



**To:** Richmond City Council  
**From:** Jeff Day, P.Eng.  
Chair, Development Permit Panel  
**Date:** October 21, 2003  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meetings Held on September 24, 2003 and October 15, 2003**

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**Panel Recommendation**

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 03-227595) for the property at 8671, 8811, 8831, 8840 River Road and 2420 No. 3 Road;
- ii) a Development Permit (DP 03-233258) for the property at 7140 St. Albans Road;
- iii) a Development Permit (DP 03-244583) for the property at 7060 Blundell Road;

be endorsed, and the Permits so issued.

Jeff Day, P.Eng.  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered three items at its meetings held on September 24, 2003 and October 15, 2003.

**DP 03-227595 – GREAT CANADIAN CASINOS INC. – 8671, 8811, 8831, 8840 RIVER ROAD & 2420 NO. 3 ROAD**

The proposal to develop a comprehensive entertainment and hotel facility including a casino did not generate any public comment. In order to fast track this project, the Development Permit has been divided into two parts. Part 1 of DP 03-227595 relates to the building only and has already been approved. Part 2 of DP 03-227595 focuses on site improvements and recently contemplated revisions to the building which include an additional 3,225.209 m<sup>2</sup> (34,717 ft<sup>2</sup>) building floor area to include a new west lobby for the casino plus expanded gaming area in the casino. The panel was satisfied with the revisions, the level of site improvements associated with the development and the requested variances.

The Panel recommends that the permit be issued.

**DP 03-233258 – NICOLE CUPIC – 7140 ST. ALBANS ROAD**

The proposal to develop four townhouse units on St. Albans Road generated correspondence and concerns from a neighbour to the east. The concerns had to do with the fact that the development would be obtaining access through the neighbour's strata and the associated safety implications due to increased traffic. The panel was informed that this access was incorporated in the original rezoning of the properties to the east in order to minimize the access to St. Albans Road. The Panel found the design was appropriate and consistent with the development in the area.

The Panel recommends that the permit be issued.

**DP 03-244583 – J.A.B. ENTERPRISES LTD. – 7060 BLUNDELL ROAD**

The proposal to develop 4 two-story townhouses on Blundell Road did not generate any public comment. The minor variance was anticipated at rezoning and is a result of utilizing an existing zone. The panel found the project to be appropriate to the neighbourhood.

The Panel recommends that the permit be issued.

JD:db



## Development Permit Panel

Wednesday, October 15<sup>th</sup>, 2003

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Jeff Day, General Manager, Engineering and Public Works - Chair  
Jim Bruce, General Manager, Finance and Corporate Services  
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 meetings of the Development Permit Panel held on Wednesday, September 24<sup>th</sup>, 2003 and Friday, October 10<sup>th</sup>, 2003, be adopted.*

**CARRIED**

### 2. Development Permit DP 03-227595

(Report: September 22/03 File No.: DP 03-227595 Part Two Site Improvements & Building Revisions) (REDMS No. 1043000)

APPLICANT: Great Canadian Casinos Inc.

PROPERTY LOCATION: 8671, 8811, 8831, 8840 River Road and 2420 No. 3 Road  
(Part 2 Site Improvements & Building Revisions)

INTENT OF PERMIT:

1. To permit development of a comprehensive entertainment and hotel facility including a casino, hotel, dinner theatre, conference centre, a variety of restaurants, banquet rooms, retail shops and the executive offices of the casino company on a site rezoned to Comprehensive Development District (CD/87); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
  - a) reduce the road setback along the north side of River Road from 6 m (19.685 ft.) to 0 m (0 ft.) for the cantilevered roof and structural posts of the porte-cochere;

- b) reduce the road setback along the north side of River Road from 3 m (9.843 ft.) to 0 m (0 ft.) for parking stalls extending for a length of 60 m (196.85 ft.);
- c) reduce the road setback along the south side of River Road from 3 m (9.843 ft.) to 1.5 m (4.921 ft.) for parking stalls extending for a length of 165 m (541.339 ft.); and
- d) increase the height limit for structures from 20 m (65.617 ft.) to 43.282 m (142 ft.) for a combination cellular communications/sign tower and public observation platform.

### **Applicant's Comments**

Mr. Randy Knill, 202 – 1810 Alberni Street, Vancouver, architect, with the aid of a site plan, elevations, and a landscape plan, provided a brief summary of the three parts of the project, including the building revisions that had been incorporated into Part 2.

Mr. David Stoyko, Sharp & Diamond Landscape Architecture and Planning, introduced the natural theme of the landscape concept and its response to the waterfront. The location of several plazas that had been created in an attempt to ensure a public component were identified as was the main concept – stream waterflow. Also reviewed by Mr. Stoyko were the materials and native plants that expressed the concept on the ground plain; the large public plaza and drop off area; the extension of the existing boardwalk along the marsh area and alongside the building; the large courtyard area in the centre of the site that emphasized the river and provided a large public space; and, the natural character of the paving patterns and materials.

In response to questions Mr. Knill provided further information on – i) the expansion of the building in response to the addition of a parkade; ii) the location and reasons for a change in material in one area from metal panel to stucco; and iii) the requested variances.

### **Staff Comments**

The Manager, Development Applications, Joe Erceg, also noted that the 2<sup>nd</sup> development permit had been intended for parking, landscaping and waterfront improvements but that a decision had been made to include the addition to the building and the cell phone tower etc. Staff considered this to be a good project with extensive waterfront amenities. The proposed improvements had been reviewed and supported by both the Parks Department staff and the Waterfront team. Mr. Erceg indicated that a future development permit application would be made for the parkade structure and that it was hoped that the proposed RAV station would be included. Mr. Erceg said that staff recommended issuance of the permit.

Further to this, Mr. Brian Guzzi, Planner, said that the site was developed far below capacity and that the addition to the building, a total of 12,000 sq. ft., incorporated a new west lobby.

Mr. Knill also responded that the addition had originally been slated for a future project but that with the addition of the parkade and the resulting long trek for pedestrians to the entry it had been decided to complete the addition now thereby providing a more convenient west entrance for parkade users.

### Correspondence

None.

### Gallery Comments

None.

### Panel Discussion

Mr. Knill responded to questions from the Panel on – i) the continuation of the boardwalk on the east side including the viewing platforms; ii) the generous landscape strip alongside the parkade; iii) the illumination along the walkway; iv) the flush cross over of River Road; and v) the future maintenance of the boardwalk by the casino.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for 8671, 8811, 8831, 8840 River Road and 2420 No. 3 Road that would:*

1. *permit development of a comprehensive entertainment and hotel facility including a casino, hotel, dinner theatre, conference centre, a variety of restaurants, banquet rooms, retail shops and the executive offices of the casino company on a site rezoned to Comprehensive Development District (CD/87); and*
2. *vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:*
  - a) *reduce the road setback along the north side of River Road from 6 m (19.685 ft.) to 0 m (0 ft.) for the cantilevered roof and structural posts of the porte-cochere;*
  - b) *reduce the road setback along the north side of River Road from 3 m (9.843 ft.) to 0 m (0 ft.) for parking stalls extending for a length of 60 m (196.85 ft.);*
  - c) *reduce the road setback along the south side of River Road from 3 m (9.843 ft.) to 1.5 m (4.921 ft.) for parking stalls extending for a length of 165 m (541.339 ft.); and*
  - d) *increase the height limit for structures from 20 m (65.617 ft.) to 43.282 m (142 ft.) for a combination cellular communications/sign tower and public observation platform.*

CARRIED

**3. Development Permit DP 03-233258**

(Report: September 17/03 File No.: DP 03-233258) (REDMS No. 1049413)

APPLICANT: Nicole Cupic

PROPERTY LOCATION: 7140 St. Albans Road

**INTENT OF PERMIT:**

1. To permit the development of four (4) townhouse units on a property zoned Comprehensive Development District (CD/120); and
2. To vary the regulations in the Zoning and Development Bylaw to:
  - a) reduce the width of the drive aisle from 7.5 m (24.6 ft.) to a minimum of 5.4 m (17.72 ft.); and
  - b) reduce the road setback from 4.5 m (14.76 ft.) to 2.7 m (8.86 ft.) for two (2) unenclosed porches with columns and to 3.6 m (11.82 ft.) for two (2) enclosed entries.

**Applicant's Comments**

Mr. Rod Lynde, Lynde Designs, 8171 Claysmith Road, with the aid of a landscape plan, streetscapes and a model, introduced the project as being a small infill project situated between two similar type developments. With two detached units in front and a duplex in the rear the project was considered to be a good fit with the neighbourhood. Mr. Lynde identified the revised location of the visitor parking; the enhanced amenity area between the units; the replacement trees; the change in material to Hardiplank from vinyl; the change to white highlight around the windows; and, the requested variances.

**Staff Comments**

The Manager, Development Applications, Joe Erceg, said that although staff had originally identified some concerns regarding the infill project, pursuing a remedy for those concerns would have necessitated fundamental changes on a project that meets the Development Permit guidelines. In addition, Mr. Erceg said that the removal of trees from the site had not been the preferred option, and that a concern existed around the crowded nature of one of the replacement trees.

**Correspondence**

N. Ng, 2 – 8433 Bennett Road – Schedule 1.

**Gallery Comments**

The resident of 3-8433 Bennett Road, said that she did not consider it fair that access to the site should be allowed through her strata due to the safety implications that increased traffic would incur.

### Panel Discussion

The Chair indicated that although it was unfortunate that traffic issues were of concern the project conformed to the original intent for the development of this area.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued for a property at 7140 St. Albans Road that would:*

1. *permit the development of four (4) townhouse units on a property zoned Comprehensive Development District (CD/120); and*
2. *vary the regulations in the Zoning and Development Bylaw to:*
  - a) *reduce the width of the drive aisle from 7.5 m (24.6 ft.) to a minimum of 5.4 m (17.72 ft.); and*
  - b) *reduce the road setback from 4.5 m (14.76 ft.) to 2.7 m (8.86 ft.) for two (2) unenclosed porches with columns and to 3.6 m (11.82 ft.) for two (2) enclosed entries.*

**CARRIED**

#### 4. Development Permit DP 03-238390

(Report: September 18/03 File No.: DP 03-238390) (REDMS No. 1063815)

APPLICANT: Jema Properties Consulting Ltd. and  
Centro Properties Group

PROPERTY LOCATION: 12511 No. 2 Road

#### INTENT OF PERMIT:

1. To permit construction of sixty-three (63) three-storey townhouse units at 12511 No. 2 Road with 139 off street parking spaces (including 13 visitor parking spaces) on a site to be zoned Comprehensive Development District (CD/126); and
2. to vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the side setback along the west property line from 3.0 m (9.843 ft.) to 2.91 m (9.547 ft.) for a portion of the porch on one unit.

#### Applicant's Comments

Mr. Wayne Fougere, 230 West Broadway, architect, included in his review of the project – i) photos of the adjacent apartment buildings; ii) the site design inclusion of street front townhouses along Andrews Road and No. 2 Road and the modulation of building forms; iii) the combined auto courtyards; iv) the 4/12 roof slope that offered as much height as possible to the existing apartments; v) the change in colours from seaside greys to stronger heritage colours; and, vi) the variety that had been added to the street front by the creation of porch elements on upper floors, the use of different railings etc.

### Staff Comments

The Manager, Development Applications, Joe Erceg, said that staff were happy with the project. Mr. Erceg referred to a concern that had been expressed at the public hearing on the matter regarding the proposed height of project, and said that the project had been kept well below the maximum allowable height. Staff recommended issuance of the permit.

In response to questions Mr. Fougere i) identified the location of existing and proposed walkways; and ii) provided an explanation on the building requirements for handicapped parking.

### Correspondence

None.

### Gallery Comments

None.

### Panel Discussion

The project was commended.

It was moved and seconded

*That a Development Permit be issued for 12511 No. 2 Road that would:*

- 1. permit construction of sixty-three (63) three-storey townhouse units at 12511 No. 2 Road with 139 off street parking spaces (including 13 visitor parking spaces) on a site to be zoned Comprehensive Development District (CD/126); and*
- 2. vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the side setback along the west property line from 3.0 m (9.843 ft.) to 2.91 m (9.547 ft.) for a portion of the porch on one unit.*

**CARRIED**



5. **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, October 15<sup>th</sup>, 2003:

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Jeff Day  
Chair

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Deborah MacLennan  
Administrative Assistant

**To Development Permit Panel**  
 Date: Oct 15, 03.  
 Item # 3  
 Re: 7140 St. Albans Rd.

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, October 15<sup>th</sup>, 2003. *ng: Wed Oct 15<sup>A</sup>*

		INT
	JFM	
✓	DW	SW
	KY	
	AS	
	DB	
	WB	

*2-8433 Bennett Rd.  
 Richmond, BC  
 V6Y 4E5*

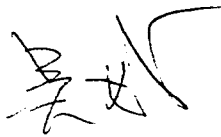
October 5, 2003

To Whom It May Concern,

Re: Notice of application for development permit DP 03-233258

I am a resident at 8433 Bennett Rd. I do not object to the building of those 4 townhouses, however, I strongly object them to use the driveway of our property to get to and from their town homes (like lot 7120 St. Albans Rd.). Furthermore, during the construction phase of the 7120 lots, construction materials were often delivered via our driveway. It is a nuisance to have to sit at home while noisy trucks are constantly driving by at arm's length from the balcony of my home. I wish that such practices would be enforced against during the construction of the new townhouses.

Sincerely,



Ngor Jackie Ng

