



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: November 4, 2004
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on September 15, 2004 and October 27, 2004**

Panel Recommendation

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

- i) a Development Permit (DP 04-272882) for the property at 9331 General Currie Road;
- ii) a Development Permit (DP 03-253222) for the property at 3251 Chatham Street;
- iii) a Development Permit (DP 04-273839) for the property at 11800 Cambie Road; and
- iv) a Development Permit (DP 03-254551) for the property at 8700 and 8800 Bridgeport Road;

be endorsed, and the Permits so issued.

Joe Erceg
Chair, Development Permit Panel

WC:blg
Att.

Panel Report

The Development Permit Panel considered the following items at its meetings held on September 15, 2004 and October 27, 2004:

DP 04-272882 – PETER YEE – 9331 GENERAL CURRIE ROAD - (October 27, 2004)

The Panel considered a Development Permit application to permit the construction of a 4-unit multi-family complex on a site zoned Comprehensive Development District (CD/120). The project was originally presented to the Development Permit Panel on October 13, 2004; however, the project was referred back to staff due to issues related to unit access from the parking area, building articulation and landscaping. The property owner, Mr. Alex Yip, provided an overview of the revised project design, including additional architectural details, improved access from the garage for the front units and landscaping. A letter from an area resident indicating concerns related to the site zoning vehicle parking requirements was received when the project was originally presented on October 13, 2004, but no public comments were received on the revised submission.

The Panel recommends that the permit be issued.

DP 03-253222 – PATRICK COTTER ARCHITECT INC. – 3251 CHATHAM STREET - (October 27, 2004)

The Panel considered a Development Permit application to permit the construction of a mixed-use building containing approximately 105 m² (1,137 ft²) of commercial space and six (6) dwelling units on a site zoned Steveston Commercial (Two-Storey) District (C4). The project was originally presented to the Development Permit Panel on September 15, 2004; however, the project was referred back to staff due to issues related to parking, pedestrian access to the commercial space and roof access. The applicant, Mr. Patrick Cotter, provided an overview of the revised proposal, including vehicle parking, pedestrian access to the commercial area and roof access. In response to questions from the Panel, the applicant provided additional information on the screen treatment proposed for the west side along with a summary of the public consultation process undertaken. Public comments related to the building scale, traffic and vehicle parking were received when the project was originally presented on September 15, 2004; however, there were no comments from the public on the revised submission.

The Panel recommends that the permit be issued.

DP 04-273839 – ANDREW TERRETT ARCHITECT – 11800 CAMBIE ROAD – (October 27, 2004)

The Panel considered a Development Permit application to permit renovations and redevelopment of an approximately 1,832 m² (19,722 ft²) commercial building in order to accommodate a new tenant on a site zoned Community Commercial District (C3). The proposal included variances to reduce the setback from Cambie Road and to permit additional sign canopy projections. The architect, Mr. Andrew Terrett, provided a brief overview of the project. Two area residents provided letters indicating concerns related to site access, on-site vehicle circulation and traffic on Cambie Road. Staff indicated that the subject site would be providing

additional road dedication along Cambie Road to facilitate a future left turn lane. The Panel discussed the building presentation, the landscaping, the provision of bike racks and the widening of the driveway to City standard. The Panel suggested that staff work with the applicant to improve the landscaping along Cambie Road prior to the application being presented to Council. The applicant has satisfied this requirement by relocating five (5) trees to the Cambie Road frontage to improve the site landscaping.

The Panel recommends that the permit be issued.

DP 04-254551 – WENSLEY ARCHITECTURE LTD. – 8700 & 8800 BRIDGEPORT ROAD –
(September 15, 2004)

The Panel considered a Development Permit application to permit the construction of a single-storey, plus mezzanine large-format building supply retail store with rooftop vehicle parking on a site zoned Automobile-Oriented Commercial District (C6). The architect, Mr. Barry Weih, Wensley Architecture Ltd., provided a brief explanation of the project, including the architectural expression, colour scheme and rooftop screening details. Included in the Development Permit are setback variances for trellis structures located along Bridgeport Road and Sea Island Way and height variances for trellis structures on the rooftop parking level and two (2) decorative “flag poles”.

Staff provided a brief explanation of how the applicant has worked with staff to satisfactorily address the concerns raised by the adjacent property operator concerning rooftop screening and loading area hours of operation. In response to questions from the Panel, the applicant provided further details regarding the buffer between the subject site and the adjacent hotel, delivery scheduling and access, colour scheme and headlight glare. To address the issue of headlight glare, installation of landscape trellises and an increased roof parapet height are proposed along the east property interface of the roof parkade. There were no comments from the public on this application.

The Panel recommends that the permit be issued.

WC:blg



Development Permit Panel

Wednesday, September 15th, 2004

UNADOPTED MINUTES

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development, Chair
Mike Kirk, General Manager, Human Resources
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 25th, 2004, be adopted.

CARRIED

Due to the applicant for Item 2 not being present the Chair varied the order of the agenda to hear Items 3 and 4 first.

3. Development Permit DP 03-254551 (Report: July 14/04 File No.: DP 03-254551) (REDMS No. 1307704)

APPLICANT: Wensley Architecture Ltd.

PROPERTY LOCATION: 8700 and 8800 Bridgeport Road

INTENT OF PERMIT:

1. To permit a large-format building supply retail store with rooftop parking at 8700 and 8800 Bridgeport Road on a site zoned Automobile-Oriented Commercial District (C6); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 as follows:
 - a) Reduce the road setback from 6 m to 2.7 m for the trellis structures only along Bridgeport Road and to 2.1 m for the trellis structures only along Sea Island

- Way; and
- b) Increase the maximum permitted height from 12 m to 12.4 m for the trellis structures on the roof parking level and to 19.5 m for the two (2) decorative "flag poles" mounted on the south elevation of the proposed building only

Applicant's Comments

With the aid of a model, context plan, and elevations, Mr. Barry Weih, Wensley Architecture Inc., provided an overview of the project which included the proposed at-grade and rooftop parking, the combination of different building materials, the high quality finishes including different textures and planes, the use of both spandrel and vision glass, and the rooftop screening.

Staff Comments

The Director of Development, Raul Allueva, said that the applicant had worked with staff to satisfactorily address the concerns raised by the adjacent property operator concerning rooftop screening and the hours of operation of the loading area.

The applicant then responded to questions from Panel members regarding the buffer zone between the subject property and the hotel; the scheduling of deliveries; the colour scheme; whether a food service was included in the project; headlight glare, and vehicle access.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Mr. Erceg said that he liked the project and that he appreciated the extent of the cooperation received from the applicant as the project offered more than the typical C6 development. Mr. Erceg also noted his appreciation for the accommodation of the potential RAV alignment and the plantings within the parking area.

Panel Decision

It was moved and seconded

That a Development Permit be issued that would:

1. *Permit a large-format building supply retail store with rooftop parking at 8700 and 8800 Bridgeport Road on a site zoned Automobile-Oriented Commercial District (C6).*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 as follows:*

- a) *Reduce the road setback from 6 m to 2.7 m for the trellis structures only along Bridgeport Road and to 2.1 m for the trellis structures only along Sea Island Way; and*
- b) *Increase the maximum permitted height from 12 m to 12.4 m for the trellis structures on the roof parking level and to 19.5 m for the two (2) decorative "flag poles" mounted on the south elevation of the proposed building only.*

CARRIED

4. Development Permit DP 04-270943
(Report: August 25/04 File No.: DP 04-270943) (REDMS No. 1323774)

APPLICANT: London Lane Development Corp.

PROPERTY LOCATION: 13160 Princess Street

INTENT OF PERMIT:

1. To permit the subdivision of eight (8) single-family residential lots whose rear yards abut the Agricultural Land Reserve (ALR); and
2. To reduce the minimum right-of-way requirement in Subdivision Control Bylaw No. 6530 for a local residential road from 17 m (55.77 ft.) to 12.5 m (41.01 ft.) and 15 m (49.21 ft.).

Applicant's Comments

Mr. Dana Westermarck, applicant, noted that the application was part of the general rezoning of the area and that some issues had been addressed in the original rezoning application. Mr. Westermarck then spoke briefly about the proposed reduced road width which would include curb and gutter, a sidewalk on both sides of a portion of the road, a single sidewalk on another portion, and a landscaped boulevard.

Staff Comments

The Director of Development, Raul Allueva, had nothing further to add to the report.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Mr. Erceg said that the proposed variances were consistent with the previous rezoning application conditions.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would allow the following:

1. *The subdivision of eight (8) single-family residential lots whose rear yards abut the Agricultural Land Reserve (ALR); and*
2. *Reduce the minimum right-of-way requirement in Subdivision Control Bylaw No. 6530 for a local residential road from 17 m (55.77 ft.) to 12.5 m (41.01 ft.) and 15 m (49.21 ft.).*

CARRIED

2. Development Permit DP 03-253222 (Report: August 9/04 File No.: DP 03-253222) (REDMS No. 1319414, 1307905) -

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 3251 Chatham Street

INTENT OF PERMIT:

To permit the construction of 105.6 m² (1,137 ft²) of commercial space and six (6) dwelling units at 3251 Chatham Street on a site zoned Steveston Commercial (Two-Storey) District (C4).

Applicant's Comments

Mr. David Wooton, Patrick Cotter Architect Inc., with the aid of a model, said that the design of the mixed use residential/commercial building blended well with the surrounding residential development. Mr. Wooton described the privacy features incorporated along the west property line, the finishing materials, new tree plantings, the special paving around the front entrance of the commercial unit, and the garbage and recycling location off the lane.

Mr. Wooton then spoke about the roof hatch access that was preferred by the architect due to the minimized visual impact provided from Chatham Street. Pictures of the access were provided. Mr. Wooton indicated that during the building permit stage two main concerns had been identified – handrails, and how the access would close and latch when standing on the stairs. It was Mr. Wooton's opinion that the concept would not be supported and he requested that the Panel recommend that the Building Department review this.

Staff Comments

The Director of Development, Raul Allueva, said that although staff agreed with the proposed hatch treatment, they were not confident that a Building Permit could be obtained.

The Chair indicated that it was not within the mandate of the Panel to make recommendations to the Building Department. He then offered two options to the applicant – a referral back to staff to allow further discussion on the hatch concept; or, proceed as is, with the possibility of a General Compliance to address the issue should the concerns of the Building Department be reconciled. Mr. Wooton chose to proceed.

Further discussion then ensued between the Panel members, staff, and the applicant, with particular emphasis on privacy and overlook, the hedge and fence along the west property line, and the location of the commercial parking.

Correspondence

None.

Gallery Comments

A resident of 3220 Broadway, said that the model was not to scale. He also indicated that the westerly portion of the lane was not open at present, and that only his neighbour used this lane at present. The resident then expressed his concerns about the truck and commercial traffic in the rear of the property.

Mr. J. Hamm, 11880 5th Avenue, also expressed concern that the back lane, which was not open, would be terribly congested. Mr. Hamm questioned the number of units allowed on such a small site.

A second resident of 3220 Broadway said that she wanted to reinforce the parking issues as she thought serious problems would occur as a result of parking in the lane. Drainage issues were also raised.

Mr. Dana Westermarck, 13333 Princess Lane, suggested that perpendicular parking on Fifth Avenue was appropriate for additional parking for both retail and residential use, as well as the surrounding neighbourhood, and he asked the Panel to support this. Mr. Westermarck provided an example of previous adhoc parking arrangements that had been made along Fifth Avenue, during construction of several nearby projects, that were quite intrusive.

Panel Discussion

Mr. Erceg said that he like the project, which was sensitively designed with great materials. Further to this, however, Mr. Erceg said that the parking was poorly resolved and that he would be hesitant to move the project forward without the parking being addressed; that there was no functional way to get to the front of the building from the commercial parking location; and that while the possibility of street parking may exist it would raise concerns that would require consultation with area residents.

Mr. Kirk indicated his concern about the walking distance from the parking location, and said that he thought that if parking along Fifth Avenue was prohibited, it would be parked on anyway.

Development Permit Panel
Wednesday, September 15th, 2004

Ms. Volkering-Carlile said that privacy issues remained of concern, and that a referral to staff would allow a further opportunity to review the roof hatch concept.

Panel Decision

It was moved and seconded

That DP 03-253222 be referred to staff for resolution of the issues related to parking, pedestrian access from the parking area to the commercial space, and the roof hatch concept.

CARRIED

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:15 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 15th, 2004.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant



Development Permit Panel

Wednesday, October 27th, 2004

UNADOPTED MINUTES

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Joe Erceg, General Manager, Urban Development, Chair
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services
Robert Gonzalez, Director, Engineering and Public Works

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, October 13th, 2004, be adopted.

CARRIED

2. Development Permit DP 04-272882

(Report: October 20/04 File No.: DP 04-272882) (REDMS No. 1344723, 1316620)

APPLICANT: Peter Yee

PROPERTY LOCATION: 9331 General Currie Road

INTENT OF PERMIT: To permit the construction of four (4) dwelling units at 9331 General Currie Road on a site zoned Comprehensive Development District (CD/120).

Applicant's Comments

Mr. Alex Yip, property owner, with the aid of a site plan and other material, provided an update on the revised plan which included additional architectural details on the side elevations, improved access from the garage to the front units, and a professional landscape plan.

Staff Comments

The Development Co-ordinator, Holger Burke said that staff were satisfied with the revisions made to the proposed plan.

Correspondence

None

Gallery Comments

None

Panel Discussion

The Chair said that he appreciated the changes to the project and also the manner in which the issues were addressed.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of four (4) dwelling units at 9331 General Currie Road on a site zoned Comprehensive Development District (CD/120).

CARRIED

3. Development Permit DP 03-253222 (Report: October 4/2004 File No.: DP 03-253222) (REDMS No. 1340433, 1319414)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 3251 Chatham Street

INTENT OF PERMIT: To permit the construction of 105.6 m² (1,137 ft²) commercial space and six (6) dwelling units at 3251 Chatham Street on a site zoned Steveston Commercial (Two-Storey) District (C4).

Applicant's Comments

Mr. Patrick Cotter, applicant, with the aid of a model and other materials, reviewed the two major changes that had been made to the project in response to the concerns of the Panel: the opportunity for public on-street parking, and, the addition of a covered entry at the rear to provide access to the commercial unit. Mr. Cotter also spoke about the change in paving materials, the full stair access to the roof levels, and, the retention of two street trees.

Staff Comments

The Development Co-ordinator, Holger Burke, had no additional comments.

Mr. Cotter responded to questions from the Panel regarding the screen treatment proposed for the west side and the results of the public consultation process undertaken.

Correspondence

None

Gallery Comments

None

Panel Discussion

The Chair said that although the project had been referred back it was a likeable project, with good articulation, detail and materials, and that it provided a good example of what Council was looking for in terms of the new design guidelines developed for Steveston.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 105.6 m² (1,137 ft²) commercial space and six (6) dwelling units at 3251 Chatham Street on a site zoned Steveston Commercial (Two-Storey) District (C4).

CARRIED

4. **Development Permit DP 03-254303**
(Report: September 29, 04 File No.: DP 03-254303) (REDMS No. 1257989)

APPLICANT: Chatham Development Ltd.

PROPERTY LOCATION: - 3771 Chatham Street

INTENT OF PERMIT:

1. To permit the construction of a three-storey building containing 140.4 m² (1,511 ft²) of commercial space at grade and two (2) dwelling units above on a site zoned Steveston Commercial (Three-Storey) District (C5); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) permit two (2) tandem parking spaces; and
 - b) permit four (4) small parking spaces.

Applicant's Comments

Mr. Yoshi Mikamo, of Tom Yamamoto Architect Inc., with the aid of a model and other materials, reviewed in his presentation the project details such as the traditional style proposed; the provision of angled parking to match that of the existing commercial development; the inability to retain existing trees; the private agreement reached with the adjacent owner which addresses that owner's concerns; and, the arrangement of the parking.

Staff Comments

The Development Co-ordinator, Holger Burke, said that although the parking off the lane was an unusual layout it had been developed in consultation with Transportation staff in an attempt to maximize the number of spaces on site.

Correspondence

None

Gallery Comments

Mr. Rick Taylor, Minister of the United Church located adjacent to this property, on behalf of the Board of Directors of the Church, said that the Board had reviewed the Development Permit application and had identified two areas of concern: i) the rear lane access and the location of the parking at the rear. Included in this concern were the impacts that could result on the Church parking lot, and on the green space located between the subject property and the Church; and, ii) waste management. Mr. Taylor noted that garbage containers for the medical building were currently located in the green space owned by the City.

Mr. Erceg noted, in response to Mr. Taylor's comments, that the lane dedication that currently existed behind the medical centre would be extended for the width of this project, and that the garbage bins would have to be re-located onto the property of the medical building.

In response to a further comment by the Chair that the visitor and commercial/residential parking spaces should be accessible at all times and not be blocked, Mr. Mikamo used a parking diagram to describe the parking configuration that would be required during loading activity. He then spoke about the payment that could be offered in lieu of providing sufficient spaces to meet the bylaw requirement. Mr. Mikamo also spoke about the potential availability of the commercial spaces for residential use during off hours.

Mr. Rocky Sethi, developer, provided a current example of a commercial/residential development on No. 2 Road that has a shared parking agreement.

A brief discussion ensued on the parking configuration and accessibility, during which a suggestion was made that staff should conduct a further review of the parking configuration and the proposed exterior materials for the rear of the building.

Ms. C. De Boeur, 3751 Chatham Street, said that she had written several letters outlining her concerns about the development and that those concerns had mostly been addressed with the exception of pedestrian and public safety for the parking area and its potential overflow.

Mr. Taylor, speaking for the second time, asked if consideration had been given to a full extension of the rear lane to provide access from both directions.

Panel Discussion

As a result of the previous discussion on the need for a further review of the rear parking and the need for independent access to the spaces, the following *referral* motion was introduced:

Panel Decision

It was moved and seconded

That DP 03-254303 be referred to the November 10, 2004 Development Permit Panel meeting in order for staff to:

- a) review the rear parking arrangement and the number of independently accessed stalls that would be required to meet the bylaw requirement; and,*
- b) determine whether a cash in-lieu-of parking payment would be appropriate.*

CARRIED

5. **Development Permit DP 04-271790**
(Report: September 29/04 File No.: DP 04-271790) (REDMS No. 1335202, 1335305)

APPLICANT: Sohan and Jindo Toor

PROPERTY LOCATION: 6091 No. 5 Road

INTENT OF PERMIT:

To permit the construction of a new two-storey single-family home of 1,460 m² (15,712 ft²) at 6091 No. 5 Road on a site designated as an Environmentally Sensitive Area (ESA) and zoned Agricultural District (AG1).

Applicant's Comments

Mr. J. Toor, the son of the applicants, indicated that he was available for questions.

Staff Comments

The Development Co-ordinator, Holger Burke, indicated that staff had attempted to have the size of the house reduced but that the applicant would not agree. Mr. Burke then responded to questions pertaining to the covenant that would registered on the site to protect against the removal of vegetation to the west, north and south of the septic field.

Development Permit Panel
Wednesday, October 27th, 2004

Correspondence

Ms. K. Dahri, 6180 No. 5 Road – Schedule 1.

Gallery Comments

None

Panel Discussion

A brief discussion ensued on the wording 'suite' during which it was requested that the wording on the plans be amended to more accurately reflect the proposed use. Further discussion then ensued among Panel members and Mr. Toor about the attempts made to reduce the size of the septic field; the large paved area and the use of permeable pavers; and, the reason for the location of the garages.

The Chair noted that although no variances were required, he was concerned about the fit into the existing area. He also noted the care that had been taken with planting issues.

Panel Decision

It was moved and seconded

That a Development Permit be issued that would permit the construction of a new two-storey single-family home of 1,460 m² (15,712 ft²) at 6091 No. 5 Road on a site designated as an Environmentally Sensitive Area (ESA) and zoned Agricultural District (AG1).

Prior to the question being called direction was given to staff to amend the wording 'nanny suite' as contained in the plans.

The question was then called and it was **CARRIED**.

6. Development Permit DP 04-273839
 (Report: October 5/2004 File No.: DP 04-273839) (REDMS No. 1339539, 1339892, 1340764)

APPLICANT: Andrew Terrett Architect

PROPERTY LOCATION: 11800 Cambie Road

INTENT OF PERMIT:

1. To permit renovations and redevelopment of an existing building in order to accommodate a new commercial tenant occupying a total floor area of 1,832 m² (19,722 ft²) at 11800 Cambie Road on a site zoned Community Commercial District (C3); and
2. To vary provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the front yard setback from 4.5 m (15 ft.) to 2.5 m (8 ft.) for the building

- façade along Cambie Road; and
- b) permit sign canopies only to project a further 0.6 m (2 ft.) from the building façade into the front yard (north) and side yard (east) setbacks.

Applicant's Comments

With the aid of elevations and an artists' rendering, Mr. Andrew Terrett, architect, provided a brief overview of the project.

Staff Comments

The Development Co-ordinator, Holger Burke, said that the variance for the front yard setback was a result of the required road dedication. Mr. Burke also said that staff had met with the East Richmond Community Association who, although disappointed in the loss of a grocery store, appeared satisfied with the proposed development.

Discussion then ensued among Panel members and Mr. Terrett about the roof treatment, the presentation of the building to the street; the need to freshen up the streetscape, the addition of bike racks, and, the widening of the driveway to City standard.

Correspondence

Mr. and Mrs. J. Hobson, 11671 Cambie Road – Schedule 2

Mr. J. Lewisch, 11691 Cambie Road – Schedule 3

Gallery Comments

None

Panel Discussion

The Chair suggested that staff work with the applicant on requesting, prior to the application being presented to Council, that the property owner freshen up the existing landscaping.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit renovations and redevelopment of an existing building in order to accommodate a new commercial tenant occupying a total floor area of 1,832 m² (19,722 ft²) at 11800 Cambie Road on a site zoned Community Commercial District (C3); and*
2. *Vary provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the front yard setback from 4.5 m (15 ft.) to 2.5 m (8 ft.) for the building façade along Cambie Road.*

- b) *permit sign canopies only to project a further 0.6 m (2 ft.) from the building façade into the front yard (north) and side yard (east) setbacks.*

CARRIED

7. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:55 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 27th, 2004.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant

Schedule 1 to the minutes of the
Development Permit Panel meeting
held on Wednesday, October 27, 2004.

To Development Permit Panel	
Date:	Oct 27, 2004
Item #	5
Re:	6091 # 5 Rd.

		INT
JFM		
OW	Dw	
KY		
AS		
DB		
WB		

6180 No. 5 Road
Richmond, BC
V6Y 2V2

October 21, 2004

07-271790

To Whom It May Concern:

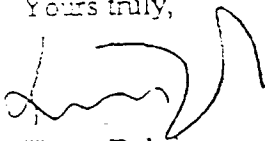
I am writing to voice my concern over the proposed development of a two-storey single-family home of 1,460 m² at 6091 No. 5 Road.

The intended size of this house is far beyond the size of the average house on No. 5 Road. The size seems to be more appropriate for an apartment building, which raises the question as to the number of occupants that will reside in this proposed development. The site is designated as an Environmentally Sensitive Area and zoned Agricultural District – how much space on the site will remain to possibly be utilized for agriculture after such a mammoth size house is built?

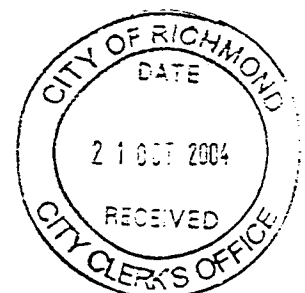
I feel that such a gargantuan house would look out of place in our neighbourhood and would ruin the overall atmosphere of No. 5 Road. I am opposed to the proposed development.

Thank you for the opportunity to voice my concerns.

Yours truly,



Karen Dahn



Attention: J. Richard McKenna
City Clerk, City of Richmond
Fax: 604-278-5139

Faxed Pages: 2

From: Karen Dahri
Re: Notice of Application for a Development Permit DP 04-271790

To Development Permit Panel
 Date: Oct 27. 04
 Item # 6
 Re: 11800 Cambie

Schedule 2 to the minutes of the
 Development Permit Panel meeting
 held on Wednesday, October 27, 2004.

IN	
JRM	
DW	
KY	
AS	
DB	
WB	

RE:- NO

FOR 11 DEVELOPMENT PERMIT
 DP 04-273839

TO CITY OF RICHMOND:

RE:- PROPERTY LOCATION - 11800 CAMBIE ROAD.

WE DO NOT AGREE TO REDUCING FRONT YARD SET BACK
 FROM 15 FEET TO 8 FEET. WE FEEL IT IS EVEN MORE
 DANGEROUS FOR VEHICLES LEAVING LOT, WITH A DIMINISHED VIEW.

ALSO, THE WAY THE ENTRANCES/EXITS ON CAMBIE RD. ARE NOW,
 VEHICLES WAITING TO TURN IN ARE MANY TIMES LEFT WAITING
 OUT ON THE ROAD, CREATING A BACK UP OF TRAFFIC, BECAUSE
 OF NOT ENOUGH SPACE AT THE ENTRANCES. THE ENTRANCES/EXITS
 SHOULD BE A LITTLE WIDER TO ALLOW US TO GET IN OR OUT
 IN A SAFER MANNER. THERE SHOULD ALSO BE A CURVE EACH
 SIDE OF THE DRIVEWAYS TO MAKE THINGS EASIER.

THE LANE WAY COMING OUT ONTO CAMBIE ROAD, IF IT
 REMAINS THERE, SHOULD BE LOOKED INTO. THE SEMI'S THAT
 CAME TO THEIR GROCERY STORE, THAT IT WAS, OVERHUNG THE
 SIDEWALK ON CAMBIE, FORCING PEDESTRIANS OUT ONTO THE
 ROAD TO PASS.

WE ARE VERY DISAPPOINTED THERE ^{IS} GOING TO BE NO GROCERY
 STORE HERE. AFTER 45 YEARS, WE'RE TOLD THERE IS NOT
 ENOUGH BUSINESS HERE. HOW CAN THAT BE WITH SO MANY PEOPLE
 LIVING HERE NOW. WE'RE SURE THIS HAS CAUSED A HARDSHIP
 TO MANY. THE CLOSEST GROCERY STORE IS DRUNDEN & GARDEN CITY

SINCERELY

M. & J. P. Holbrook
 11671 CAMBIE ROAD
 RICHMOND, BC
 V6X 1L6





Development Permit Panel

Wednesday, October 27th, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development, Chair
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services
Robert Gonzalez, Director, Engineering and Public Works

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, October 13th, 2004, be adopted.

CARRIED

2. Development Permit DP 04-272882 (Report: October 20/04 File No.: DP 04-272882) (REDMS No. 1344723, 1316620)

APPLICANT: Peter Yee
PROPERTY LOCATION: 9331 General Currie Road
INTENT OF PERMIT: To permit the construction of four (4) dwelling units at 9331 General Currie Road on a site zoned Comprehensive Development District (CD/120).

Applicant's Comments

Mr. Alex Yip, property owner, with the aid of a site plan and other material, provided an update on the revised plan which included additional architectural details on the side elevations, improved access from the garage to the front units, and a professional landscape plan.

Staff Comments

The Development Co-ordinator, Holger Burke said that staff were satisfied with the revisions made to the proposed plan.

Correspondence

None

Gallery Comments

None

Panel Discussion

The Chair said that he appreciated the changes to the project and also the manner in which the issues were addressed.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of four (4) dwelling units at 9331 General Currie Road on a site zoned Comprehensive Development District (CD/120).

CARRIED

3. **Development Permit DP 03-253222**
(Report: October 4/2004 File No.: DP 03-253222) (REDMS No. 1340483, 1319414)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 3251 Chatham Street

INTENT OF PERMIT: To permit the construction of 105.6 m² (1,137 ft²) commercial space and six (6) dwelling units at 3251 Chatham Street on a site zoned Steveston Commercial (Two-Storey) District (C4).

Applicant's Comments

Mr. Patrick Cotter, applicant, with the aid of a model and other materials, reviewed the two major changes that had been made to the project in response to the concerns of the Panel: the opportunity for public on-street parking, and, the addition of a covered entry at the rear to provide access to the commercial unit. Mr. Cotter also spoke about the change in paving materials, the full stair access to the roof levels, and, the retention of two street trees.

Staff Comments

The Development Co-ordinator, Holger Burke, had no additional comments.

Mr. Cotter responded to questions from the Panel regarding the screen treatment proposed for the west side and the results of the public consultation process undertaken.

Correspondence

None

Gallery Comments

None

Panel Discussion

The Chair said that although the project had been referred back it was a likeable project, with good articulation, detail and materials, and that it provided a good example of what Council was looking for in terms of the new design guidelines developed for Steveston.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 105.6 m² (1,137 ft²) commercial space and six (6) dwelling units at 3251 Chatham Street on a site zoned Steveston Commercial (Two-Storey) District (C4).

CARRIED

4. Development Permit DP 03-254303 (Report: September 29/04 File No.: DP 03-254303) (REDMS No. 1257989)

APPLICANT: Chatham Development Ltd.

PROPERTY LOCATION: 3771 Chatham Street

INTENT OF PERMIT:

1. To permit the construction of a three-storey building containing 140.4 m² (1,511 ft²) of commercial space at grade and two (2) dwelling units above on a site zoned Steveston Commercial (Three-Storey) District (C5); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) permit two (2) tandem parking spaces; and
 - b) permit four (4) small parking spaces.

Applicant's Comments

Mr. Yoshi Mikamo, of Tom Yamamoto Architect Inc., with the aid of a model and other materials, reviewed in his presentation the project details such as the traditional style proposed; the provision of angled parking to match that of the existing commercial development; the inability to retain existing trees; the private agreement reached with the adjacent owner which addresses that owner's concerns; and, the arrangement of the parking.

Staff Comments

The Development Co-ordinator, Holger Burke, said that although the parking off the lane was an unusual layout it had been developed in consultation with Transportation staff in an attempt to maximize the number of spaces on site.

Correspondence

None

Gallery Comments

Mr. Rick Taylor, Minister of the United Church located adjacent to this property, on behalf of the Board of Directors of the Church, said that the Board had reviewed the Development Permit application and had identified two areas of concern: i) the rear lane access and the location of the parking at the rear. Included in this concern were the impacts that could result on the Church parking lot, and on the green space located between the subject property and the Church; and, ii) waste management. Mr. Taylor noted that garbage containers for the medical building were currently located in the green space owned by the City.

Mr. Erceg noted, in response to Mr. Taylor's comments, that the lane dedication that currently existed behind the medical centre would be extended for the width of this project, and that the garbage bins would have to be re-located onto the property of the medical building.

In response to a further comment by the Chair that the visitor and commercial/residential parking spaces should be accessible at all times and not be blocked, Mr. Mikamo used a parking diagram to describe the parking configuration that would be required during loading activity. He then spoke about the payment that could be offered in lieu of providing sufficient spaces to meet the bylaw requirement. Mr. Mikamo also spoke about the potential availability of the commercial spaces for residential use during off hours.

Mr. Rocky Sethi, developer, provided a current example of a commercial/residential development on No. 2 Road that has a shared parking agreement.

A brief discussion ensued on the parking configuration and accessibility, during which a suggestion was made that staff should conduct a further review of the parking configuration and the proposed exterior materials for the rear of the building.

Ms. C. De Boeur, 3751 Chatham Street, said that she had written several letters outlining her concerns about the development and that those concerns had mostly been addressed with the exception of pedestrian and public safety for the parking area and its potential overflow.

Mr. Taylor, speaking for the second time, asked if consideration had been given to a full extension of the rear lane to provide access from both directions.

Panel Discussion

As a result of the previous discussion on the need for a further review of the rear parking and the need for independent access to the spaces, the following *referral* motion was introduced:

Panel Decision

It was moved and seconded

That DP 03-254303 be referred to the November 10, 2004 Development Permit Panel meeting in order for staff to:

- a) review the rear parking arrangement and the number of independently accessed stalls that would be required to meet the bylaw requirement; and,*
- b) determine whether a cash in-lieu-of parking payment would be appropriate.*

CARRIED

5. **Development Permit DP 04-271790**
(Report: September 29/04 File No.: DP 04-271790) (REDMS No. 1335202, 1335305)

APPLICANT: Sohan and Jindo Toor

PROPERTY LOCATION: 6091 No. 5 Road

INTENT OF PERMIT:

To permit the construction of a new two-storey single-family home of 1,460 m² (15,712 ft²) at 6091 No. 5 Road on a site designated as an Environmentally Sensitive Area (ESA) and zoned Agricultural District (AG1).

Applicant's Comments

Mr. J. Toor, the son of the applicants, indicated that he was available for questions.

Staff Comments

The Development Co-ordinator, Holger Burke, indicated that staff had attempted to have the size of the house reduced but that the applicant would not agree. Mr. Burke then responded to questions pertaining to the covenant that would registered on the site to protect against the removal of vegetation to the west, north and south of the septic field.

Correspondence

Ms. K. Dahri, 6180 No. 5 Road – Schedule 1.

Gallery Comments

None

Panel Discussion

A brief discussion ensued on the wording 'suite' during which it was requested that the wording on the plans be amended to more accurately reflect the proposed use. Further discussion then ensued among Panel members and Mr. Toor about the attempts made to reduce the size of the septic field; the large paved area and the use of permeable pavers; and, the reason for the location of the garages.

The Chair noted that although no variances were required, he was concerned about the fit into the existing area. He also noted the care that had been taken with planting issues.

Panel Decision

It was moved and seconded

That a Development Permit be issued that would permit the construction of a new two-storey single-family home of 1,460 m² (15,712 ft²) at 6091 No. 5 Road on a site designated as an Environmentally Sensitive Area (ESA) and zoned Agricultural District (AG1).

Prior to the question being called direction was given to staff to amend the wording 'nanny suite' as contained in the plans.

The question was then called and it was **CARRIED**.

6. Development Permit DP 04-273839 (Report: October 5/2004 File No.: DP 04-273839) (REDMS No. 1339539, 1339892, 1340764)

APPLICANT: Andrew Terrett Architect

PROPERTY LOCATION: 11800 Cambie Road

INTENT OF PERMIT:

1. To permit renovations and redevelopment of an existing building in order to accommodate a new commercial tenant occupying a total floor area of 1,832 m² (19,722 ft²) at 11800 Cambie Road on a site zoned Community Commercial District (C3); and
2. To vary provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the front yard setback from 4.5 m (15 ft.) to 2.5 m (8 ft.) for the building

- façade along Cambie Road; and
- b) permit sign canopies only to project a further 0.6 m (2 ft.) from the building façade into the front yard (north) and side yard (east) setbacks.

Applicant's Comments

With the aid of elevations and an artists' rendering, Mr. Andrew Terrett, architect, provided a brief overview of the project.

Staff Comments

The Development Co-ordinator, Holger Burke, said that the variance for the front yard setback was a result of the required road dedication. Mr. Burke also said that staff had met with the East Richmond Community Association who, although disappointed in the loss of a grocery store, appeared satisfied with the proposed development.

Discussion then ensued among Panel members and Mr. Terrett about the roof treatment, the presentation of the building to the street; the need to freshen up the streetscape, the addition of bike racks, and, the widening of the driveway to City standard.

Correspondence

Mr. and Mrs. J. Hobson, 11671 Cambie Road – Schedule 2

Mr. J. Lewisch, 11691 Cambie Road – Schedule 3

Gallery Comments

None

Panel Discussion

The Chair suggested that staff work with the applicant on requesting, prior to the application being presented to Council, that the property owner freshen up the existing landscaping.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit renovations and redevelopment of an existing building in order to accommodate a new commercial tenant occupying a total floor area of 1,832 m² (19,722 ft²) at 11800 Cambie Road on a site zoned Community Commercial District (C3); and*
2. *Vary provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the front yard setback from 4.5 m (15 ft.) to 2.5 m (8 ft.) for the building façade along Cambie Road.*

- b) *permit sign canopies only to project a further 0.6 m (2 ft.) from the building façade into the front yard (north) and side yard (east) setbacks.*

CARRIED

7. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:55 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 27th, 2004.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant

Schedule 1 to the minutes of the
Development Permit Panel meeting
held on Wednesday, October 27, 2004.

To Development Permit Panel	
Date:	Oct 27, 2004
Item #	5
Re:	6091 # 5 Rd.

		INT
	JRM	
	DW	DW
	KY	
	AS	
	DB	
	WB	

04-271790

6180 No. 5 Road
Richmond, BC
V6Y 2V2

October 21, 2004

To Whom It May Concern:

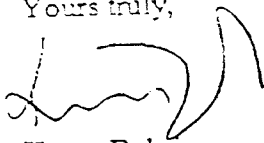
I am writing to voice my concern over the proposed development of a two-storey single-family home of 1,460 m² at 6091 No. 5 Road.

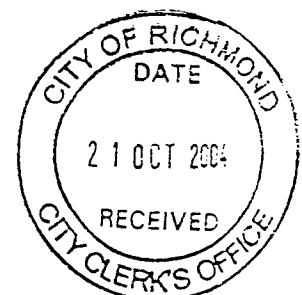
The intended size of this house is far beyond the size of the average house on No. 5 Road. The size seems to be more appropriate for an apartment building, which raises the question as to the number of occupants that will reside in this proposed development. The site is designated as an Environmentally Sensitive Area and zoned Agricultural District – how much space on the site will remain to possibly be utilized for agriculture after such a mammoth size house is built?

I feel that such a gargantuan house would look out of place in our neighbourhood and would ruin the overall atmosphere of No. 5 Road. I am opposed to the proposed development.

Thank you for the opportunity to voice my concerns.

Yours truly,


Karen Dahri



Attention: J. Richard McKenna
City Clerk, City of Richmond
Fax: 604-278-5139

Faxed Pages: 2

From: Karen Dahri
Re: Notice of Application for a Development Permit DP 04-271790

To Development Permit Panel	
Date:	OCT 27. 04
Item #	6
Re:	11800 Cambie

Schedule 2 to the minutes of the
Development Permit Panel meeting
held on Wednesday, October 27, 2004.

JM
DW
KY
AS
DB
WB

RE:- NO

FOR 11 DEVELOPMENT PERMIT
DP 04-273839

TO CITY OF RICHMOND:

RE:- PROPERTY LOCATION - 11800 CAMBIE ROAD.

WE DO NOT AGREE TO REDUCING FRONT YARD SET BACK
FROM 15 FEET TO 8 FEET. WE FEEL IT IS EVEN MORE
DANGEROUS FOR VEHICLES LEAVING LOT, WITH A DIMINISHED VIEW

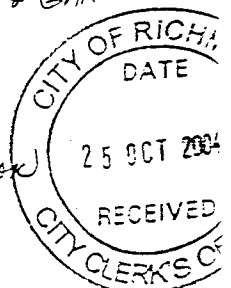
ALSO, THE WAY THE ENTRANCES/EXITS ON CAMBIE RD. ARE NOW,
VEHICLES WAITING TO TURN IN ARE MANY TIMES LEFT WAITING
OUT ON THE ROAD, CREATING A BACK UP OF TRAFFIC, BECAUSE
OF NOT ENOUGH SPACE AT THE ENTRANCES. THE ENTRANCES/EXITS
SHOULD BE A LITTLE WIDER TO ALLOW US TO GET IN OR OUT
IN A SAFER MANNER. THERE SHOULD ALSO BE A CURVE EACH
SIDE OF THE DRIVEWAYS TO MAKE THINGS EASIER.

THE LANEWAY COMING OUT ONTO CAMBIE ROAD, IF IT
REMAINS THERE, SHOULD BE LOOKED INTO. THE SEMI'S THAT
CAME TO THEIR GROCERY STORE, THAT IT WAS, OVERHUNG THE
SIDEWALK ON CAMBIE, FORCING PEDESTRIANS OUT ONTO THE
ROAD TO PASS.

WE ARE VERY DISAPPOINTED THERE ^{IS} GOING TO BE NO GROCERY
STORE HERE. AFTER 45 YEARS, WE'RE TOLD THERE IS NOT
ENOUGH BUSINESS HERE. HOW CAN THAT BE WITH SO MANY PEOPLE
LIVING HERE NOW. WE'RE SURE THIS HAS CAUSED A HARDSHIP
TO MANY. THE CLOSEST GROCERY STORE IS OKUNDEN & GARDEN CT

SINCERELY

MR. & MRS. J.P. Holbrook
11671 CAMBIE ROAD
RICHMOND, BC
V6X 1L6



[illegible]

From
John Lewisch
11691 Cambie Rd.
Richmond, B.C.
V6X-1L6

My wife and I have lived at the about address for 30 Years and seen traffic steadily increase on Cambie Road. There are four driveways within one hundred meters from the No. 5 Road intersection and it is difficult to overlook the heavy traffic at this sight. If the engineering department has noticed, the traffic on Cambie Road in general but especially in rush hour traffic is extremely heavy and extends way beyond the said property to the west. Sooner or later you will need a turning lane on No. 5 Road and where will it come from? Therefore I am not in favor of the frontage being reduced from 15ft. to 12ft. and an additional overhang of 2ft.

In my case, leaving my property, I have no chance to make a left hand turn out of my property if I wish to go east. If I come from the east, there exists an even more dangerous situation. When initiating my signal light to turn right into my property, I have constantly someone turning out in front of my car and cutting me off as they exit from the Coast Capital Savings parking lot. There are also many accidents at this site.

I have also noticed on many occasions' delivery trucks sticking out over the existing sidewalk almost unto Cambie Road while supplying the former I.G.A. or Bag and Save stores on that property. I am referring to the lane and service entrance to the east side of the store. People literally had to step onto the road surface to get around to where they were going. This is an outright dangerous situation and an inconvenience to the general public.

My next concern is the fact, that the driveways into Cambie Road Mall are not wide enough. Please have the engineering department check this out. There is not enough room for turning as the sidewalks extend to far into the driveways. Cars cannot turn into the parking lot properly, if another car is in the driveway and wants to exit. This results in blockage of the traffic on Cambie Rd. resulting in many rear end collisions. There are accidents on a weekly basis here. Busses and trucks trying to enter had to turn into the center lane before they could make a right turn into these driveways.

I hope you will check into these facts and take action relating to my concerns before granting any permission to changes at this location.

Yours truly,
John Lewish

John F. Lewis

