



Development Permit Panel

Wednesday, September 11, 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, August 28, 2002, be adopted.

2. Development Permit DP 02-202952

(Report: August 16/02 File No.: DP 02-202952) (REDMS No. 800336)

APPLICANT: Darshan Rangi

PROPERTY LOCATION: 9191 Blundell Road

INTENT OF PERMIT:

1. To allow the construction of a 7-unit residential complex on a site zoned Comprehensive Development District (CD/28);
2. To vary the regulations in the *Zoning and Development Bylaw* to:
 - allow stairs to project 2.5 m (8.202 ft) into the front yard setback; and to
 - allow entry trellises to be constructed within 0 m (ft) of the front yard or side yard setback; and
3. To vary the provisions of the *Works and Services Bylaw* to:
 - not relocate two hydro poles;
 - not upgrade Blundell Road;
 - not install ornamental street lights;

- not service the back lane with storm sewer and hydro (only to provide catch basins in the middle of the lane);
- not build the retaining wall in the lane (only to plant Cedar hedge); and
- not upgrade Heather Street beyond the north property line.

Applicant's Comments

Mr. Darshan Rangi, 11040 Westminster Highway, and Mr. Fred Von Drathen, Von Drathen Designs Ltd., were present.

Mr. Von Drathen offered the following comments in regard to the staff report: i) the variance for the projection of stairs was due to the provision of immediate access to the upper floors; ii) the proposed 3% covered area will be increased to 10%; and iii) a garbage enclosure will not be necessary as curb side pickup will be utilized.

Mr. Rangi distributed several written submissions which are attached as Schedules 1, 2 and 3 and form a part of these minutes. Mr. Rangi then reviewed the information contained in the submissions with the note that due to the financial impact incurred as a result of the length of the rezoning process, the service agreement had been signed under pressure. It was questioned why staff had objections to the proposed conditions offered by Mr. Rangi as Mr. Rangi deemed them superior to those reviewed. In concluding his comments Mr. Rangi said that if the hydro pole on the north property line were required to be removed, a mature tree in close proximity to the pole would also have to be removed.

Staff Comments

The Development Co-ordinator, Holger Burke, said that staff had no concerns about the form and character of the project, however, the Advisory Design Panel had expressed a concern about the lack of an architect's involvement in the project.

Mr. Burke reviewed the servicing agreement noting that a condition of rezoning adoption had been the construction of the lane, for which the developer was now requesting a variance. An agreement for frontage improvements on Blundell Road and Heather Street had not yet been signed. Mr. Burke reviewed the six requested variances to the Works and Services Bylaw.

Mr. Burke then responded to questions from the Panel by providing the following information: i) no specific location had been identified should the hydro poles be relocated; ii) that consideration had not been given at this point to the treatment along Blundell Road resembling the special treatment on Garden City Road as shown in Picture 6 of Schedule 2; in the event of a power pole dedication on Blundell Road similar dedications would be sought further along Blundell Road and Heather Street; the development of Heather Street would allow for Development Cost Charge credits and the flair would be part of this program; and, iv) Blundell Road was not in the DCC program.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Prior to the comments of the Panel being heard, Mr. Rangi suggested that a light be placed on the side of the building rather than a street light being required.

The General Manager, Engineering and Public Works, Jeff Day, said that the majority of the power poles depicted in Schedule 2 are either older poles or poles that form a part of the major hydro grid. Mr. Day expressed concern about the relaxation of the servicing agreement. Further to this, Mr. Day said he was sympathetic about the required flair on the lane crossing and that he would consider a variance for this.

The Chair agreed with Mr. Day's comments on the lane flair. Mr. McLellan said that within the protection the Local Government Act provides to developers in regard to some road improvements, the City could not request the sidewalk to be relocated unless the condition was included in the rezoning agreement. The frontage improvements along Blundell Road were not included in the rezoning agreement, but the development of the lane was.

Mr. Burke confirmed for the Panel that frontage improvements to Blundell Road were clearly identified in the staff report but had not been made a condition of rezoning.

The Chair, during a brief discussion on the lighting requirement in the lane, said that it was a decision of Council that lanes be lit.

Panel Decision

It was moved and seconded

That a development permit for a property at 9191 Blundell:

1. *Be issued to allow the construction of a 7-unit residential complex on a site zoned Comprehensive Development District (CD/28), and to:*
2. *Vary the regulations in the Zoning and Development Bylaw to:*
 - i) *allow stairs to project 2.5 m (8.202 ft) into the front yard setback; and to*
 - ii) *allow entry trellises to be constructed within 0 m (ft) of the front yard or side yard setback; and*
3. *DENY the request to vary the provisions of the Works and Services Bylaw to:*
 - i) *not relocate two hydro poles;*
 - ii) *not upgrade Blundell Road;*
 - iii) *not install ornamental street lights;*
 - iv) *not service the back lane with storm sewer and hydro (only to provide catch basins in the middle of the lane);*
 - v) *not build the retaining wall in the lane (only to plant Cedar hedge); and*

vi) not upgrade Heather Street beyond the north property line.

The question was not called as a discussion ensued which resulted in the motion being amended by deleting items 3(i), 3(ii) and 3(vi). The question on the motion as amended was then called and it was **CARRIED**.

3. Development Variance Permit DVP 02-210060

(Report: August 26/02 File No.: DV 02-210060) (REDMS No. 841461)

APPLICANT: Westshore Capital Inc.

PROPERTY LOCATION: 4331, 4333, 4371, 4373, 4377, 4379, 4391, 4393, 4397, 4511, 4531, 4533, 4571, 4591, 4611, 4631, 4633 Blair Drive, 10408, 10420, 10460, 10480, 10488 Shepherd Drive, 10411 and 10431 Howard Street

INTENT OF PERMIT:

1. To vary the front yard setback of 6.0 metres to allow posts supporting porches and veranda's to project a maximum of 2.0 metres into the front yard;
2. To vary the side yard setback of 1.2 metres to allow fireplaces and chimneys to project a maximum of 0.5 metres into the side yard, one side only; and
3. To vary the side yard setback of 1.2 metres to allow fireplaces and chimneys to project a maximum of 0.2 metres into the side yard, one side only.

Applicant's Comments

Ms. O. Ilich, Westshore Capital Inc., and Mr. Rod Lynde, Lynde Designs, were present.

Ms. Ilich reviewed the requested three variances. Mr. Lynde, with the aid of an artists' rendering, said that in order to emphasize the liveable portion of the house, as opposed to the garage, a variance would be required.

Staff Comments

The Manager, Zoning, Alan Clark, said that several previously approved variances of this type had worked out well.

Correspondence

Ms. J. Simpson – Schedule 4.

Gallery Comments

Mr. J. Knapp, 10420 Odlin Road, identified his property as being on the north side of the Westshore lots. Mr. Knapp said that he was in the process of subdividing his property, and that he would like to be treated in the same manner as Westshore or any other developer. Further to this, Mr. Knapp said that he did not want to sound critical of the process, but wanted co-operation as opposed to confrontation, in any future meetings on the matter.

Panel Discussion

The Chair said that this was a practical application for the site and that similar variances had proven successful.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued for 4331, 4333, 4371, 4373, 4377, 4379, 4391, 4393, 4397, 4511, 4531, 4533, 4571, 4591, 4611, 4631, 4633 Blair Drive, 10408, 10420, 10460, 10480, 10488 Shepherd Drive, 10411 and 10431 Howard Street to vary the regulations in Single-Family Housing District (R1B) as follows:

- i) To vary the front yard setback of 6.0 metres to allow posts supporting porches and veranda's to project a maximum of 2.0 metres into the front yard;*
- ii) To vary the side yard setback of 1.2 metres to allow fireplaces and chimneys to project a maximum of 0.5 metres into the side yard, one side only;*
- iii) To vary the side yard setback of 1.2 metres to allow fireplaces and chimneys to project a maximum of 0.2 metres into the side yard, one side only.*

CARRIED

4. APPLICATION BY GOMBEROFF BELL LYON ARCHITECTS FOR A GENERAL COMPLIANCE RULING ON A DEVELOPMENT PERMIT AT 7780/7820 GARDEN CITY ROAD

(Report: September 10/02 File No.: DP 02-203209) (REDMS No. 848326)

APPLICANT: Gomberoff Bell Lyon Architects

PROPERTY LOCATION: 7780/7820 Garden City Road

Applicant's Comments

The applicant was not present.

Staff Comments

The Development Co-ordinator, Holger Burke, said that during the process of the issuance of the Development Permit further revisions had taken place to the entry area off Keefer/Turnill Road and that as a result, a variance was now required.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The General Compliance request was considered appropriate.

Panel Decision

It was moved and seconded

That the revisions to the entry area (relocating one of the townhouses and a visitor parking space, enlarging the width of the entry area, etc.) be deemed to be in general compliance with the approved plans for Development Permit DP 02-203209 at 7780/7820 Garden City Road.

CARRIED

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:30 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, September 11, 2002.

David McLellan
Chair

Deborah MacLennan
Administrative Assistant

David McLennan
Chairperson
Development Permit Panel
City of Richmond

September 11, 2002

Darshan Rangi
11040 Westminster Hwy
Richmond, BC
V6X 1B3

RE: 7800 Heather Street, Richmond

Dear Sir:

First of all I would like to bring your attention to the staff report dated August 16th 2002 under page 2, paragraph titled 'findings of fact': To the North and East are large residential holdings slated for redevelopment. The fact is that on the East side (9211 Blundell Road) is a fairly new house approximately 8-9 years old. According to the owner of the house the building cost him \$600,000 plus. The owner is unwilling to sell the property for less than \$950,000. Even he is not interested to sell at that price. For your reference the pictures of the house are attached- pg.5

East of that house is 9251 Blundell Road. The house on that property is in fairly good condition. For your referenced the picture of that house is also attached- pg.6 picture#1

On the north side is an older house (7780 Heather St.) on 63 foot frontage. Which is a hard property to develop. North of that land is city property and to the south across Blundell Road there is a townhouse complex and not single family residences.

Now, I would like to draw your attention to my letter dated August 8th 2002 regarding variances to the Servicing Agreement. I signed the Servicing Agreement under tremendous pressure and with hesitation. Most of the points have been discussed with you as per our meeting on August 7th 2002. The rezoning of the property took almost 18 months and the development permit application was made in March of 2002 not to mention the cost of

financing for such a project. In addition, I have to pay approximately \$10,000 DCC per unit.

I also became aware after I had signed the Servicing Agreement that my applications to rezone and development permit were not treated fairly. For example, one item is the relocation of the hydro poles. In the City of Richmond there are numerous corners where the hydro and light poles are in worst locations compared to the location of the poles by my property. For your references the pictures are attached-pg.1, 2, 3, and 4.

In addition, it came to my attention after I had signed the Servicing Agreement that some of the developers are allowed to develop the properties without dedication of the back lane. One of the examples is on 7140 Garden City Road, 'Lighton Court development' (for reference see attached map). The developer of that property did not have a back lane for the houses on the 9100 block on Granville Ave which are slated for development in the near future

I also noticed after I had signed the Servicing Agreement that the developer of 8000 Heather St. (Hillsborough Townhouses) to the South across my property and Southeast corner of Blundell and Heather was allowed to alter the sidewalk by approximately 100 feet because of the hydro pole and the developer did not have to develop a trees and grass boulevard. Please see attached picture-pg.2 picture #6

Some of the small projects in Richmond have been approved without a model whereas I had to produce the model of my small project of approximately 6000 sq. foot building, which is the size of most houses in Richmond.

My response to each of the variance request to the staff report are the following:

1. Relocation of the pole: I don't agree with the staff report. The pictures attached indicate discrepancies between projects. Public safety in such places has not been jeopardized as shown in the pictures. Also the relocation of the power poles is not identified as a requirement to the rezoning staff report dated November 18th 2001. The power poles are major intersection line poles and are very costly to relocate (The new drawings are to be provided for new location of ramp for clarification).

2. Blundell Road upgrading: on the opposite side of the Blundell Road the developer is allowed almost 100 feet of sidewalk without the grass and trees boulevard. The frontage of my property on Blundell is very small in comparison only 62 feet. Also change in the sidewalk frontage will not be as attractive. In addition, there will be no new for the next 50 years on that side of the road as on the east side there is an expensive new house.
3. Ornamental Street lights: There is a street light on the corner of Blundell and Heather. On Blundell Road the distance of the street light is 300 feet. On the south side of Blundell and Heather St. beside the shopping plaza the distance of the street light is 270 feet (see the attached map). The length of my lot on the Heather side is only 112 feet. I would like to provide the building lights on the Heather side and in the lane with a night sensor. Both side lights will be permanently on at night time. I have also noticed longer lanes in Richmond that do not have street lights for example, on Francis Street there are no street light between Ash and Ashwood and in the Shellmont area between Aintree and Maddocks Street (see attached map).
4. Not to service the back lane: I dedicated the land to the city of Richmond while some of the other big developers did not. The lane will not pass through for another 40-50 years as the house on the east side is an expensive new home and the owner did not want the lane access. I will pave the lane and provide the drainage. If I have to build the lane to the city's standards the next door tree in the north side will fall as I have to dig by the roots upto 5 to 6 feet deep. The tree belongs to the neighbour and as per the requirement of the rezoning and also as per McLennan South guidelines the trees have to be preserved. I will provide the treated timber retaining wall and will plant the evergreens for privacy if required.
5. The flare on the lane access crossing and the asphalt taper back to existing Heather Road edge is not my responsibility beyond the boundary of my property line (The new drawing will be provided).

For the above mentioned reasons, I ask for the variances to the Servicing Agreement be mended. I hope the City renders a fair decision, as I believe I have not received fairness in this matter. This has cost me quite a deal and not to mention that it has taken almost 19 months to reach this point.

Thank you for your early attention to this matter.

Sincerely,

Darshan Rangi

1 SCHEDULE 2 TO THE MINUTES OF THE DEVELOPMENT PERMIT PANEL MEETING HELD ON WEDNESDAY, SEPTEMBER 11, 2002.

7800 Heather S.
pole SW corner of the property
the following pictures are in
comparison to the location of
the poles

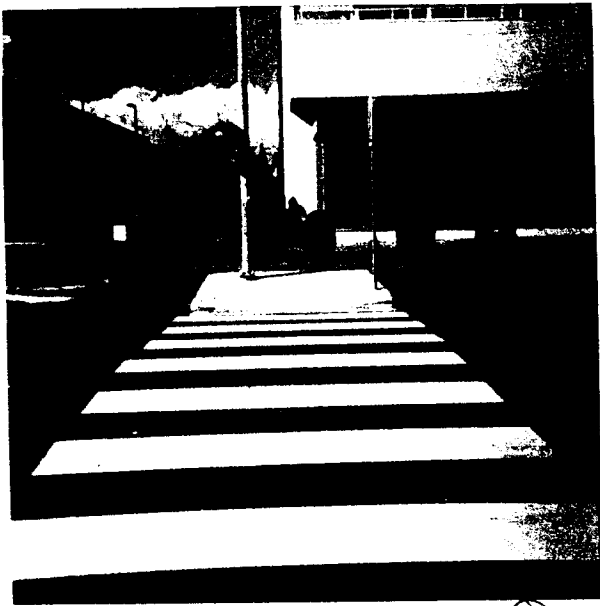


Picture #2
In front of City Hall #3
Road & Anderson- pole at
the edge of the crossing
ramp



Picture #3
Saba and Buswell
N.E corner. Pole is in the
middle of the ramp in
between 5 sidewalks-
commercial
location





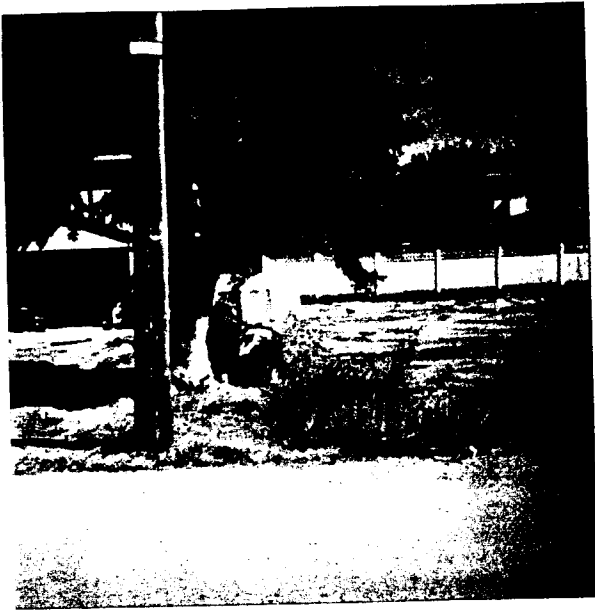
Picture #4
N.W corner – 8211
Ackroyd Rd- opposite
Save-On-Foods. Pole
Located on the inside of the
edge of the ramp



Picture #5
Cooney Road &
Westminster Hwy. Pole is
in the center of the ramp



Picture #6
Garden City & Jones Rd
Fire hydrant is on the
curved sidewalk



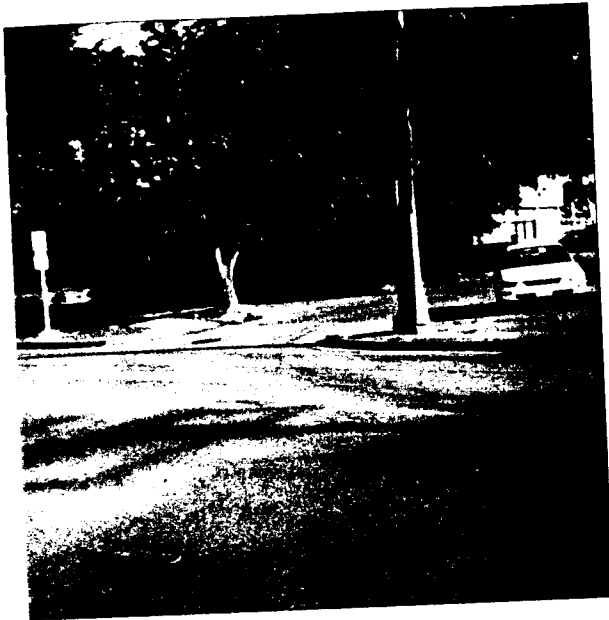
7800 Heather Street-
Northside property line-
pole showing in Picture #1
and the other pictures show
the location of the poles in
comparison



Picture #2
Garden City & Westminster
Hwy- S.E corner – Esso
gas station side



Picture #3
9300 Westminster Hwy
Pole showing the corner of
the driveway entrance to
the church



Picture #4
8060 Anderson Rd
Side commercial lane
showing the hydro pole at
the corner of the lane



Picture #5
8580 Westminster Hwy
Apartment showing the
pole at the corner apartment
entrance plus parking and
backing to the visitor
parking



Picture #6
No. 4 Road & Westminster
Hwy- S.W. corner – Esso
Commercial gas station.
Pole is in the middle of the
driveways



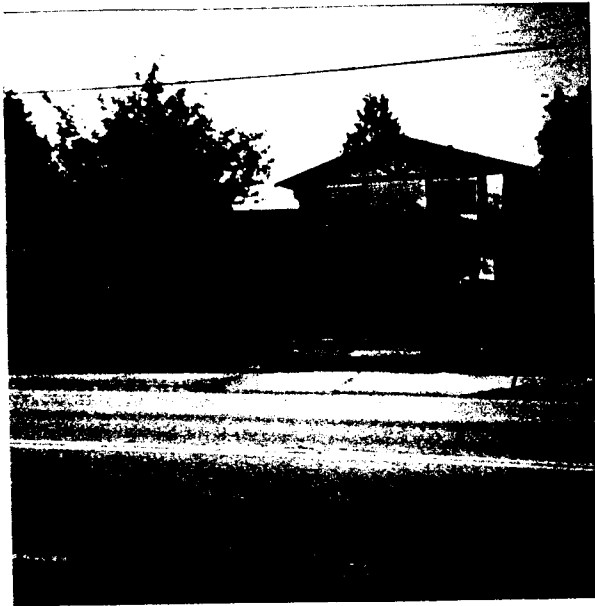
9211 Blundell Road house
(East side Neighbourhood)
Picture #1
Front of the house



Picture #2
West side of the house



Picture #3
Backyard- North side of the
proposed back lane- picture
showing the backyard trees,
playhouse and shed

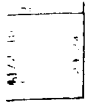


Picture #1
9251 Blundell Rd
showing the front of the
house

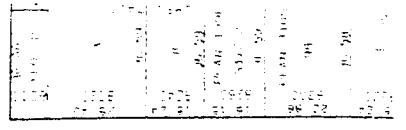
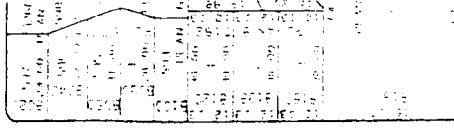


Picture #2
South side of Blundell-
opposite of 9211 and 9251
Blundell Road picture
showing the sidewalk
curve. Due to the hydro
pole the sidewalk's length
is curved by approximately
100 feet. It is a new
townhouse development

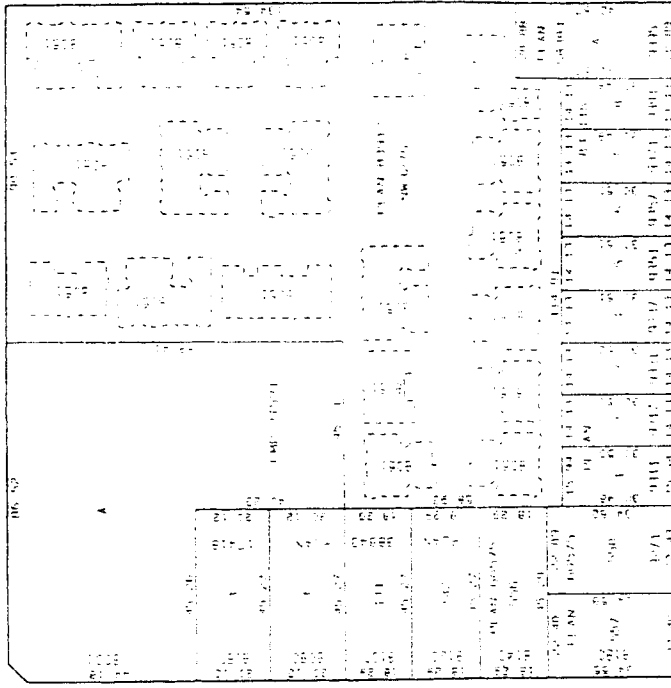
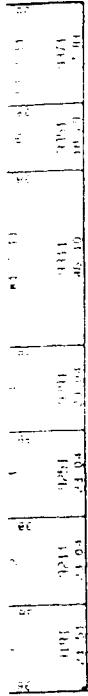
SCHEDULE 3 TO THE MINUTES OF THE
 DEVELOPMENT PERMIT PANEL MEETING
 HELD ON WEDNESDAY, SEPTEMBER 11,
 2002.



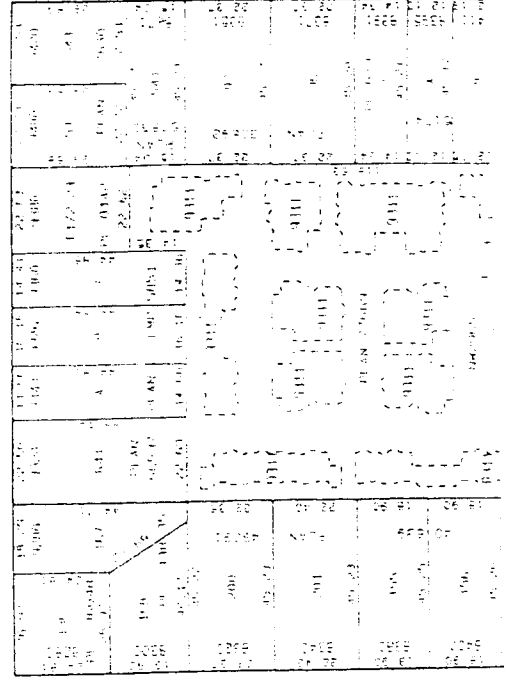
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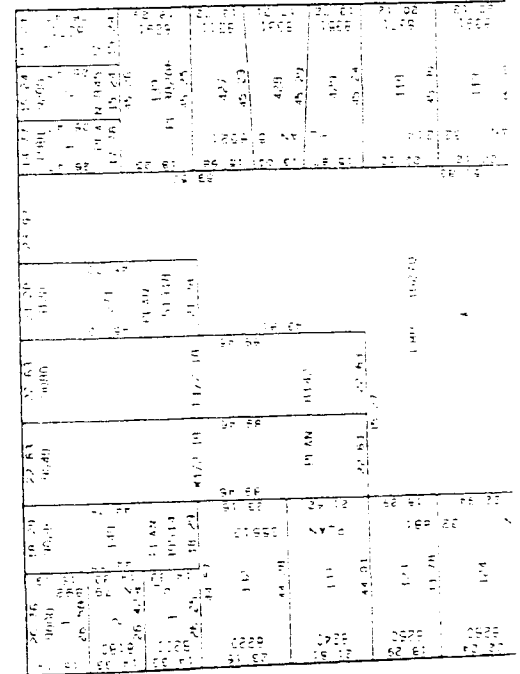
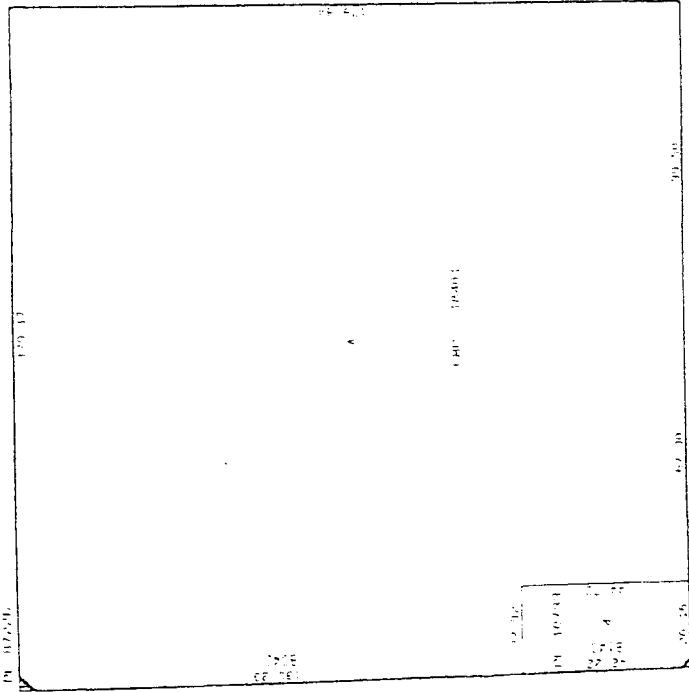
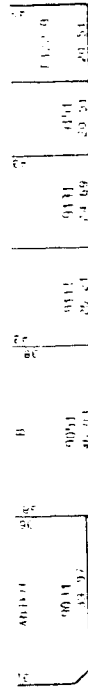
LS HS



DIXON AVE



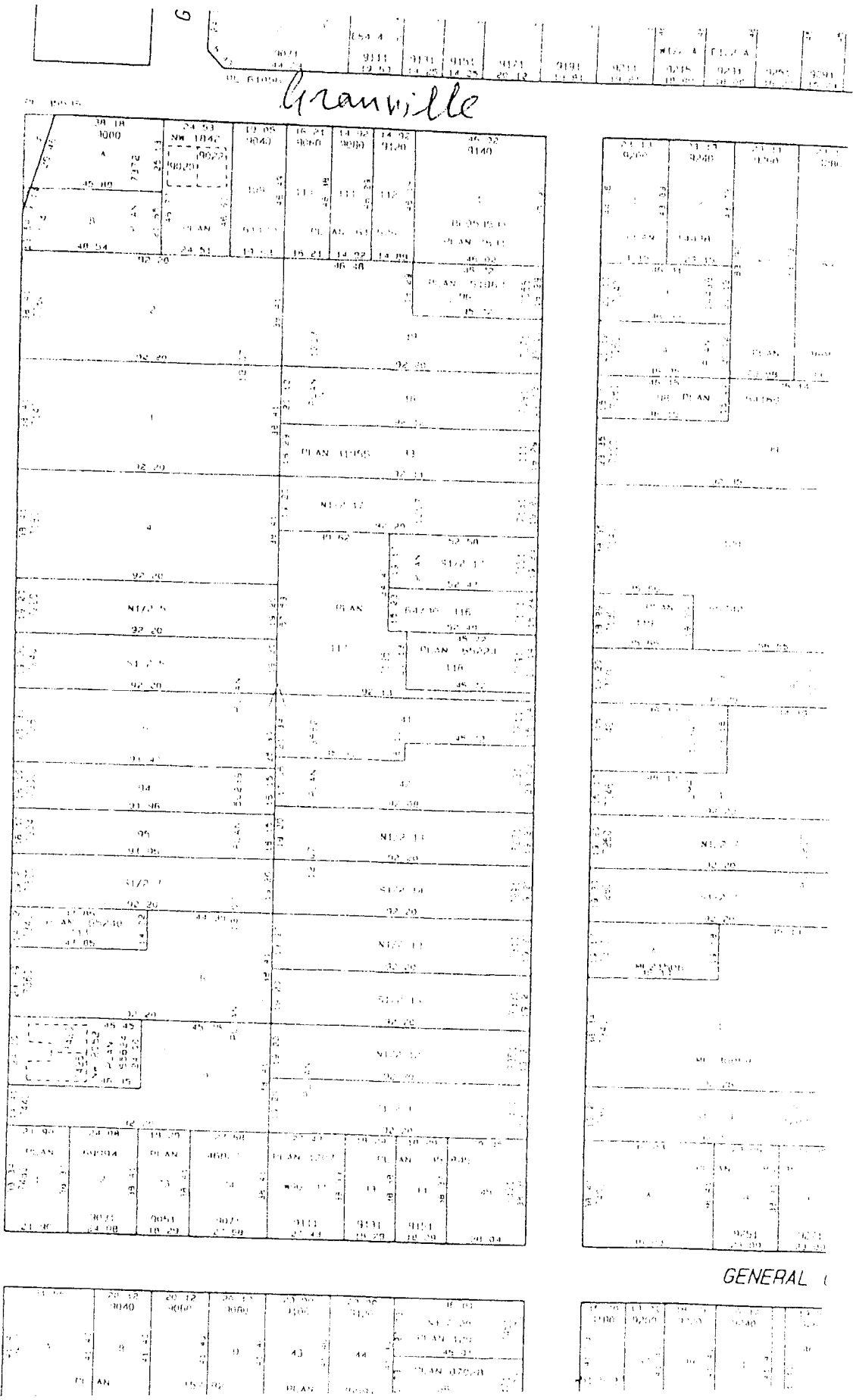
HEATHER ST



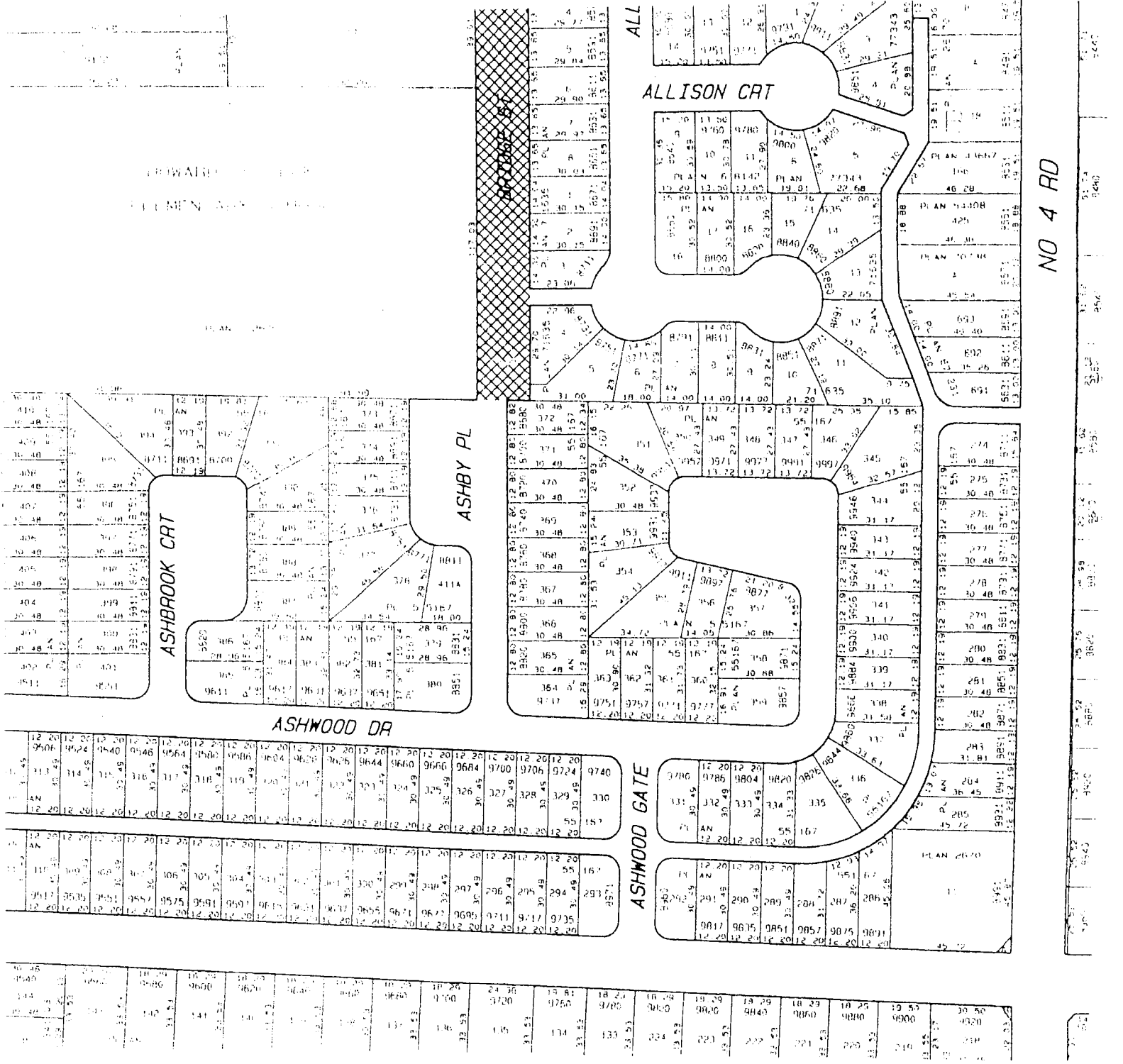
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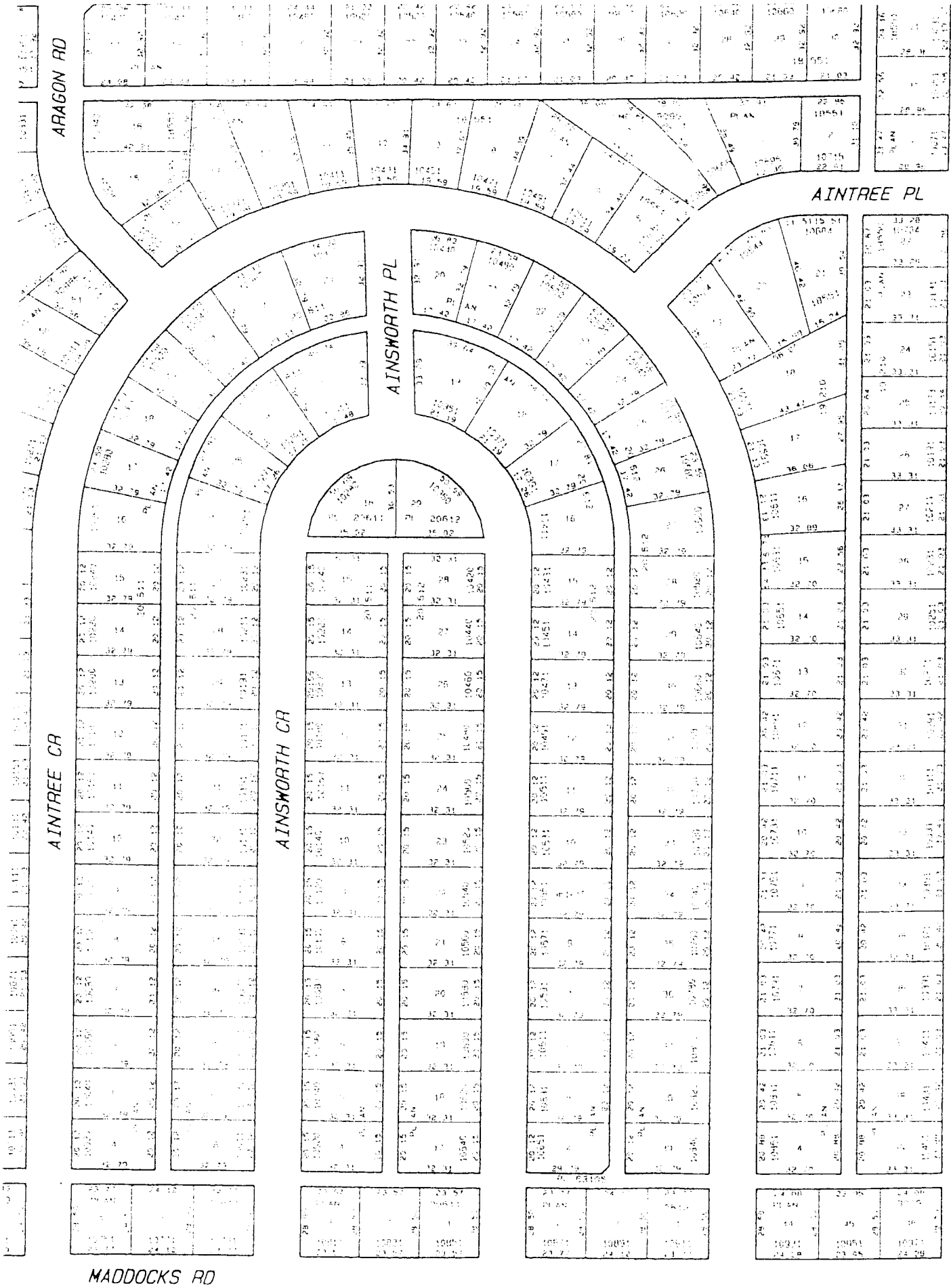
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Y RD



GENERAL





SHELL RD

MADDOCKS RD

AINTREE CR

AINSWORTH CR

AINSWORTH PL

AINTREE PL

ARAGON RD

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September 3, 2002

Attn. Mr. Alan Clark
Zoning Manager
City of Richmond

To Development Permit Par
Date: <u>September 11, 2002</u>
Item # <u>3</u>
Re: <u>DVP - 02-210060</u>

✓	

Re. Permit DVP 02-210060

Dear Sir,

I'm writing on behalf of a group of local residents living on the other side of Blair drive. We strongly feel that our houses on this side of the road are already too closed together and our front doors are almost edging the sidewalk. If this Variance Permit is given the OK, it will result in a much much more crammed street. We would rather see a more opened front and side areas for these future houses.

We thank you for considering our concerns.

Yours truly,

Joyce Simpson
On behalf of a group of local residents on the other side of the road

