



## Development Permit Panel

Wednesday, July 24, 2002

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

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

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 10, 2002, be adopted.*

### 2. Development Permit DP 01-195685

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

APPLICANT: Paul Leong

PROPERTY LOCATION: 7340 Heather Street

INTENT OF PERMIT:

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

### **Applicant's Comments**

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

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

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

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

### **Staff Comments**

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

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

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

### **Correspondence**

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

### **Gallery Comments**

None

### Panel Discussion

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

### Panel Decision

It was moved and seconded

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

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

**CARRIED**

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

APPLICANT: Chris and Jayne Biasutti

PROPERTY LOCATION: 5951 McCallan Road

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

### Applicant's Comments

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

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

### **Staff Comments**

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

### **Correspondence**

M. Croucher, 4960 Webster Road – Schedule 3.

S. Hofman, 5891 McCallan Road – Schedule 4.

R. Koehler, 5911 McCallan Road – Schedule 5.

E. Soursos, 4931 Webster Road – Schedule 6.

V. Wong, 4920 Webster Road – Schedule 7.

### **Gallery Comments**

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

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

### **Panel Discussion**

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

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

**Panel Decision**

It was moved and seconded

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

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

**CARRIED**

**4. Adjournment**

It was moved and seconded

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

**CARRIED**

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

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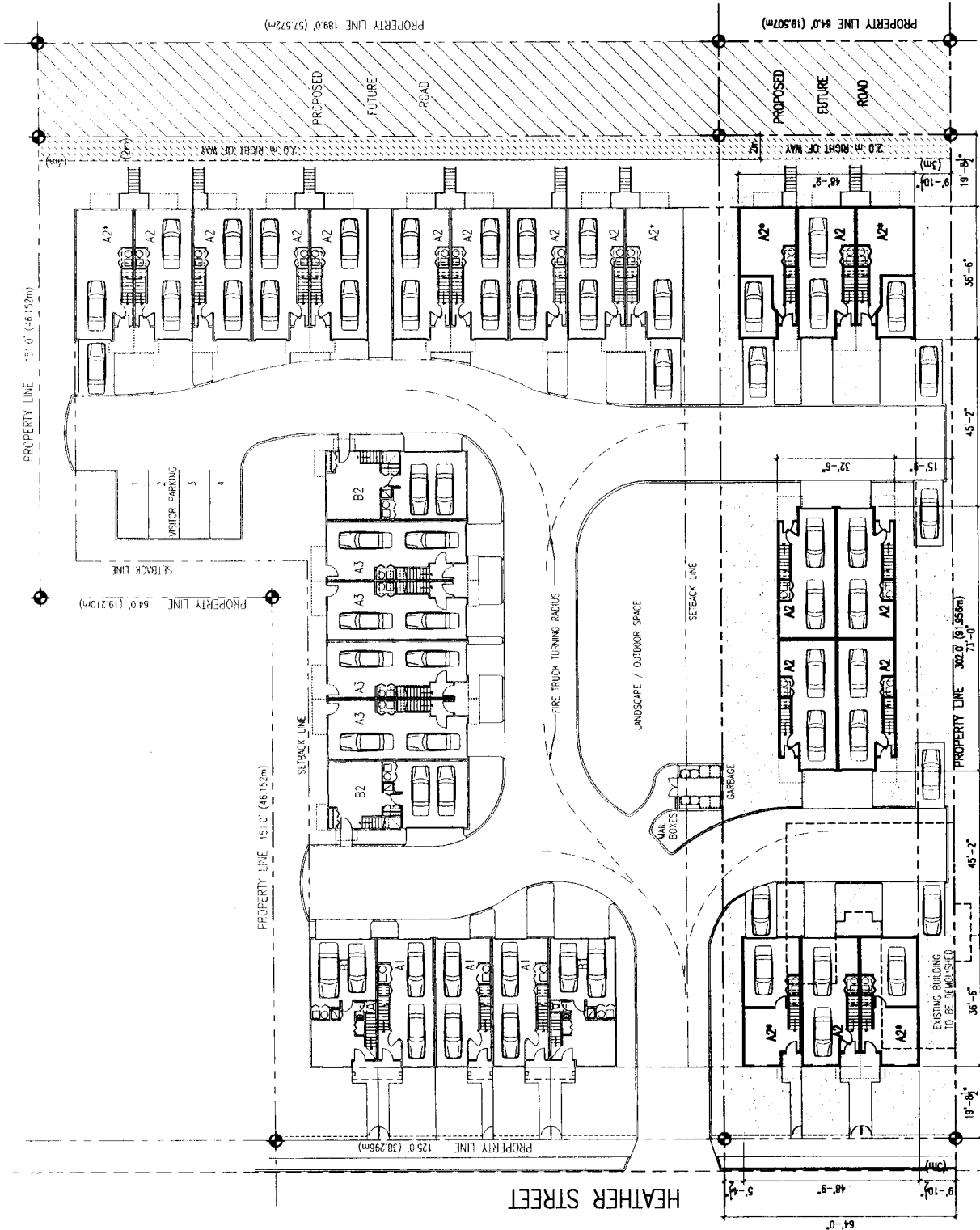
David McLellan  
Chair

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Deborah MacLennan  
Administrative Assistant

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

- 7360 Heather Street  
Development Summary
1. Gross Site Area = 19,328 sf.
  2. Net Site Area After Road Deductions = 17,440 sf.
  3. Unit/Floor Area Summary:
    - 6 Type 'A2' Units @ 1,300 sf = 7,800 sf.
    - 4 Type 'A3' Units @ 1,275 sf = 5,100 sf.
    - Total: 10 Units 12,900 sf.
  4. FAR: 12,900 / 19,328 = 0.667
  5. Parking:
    - 2 stalls x 10 Unit = 20 stalls
    - 2 visitor parking = 2 stalls
    - Total = 22 stalls



1 SITE PLAN  
1/16" = 1'-0"

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

**MacLennan, Deborah**

To Development Permit Panel

Date: July 24, 2002

Item # 2  
Re: 7340 Heather St.

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

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

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

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

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

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

> July 23, 2002

> Dear Mr. Burke:

> RE: 7340 Heather Street - DP 01-195685

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

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

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

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

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

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

> Sincerely,

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







J. RICHARD MCKENNA  
RE. APPLICATION FOR VARIANCE PERMIT  
DVP 01-198936

DEAR SIR.

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

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

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

SINCERELY

Rosemary Keckler

5911 McCALLAN RD.

RIC

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

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

7/19/2002

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

✓	DW	DW
	KY	
	AS	
	DB	
	WB	

01-198936

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

Re: 5951 McCallan Road Permit Re-Application

Dear Sir or Madam:

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


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

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

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

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

Sincerely,



Elias (Leo) Soursos  
4931 Webster Rd.



