



To: Richmond City Council **Date:** November 6, 2001
From: David McLellan **File:** 0100-20-DPER1
Chair, Development Permit Panel
Re: **Development Permit Panel Meeting Held on October 24, 2001**

Panel Recommendations

1. That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 01-188833) for the property at 6731 & 6751 Cooney Road be endorsed, and the Permit so issued.
2. That the deletion of an exit staircase and modifications to balconies, building footprint, windows and trellis at 7228 Westminster Highway be deemed to be in general compliance with the Development Permit (DP 01-115831) issued for that property.

A handwritten signature in cursive script, appearing to read 'David McLellan'.

David McLellan
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered one development permit, one development variance permit and one general compliance matter at its meeting held on October 24, 2001. The development variance permit will be forwarded to Council for consideration in conjunction with its pending rezoning application.

DP 01-188833 – PLATINUM MANAGEMENT INC. – 6731 & 6751 COONEY ROAD

The proposal to construct nine townhouses at the south west corner of Cooney Road and Park Road generated comments from only one of the neighbours. The concern raised had to do with a blockage of the drainage system on the adjacent lot during the preloading period. The problem has been remedied and the developer is assuming the costs of the remedy. In addition, the developer agreed to provide, to the neighbouring development a contact number in the event of any other problems arising during the construction period.

The Panel was satisfied that the variances requested were reasonable given the site conditions and the architectural design was appropriate for the site.

The Panel recommends that the permit be issued.

DP 01-115831 – NEW VISION ENTERPRISES LTD. – 7228 WESTMINSTER HIGHWAY

A number of minor changes in the final design stage for this hotel proposed for Westminster Highway at the end of Alderbridge Way, did not raise any concern with the Panel. The changes proposed would simplify construction and lead to a more efficient design.

The Panel recommends that the deletion of an exit staircase and modifications to balconies, building footprint, windows and trellis be deemed to be in general compliance with the Development Permit issued.

DJM:djm



DEVELOPMENT PERMIT PANEL

Wednesday, October 24, 2001

Time: 3:30 p.m.

Place: Council Chambers

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 October 15, 2001 be adopted.

CARRIED

2. **DEVELOPMENT VARIANCE PERMIT DV 00-179925**

(Report: September 25/01 File No.: DV 00-179925) (REDMS No. 508821, 522938)

APPLICANT: Inderjeet K. Dha

PROPERTY LOCATION: 7931 McLennan Avenue

INTENT OF PERMIT: To vary Subdivision Bylaw No. 6530 in order to not extend McLennan Avenue to the northern property line of 7931 McLennan Avenue and to not build McLennan Avenue to full City standards.

APPLICANT'S COMMENTS

Mr. Bob Ransford, Counter Point Communications, a representative of the Dha's, and Mr. Bruce Duffy, M.P.T. Engineering Co. Ltd., spoke on behalf of the application.

Mr. Ransford said that the conditions for fourth reading approval had been met. Mr. Duffy said that the proposal entailed a 16m extension of the existing road with a hammer head turnaround that would also provide the driveway access for the north lot once the subdivision was complete. The existing ditch in front of the subject property would be filled, approximately 40m, and reflector signage that indicated the road end would be provided.

STAFF COMMENTS

Mr. Holger Burke, Development Co-ordinator said that the referral to staff had included two issues, the turnaround and drainage, and that both of the issues had been addressed satisfactorily. Mr. Burke also said that staff supported the road variance as it would prevent development pressure on the lots to the north.

In response to a question from the Panel, Mr. Ransford said that a cul-de-sac, as opposed to the hammer head turn-around, would be cost prohibitive as it would have to be to full road standard. Mr. Duffy added that a cul-de-sac would also require infill of the ditch on the east side of McLennan Avenue.

During the discussion that ensued information was provided that the lighting standard of the road would not change.

GALLERY COMMENTS

None

CORRESPONDENCE

Mr. and Mrs. Scott Boneham, 7951 McLennan Avenue – Schedule 1.

PANEL DISCUSSION

The Chair said that although the expectation had been for a paved cul-de-sac it was realized that the cost of the infill of the east side ditch would be prohibitive. It was further thought that the hammerhead turn-around, with a barricade indicating the road end, would suffice for the six homes located on McLennan Avenue.

It was hoped that the concept of trees and beautification of the area behind the barricade would be continued.

PANEL DECISION

It was moved and seconded

That the application by Inderjeet K. Dha for a Development Variance Permit to vary Subdivision Bylaw No. 6530 in order to not extend McLennan Avenue to the northern property line of 7931 McLennan Avenue and to not build McLennan Avenue to full City standards be approved.

CARRIED

3. DEVELOPMENT PERMIT DP 01-188833

(Report: September 21/01 File No.: DP 01-188833) (REDMS No. 506920,522796)

APPLICANT: Platinum Management Inc.

PROPERTY LOCATION: 6731 and 6751 Cooney Road

INTENT OF PERMIT:

1. To allow the construction of nine townhouse units on a site zoned Comprehensive Development District (CD/121), and that would
2. Vary the provisions of the Zoning and Development Bylaw to:
 - reduce the width of parking drive-aisles from 7.5 m (24.606 ft.) to 6.7 m (22 ft.), and
 - reduce the street setbacks from 4.5 m (14.764 ft.) to 2 m (6.562 ft.) for porches with columns, and to 0 for entry feature/trellises.

APPLICANT'S COMMENTS

Mr. Charles Scott, Platinum Management, introduced Mr. Young, a representative of the owner of the property, and Mr. Rod Lynde, Lynde Designs Ltd., to the Panel. Mr. Scott, with the aid of a model, an artists rendering and a photoboard, provided a brief summary of the project.

STAFF COMMENTS

Mr. Holger Burke, Development Co-ordinator, said that the applicant had addressed all of the staff comments adequately. The project complied with the Development Permit guidelines for the area and had been approved by the Advisory Design Panel. The fairly high density had been minimized by increased landscaping and trim detail.

A suggestion was put forth that a heavier metal than aluminium be used for the fence to provide better durability.

GALLERY COMMENTS

Ms. Lorraine Shiyoji, #2 - 6771 Cooney Road, expressed her concerns relating to the problems her complex had incurred as a result of rocks and sand from the preload on the subject property blocking the City sewer line.

Mr. Young responded that vandals had removed the cover from the manhole which then allowed for the preload to enter the sewer line. The developer was working with City to remedy the situation.

CORRESPONDENCE

Ms. Lorraine Shiyoji, #2 -6771 Cooney Road, attached as Schedule 2.

PANEL DISCUSSION

Mr. McLellan noted the attractive design of the project and said that reimbursement for the expenses incurred in clearing the sewer line and continued diligence during the construction process would be appreciated.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 6731 and 6751 Cooney Road that would:

- 1. Allow the construction of nine townhouse units on a site zoned Comprehensive Development District (CD/121), and that would***
- 2. Vary the provisions of the Zoning and Development Bylaw to:***
 - reduce the width of parking drive-aisles from 7.5 m (24.606 ft.) to 6.7 m (22 ft.), and***
 - reduce the street setbacks from 4.5 m (14.764 ft.) to 2 m (6.562 ft.) for porches with columns, and to 0 for entry feature/trellises.***

CARRIED

**4. GENERAL COMPLIANCE APPLICATION BY NEW VISION ENTERPRISES LTD.
FOR A RULING REGARDING A DEVELOPMENT PERMIT AT 7228 WESTMINSTER
HWY**

(Report: October 19/01 File No.: DP 01-115831) (REDMS No. 533774)

APPLICANT'S COMMENTS

None

STAFF COMMENTS

Mr. Holger Burke, Development Co-ordinator, said that the project continued to adhere to the allowed density.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DISCUSSION

The Panel supported the request.

PANEL DECISION

It was moved and seconded

That the plans attached to the report (dated October 19, 2001 from the Manager, Development Applications) for 7228 Westminster Hwy be considered to be in general compliance with the approved development permit DP01-115831.

CARRIED

5. **ADJOURNMENT**

It was moved and seconded

That the meeting be adjourned at 4:03 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 24, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, October 24, 2001.

Item 2
Development Permit Panel Meeting
October 24, 2001.

Mr. & Mrs. Scott Boneham
7951 McLennan Ave.,
Richmond, BC V6Y 2T8

Thursday, October 18, 2001

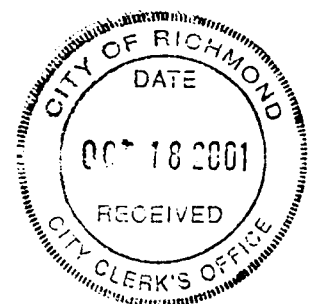
To: City Clerk

Re: 7931 McLennan Avenue.- meeting to be held on Wednesday, Oct. 24/2001

✓	JBM	SRM
	DW	S
	KY	
	AS	
	DB	
	WB	
✓	DM	

00-179925

We do not feel the city will be asking the property owners to pave to the end of McLennan as we feel they so obviously should, so why waste our time on yet one more issue that the City has most likely decided on already. It seems in this case that what the property owners want the property owners get....all the power to them over the city's breakable bylaws!!!!



Since this incident had affected my unit, I would like to voice my concerns regarding gas, electricity, water, sewer, etc. to insure that precautionary measures are taken by developers during construction to prevent property damage to neighbours. Can the city enforce regulations and inspect development sites during construction to make sure things like this won't happen again, since it appears that innocent property owners like me are at a loss.

Thank you for your attention to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Lorraine Shiyoji', written over a large, loopy circular flourish.

Lorraine Shiyoji
Park Avenue Townhomes
#2 - 6771 Cooney Road
Richmond B C V6Y 2