



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: Jeff Day, P.Eng
Chair, Development Permit Panel

DATE: August 20, 2001

FILE: 0100-20-DPER1

RE: Development Permit Panel Meetings held in July and August 2001

PANEL RECOMMENDATION

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 01-187325) for the property at 4107 and 4109 Garry Street;
 - ii) a Development Variance Permit (DV 01-187759) for the property at 7340 No. 2 Road;
 - iii) a Development Variance Permit (DV 01-116168) for the property at 8820 Pigott Road;
 - iv) a Development Variance Permit (DV 01-188192) for the property at 4840 and 4860 River Road;be endorsed, and the Permits so issued.
2. That the relocation of the duplex blocks (Units 13E/14E and 15F/16F) at 6777 Livingstone Place be deemed to be in general compliance with the Development Permit (DP 98-148980) issued for that property.

Jeff Day, P.Eng
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel considered six items at its meetings held in July and August 2001, which now warrant consideration by Council.

DP 01-187325 – DANA WESTMARK – 4107 AND 4109 GARRY STREET

The proposal to construct nine residential town houses is part of the completion phase of the adjacent Garry lane townhouse project and will integrate the style, form and character of that project. The buffer concerns of the owner of the property to the west of the proposed development are being addressed by the applicant.

The proponent requires the following provisions to the Zoning and Development Bylaw 5300:

- a) Projecting verandas and porches a maximum of 0.5 m (1.64 ft.) into the required 6.0 m (19.865 ft.) front yard setback;
- b) Projecting bay windows and a portion of one building a maximum of 0.6 m (1.97 ft.) into the required 3.0 m (9.843 ft.) western side yard setback;
- c) Projecting bay windows and a portion of one building a maximum of 1.8 m (5.9 ft.) into the required 3.0 m (9.843 ft.) eastern yard setback.

The Panel was satisfied that the site layout and architecture proposed for the development was attractive and was an appropriate add-on to the good work of the first phase.

The Panel recommends that the Permit be issued.

DV 01-187759 – CHARAN SETHI - 7340 NO. 2 ROAD

The proposal to vary the rear yard setback for a new single family dwelling generated one written comment from an interested party. The concern of the correspondent was that, during the clearing of the lots a number of the fences of the surrounding properties were either damaged or destroyed. Mr Sethi indicated that he would be building a six-foot high cedar fence around the property once construction was complete.

The Panel recommends that the Permit be issued.

DV 01-116168 – JIM PACKHAM AND JIM MCINTOSH - 8820 PIGOTT ROAD

The proposal to vary the minimum width for a corner lot will allow a proposed two lot subdivision to proceed. No concerns were raised from the public regarding this proposal.

The Panel recommends that the Permit be issued.

DV 01-188192 – ORIS DEVELOPMENT (RIVER ROAD) CORP. - 4840 AND 4860 RIVER ROAD

The proposal to vary the road dedication requirements for a six-lot subdivision generated significant public comment. Correspondence, in the form of petitions and letters was also received. The concerns related mostly to the desire to maintain larger lots in the area and the loss of privacy to the surrounding residents. In addition a concern was raised that without the variance, the six lots could not be achieved.

The Panel also heard concerns with regard to the loss of trees on private property. The developer informed the panel that an assessment of which trees could be moved or retained was complete and that the Laurel Hedge at the rear of the property would be retained. A commitment was made by the developer to work with neighbours on all sides of the property to establish their preference of fence heights and to maintain maximum possible setback from neighbouring properties. In addition the proponent indicated that the intent was to construct west coast, Craftsman type houses with the vernacular, form and character relating to the historical homes along River Road.

The Panel noted that the variance being requested allows six lots to be developed that will use one access to River road. Without the variance the lot yield of the properties would be five panhandle lots, all having individual accesses to River Road, which is not as desirable. The correct zoning is already in place for the proposed development and there is no reduction to the size of the road infrastructure.

The Panel recommends that the permit be issued.

DP 98-148980 – FOUGERE ARCHITECTS – 6777 LIVINGSTONE PLACE

The proposal to “flip” the duplex blocks (Units 13E/14E and 15F/16F) at 6777 Livingstone Place was found to be in general compliance with the form and character established in the original development permit.

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

JDD:jdd



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, July 25, 2001

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: David McLellan, Chair, General Manager, Urban Development Division
Cathryn Carlile, General Manager, Parks, Recreation and Cultural Services
Jeff Day, General Manager, Engineering and Public Works

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

The Chair introduced the members of the Development Permit Panel to the audience and explained the procedures.

1. **MINUTES**

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on June 13, 2001 be adopted.

CARRIED

2. **DEVELOPMENT PERMIT DP 01-187325**

(Report: June 28/01 File No.: DP 01-187325) (REDMS: 449275)

APPLICANT: Dana Westermarck

PROPERTY LOCATION: 4107 and 4109 Garry Street

INTENT OF PERMIT:

1. To allow the development of nine residential townhouses with a total building area of 1,213.2m² (13,059.2 ft²) and;
2. To vary the provisions of the Zoning and Development Bylaw 5300 as follows:

- a) Verandas and porches project a maximum of 0.5 m (1.64 ft.) into the required 6.0 m (19.865 ft.) front yard setback;
- b) Bay window and a portion of one building project a maximum of 0.6 m (1.97 ft.) into the required 3.0 m (9.843 ft.) western side yard setback;
- c) Bay windows and a portion of one building project a maximum of 1.8 m (5.9 ft.) into the required 3.0 m (9.843 ft.) eastern yard setback.

APPLICANT'S COMMENTS

Mr. Dana Westermarck, with the aid of a site plan and an artists renderings and drawings, said that this development was intended to be the completion phase to the adjacent Garry Lane townhouse project and that the development would integrate the style, form and character of that project and share its existing driveway. Mr. Westermarck reviewed the steps that had been undertaken to address the buffer concerns of the owner of the property to the west of the proposed development.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report and said that the application for rezoning would be heard at a Special Council meeting on July 30.

CORRESPONDENCE

None

GALLERY COMMENTS

None

PANEL DISCUSSION

In response to a question from the Chair, Mr. Westermarck provided the information that an agreement had been reached for the future acquisition of the lot to the east.

The Chair noted that the proposed development was an appropriate add-on to the good work of the first phase.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 4107 and 4109 Garry Street on a site zoned Comprehensive District (CD/79), which would:

- 1. Allow the development of nine residential townhouses with a total building area of 1,213.2m² (13,059.2 ft²) and;***
- 2. Vary the provisions of the Zoning and Development Bylaw 5300 as follows:***
 - a) Verandahs and porches project a maximum of 0.5 m (1.64 ft.) into the required 6.0 m (19.865 ft.) front yard setback;***

- b) Bay window and a portion of one building project a maximum of 0.6 m (1.97 ft.) into the required 3.0 m (9.843 ft.) western side yard setback.*
- c) Bay windows and a portion of one building project a maximum of 1.8 m (5.9 ft.) into the required 3.0 m (9.843 ft.) eastern yard setback.*

CARRIED

3. DEVELOPMENT VARIANCE PERMIT DV 01-187759
(Report: June 29/01 File No.: DV 01-187759) (REDMS: 448066)

APPLICANT: Charan Sethi

PROPERTY LOCATION: 7340 No. 2 Road

INTENT OF PERMIT:

To vary the rear yard setback from 6m (19.685 ft) to 4.2m (13.8 ft) on proposed Lot E at 7340 No. 2 Road for a proposed new single-family dwelling.

APPLICANT'S COMMENTS

Mr. Charan Sethi said that the subject lot was quite small due to a 6m lane dedication being required, for vehicular access from No. 2 Road, for the proposed five lot subdivision. The request to vary the rear setback was required in order that more open space and an additional parking space be provided.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report with the note that the need for the variance was driven by the attached garage.

GALLERY COMMENTS

None

CORRESPONDENCE

Mr. D.M. Rowell, 6111 Bassett Road – attached as Schedule 1.

PANEL DISCUSSION

In response to a question from the Chair, Mr. Sethi said that at the point the dedicated right-of-way was no longer required ownership of the property would revert to the owner of the adjacent lot. If required, the removal of the asphalt paving would be the responsibility of that owner.

In response to the concerns raised in Mr. Rowell's letter, Mr. Sethi said that a solid cedar fence would be constructed on all sides of the subject property once construction was complete. This was anticipated to be in approximately one month.

Mr. McLellan said that he considered the recommendation to be reasonable.

PANEL DECISION

It was moved and seconded

That a Development Variance Permit be issued, that would vary the rear yard setback from 6m (19.685 ft) to 4.2m (13.8 ft) on proposed Lot E at 7340 No. 2 Road for a proposed new single-family dwelling.

CARRIED

4. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 3:56 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 25, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

To: Development Permit Panel
July 25, 2001
DU 01-187759 JULY

JULY 17, 2000.

CITY OF RICHMOND
ATT: URBAN DEVELOPMENT
DIVISION

[illegible]

FURTHER TO THE APPLICATION FOR A
 DEVELOPMENT VARIANCE PERMIT 01-187759
 DV 01-18775-9, BEFORE THIS IS APPROVED
 I WOULD LIKE TO DRAW TO YOUR
 ATTENTION THE FOLLOWING:

DURING THE CLEARING OF THE LOTS, A NUMBER OF THE FENCES OF THE SURROUNDING PROPERTIES WERE EITHER DAMAGED OR DESTROYED BY THE EQUIPMENT OPERATOR CLEARING THE LOTS.

MY PROPERTY AT 6111 BASSETT RD
ACCIDENTLY HAD THE FENCE DESTROYED
AND A LARGE CRATER LEFT IN THE
CORNER OF MY LOT.



THIS WAS BROUGHT TO THE ATTENTION OF THE DEVELOPER THE DAY IT HAPPENED. HE APOLOGIZED AND SAID HE WOULD HAVE MY YARD CLEARED UP AND THE EXCESS DEBRIS REMOVED.

THE NEXT DAY 2 WORKERS SHOWED UP AND THREW THE BROKEN BOARDS AND POSTS INTO THE CLEARED LOTS. REBAR AND REINFORCING STEEL HAS BEEN IN PLACE SINCE THIS HAPPENED.

MY CONCERNS HAVE BEEN:

1. KEEPING MY YOUNG DOG IN THE YARD;

2. MY PRIVACY.

WE WERE TOLD BY THE DEVELOPER THAT A NEW 6' SOLID CEDAR FENCE WAS GOING TO BE BUILT AROUND THE PERIMETER OF THE PROJECT SHORTLY AND THAT SHOULD SOLVE THE PROBLEM.

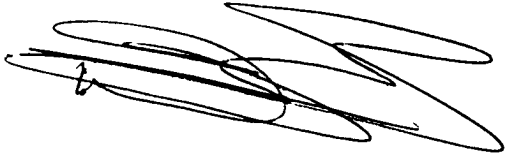
WELL THAT WAS QUITE SOME TIME AGO. THE BROKEN FENCE REMNANTS STILL REMAIN ON MY PROPERTY ALONG WITH THE LARGE CRATER IN THE CORNER OF MY LOT. THE REMAINDER OF THE DEBRIS STILL SITS IN THE CLEARED LOTS.

I WOULD LIKE TO KNOW THE TIME FRAME FOR THE NEW 6' SOLID CEDAR FENCE TO BE BUILT. I HAVE NOT MADE AN ISSUE OF THIS TO DATE BUT I AM NOT ABOUT TO LET THIS GO ON MUCH LONGER.

I HAVE NO CONCERNS OVER THE VARIANCE PERMIT, BUT I EXPECT THE DEVELOPER TO KEEP HIS COMMITMENT OF HAVING THE NEW FENCE ERECTED ASAP.

A VIDEO TAPE OF THE DAMAGE CAN BE VIEWED ON REQUEST.

THANK YOU IN ADVANCE FOR YOUR
ATTENTION TO THIS MATTER.



D. M. ROWELL
6111 BASSETT RD
RIKHTON, B.C.
V7C 2Y3
275-3906



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, August 15, 2001

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Jeff Day, Chair, General Manager, Engineering and Public Works
Cathryn Carlile, General Manager, Parks, Recreation and Cultural Services
Chuck Gale, General Manager, Community Safety

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

The Chair introduced the members of the Development Permit Panel to the audience and explained the procedures.

1. **MINUTES**

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on July 25, 2001 be adopted.

CARRIED

2. **DEVELOPMENT PERMIT DP 00-175893**

(Report: July 16/01 File No.: DP 00-175893) (REDMS No. 447489, 470167)

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, and provides compensation for loss of vegetation.

APPLICANT'S COMMENTS

Mr. Erik Nielsen, owner, EBN Grainco Ltd., said that grain from the prairie provinces was received at the facility for distribution, by rail, truck and container, to foreign markets.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report. Mr. Erceg noted that the disturbance to the area in question occurred prior to Grainco becoming owner of the property. Compensation for the 1200 sq. ft. impacted was said to include i) removal of blackberry thickets; ii) protective fencing for two large cottonwoods; and iii) native plantings over a 3,000 sq. ft. area. The applicant has also agreed to a no-build covenant to allow for future extension of Knox Way through the site.

CORRESPONDENCE

None

GALLERY COMMENTS

None

PANEL DISCUSSION

Mr. Erceg responded to a question from the Panel regarding the health of the two cottonwood trees identified in the report.

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, and provides compensation for loss of vegetation.

CARRIED

3. DEVELOPMENT VARIANCE PERMIT DV 01-116168 (Report: June 25/01 File No.: DV 01-116168) (REDMS No. 361260,470122)

APPLICANT: Jim Packham and Jim McIntosh

PROPERTY LOCATION: 8820 Pigott Road

INTENT OF PERMIT: To vary the minimum width for a corner lot required under the Single-Family Housing District, Subdivision Area B (R1/B) from 14 m (45.932 ft.) to 13.62 m (44.685 ft.) in order to permit a proposed two lot subdivision.

APPLICANT'S COMMENTS

Mr. Jim McIntosh, 3591 Francis Road, said the lot in question had been designated as a dividable lot and that the intent was to divide the lot into two.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report and noted that the rezoning had received third reading on July 16. Due to the minor nature of the variance requested, staff had no objections.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DISCUSSION

It was clarified for the Panel that the existing laurel hedge on the east property line was located on City land.

PANEL DECISION

It was moved and seconded

That a Development Variance Permit be issued for 8820 Pigott Road which would give permission to vary the minimum width for a corner lot required under the Single-Family Housing District, Subdivision Area B (R1/B) from 14 m (45.932 ft.) to 13.62 m (44.685 ft.) in order to permit a proposed two lot subdivision.

CARRIED

4. DEVELOPMENT VARIANCE PERMIT DV 01-188192

(Report: July 23/01 File No.: DV 01-188192) (REDMS No. 452831, 470127)

APPLICANT: Oris Development (River Road) Corp.

PROPERTY LOCATION: 4840 and 4860 River Road

INTENT OF PERMIT: To vary the subdivision requirements for road dedication from 17 m (55.774 ft.) to 11.8 m (38.714 ft.) for the road right-of-way and to 10.65 m (34.94 ft.) for the radius of the cul-de-sac right-of-way, in order to permit a six lot subdivision.

APPLICANT'S COMMENTS

Mr. Dana Westermarck, representative of the applicant, said that the lot sizes will exceed the lot size requirements. Mr. Westermarck said that it was the size of the cul-de-sac that required a variance and that this was made possible by the absence of sidewalks. Sidewalks were not required as the length of the street facilitated walking on the street.

Mr. Westermarck said that the heritage house located at 4860 River Road was one that the Heritage Commission wanted to see retained.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report. Mr. Erceg said that the road pavement width would not be reduced as it was the right of way itself that was being reduced. The application had been reviewed with the Transportation Department whose opinion it was that adding the street was preferable to adding direct access lots onto River Road.

A discussion ensued on the ramifications of measuring the setbacks from the proposed right of way with and without the variance requested.

In response to a question from the Chair two car garages would be provided on each lot along with additional driveway parking.

GALLERY COMMENTS

Mr. J.M. Sykes, 4931 Tilton Road, said that one third of his back fence line adjoined the subject property. Mr. Sykes read a letter dated August 14, 2001, which is attached as Schedule 1 and forms a part of these minutes. He also submitted a petition signed by the owner/tenants of the neighbouring eight properties, attached as Schedule 2, and a petition signed by area residents, which is attached as Schedule 3.

A discussion ensued on the points raised in Mr. Sykes' letter which included the following, that:

- the majority of trees referred to were on private property, including those on River Road and that a number of these could probably be retained;
- the heritage house referred to belonged to the developer and not the City;
- as in all developments, the physical infrastructure applies all the standards and that the variance was for the land surrounding the cul-de-sac;
- without the variance the six lots could not be achieved;
- the petitioners objected to the possibility that the houses could be moved back and therefore wanted to see the minimum setbacks utilized and large backyards retained;
- the zoning was consistent for the area; and
- the big lots were purchased by the petitioners for a reason and want them maintained.

Ms. Theresa Jordan, said that she lives next door to the larger of the eastern lot. Upon purchasing her property Ms. Jordan had attended City Hall and said that she had been told categorically that at most the lots could have been divided into two narrow lots. Ms. Jordan questioned i) the rationale and ramification of the heritage house designation; and, ii) the rationale of disturbing a neighbourhood in order that one or two people could profit. Ms. Jordan said that the trees along River Road would inhibit the views and said that she was disappointed that Richmond does not have a "Save the Trees" program. Along with questioning why the heritage house could not stay, along with the cedar trees, Ms. Jordan asked that the variance be considered very strongly, with the note that change should not come for profit.

Mr. Wesley Yale, 4951 Tilton Road, said that he had been a long term resident because of the lot sizes and integrity of his neighbourhood. Mr. Yale said that there were virtually no smaller lots in the area. The denial of a similar application was referred to. Mr. Yale questioned the setback that would be required to accommodate two car garages with driveway parking area with the concern that the houses would be too close to the rear property line.

Mr. Westermarck responded to the concerns raised as follows:

- the lot yield without the cul-de-sac change would be five lots, some panhandle shaped, which would access River Road;
- panhandle shaped lots would bring the buildings closer to the east and west property line;
- three sides benefitted from the current configuration;
- appropriate drainage was required for any change in grade;
- an assessment of which trees could be moved was complete and it is intended to relocate some of the mature trees within the site;
- the homes were intended to provide mature trees and large yards;
- the laurel hedge would be retained;
- neighbours on all sides of the property would be conferred with as to their preference of fence height ie. six feet or six feet on top of retaining wall;
- intent was for west coast, Craftsman type houses with the vernacular, form and character relating to historical homes along River Road;
- overlooking was a consideration and would be minimized;

Mr. Erceg, in response to a question from Mr. Yale, said that while the developer had estimated the number of lots that could be created while meeting the R1/E zoning requirements, approval must be obtained from the Approving Officer.

Mr. Yale said that he thought the process was fragmented because it was piecemeal and without an overall plan. He expressed concern that the developer had not yet conferred with neighbouring residents and asked that the variance be denied and the bylaws maintained.

Mr. Westermarck apologized for the lack of consultation to date with the note that he had not anticipated neighbour concerns as the lots were of the same size as the surrounding lots. Mr. Westermarck said that he prided himself on his work and concern

for the neighbourhoods and that he would be willing to discuss landscaping, overlook and fencing with those concerned.

Ms. Jordan asked the Chair for clarification of the process of the application and whether delegations could address Council on the issue of the Development Variance Permit.

CORRESPONDENCE

Ms. Denise Emison, on behalf of Ms. E. Rolston, 4871 Tilton Road – Schedule 4.

PANEL DISCUSSION

It was noted that it is the responsibility of the Approving Officer to ensure that subdivision requirements were met. Within the context of form, character and landscaping, this application was considered a legitimate request from the developer. In looking at the impact of the proposed subdivision, concern was expressed that the alternative to this proposal was multiple vehicle access points to River Road. It was also noted that the applicant desired front yard setbacks to be the minimum. Trees were noted to be private property owner issues. The proposed lots were not considered to be significantly different, other than somewhat in shape, and Council approval for size had already been given via the R1/E zone. The lack of sidewalks on a road this short where not considered unusual nor were they required.

PANEL DECISION

It was moved and seconded

That a Development Variance Permit be issued for 4840 and 4860 River Road, that would vary the subdivision requirements for road dedication from 17 m (55.774 ft.) to 11.8 m (38.714 ft.) for the road right-of-way and to 10.65 m (34.94 ft.) for the radius of the cul-de-sac right-of-way, in order to permit a six lot subdivision.

CARRIED

5. NEW BUSINESS

GENERAL COMPLIANCE – APPLICATION BY FOUGERE ARCHITECTURE INC. FOR A GENERAL COMPLIANCE AT 6777 LIVINGSTONE PLACE DP 98-148980

(Report: August 14, 2001, File No.: DP 98-148980) (REDMS: 479780)

APPLICANT'S COMMENTS

Mr. Wayne Fougere, Fougere Architects, said that the request for relocation by one foot to the east, of Units 13E/14E and 15F and 16F was a minor change.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, agreed that the change was minor and fit within the General Compliance guidelines and therefore was deemed in compliance.

PANEL DECISION

It was moved and seconded

That the relocation of the duplex blocks at the western end of the 6777 Livingstone Place (Units 13E/14E and 15F/16F) be considered to be in General Compliance with DP 98-148980 issued by Council

CARRIED

6. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 5:00 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 15, 2001.

Jeff Day
Chair

Deborah MacLennan
Recording Secretary

**Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 15, 2001.**

John Michael Sykes
Wendy Jan Sykes
4931 Tilton Road
Richmond, BC
V7C 1K6

August 14, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192
Applicant: Oris Development (River Road) Corp.
Property Location: 4840 and 4860 River Road

After consultation with our neighbours as we circulated our petition in opposition to this application for two variances (road and cul-de-sac right-of-way), we wish to expand on our objections.

This application is not about road allowances, it is an application to vary the minimum lot size of the six lots and to vary the setback rules, which are very well established in our neighbourhood.

Although the application is a "site specific variance and will not be a precedent for anyone else", we feel that a precedent has already been set by virtue of having this meeting. It is saying "the City will entertain change in this neighbourhood". We wish to retain our large rectangular lots that provide our privacy.

We feel that the mature trees and hedges will be removed where possible and the lots will be raised. Concrete driveways, sidewalks and patios do not absorb rainfall the way tree roots do and the neighbours' properties will be flooded. Two of our neighbours have had this problem already.

There are a lot of mature evergreen and deciduous trees (real old timers) and we feel some consideration should be given to saving them, particularly if some are on City property.

I understand the City is to receive the big old house currently on the 4860 River Road property and is considering moving it to Steveston as a "heritage house". What is the definition of a heritage house? Does this house meet that definition or is it the seventh variance (there are six lot size variances as discussed earlier)? How many houses in Richmond already have heritage status? These are questions which we have not had the time to research, but feel should be considered.

Our property, 4931 Tilton Road, is directly under the flight path of one of Vancouver Airport's runways. Why would you increase population density in this area?

Everyone we talked to was concerned about road traffic. Another street coming onto River Road with a road allowance reduced by 5.2 metres will cause traffic congestion. The proposed street is only four or five lots west of McCallan Road. When congestion occurs, westbound traffic on River Road will turn onto McCallan Road and go across to Westminster Highway, increasing the traffic on an already very busy narrow residential street (the asphalt is barely two cars wide). Many motorists use McCallan Road to access River Road, so it is not just local traffic. As well as all the motor vehicles, a lot of pedestrians and cyclists use this narrow street to access the pathways on the dyke. Also, a number of young people on skate boards, roller blades and small bikes use McCallan Road to get to the skate board park on River Road. This traffic is going to increase after dark with the skate board park now having flood lighting. This is an invitation for a disaster! After all, kids on skate boards do not ride or walk down the grass covered boulevards!

With the radius of the cul-de-sac being reduced, will large vehicles, like garbage trucks, be able to turn around, or will they be backing in or out of River Road?

Our large lots make our homes very private, which privacy we wish to retain. The lots off the cul-de-sac would be pie shaped with a multi-storied house on the back of the lot. The new residents would look down right into our yards.

We wish you would retain the zoning that was established by a majority of the residents of the total area about 6 or 7 years ago. We feel that our neighbourhood is unique, possibly even a heritage site, and wish it to remain so.

Respectfully submitted:

J.M. Sykes

27. W.J. Sykes

August 12, 2001

Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 15, 2001.

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

We, the undersigned boundary neighbours, object very strongly to this proposal.

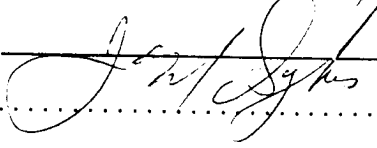
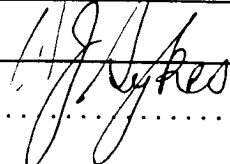
We, the neighbours who own property that adjoin this proposed development, wish to express the strongest possible objections to this proposal.

This would totally change the complexion of our "Heritage Neighbourhood". We all wish to continue to enjoy the privacy that large lots, mature trees and hedges afford.

If this proposal is approved the lots will be "pie" shaped. To get enough width to accommodate a house, the house will have to be set at the back of the lot. This will destroy the privacy we now enjoy. Although this proposal is a *"site specific variance and will not be setting a precedent for anyone else"*, it is an exception and will be used as a precedent for future changes.

A few years ago the City did a comprehensive survey of the area to ascertain the zoning the residents wished to have. We would like you to respect that decision and **not approve this proposed change.**

Respectfully submitted by the following concerned neighbours:

Address: 4931 TIKTON ROAD
RICHMOND BC
Name: MIKE & JAN SYKES
Signature:  
.....

Address: 4911 Tilton² Rd Richmond B.C.

Name: Dorothy Cartwright

Signature: Dorothy Cartwright

Address: 4920 RIVER Rd Richmond B.C.

Name: VERN SUGNES

Signature: Vern Sugnes

Address: 4871 TILTON ROAD

Name: EILEEN ROLSTON

Signature: Eileen Rolston

Address: 5751 5771 Mc Callan Rd.

Name: Imagret Euslen

Signature: Im Euslen

Address: 4391 Tilton Rd
Richmond

Name: Leslie Nielsen

Signature: Leslie Nielsen

Address: 4831 Tilton Rd.

Name: Jay Brown

Signature: Jay Brown

Address: 4820 River Rd.

Richmond, B.C. V7C 1A3

Name: Kim Boyce

Signature: K Boyce

.....

August 12, 2001

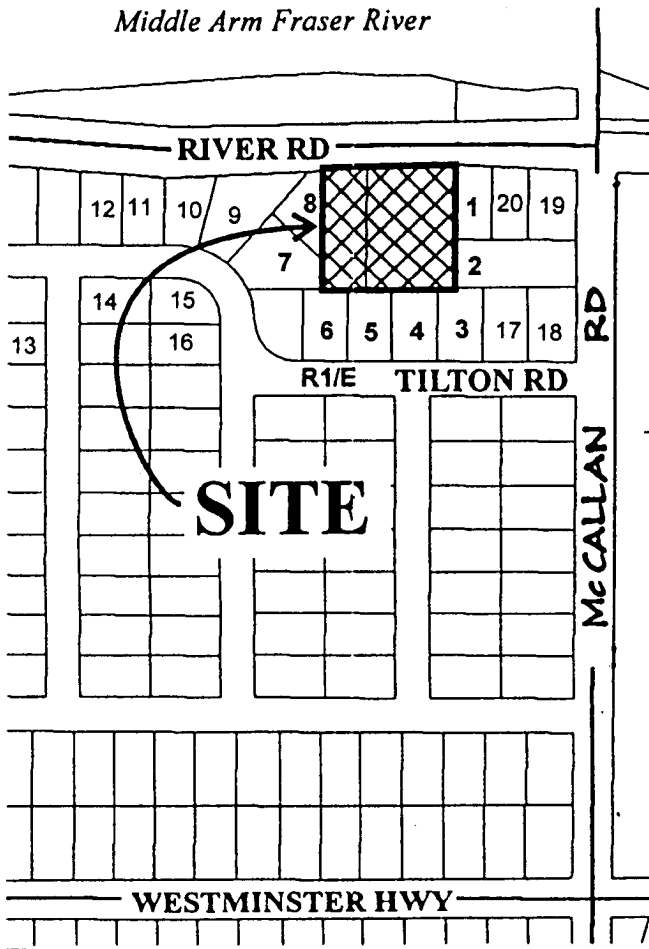
Re: Application for a Development Variance Permit
DV 01-188192
Applicant: Oris Development (River Road) Corp.
Property Location: 4840 and 4860 River Road

The following neighbours, with property adjoining the proposed development, have signed the attached objection to this application for a Development Variance Permit, and are listed numerically to coincide with the numbers on the map:

1. Vern Svennes, 4920 River, Road, Richmond, BC.
2. Annegret Enslen, 5751 & 5771 McCallan Road, Richmond, BC.
3. J.M. Sykes and W.J. Sykes, 4931 Tilton Road, Richmond, BC.
4. Dorothy Cartwright, 4911 Tilton Road, Richmond, BC.
5. Leslie Nielsen, 4891 Tilton Road, Richmond, BC.
6. Eileen Rolston, 4871 Tilton Road, Richmond, BC.
7. Jay Brown, 4831 Tilton Road, Richmond, BC.
8. K. Boyce, 4920 River Road, Richmond, BC.

Other signatories objecting to this application:

9. Grace E. Lamont, 4811 Tilton Road, Richmond, BC.
10. W. Graham Pusch, 4791 Tilton Road, Richmond, BC.
11. Janet Russell, 4771 Tilton Road, Richmond, BC
12. L.M. Elgood and T. Elgood, 4751 Tilton Road, Richmond, BC.
13. Betty Dunlop and Bill Dunlop, 5751 Murchison Road, Richmond, BC.
14. George Claydon, 4760 Tilton Road, Richmond, BC.
15. Kathy Hydamaka and Robert Sidley, 4800 Tilton Road, Richmond, BC
16. Derek J. Barrett and Shirley A. Barrett, 5751 Easterbrook Road, Richmond, BC.
17. Wesley Yale and Elaine Yale, 4951 Tilton Road, Richmond, BC.
18. Jordan Leith, 5777 McCallan Road, Richmond, BC
19. Colin Foo, 5711 McCallan Road, Richmond, BC.
20. Phyllis Watson, 4940 River Road, Richmond, BC



**Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 15, 2001.**

August 12, 2001

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

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

Attached are objection letters signed by concerned neighbours living in close proximity to the site, as indicated on the map.

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 4811 Tilton Rd.
Richmond B.C.
Name: Grace E. Lamont
Signature: Grace E. Lamont

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

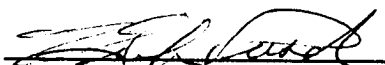
Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 4291 TILTON ROAD
RICHMOND B.C.

Name: W. GRAHAM PUSCH

Signature: 

August 12, 2001

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

Dear Sir:

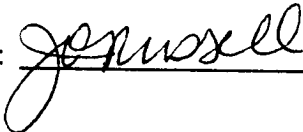
Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 4771 Tilton Rd.
Richmond
Name: Janet Russell
Signature: 

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 4751 TILTON RD

RICHMOND BC

Name: L.M. ELGOOD T. ELGOOD

Signature: L.M. Elgood T. Elgood

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 5751 MURCHISON RD
RICHMOND, B.C. V7C 2G6
Name: BETTY & BILL DUNLOP
Signature: Betty Dunlop / Bill Dunlop

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

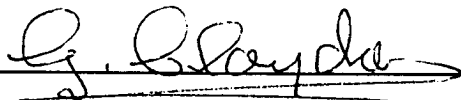
I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 4760 TILTON RD

RICHMOND B.C.

Name: GEORGE CLAYDON

Signature: 

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 4800 TILTON Rd

Richmond, BC V7C1K7

Name: Kathy Hydarnaka & Robert Erdley

Signature: KHydarnaka + [Signature]

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 5751 EASTERBROOK ROAD RICHMOND B.C.

Name: DEREK J. BARRETT

Signature: Derek J. Barrett

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

☒ I object very strongly to this proposal.

☒ I do not wish to see the character of my neighbourhood changed in this way.

Address: 5751 Easterbrook Road
Richmond B.C. V7C 2G8

Name: Shirley Barrett

Signature: Shirley A. Barrett

August 12, 2001

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

Dear Sir:

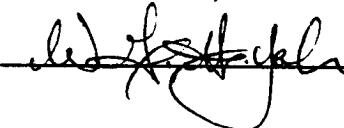
Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 4951 TILTON ROAD
RICHMOND, BC V7C 1K6
Name: WESLEY YALE Elaine Yale
Signature:  Elaine Yale

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

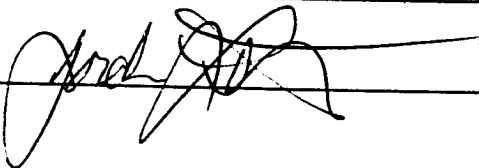
Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 5777 McCallan Road

Name: JORDAN LEITH

Signature: 

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 5711 McCallan Road
Richmond, B. C. V7C 2H3
Name: Colin Foo
Signature: Colin Foo Chow

August 12, 2001

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

Dear Sir:

Re: Application for a Development Variance Permit DV 01-188192

Applicant: Oris Development (River Road) Corp.

Property Location: 4840 and 4860 River Road

I object very strongly to this proposal.

I do not wish to see the character of my neighbourhood changed in this way.

Address: 4940 River Road
Richmond

Name: Phyllis Watson

Signature: P. Watson

Schedule 4 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 15, 2001.

To: DPP
AUG 15. 01
Item 4 (oris Dev.)

Mrs. E. Rolston
4871 Tilton Road
Richmond, B.C. V7C 1K6
Telephone No. (604) 278-5022

	JM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

August 15, 2001

City of Richmond
Urban Development Division
6911 No. 3 Road
Richmond, B.C. V6Y 2C1
Fax No. 278-5139

DV01-188192

ATTENTION: Mr. J. Richard McKenna, City Clerk

RE: DEVELOPMENT PROPOSAL PERMIT # DV01-188192
Development Address, 4840 & 4860 River Road, 6 Lot Subdivision

Dear Sir,

I am writing on behalf of my mother, Mrs. E. Rolston who resides at 4871 Tilton Road, regarding the above noted development application. She is not opposed to development however she does have some concerns that need to be addressed if construction proceeds.

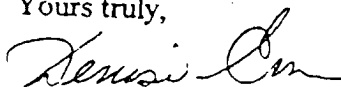
The major concerns are drainage, privacy and loss of trees. My mother's property and house foundations do not have any drainage problems and we want assurance that the construction would not create any water table or drainage issues. What will the ground elevation be on the new development? We want assurances that good drainage will be put in so there will not be any drainage or water runoff issues to my mother's property.

The second concern is that the developer will be required to put in good 6' high wood fencing between the development and the existing properties that back on to the development.

The last concern my mother voiced was that perhaps they would be removing the trees that are currently on the property. What are the requirements the developer has to meet regarding trees on the development site?

We hope to hear from you shortly regarding these concerns.

Yours truly,



Denise Emison

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