



City of Richmond

Report to Council

To: Richmond City Council

Date: November 16, 2004

From: Jeff Day, P. Eng.
Acting Chair, Development Permit Panel

File: 0100-20-DPER1

Re: **Development Permit Panel Meeting Held on November 10, 2004**

Panel Recommendation

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

- i) a Development Permit (DP 04-268922) for the property at 7920 Bennett Road;
- ii) a Development Permit (DP 04-269261) for the property at 7711/7731 Acheson Road; and
- iii) a Development Permit (DP 04-270199) for the property at 7860 Bennett Road

be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to be 'Jeff Day'.

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

RA:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on November 10, 2004.

DP 04-268922 – TIMOTHY TSE – 7920 BENNETT ROAD

The Panel considered a Development Permit to permit construction of a 4-unit multi-family complex on a site zoned Comprehensive Development District (CD/28). The designer, Timothy Tse, provided an overview of the project design, including character and style of the units, and proposed landscaping. Letters were received from the owners of 7940 and 7951 Bennett Road raising concern about traffic in the area, increased density, and noise from new residents. Staff clarified that the proposal is in compliance with the area plan, and the rear lane is being provided by this development in keeping with the future traffic plan for the area. There were no public comments on this application.

The Panel recommends that the permit be issued.

DP 04-269261 – TIMOTHY TSE – 7711/7731 ACHESON ROAD

The Panel considered a Development Permit to permit construction of a 6-unit multi-family complex on a site zoned Comprehensive Development District (CD/120). The designer, Timothy Tse, provided a brief overview of the project design. As per the previous agenda item, a letter was received from the owner of 7940 Bennett Road raising concern about traffic in the area, increased density, noise from new residents, and impact of the temporary lane access being provided to Acheson Road. Staff clarified that the proposal is in compliance with the area plan, and the rear lane is being provided by this development in keeping with the future traffic plan for the area. The temporary lane access to Acheson Road for these lots was identified with the rezoning of the application, and will be in place only until the ultimate lane to the rear is dedicated and constructed with future development. There were no public comments on this application.

The Panel recommends that the permit be issued.

DP 04-270199 – TIMOTHY TSE – 7860 BENNETT ROAD

The Panel considered a Development Permit to permit construction of a 4-unit multi-family complex on a site zoned Comprehensive Development District (CD/28). The designer, Timothy Tse, provided an overview of the project design. As per the previous agenda items, a letter was received from the owners of 7951 Bennett Road raising concern about traffic in the area, increased density, and noise from new residents. Staff clarified that the proposal is in compliance with the area plan, and the rear lane is being provided by this development in keeping with the future traffic plan for the area. There were no public comments on this application.

The Panel recommends that the permit be issued.

RA:blg



Development Permit Panel

Wednesday, November 10th, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, General Manager, Engineering and Public Works – Acting Chair
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services
Mike Kirk, General Manager, Human Resources

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 27, 2004, be adopted.

CARRIED

2. Development Permit DP 03-254303

(Report: November 1/04 File No.: DP 03-254303) (REDMS No. 1350076, 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 four (4) tandem parking spaces; and
 - b) permit three (3) small parking spaces.

Applicant's Comments

Mr. Yoshi Mikamo, of Tom Yamamoto Architect Inc., and Mr. Rocky Sethi, were present. Mr. Mikamo, with the aid of a site plan and other materials, reviewed the revisions to the parking arrangement and the exterior materials that were requested at the previous Development Permit Panel meeting.

Staff Comments

The Director of Development, Raul Allueva, said that the re-submitted plans satisfactorily addressed the issues raised previously.

Correspondence

None

Gallery Comments

None

Panel Decision

It was moved and seconded

That a Development Permit be issued that would:

1. *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. *vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *permit four (4) tandem parking spaces; and*
 - b) *permit three (3) small parking spaces.*

CARRIED

3. Development Permit DP 04-264230

(Report: October 13/04 File No.: DP 04-264320) (REDMS No. 1309601)

APPLICANT: Vermillion Properties Corp. / Beech Developments Ltd. /
Goertzen Holdings Canada Ltd.

PROPERTY LOCATION: 6660, 6760, 6780 and 6784 Lynas Lane

INTENT OF PERMIT:

1. To permit the construction of 19 two-storey townhouses at 6660, 6760, 6780 and 6784 Lynas Lane on a site zoned Townhouse District (R2); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the minimum front yard setback from 6 m to 1.6 m for the mailbox structure with roof; and

- b) reduce the minimum rear yard setback from 3 m to 1.7 m for the enclosed recycling, garbage and electrical rooms.

Applicant's Comments

Mr. J. Gomberoff, of Gomberoff Bell Lyon Architects Group Inc., with the aid of elevations, a site plan, an artists' rendering, and a landscape plan, reviewed the site context, the public information process, the outdoor amenity area, tree retention and replacement, and the exterior materials.

Ms. Mary Chan Yip, of DMG Landscape Architects, elaborated on the arborist review of the existing trees that had been undertaken and the generous tree replacement plan, and then spoke about the separation of the public and private realms, and, the safety features incorporated into the children's play area.

Staff Comments

The Director of Development, Raul Allueva, said that during the rezoning process issues relating to existing trees along the rear property line, and traffic, had been identified. He then said that although the majority of the trees on the property could not be saved, the replanting program would exceed the required ratio of 2:1; and, that a future traffic signal was proposed for the intersection of Granville Avenue and Lynas Lane at the point Lynas Lane was extended beyond Granville Avenue. Mr. Allueva then briefly reviewed the two minor variances that were requested for design elements.

Correspondence

A resident of 55-6800 Lynas Lane – Schedule 1

Gallery Comments

A resident of 86-6800 Lynas Lane, asked where the garbage and recycling area would be located; and what the distance would be between the building and the perimeter fence. He then spoke about his concerns about the volume of traffic and asked what would happen in the short term prior to the proposed future signalization of the Granville Avenue and Lynas Lane intersection.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 19 two-storey townhouses at 6660, 6760, 6780 and 6784 Lynas Lane on a site zoned Townhouse District (R2); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the minimum front yard setback from 6 m to 1.6 m for the mailbox structure with roof; and*

- b) reduce the minimum rear yard setback from 3 m to 1.7 m for the enclosed recycling, garbage and electrical rooms.*

CARRIED

4. Development Permit DP 04-268922

(Report: October 12/2004 File No.: DP 04-268922) (REDMS No. 1342133)

APPLICANT: Timothy Tse

PROPERTY LOCATION: 7920 Bennett Road

INTENT OF PERMIT:

To permit construction of four-(4) dwelling units at 7920 Bennett Road on a site proposed to be zoned Comprehensive Development District (CD/28).

Applicant's Comments

Mr. Timothy Tse, designer and applicant for Items 4, 5 and 6, reviewed the proposed streetscapes, the character and style of the buildings, the efforts to reduce the massing and scale of the buildings, and the tree retention and replacement programs. Mr. Tse then spoke about the vertical and horizontal articulation, the raising of the buildings to provide passive surveillance, the transitions from the road, and, the efforts to increase the greenery on the three sites.

Staff Comments

The Director of Development, Raul Allueva, said that the projects had all been accommodated by Comprehensive Development zones that fit within the residential character of the area. Mr. Allueva also said that the three projects each provided open space on site and off-street parking, and, that the tree replanting exceeded the required ratio of 2:1.

Correspondence

C. Sham & W. Wong, 7940 Bennett Road – Schedule 2

Y. Ramji, 7951 Bennett Road – Schedule 3

S. Ramji, 7951 Bennett Road – Schedule 4

Gallery Comments

None

Panel Discussion

Mr. Allueva indicated that the proposed density was envisioned and did not exceed overall density limits. Mr. Allueva also said that the Transportation Department had confirmed that the roads were adequately sized, and that the density would not affect traffic assumptions for the area.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of four (4) dwelling units at 7920 Bennett Road on a site proposed to be zoned Comprehensive Development District (CD/28).

CARRIED

5. Development Permit DP 04-269261 (Report: October 18/04 File No.: DP 04-269261) (REDMS No. 1342219)

APPLICANT: Timothy Tse

PROPERTY LOCATION: 7711/7731 Acheson Road

INTENT OF PERMIT:

To permit the construction of six (6) dwelling units at 7711/7731 Acheson Road on sites proposed to be zoned Comprehensive Development District (CD/120).

Applicant's Comments

Please see Item 4.

Staff Comments

Staff had no further comment.

Correspondence

C. Sham & W. Wong, 7940 Bennett Road – Schedule 2

Gallery Comments

None

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of six (6)

dwelling units at 7711/7731 Acheson Road on sites proposed to be zoned Comprehensive Development District (CD/120).

CARRIED

6. Development Permit DP 04-270199
(Report: October 21/04 File No.: DP 04-270199) (REDMS No. 1346840)

APPLICANT: Timothy Tse

PROPERTY LOCATION: 7860 Bennett Road

INTENT OF PERMIT:

To permit construction of four (4) dwelling units at 7860 Bennett Road on a site proposed to be zoned Comprehensive Development District (CD/28).

Applicant's Comments

Please see Item 4.

Staff Comments

Staff had no further comments.

Correspondence

Y. Ramji, 7951 Bennett Road – Schedule 3

S. Ramji, 7951 Bennett Road – Schedule 4

Gallery Comments

None

Panel Discussion

In response to a question from the Panel, the Director of Development, Raul Allueva, indicated that offsite works would be required with the property to the west in order to accommodate the lane access.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of four (4) dwelling units at 7860 Bennett Road on a site proposed to be zoned Comprehensive Development District (CD/28).

CARRIED

7. Development Permit DP 04-274972

(Report: October 13/04 File No.: DP 04-274972) (REDMS No. 1330630, 1343585, 1343577)

APPLICANT: Tien Sher Investment Group Inc.

PROPERTY LOCATION: 7760, 7780, 7800 and a portion of 7740 Ash Street

INTENT OF PERMIT:

1. To permit the construction of 29 townhouses at 7760, 7780, 7800 and a portion of 7740 Ash Street on a site to be zoned Comprehensive Development District (CD/35); and
2. To vary the provisions of Zoning and Development Bylaw No. 5300, Section 291.35.4 (Minimum Setbacks From Property Lines) to permit the following:
 - a) reduce the minimum side yard setback for the southern most unit along Ash Street from 3 m (10 ft.) to 2 m (6.5 ft.); and
 - b) reduce the minimum side yard setback for the northern most unit along Ash Street from 3 m (10 ft.) to 2.4 m (8 ft.) for the building face and 1.68 m (5.5 ft.) for a 5.1 m (16.7 ft.) long single-storey electrical room projection; and
 - c) reduce the minimum side yard setback for the unit adjacent to the rear yard of the existing house at 7740 Ash Street from 3 m (10 ft.) to 2.4 m (8 ft.); and
 - d) reduce the public road setback from 6 m (20 ft.) to 5 m (16 ft.) in order to permit a single-storey entry porch projection for street facing units along Ash Street; and
 - e) reduce the public road setback from 6 m (20 ft.) to 2.4 m (8 ft.) for a mail kiosk and trellis structure only.

Applicant's Comments

Mr. Yoshi Mikamo, of Tom Yamamoto Architect Inc., and Mr. Rocky Sethi, were present. With the aid of an area plan and other materials, Mr. Mikamo provided a brief overview of the project, and in particular the emphasis given to the transitions from the single-family homes and the efforts to reduce the building massing.

Mr. Sethi identified a large stand of Birch trees that would be retained on the site.

Mr. Mikamo then spoke about the additional space provided between the adjacent single-family residential, the exterior materials and colours, the roof pitches, and, that no bedroom windows had been placed along the single-family edge.

Staff Comments

The Director of Development, Raul Allueva, noted the relaxations to the interior yards and side yards and the reasonable relationship retained to the single-family by the use of 2-storey units. Mr. Allueva said the variances requested were for projections into the sideyard and public road setbacks by the electrical room and mail kiosk. He also said that most of the relaxations had been identified at the Public Hearing for the rezoning application and had generated no comment.

Correspondence

None

Gallery Comments

None

Panel Decision

It was moved and seconded

That a Development Permit be issued that would:

1. *Permit the construction of 29 townhouses at 7760, 7780, 7800 and a portion of 7740 Ash Street on a site to be zoned Comprehensive Development District (CD/35); and*
2. *Vary the provisions of Zoning and Development Bylaw No. 5300, Section 291.35.4 (Minimum Setbacks From Property Lines) to permit the following:*
 - a) *reduce the minimum side yard setback for the southern most unit along Ash Street from 3 m (10 ft.) to 2 m (6.5 ft.);*
 - b) *reduce the minimum side yard setback for the northern most unit along Ash Street from 3 m (10 ft.) to 2.4 m (8 ft.) for the building face and 1.68 m (5.5 ft.) for a 5.1 m (16.7 ft.) long single-storey electrical room projection;*
 - c) *reduce the minimum side yard setback for the unit adjacent to the rear yard of the existing house at 7740 Ash Street from 3 m (10 ft.) to 2.4 m (8 ft.);*
 - d) *reduce the public road setback from 6 m (20 ft.) to 5 m (16 ft.) in order to permit a single-storey entry porch projection for street facing units along Ash Street; and*
 - e) *reduce the public road setback from 6 m (20 ft.) to 2.4 m (8 ft.) for a mail kiosk and trellis structure only.*

CARRIED

8. 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, November 10th, 2004.

Jeff Day
Acting Chair

Deborah MacLennan
Administrative Assistant

To Development Permit Panel
 Date: Nov 10, 2004
 Item # 3
 Re: DP 04-264230
6660, 6760, 6780, 6784 Lynas
Lane

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, November 10th, 2004.

October 31st, 2004

	JFM	
/	DW	DW
	KY	
	AS	
	DB	
	WB	

Dear Mr. J. Richard McKenna:

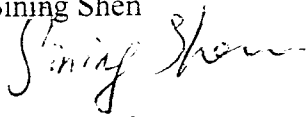
I am writing you this letter regarding City of Richmond's Notice of Application for a Development Permit DP 04-264230.

We **only** support the development on one basis. That is, to expand the entrance to both Lynas Lane and Garrison Road, both of which are narrow, and have **VERY** busy traffic or open Lynas Lane so we have an exit to Westminster high way.

If the townhouses are built, there will be more residents, more cars, and more traffic. It is already difficult enough for us to get on to the main road (that is No 2 and Granville) having Thompson Community centre and a church around the area. We cannot imagine how difficult it will be after the townhouses are built.

Sincerely yours,

Sining Shen



Resident of

55-6800 Lynas Lane



To Development Permit Panel

Date: NOV. 10/04
Item # 4 + 5
Re: 7920 Bennett
7731/7711 Acheson

Nov 2nd. 2004

Development Manager,
City Of Richmond,
6911 No.3 Road,
Richmond.
BC V6Y 2C1

Dear Sir,

Re: Rezoning Permit applications for Bennett Road ~~7860 and 7920~~
~~DP 04-268922 and DP 04-270199~~

7711/7731 Acheson Road,

DP 04-269261

Thank you for forwarding the copies of the two above applications.

We are the owners of the property on ~~7860~~ Bennett Road. We understand that the applicant Timothy Tse has applied to build town houses on the above two lots on the Bennett Road. Our objection to the application is based on the following grounds:


^ 2 Acheson Road.

- 1) The Bennett Road on this side of No3 serves the Richmond High School. There is a very heavy traffic on this road during the peak hours i.e drop and pick up times. The road is not very wide and even our entrance gates are being used by the motorists for turning around. If the housing unit density is increased, it will further aggravate the traffic congestion.
- 2) At the end of the Bennett Road, opposite to the school there is Richmond Caring Center. we welcome it as it serves the community, but it also generates additional traffic, hence there is more reason not to increase the housing density on the Bennett Road.
- 3) I believe rezoning permission was granted to build town houses towards the end of the road facing the Richmond High School with street parking as well. There is always traffic congestion at that end during the peak hours. I fail to understand why the residents in the area be subjected to further inconvenience.
- 4) We are very much near to the city center with a park next to us, as it is these are the sources of high noise levels, any increase in the housing density will aggravate the matter.
- 5) We have noticed that in most of the areas the single dwelling houses are being replaced either by town houses or multiple dwelling houses. These are the only few streets left in Richmond where residents desiring to live in single dwelling houses can have their own houses. We would request the Council not to deny us this privilege, for which we have paid when we developed the property.
- 6) We object the ~~the~~ location of the lane access goes through 7731 →

I hope the forgoing factors will be considered in hearing of the rezoning applications.

P.T.

Yours truly,


Wai Ki Wong Claudia Sukling Chan

continued from P.1.

Acheson Road. As this lane will connect to all the proposed develop duplexes, a total of 10 dwelling units. Therefore this flow of vehicle access will greatly affect the quietness ^{& security} at the back of my house. If this lane may also lead to the access of Minara Blvd ^{in the future} it would be very unacceptable.)

RECEIVED
NOV 05 2004
CITY OF RICHMOND
INFO. CENTRE

Development Manager,
City Of Richmond,
6911 No.3 Road,
Richmond.
BC V6Y 2C1

To Development Permit Panel 2004
Date: Nov 10, 2004
Item # 4 & 6
Re: 7860 & 7920
Bennett Road.

[illegible]

Dear Sir,

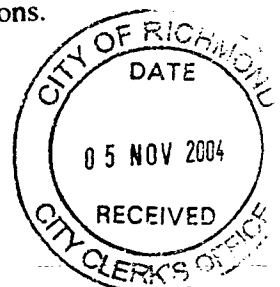
Re:Rezoning Permit applications for Bennett Road 7860 and 7920
DP 04-268922 and DP 04-270199

We are the owners of the property on 7951 Bennett Road. We understand that the applicant Timothy Tse has applied to build town houses on the above two lots on the Bennett Road. Our objection to the application is based on the following grounds:

- 1) The Bennett Road on this side of No3 serves the Richmond High School. There is a very heavy traffic on this road during the peak hours i.e drop and pick up times. The road is not very wide and even our entrance gates are being used by the motorists for turning around. If the housing unit density is increased, it will further aggravate the traffic congestion.
- 2) At the end of the Bennett Road, opposite to the school there is Richmond Caring Center, we welcome it as it serves the community, but it also generates additional traffic, hence there is more reason not to increase the housing density on the Bennett Road.
- 3) I believe rezoning permission was granted to build town houses towards the end of the road facing the Richmond High School with street parking as well. There is always traffic congestion at that end during the peak hours. I fail to understand why the residents in the area be subjected to further inconvenience.
- 4) We are very much near to the city center with a park next to us, as it is these are the sources of high noise levels, any increase in the housing density will aggravate the matter.
- 5) We have noticed that in most of the areas the single dwelling houses are being replaced either by town houses or multiple dwelling houses. These are the only few streets left in Richmond where residents desiring to live in single dwelling houses can have their own houses. We would request the Council not to deny us this privilege, for which we have paid when we developed the property.

Yours truly,

刘永清



SADRUDIN M. RAM
7951 BENNET ROAD
RICHMOND
BC V6Y 1N3
Tel: (604) 244 1416

Schedule 4 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, November 10th,
2004.

Development Permit Panel

: Nov. 10. 04
4 & 6
7860 & 7920
Bennett Road.

Nov 2nd. 2004

		INT
<input checked="" type="checkbox"/>	JRM	
<input checked="" type="checkbox"/>	DW	DW
	KY	
	AS	
	DB	
	WB	

Development Manager,
City Of Richmond,
6911 No.3 Road,
Richmond.
BC V6Y 2C1

Dear Sir,

**Re:Rezoning Permit applications for Bennett Road 7860 and 7920
DP 04-268922 and DP 04-270199**

Thank you for forwarding the copies of the two above applications.

We are the owners of the property on 7951 Bennett Road. We understand that the applicant Timothy Tse has applied to build town houses on the above two lots on the Bennett Road. Our objection to the application is based on the following grounds:

- 1) The Bennett Road on this side of No3 serves the Richmond High School. There is a very heavy traffic on this road during the peak hours i.e drop and pick up times. The road is not very wide and even our entrance gates are being used by the motorists for turning around. If the housing unit density is increased, it will further aggravate the traffic congestion.
- 2) At the end of the Bennett Road, opposite to the school there is Richmond Caring Center, we welcome it as it serves the community, but it also generates additional traffic, hence there is more reason not to increase the housing density on the Bennett Road.
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- 5) We have noticed that in most of the areas the single dwelling houses are being replaced either by town houses or multiple dwelling houses. These are the only few streets left in Richmond where residents desiring to live in single dwelling houses can have their own houses. We would request the Council not to deny us this privilege, for which we have paid when we developed the property.

I hope the forgoing factors will be considered in hearing of the rezoning applications.

Yours truly,

Sadru Ramji

