from No. 4 Road from 9 m (29.528 ft.) to 6.5 m (21.32 ft.) for three buildings or portions of buildings;
 - b) reduce the setback from other roads from 6 m (19.685 ft.) to 5.5 m (18 ft.), for certain portions of buildings;
 - c) reduce the side yard setback from 3 m (9.842 ft.) to 1.5 m (4.921 ft.) for porches with columns; and to 0 for garbage/ recycling enclosures, and to
 - d) allow up to 15 vehicle parking stalls to be arranged in tandem.

Applicant's Comments

Mr. David Porte, Porte Realty, with the aid of a site plan and model, said that although this was an exciting project that had resulted in a project different to other developments in McLennan South, a number of constraints on site, such as the dedication for the north/south road and the significant number of trees that were retained and/or relocated on site, and the number of detached or duplex buildings, had been a challenge. Mr. Porte then reviewed the factors that had contributed to the variance requests for sections of some buildings.

Mr. Porte spoke briefly of the discussions that had been held with the owner of an adjacent single-family home.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that staff were happy with the project, including the design, colour scheme and landscaping including the retention/relocation of trees. Mr. Erceg also pointed out that as one the first projects in the area the project provided a good model for future development. The rezoning was expected to go forth on August 25th, 2003.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In supporting the project the Chair noted his agreement for its design and concept and said that a built form consistent with the concept would be anticipated.

Panel Decision

It was moved and seconded

That a Development Permit be issued for a property at 7491, 7511, 7551 & 7571 No.4 Road that would:

1. *Allow the development of a townhouse project on a site zoned Comprehensive Development District (CD/35); and that would*
2. *Vary the provisions of the Zoning and Development Bylaw to:*
 - a) *reduce the setback from No. 4 Road from 9 m (29.528 ft.) to 6.5 m (21.32 ft.) for three buildings or portions of buildings;*
 - b) *reduce the setback from other roads from 6 m (19.685 ft.) to 5.5 m (18 ft.), for certain portions of buildings;*
 - c) *reduce the side yard setback from 3 m (9.842 ft.) to 1.5 m (4.921 ft.) for porches with columns; and to 0 for garbage/recycling enclosures, and to*
 - d) *allow up to 15 vehicle parking stalls to be arranged in tandem.*

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:25 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, August 13th, 2003.

David McLellan
Chair

Deborah MacLennan
Administrative Assistant

8 August 2003
9271 General Currie Road
Richmond, BC V6Y 1M7

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

**Re: Development Permit DP 03-223156
7360 Heather Street**

My wife and I purchased the property noted on the return address and built a new home on it 9 years ago. We have attended various presentations by the City Planning staff dealing with the OCP for our area and have some serious concerns about the recent developments in the area and specifically with this application. It is apparent that there is a mad scramble to develop this area into some unplanned communal maze. The increased property values are not to the benefit of those that have accepted the development guidelines but rather to those that have recently purchased property and now are intent on building as many units as possible without any regard for those of us that have chosen to move to and remain in the area.

The OCP that was represented to our neighbourhood as a "final version" indicated that there would be a North South road along the east property line of 7360 Heather Street. This was intended to provide for access to the large properties West of Ash Street and East of Heather Street. Considering the depth of these properties, 309 feet, this made good sense since it would allow for the subdivision of these lots into two parcels and still preserve the character of the neighbourhood which at that time was for single family dwellings with some multiple housing along the perimeter on the west side of Heather. Now that this development is underway, we are seeing variances of the OCP as well as changes in density, setbacks and general disregard for the plan that was presented. If you want to see an example of the type of structures that are being approved, you should visit the NE corner of Heather and Blundell. The stairs that hang from all sides of this building make it look like some slum movie set. This application makes reference to being able to accommodate stairs as well.

The majority of the properties in this area have dimensions in multiples of 66 feet X 309 feet. The proposed development project is replacing one single family home with 10 townhouses. It appears that most of future developments in this area will take place on a similar 66 foot strip of property, without any consistency of design or character.

There appears to be a rush to get as many small projects underway as possible, before the existing neighbourhood realizes what is taking place and can organize to stop this erratic approach to development.

If this application is approved, the addition of a North South road shown on a plan presented to a community meeting as late as July 23, 2003, will not be possible since the setback would not allow for this.

At the public information meeting held on July 23, dealing with "Single-Family Lot Sizes", we were again informed of a plan to extend General Currie Road East through to #4 Road. The reason given was to assist with traffic movement through this area. Any review of the current road system will tell you that the solution to traffic problems in this area will not be assisted by putting another East West road extending to # 4 Road. The term "traffic calming devices" was raised as a method to deal with the additional through traffic. I'd suggest that the best traffic calming devices would be to avoid the through road in the first place. The "right of way" for this proposed road could be easily turned into a walking trail, or for that matter sold to be developed into single family lots consistent with other properties in the area.

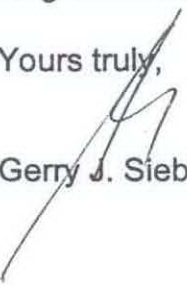
We are all aware that any variances of the setback are only intended to increase density. The setbacks requested will only encourage the addition of outside stairs, which should be located inside the building. Every future permit applicant will expect to be able to hang stairs on the outside of the building creating an eyesore for those living around the development. The developments on Bridge Street that I am aware of, dealing with lots of the same size, are designed for 6 single homes, this application is for 10 townhouses that need to be placed outside of current guidelines. We must object to this change in setback since it affects our property value, our life style and the general character of the type of neighbourhood that we have chosen to live in.

This property has been under development for some six months now. The growth of trees have been removed and replaced by preloads of sand. There is continuous noise from heavy equipment and pedestrian traffic activities day and night from security guards using communications equipment. For the past six months our house has been under continuous assault from wind driven sand and other debris from this construction site.

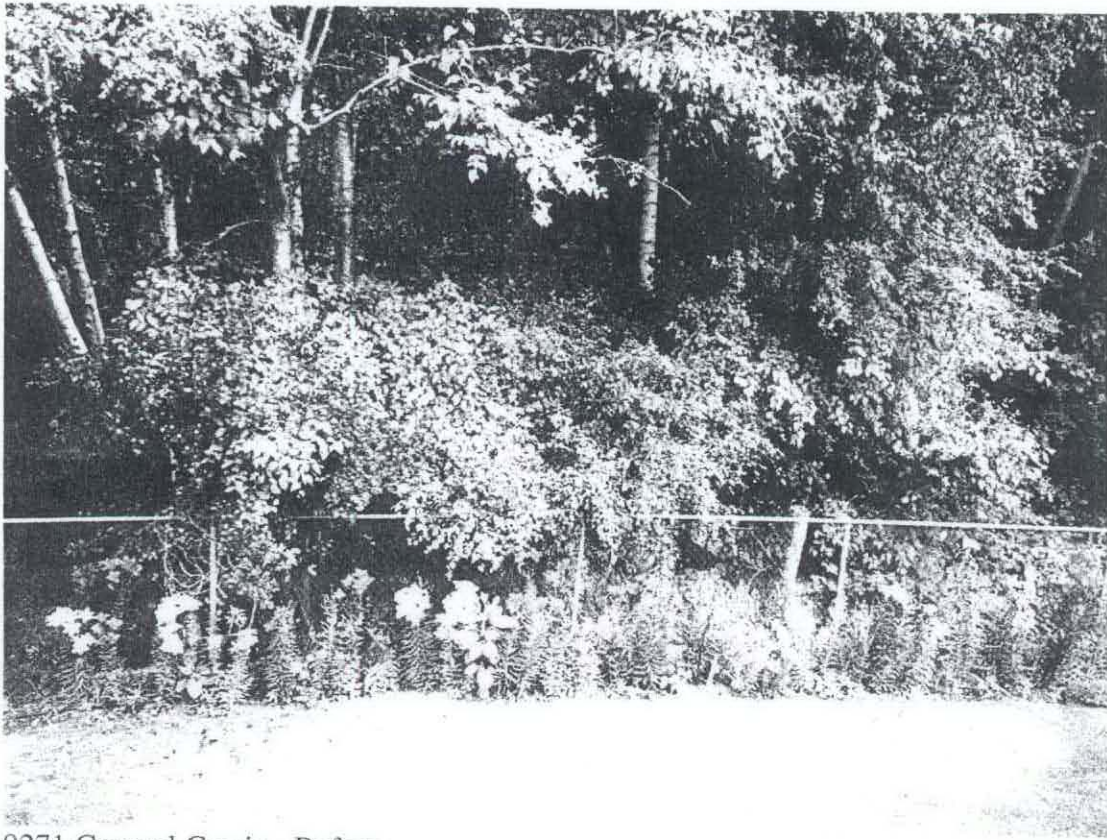
We object to any further changes to this property that are outside current guidelines. We realize that there is little a homeowner can do to stop this type of development, but we do have some remedies if the development guidelines are not being followed.

I have attached two photographs of the views of our property showing our Northern view last summer before this development started and this summer after this development started. This construction and destruction has taken place without regard to the neighbourhood or the effects on those of us that have lived here for many years.

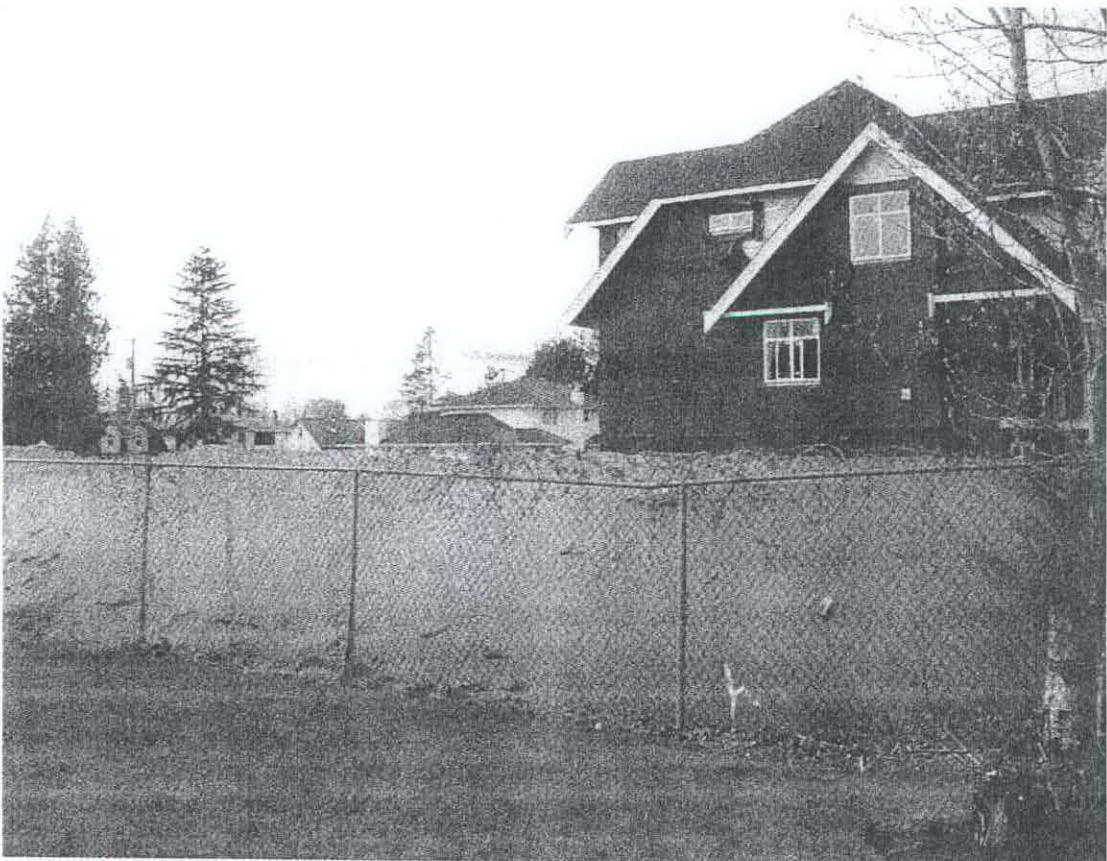
Yours truly,



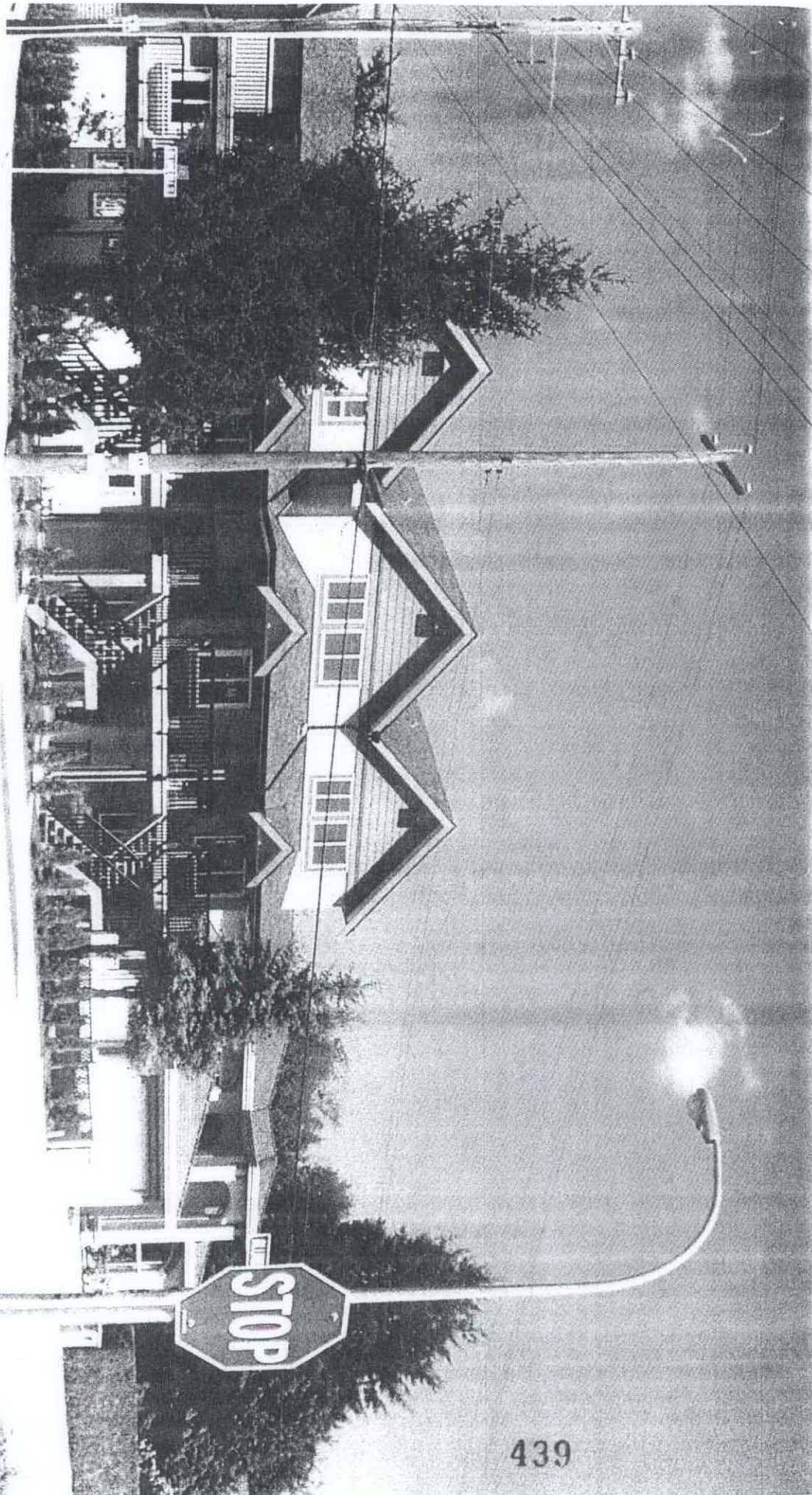
Gerry J. Sieben



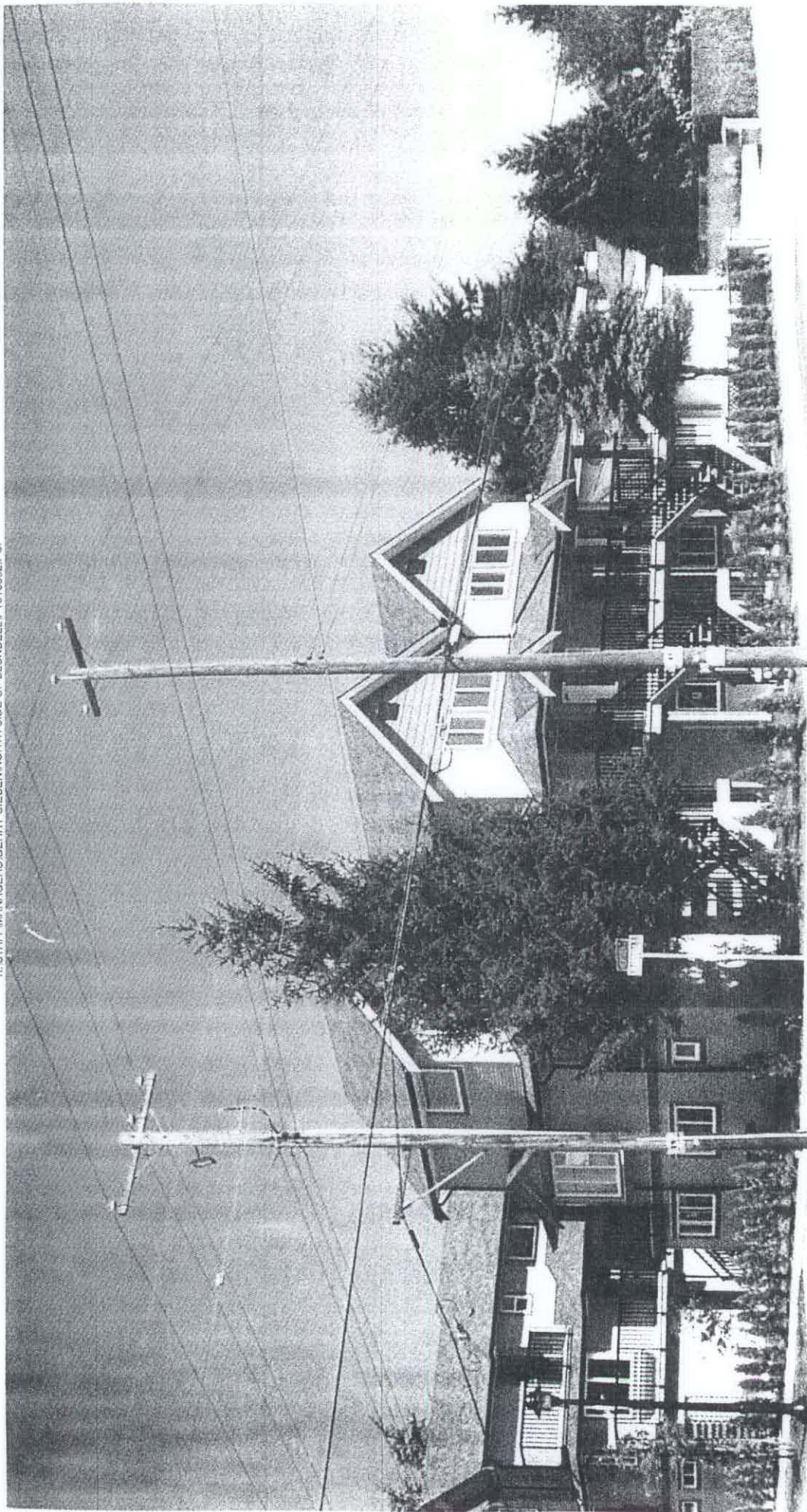
9271 General Currie - Before



9271 General Currie - After



439













City of Richmond

Report to Council

To: Richmond City Council
From: David McLellan
Chair, Development Permit Panel
Date: August 19, 2003
File: 0100-20-DPER1
Re: Development Permit Panel Meetings Held on July 30, 2003 and August 13, 2003

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 03-223156) for the property at 7360 Heather Street;
 - ii) a Development Permit (DP 03-230076) for the property at 12231, 12233, 12237 and 12239 Easthope Avenue;
 - iii) a Development Variance Permit (DV 03-236579) for the property at 5520 No. 6 Road;be endorsed, and the Permits so issued.
2. That the request by Bing Thom Architects regarding the property at 4151 Hazelbridge Way be deemed to be in general compliance with the Development Permit (DP 01-115457) issued for that property.
3. That the request by Killick Metz Bowen Rose Architects and Planners Inc. regarding the properties at 12333 and 12300 English Avenue be deemed to be in general compliance with Development Permits (DP 02-220699 and DP 02-220758) issued for those properties.
4. That the request by Great Canadian Casinos Inc. regarding the property at 8811/8831 River Road (Part 1 – Building Only) be deemed to be in general compliance with the Development Permit (DP 03-227595) issued for that property.

David McLellan
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered two Development Permits, one Development Variance Permit and three General Compliances at its meetings held on July 30, 2003 and August 13, 2003.

DP 03-223156 – PAUL LEONG ARCHITECT INC. – 7360 HEATHER STREET

The proposal to construct 10 townhouse units in what would be a second phase to this project on the east side of Heather Street north of General Currie Road generated concerns from a property owner to the south. The concerns had to do with a loss of privacy in their back yard and aesthetic concerns regarding staircases on the buildings. The Panel was informed that the applicant responded to the concerns by: minimizing the number of windows overlooking the property, eliminating any balconies overlooking, constructing a solid fence along the property and most importantly planting solid hedges at a initial height of 3.5 metres. In regard to the staircases, the Panel found the design was appropriate and consistent with the design guidelines for the area.

The Panel recommends that the permit be issued.

DP 03-230076 – KILICK METZ BOWEN ROSE ARCHITECTS & PLANNERS INC. – 12231, 12233, 12237 AND 12239 EASTHOPE AVENUE

The proposal to construct two hundred and thirty-five (235) multiple family residential units having its access from Easthope Avenue between Moncton Street and Bayview Street generated correspondence from a representative from the adjacent mixed-used building immediately west of the site (Steveston Station). Concern was expressed regarding the size of parking spaces and traffic aisle widths in the parking garage. The Panel was informed by staff that the variances proposed in the parking garage are consistent with other similar developments.

Overall the Panel was satisfied that the proposed design of the multiple family residential project was appropriate and appreciated that the character of the development took into account the Steveston Area Plan and in particular the Moncton Street sub-area guidelines and the Bayview Street & BC Packers Riverfront sub-area guidelines. The Panel also commented on the positive aspects of the public pedestrian access through the project and also the design of the internal courtyard as a recreational space for the occupants.

The Panel recommends that the permit be issued.

DV 03-236579 – 5908 HOLDINGS LTD. – 5520 NO. 6 ROAD

The proposal is to facilitate increasing the size of the caretaker's residential suite from seventy-five (75) square metres to ninety-eight (98) square metres. The proposal did not generate any correspondence.

The Panel noted that the proposed layout was to take into consideration that the caretaker has a family and that the layout contained one bedroom plus a den. The den is designed to have a skylight to allow natural light. The Panel was satisfied that the proposed variance permit was appropriate for a residential suite designed for a caretaker's family.

The Panel recommends that the variance permit be issued.

DP 01-115457 – BING THOM ARCHITECTS – 4151 HAZELBRIDGE WAY

The proposal to allow for construction of a stairway attached to the parking structure to become an exit stair for the future hotel that is subject to a separate development permit and also to transfer community amenity space from the existing development permit to the future hotel site did not generate any correspondence.

The Panel was informed that the need to construct the stair at this time was based on efficiency of the construction process and use of equipment while the parking garage is currently under construction. The Panel noted that the total required amenity space for the two projects will be consolidated in the future hotel.

The Panel recommends that the proposed changes of constructing the exit stairwell for the future hotel and consolidating the amenity space be deemed to be in general compliance with the Development Permit issued.

DP 02-220699 & DP 02-220758 - KILLICK METZ BOWEN ROSE ARCHITECTS & PLANNERS INC - 12333 & 12300 ENGLISH AVENUE

The proposal to revise exterior cladding and roof form did not generate any correspondence.

The Panel was informed that the change in exterior cladding was premised on difficulties with proper sealing of panel joints which are of potential water penetration concerns. The roof form was to improve the respective exterior elevation of the buildings.

The Panel recommends that the proposed changes of exterior cladding and roof form be deemed to be in general compliance with the Development Permit issued.

DP 03-227595 – GREAT CANADIAN CASINOS INC. – 8811/8831 RIVER ROAD (PART 1 – BUILDING ONLY)

The proposal to allow for geotechnical preparations and foundation pile driving for an extension on the west end of the building did not generate any correspondence.

The Panel was informed that the proposed change was initiated as a result of the impact of a future rapid transit station location and a future parking structure proposed on the west end of the site. As construction activity for geotechnical preparations and foundation pile driving is currently underway on this area of the site it would be deemed as an efficient use of construction equipment and timing to carry out this activity at this time. It was also noted that the footprint of the geotechnical and foundation activity included a new building entry area and a porte cochere.

The Panel noted and the proponent acknowledged that the issuance of any general compliance for this scope of work does not give the approval of the structure above the foundation and that portion would become part of a future development permit proposal. Overall the Panel was satisfied with the proposal as appropriate under general compliance.

The Panel recommends that the geotechnical preparations and foundation pile driving be deemed to be in general compliance with the Development Permit issued.

DJM:alb