



**Development Permit Panel  
Wednesday, July 27, 2022**

Time: 3:30 p.m.  
Place: Remote (Zoom) Meeting  
Present: Joe Erceg, General Manager, Planning and Development, Chair  
Cecilia Achiam, General Manager, Community Safety  
Milton Chan, Director, Engineering

The meeting was called to order at 3:30 p.m.

**MINUTES**

It was moved and seconded  
*That the minutes of the meeting of the Development Permit Panel held on June 29, 2022, be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 20-921387**  
(REDMS No. 6923748)

APPLICANT: Westmark Development Ltd.

PROPERTY LOCATION: 7117 Lindsay Road

INTENT OF PERMIT:

1. Permit the construction of 10 townhouse dwellings at 7117 Lindsay Road on a site zoned "Town Housing (ZT23) - Laurelwood"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum setback from a public road from 6.0 m to 3.8 m (measured from the boundary of the public rights-of- passage (PROP) statutory right-of-way (SRW) along the eastern edge of the subject site).

## Development Permit Panel Wednesday, July 27, 2022

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### Applicant's Comments

Brian Sheehan, Yamamoto Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) provided background information on the proposed development, including its site context, site layout, streetscape elevations, and proposed exterior building materials, highlighting the following:

- a new driveway entrance to the proposed 10-unit townhouse development is proposed off Lindsay Road;
- one convertible unit is proposed for the project;
- all townhouse units have been oriented to provide direct access to either Lindsay Road or the existing public walkway along the west property line of the subject site;
- the proposed public walkway along the south edge of the subject site is curved around the location of the three existing trees to be retained and the surface treatment for this section is changed from concrete to gravel to provide protection to the existing tree roots; and
- the proposed architectural design for the subject development takes cues from the design of the two neighbouring townhouse developments located to the west and north of the subject site.

Fred Liu, Fred Liu and Associates, Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), briefed the Panel on the proposed landscaping for the project, noting that (i) the three existing trees between the south property line and the City lane will be retained and the proposed public walkway along the south property line is designed to protect the retained trees, (ii) interlocking pavers are proposed at the driveway entrance and at the ends of the north-south internal drive aisle, (iii) the common outdoor amenity area includes, among others, a lawn, bench seating, and small play structure, (iv) the outdoor amenity area will be enclosed and gated to provide safety, (v) a bicycle rack is provided on-site, (vi) the private outdoor space provided for each unit includes a patio, lawn, tree and shrub planting, (vii) a mix of deciduous and coniferous trees are proposed to be planted on-site, and (viii) bollard lighting is proposed for the common outdoor areas in the subject site.

### Panel Discussion

In reply to queries from the Panel, Wayne Craig, Director, Development, advised that (i) the project has been designed to achieve Step 4 of the BC Energy Step Code, (ii) air source heat pumps will be installed to provide heating and cooling, (iii) part of the Servicing Agreement associated with the proposed development includes lane improvements to the two lane frontages and the public walkway along the south property line, and (iv) the lane improvements would require an assessment of the level of lighting along the lanes.

## Development Permit Panel

### Wednesday, July 27, 2022

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#### Staff Comments

Mr. Craig noted that there is an extensive Servicing Agreement associated with the proposed development, including, but not limited to, lane improvements, a public walkway and site servicing, as a condition of Development Permit issuance.

Mr. Craig further noted that (i) the proposed setback variance to the east property line of the subject site is a technical variance and the resulting setback from the back of curb to the building face would be consistent with the setback provided in the existing townhouse development to the north of the subject site, (ii) four existing on-site trees are proposed to be removed and 13 trees are proposed to be planted, (iii) the applicant will provide a cash-in-lieu contribution for indoor amenity space, and (iv) the applicant will provide a voluntary contribution to the City's Public Art Program.

#### Correspondence

Daniel Desouza, Block Watch Captain, Zone Z-2 H05-04 Lindsay/Railway Avenue ([Schedule 3](#))

Roy Lee, 45-7088 Lynnwood Drive ([Schedule 4](#))

Corinne Gevaert, 2-7111 Lynnwood Drive ([Schedule 5](#))

Mr. Craig noted that the concerns expressed in the three pieces of public correspondence received include (i) traffic on Lindsay Road and Lynnwood Drive, (ii) availability of on-street parking, (iii) traffic safety, and (iv) use of the subject site for townhouse development in lieu of a public park.

In reply to the concerns raised, Mr. Craig advised that (i) there are lane improvements associated with the proposed development that would address concerns related to traffic safety and street parking, (ii) the proposed development was reviewed by the City's Transportation Department from a traffic safety and operation perspective, (iii) the project complies with the City's Zoning Bylaw requirements for on-site residential and visitor parking requirements, and (iv) the subject site has an existing zoning for townhouse development and the Panel's review is limited to form and character of the development proposal.

#### Gallery Comments

Fanny Lu, 40-7088 Lynnwood Drive, expressed concern regarding the current high volume of vehicular traffic and traffic safety on the road curve at Lynnwood Drive and Lindsay Road. She queried whether there are planned lane improvements to address these concerns in view of the potential increase in vehicular traffic in the area as a result of the proposed development.

In reply to the query of Ms. Lu, Mr. Craig confirmed that planned improvements to the lane include installation of traffic calming measures in addition to the sidewalk extension on the south portion of the subject property.

## Development Permit Panel Wednesday, July 27, 2022

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Also, he noted that there will be a future road connection from Lynnwood Drive to Granville Avenue through the property at 5300 Granville Avenue (located to the east of the existing townhouse development to the north of the subject site) which is currently under rezoning application. He further noted that the property is required to provide the road connection that would allow Lynnwood Drive to connect to Granville Avenue and onto the full movement traffic signal intersection at Granville Avenue and Lynas Lane.

### Panel Discussion

The Panel expressed support for the application, noting that the project is well thought out and that the vehicular and pedestrian issues related to the project could be resolved through the associated Servicing Agreement and rezoning for the property at 5300 Granville Avenue.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of 10 townhouse dwellings at 7117 Lindsay Road on a site zoned "Town Housing (ZT23) - Laurelwood"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum setback from a public road from 6.0 m to the Development Permit Panel meeting tentatively scheduled on Wednesday, July 13, 2022 be cancelled. 3.8 m (measured from the boundary of the public rights-of-passage (PROP) statutory right-of-way (SRW) along the eastern edge of the subject site).*

**CARRIED**

## 2. **DEVELOPMENT PERMIT 21-934309** (REDMS No. 6914641)

APPLICANT: SJR Construction Ltd.

PROPERTY LOCATION: 10240 Ainsworth Crescent

INTENT OF PERMIT:

1. Permit the construction of a coach house at 10240 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 8.14.6.3 to increase the maximum distance that a coach house is permitted to be located from the south interior property line on a lot with an east-west orientation from 2.0 m to 3.0 m.



## **Development Permit Panel**

### **Wednesday, July 27, 2022**

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#### **Applicant's Comments**

Tej Singh, Simplex Home Design, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 6), provided background information on the proposed coach house including its site context, site layout, elevations, floor plans, exterior building materials and colours, landscaping, and rationale for the proposed construction of the coach house, highlighting the following:

- the proposed one and a half storey coach house is located at the rear of the recently constructed principal dwelling;
- the proposed exterior building materials and colours are similar to those of the principal dwelling;
- the interior of the proposed coach house includes, among others, a living room, kitchen, 1½ washrooms, two bedrooms, and a two-car garage for the principal dwelling;
- an outdoor surface parking area and landscaped private outdoor space are provided for the coach house;
- a heat pump is proposed to provide heating and cooling to the coach house; and
- the proposed location of the coach house was impacted by the location of off-site and on-site BC Hydro power poles, resulting in the need to request a setback variance to the south property line.

#### **Panel Discussion**

Discussion ensued regarding the potential rental cost for the proposed coach house.

#### **Staff Comments**

Mr. Craig advised that staff support the proposed setback variance to the south property line, noting that (i) the intent of the Zoning Bylaw is to ensure that a new coach house on a narrow lot with an east-west orientation is sited on a certain location to minimize shadowing on adjacent lots to the north, and (ii) the existing lane to the north of the proposed coach house reduces the amount of shadow impact on the property to the north.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

**Development Permit Panel**  
**Wednesday, July 27, 2022**

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**Panel Discussion**

The Panel expressed support for the proposed coach house, noting that the design is well thought out.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a coach house at 10240 Ainsworth Crescent on a site zoned "Single Detached with Granny Flat or Coach House – Edgemere (RE1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 8.14.6.3 to increase the maximum distance that a coach house is permitted to be located from the south interior property line on a lot with an east-west orientation from 2.0 m to 3.0 m.*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled on Wednesday, August 10, 2022 be cancelled.*

**CARRIED**

**4. Date of Next Meeting: August 24, 2022**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:19 p.m.).*

**CARRIED**

**Development Permit Panel**  
**Wednesday, July 27, 2022**

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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, July 27, 2022.

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Joe Erceg  
Chair

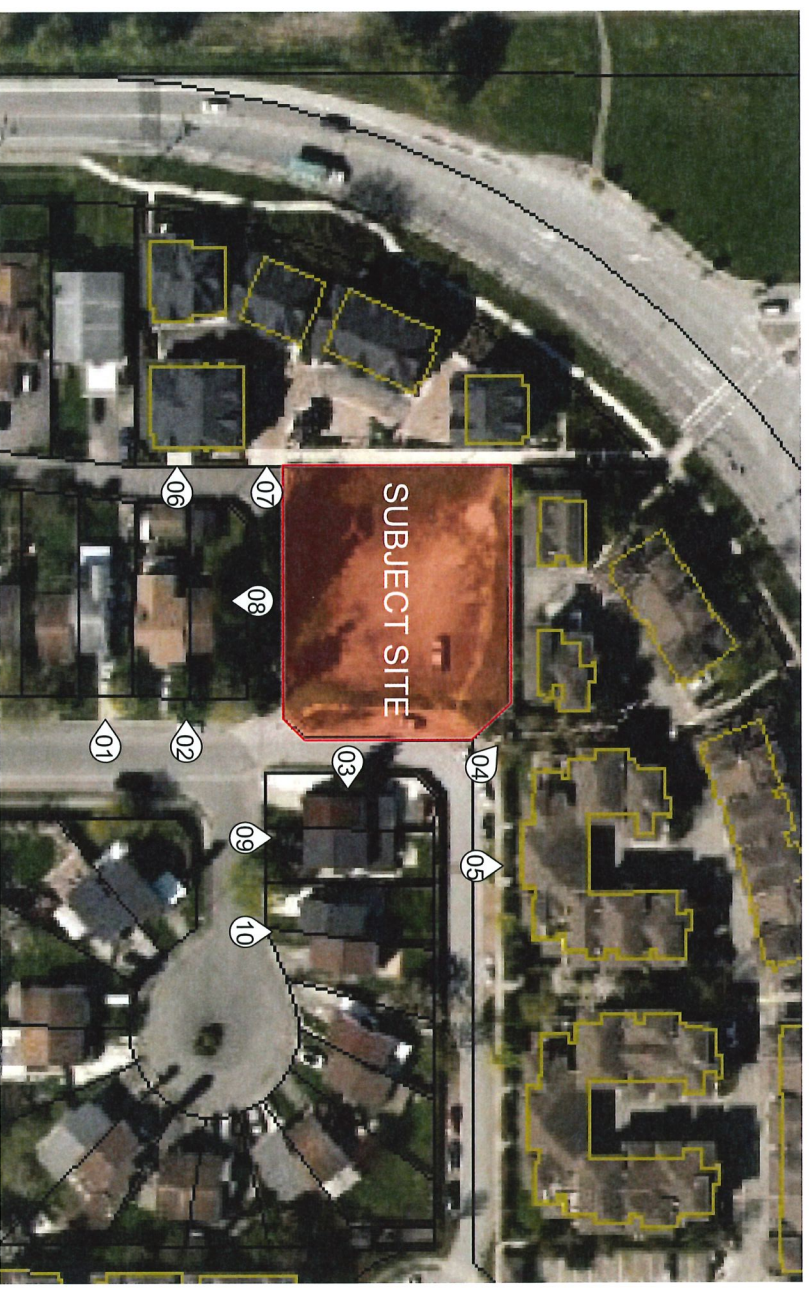
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Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 27, 2022.

PROJECT INFORMATION

CONTEXT AERIAL



1

7117 LINDSAY RD

DP APPLICATION



PROJECT INFORMATION

CONTEXT PHOTOS



1 | 7151 LINDSAY RD



2 | 7135 & 7131 LINDSAY RD



3 | 7145 LINDSAY RD



4 | 7008 LINDSAY RD



5 | 7088 LINDSAY RD



6 | 7140 LINDSAY RD



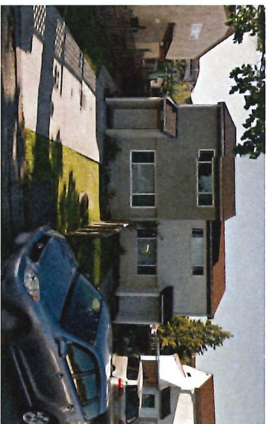
7 | 7140 LINDSAY RD



8 | 7131 LINDSAY RD



9 | 7115 & 7111 LINDSAY RD



10 | 7095 & 7091 LINDSAY RD

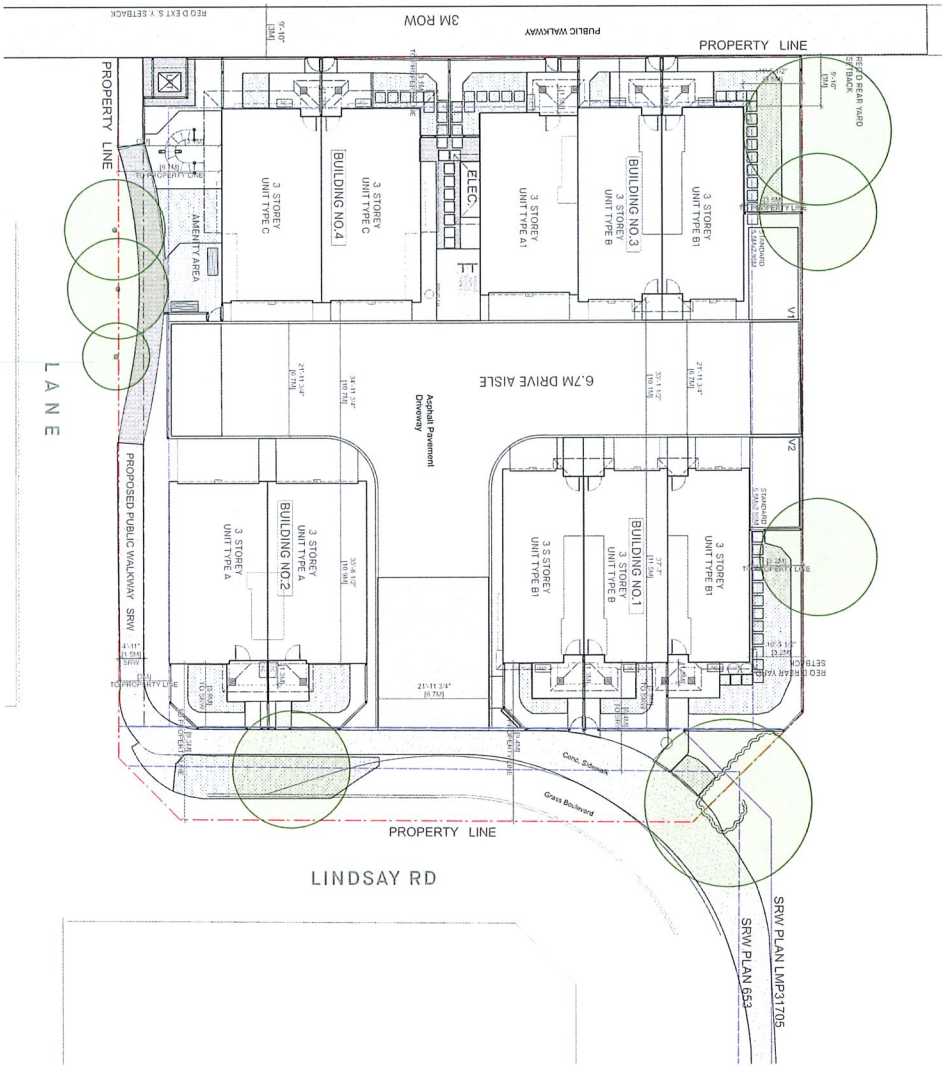


7117 LINDSAY RD

DP APPLICATION

PROJECT INFORMATION

SITE PLAN



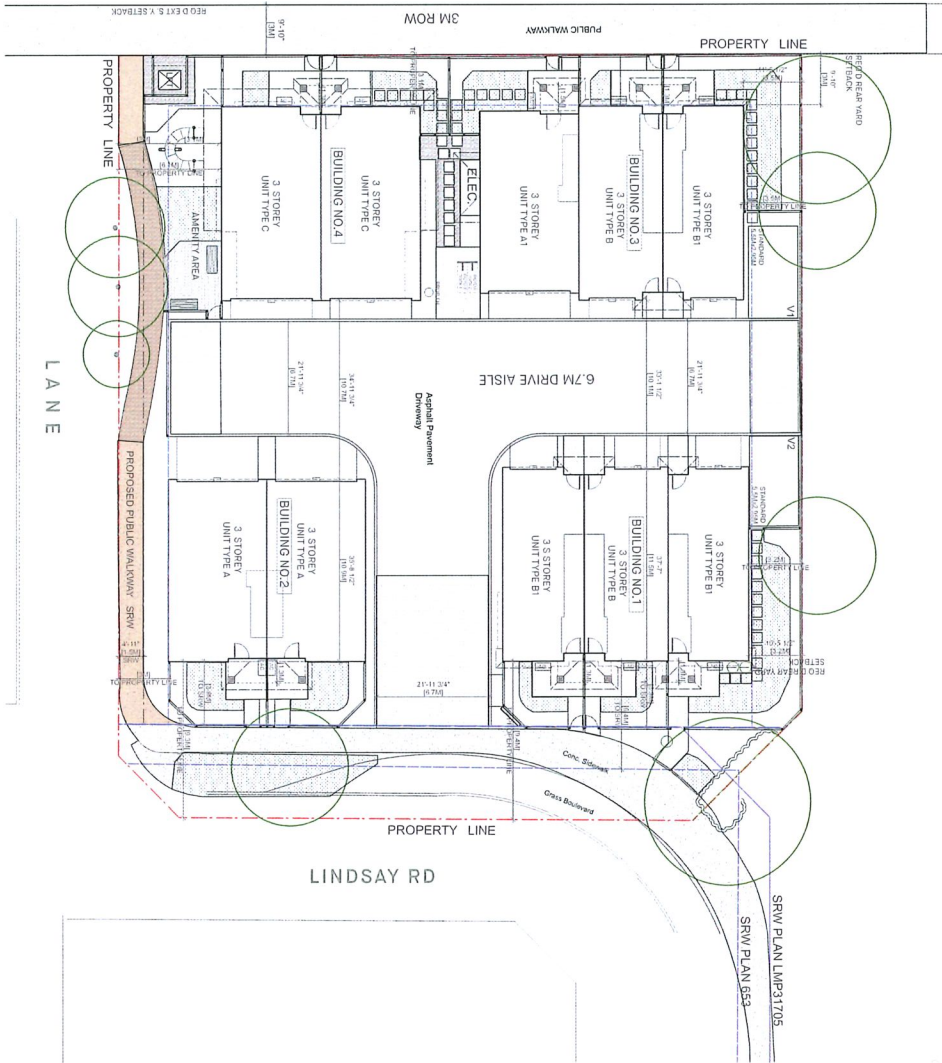
TREES TO BE RETAINED

7117 LINDSAY RD

DP APPLICATION

PROJECT INFORMATION

SITE PLAN



7117 LINDSAY RD

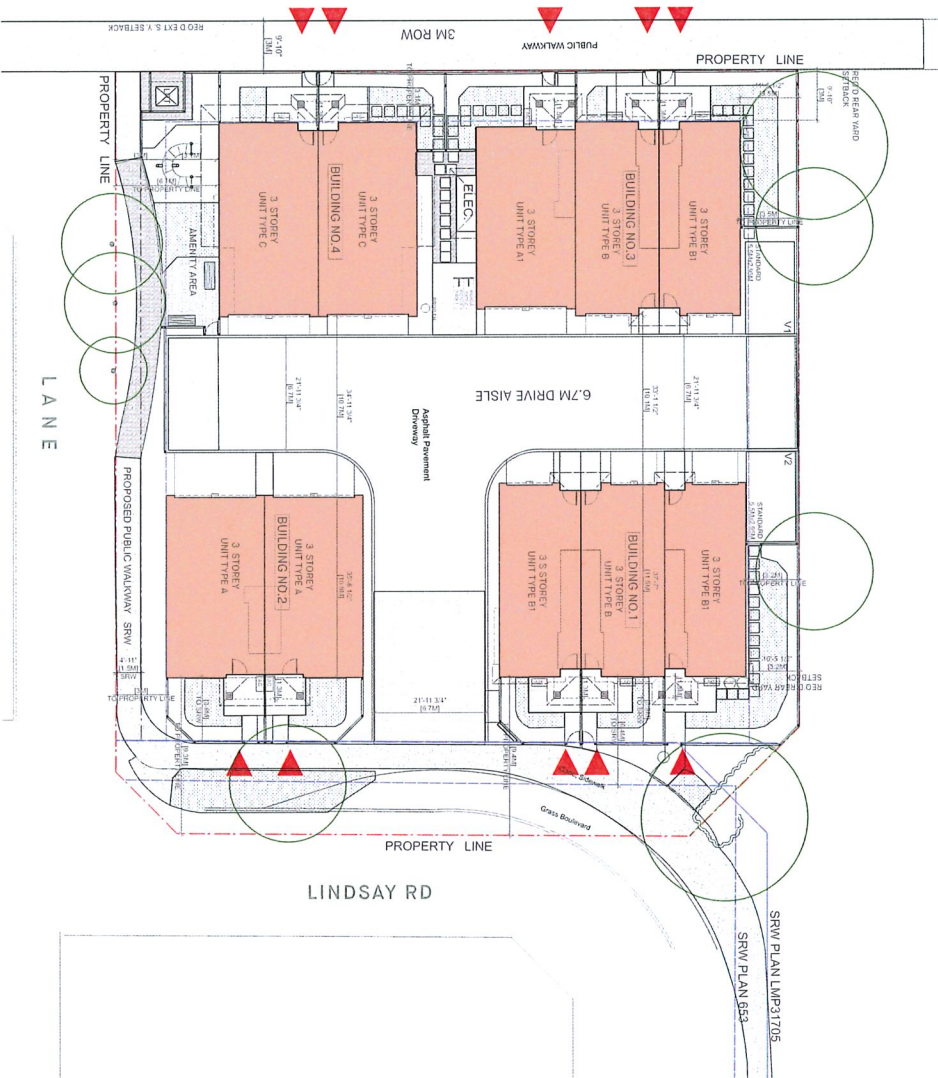


DP APPLICATION

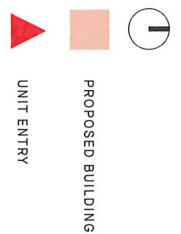


PROJECT INFORMATION

SITE PLAN



7117 LINDSAY RD

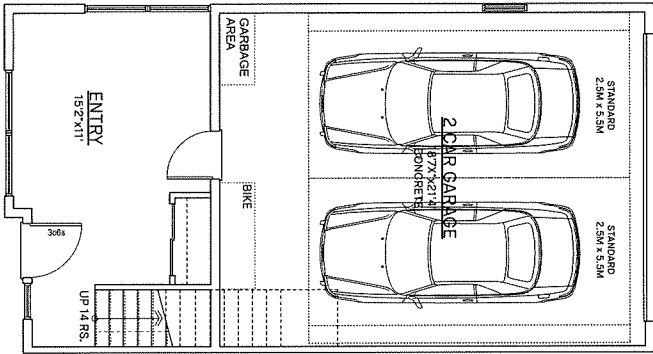


DP APPLICATION



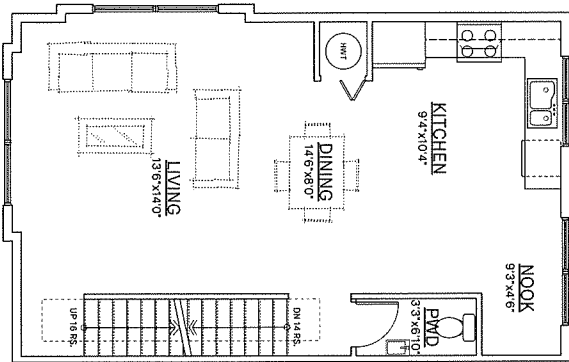
PROJECT INFORMATION

CONVERTIBLE UNIT



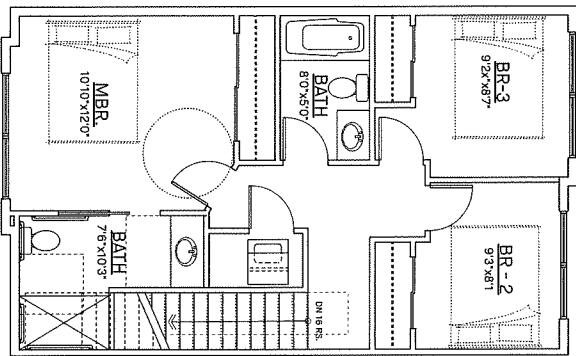
UNIT-A1

1F



UNIT-A1

2F



UNIT-A1

3F

PROJECT INFORMATION

# STREETSCAPE ELEVATIONS



STREETSCAPE ELEVATION - SOUTH



STREETSCAPE ELEVATION - EAST

7117 LINDSAY RD

DP APPLICATION

PROJECT INFORMATION

MATERIAL BLOW-UP



PARTIAL ELEVATION

7117 LINDSAY RD



ASPHALT SHINGLE ROOF - CHARCOAL



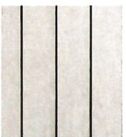
MATTE BLACK



PORTICO WHITE



HARDIE SHINGLE SIDING



HARDIE LAP SIDING



FLAGSTONE

DP APPLICATION

PROJECT INFORMATION

LANDSCAPE PLAN





Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 27, 2022.

PLAN LMP40771  
 AVERAGE FINISH SITE GRADE: 1.50 M



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
1	1	CESTRUM LUTEUM	Orange Blossom	1.5m x 1.5m
2	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
3	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
4	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
5	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
6	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
7	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
8	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
9	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
10	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
11	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
12	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
13	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
14	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
15	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
16	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
17	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
18	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
19	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
20	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
21	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
22	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
23	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
24	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
25	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
26	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
27	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
28	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
29	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
30	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
31	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
32	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
33	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
34	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
35	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
36	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
37	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
38	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
39	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
40	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
41	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
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48	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
49	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m
50	1	PLANTAGO LANCEOLATA	Plantain	1.5m x 1.5m

NOTE: 1. USE TO THE LEFT OF THE PLANT LIST TO INDICATE THE PLANT LIST TO INCLUDE CONSTRUCTION NOTES.  
 2. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AVAILABLE.  
 3. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AVAILABLE.  
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 9. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AVAILABLE.  
 10. ALL PLANT MATERIAL SHALL BE OF THE HIGHEST QUALITY AVAILABLE.



FRED LU & ASSOCIATES INC.  
 2090 Steeles Avenue East, Unit 101, Scarborough, ON M1S 5L6  
 TEL: (416) 291-7541

Yamamoto  
 Architecture Inc.  
 1111 Levey Road  
 Richmond, BC

TOWNHOUSE DEVELOPMENT

NO.	DATE	REVISION
1	2022-04-14	Issue for Review
2	2022-04-14	Issue for Review
3	2022-04-14	Issue for Review
4	2022-04-14	Issue for Review
5	2022-04-14	Issue for Review
6	2022-04-14	Issue for Review
7	2022-04-14	Issue for Review
8	2022-04-14	Issue for Review
9	2022-04-14	Issue for Review
10	2022-04-14	Issue for Review
11	2022-04-14	Issue for Review
12	2022-04-14	Issue for Review
13	2022-04-14	Issue for Review
14	2022-04-14	Issue for Review
15	2022-04-14	Issue for Review
16	2022-04-14	Issue for Review
17	2022-04-14	Issue for Review
18	2022-04-14	Issue for Review
19	2022-04-14	Issue for Review
20	2022-04-14	Issue for Review
21	2022-04-14	Issue for Review
22	2022-04-14	Issue for Review
23	2022-04-14	Issue for Review
24	2022-04-14	Issue for Review
25	2022-04-14	Issue for Review
26	2022-04-14	Issue for Review
27	2022-04-14	Issue for Review
28	2022-04-14	Issue for Review
29	2022-04-14	Issue for Review
30	2022-04-14	Issue for Review
31	2022-04-14	Issue for Review
32	2022-04-14	Issue for Review
33	2022-04-14	Issue for Review
34	2022-04-14	Issue for Review
35	2022-04-14	Issue for Review
36	2022-04-14	Issue for Review
37	2022-04-14	Issue for Review
38	2022-04-14	Issue for Review
39	2022-04-14	Issue for Review
40	2022-04-14	Issue for Review
41	2022-04-14	Issue for Review
42	2022-04-14	Issue for Review
43	2022-04-14	Issue for Review
44	2022-04-14	Issue for Review
45	2022-04-14	Issue for Review
46	2022-04-14	Issue for Review
47	2022-04-14	Issue for Review
48	2022-04-14	Issue for Review
49	2022-04-14	Issue for Review
50	2022-04-14	Issue for Review

DATE: 2022-04-14  
 DRAWN: [Signature]  
 CHECKED: [Signature]



PLAN LMP40771

64ft. perimeter fence, wood fence on adjacent property. To be installed along property line if required.

WOOD FENCE

DØ:0.25

90°18'31" 21'

90°20'54"

90°18'31" 21'

DØ:0.40

DØ:0.20

DØ:0.10

DØ:0.10

DØ:0.10

DØ:0.10

DØ:0.10

DØ:0.10

DØ:0.10

DØ:0.10

DØ:0.25

DØ:0.25

DØ:0.25

DØ:0.25

DØ:0.25

DØ:0.25

DØ:0.25

DØ:0.25

DØ:0.25

PLAN LMP31703

7M DRIVE AISLE 4

Asphalt Driveway

E 1.40M (4'-7")

21'-11 3/4" (6.7M)

3 STOREY UNIT TYPE A

3 STOREY UNIT TYPE B

3 STOREY UNIT TYPE C

3 STOREY UNIT TYPE B1

SRW PLAN LMP31705

SRW PLAN 72653

SRW PLAN 72653

SRW PLAN 72653

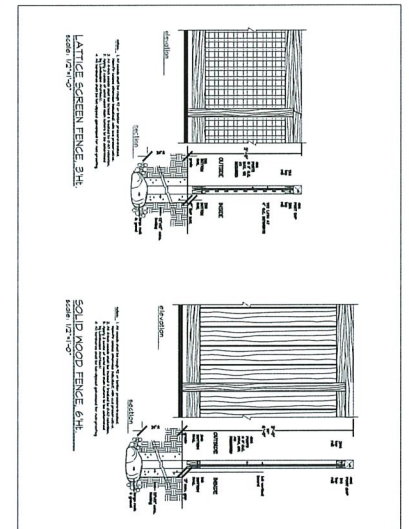
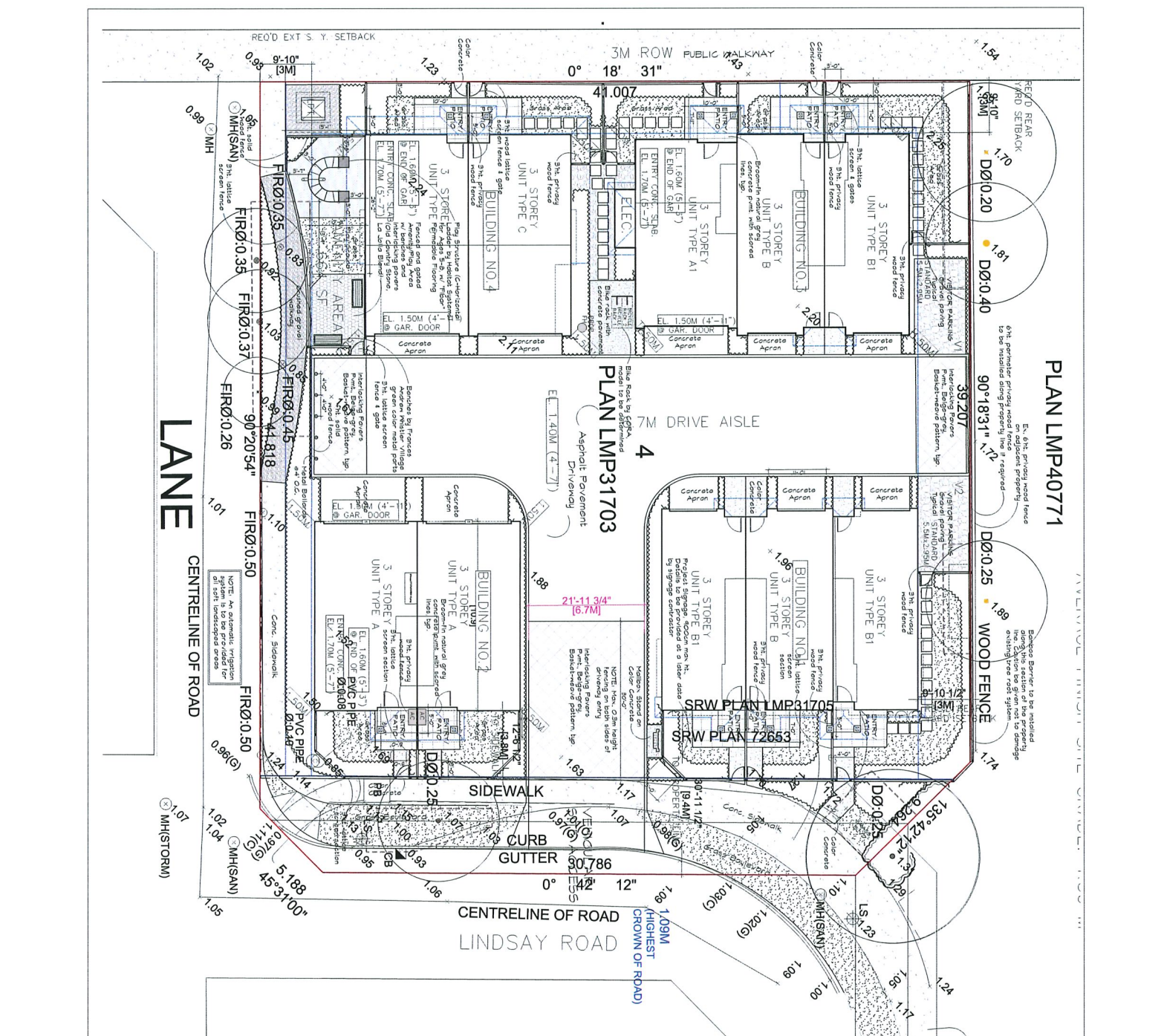
SRW PLAN 72653

SRW PLAN 72653

SRW PLAN 72653

SRW PLAN 72653

SRW PLAN 72653



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FRED LIU & ASSOCIATES, INC.  
BOA/C/S/J/A  
2080 Sutorio Avenue Vancouver, BC V6P 2J5  
Email: fredliu@fredliuassociates.com TEL: (604) 371-7541

Yamamoto  
Architecture Inc.  
1117 Lindsay Road  
Richmond, B.C.

7117 Lindsay Road, Vancouver, BC V6P 2J5  
TEL: (604) 273-1177 FAX: (604) 273-1178

LANDSCAPE SITE PLAN and Details

SCALE: 1/8" = 1'-0"

DATE: August 2021

DRAWN: M.A.

CHECKED: M.A.

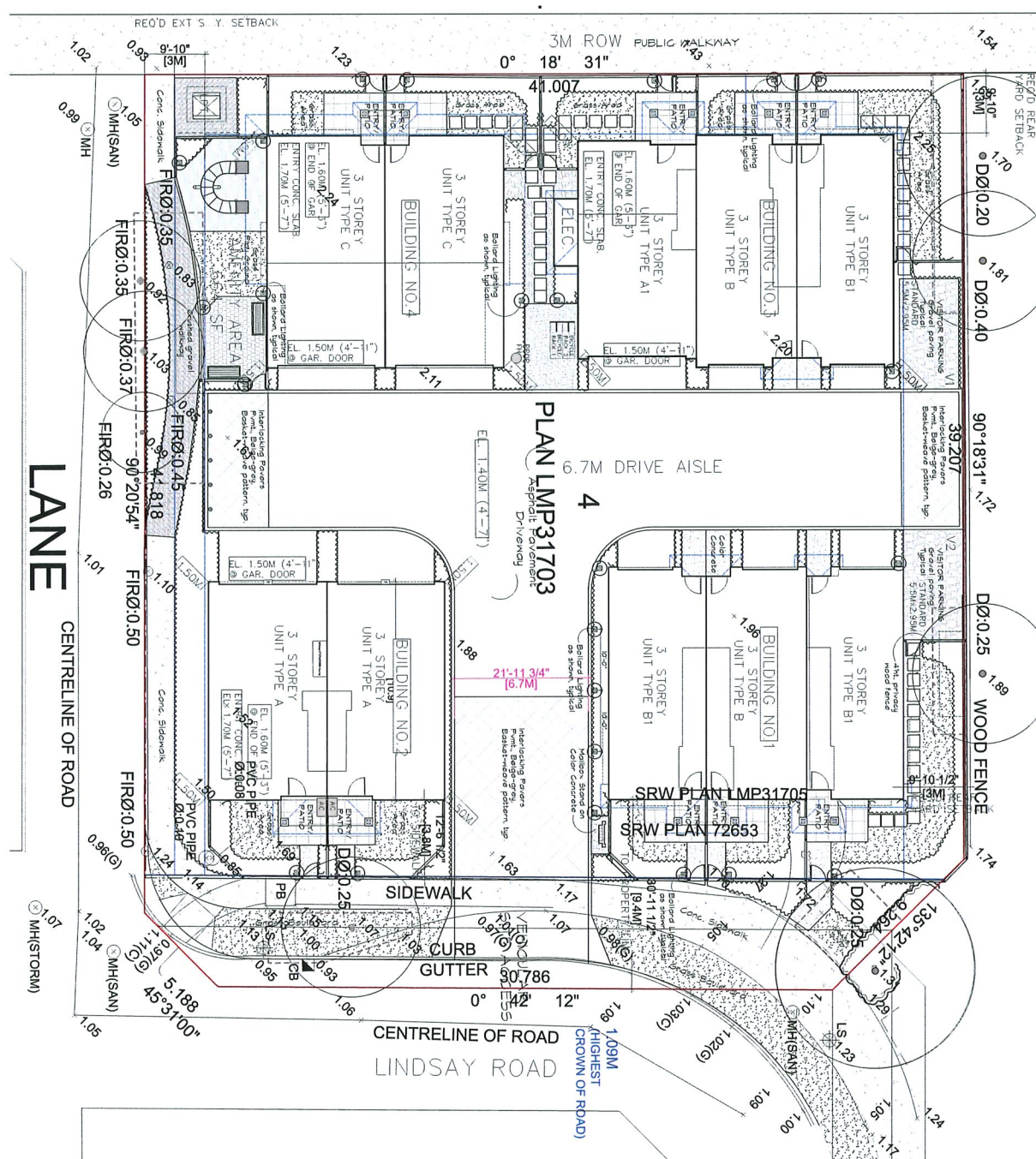
PROJECT: L1 OF 3

REVISIONS:



**A**  
**PLAN LMP40771**

AVERAGE EXIST. SITE GRADE: 1.40 M  
AVERAGE FINISH SITE GRADE: 1.50 M



LANDSCAPE LIGHTING SHOWN HERE ON PLAN SHALL BE FOR PEDESTRIAN PATHS, AT UNIT ENTRIES AND IN ACTIVITY AREAS USING BOLLARD TYPE FIXTURE OF 30" +/- HT. AS SHOWN.  
Total number of units: 24 pcs.

NOTE: For all existing trees, see L1 and L2 for locations and details.

Copyright of light fixture manufacturer is hereby acknowledged. Reproduction or use in any form without the express written permission of the manufacturer is prohibited. All rights reserved.

FRED LIU & ASSOCIATES, INC.  
2080 Steeles Avenue, Vancouver, BC, V6P 2J3  
Email: [info@fredliu.com](mailto:info@fredliu.com) TEL: (604) 921-1754



SCALE: 1/8" = 1'-0"  
DATE: JUNE 2002  
DRAWN: M.A.  
CHECKED: M.A.  
PROJECT: ZIMMERMAN

THIS PLAN SHALL BE VALID FOR THE PROJECT ONLY AND SHALL NOT BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

Yamamoto  
Architecture Inc.  
7117 Leppich Road  
Richmond, B.C.

TOWNHOUSE DEVELOPMENT

NO.	DATE	DESCRIPTION
1	2002-06-04	PRELIMINARY PLAN
2	2002-06-04	REVISED PLAN
3	2002-06-04	REVISED PLAN
4	2002-06-04	REVISED PLAN
5	2002-06-04	REVISED PLAN
6	2002-06-04	REVISED PLAN
7	2002-06-04	REVISED PLAN
8	2002-06-04	REVISED PLAN
9	2002-06-04	REVISED PLAN
10	2002-06-04	REVISED PLAN
11	2002-06-04	REVISED PLAN
12	2002-06-04	REVISED PLAN
13	2002-06-04	REVISED PLAN
14	2002-06-04	REVISED PLAN
15	2002-06-04	REVISED PLAN
16	2002-06-04	REVISED PLAN
17	2002-06-04	REVISED PLAN
18	2002-06-04	REVISED PLAN
19	2002-06-04	REVISED PLAN
20	2002-06-04	REVISED PLAN
21	2002-06-04	REVISED PLAN
22	2002-06-04	REVISED PLAN
23	2002-06-04	REVISED PLAN
24	2002-06-04	REVISED PLAN

CONSULTANT:

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 27, 2022.

<b>To Development Permit Panel</b>
Date: <u>JULY 27, 2022</u>
Item # <u>1</u>
Re: <u>DP 20-921387</u>

**From:** Badyal,Sara  
**Sent:** July 11, 2022 8:46 AM  
**To:** Badyal,Sara  
**Subject:** 7117 Lindsay Road - Development Application DP 20-921387

**From:** Daniel Desouza <[desouzadan@hotmail.com](mailto:desouzadan@hotmail.com)>  
**Sent:** July 10, 2022 3:04 PM  
**To:** DevApps <[DevApps@richmond.ca](mailto:DevApps@richmond.ca)>; Rockerbie,Jordan <[JRockerbie@richmond.ca](mailto:JRockerbie@richmond.ca)>  
**Subject:** Re ; Proposed Development Application # DP 20-921387 for 7117 Lindsay Road Richmond. - Huge Concern

Dear Richmond City Councillors & Development Team members,

**Happy Monday!**

*Regret the delay in writing this email, due to my procrastination.*

I am the Block Watch Captain of ZONE Z-2 H05-04 LINDSAY / RAILWAY AVE writing on behalf of 24 members(Families) raising our concern over the Proposed Development Application # DP 20-921387 for 7117 Lindsay Road Richmond.

We think the proposal is of concern – as we have 10+ children in our cul-de-sac itself , playing on the road when weather permits, we have cars parked in the area which restricts their play and hence a safety concern. We also have many Seniors in the area who walk about to relax and get out of the house. We would like to keep our neighborhood less congested & safe with your help.

Currently if you may have observed, street parking is a challenge on Lindsay road, as most households have 2 or more cars. We have the Sussex Apartments in the vicinity who use street parking, then we have the 7088 & 7111 Lynwood drive town houses whose members also use the Lindsay road street parking, so if you decide to build 10 townhomes, parking & safety will be a huge challenge along with other safety, stress, congestion etc . We have to remember that Richmond is a diverse & friendly city and we like to have friends and family come visit us from far & wide to ease mental/work stress and we need safe convenient parking for our visitors.

Also, in that compact space (7117) if we build 10 town homes, we will be almost looking into each other's houses or people always have to draw curtains at all times to maintain privacy causing stress and mental health issues. Parking?

Secondly, just a little ahead there is a proposal for 20 townhomes Rezoning Application RZ 21-936275 with vehicle access from 7168 & 7255 Lynwood Drive, this is just going to cause major parking problems/stress which we can avoid, so let us keep this as a Nice Canadian city neighborhood, wide, open, Green and pollution free. **Pls let it not be crowded.**

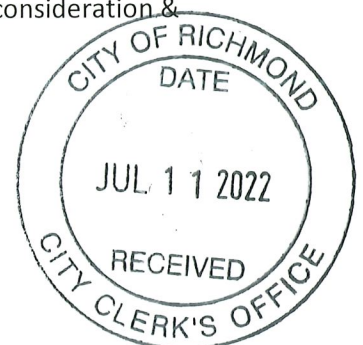
We would welcome a children's park with a pebble walkway for health of the elders in that space (7117) or please consider a better solution for the wellbeing of the people.

We beg your kind consideration regarding this development and Thank you for your kind consideration & understanding.

Take care , stay safe & have a Great Week!

Best Regards

Daniel D





Block Watch Captain

ZONE Z-2 H05-04 LINDSAY / RAILWAY AVE

Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 27, 2022.

**From:** Roy Lee <roylee68@yahoo.com>  
**Sent:** July 26, 2022 7:37 AM  
**To:** CityClerk  
**Subject:** Notice of development permit panel meeting  
  
**Categories:** Rustico

<b>To Development Permit Panel</b>	
Date:	<u>JULY 27, 2022</u>
Item #	<u>1</u>
Re:	<u>DP 20-921387</u>
_____	

**City of Richmond Security Warning:** This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Ms. Sara Badyal,

It's Roy, 45-7088 Lynnwood Drive resident, I don't support the construction of 10 townhouse dwellings at 7117 Lindsay RD. This site should build a public park for LIVING STONE, LINDSAY CRES AND LYNNWOOD DR RESIDENT.

First, there are very dense population living here.

Second, there is very limited vision for drivers at the Lindsay and Lynnwood road intersection.

Third, LINDSAY RD is very narrow on this site. Most Laurewood residents and Living Stone residents have to drive out/in through the site. It is high dangerous for all these residents.

I suggest city of Richmond keep this site for a public space.

Thanks,  
Roy

[Sent from Yahoo Mail on Android](#)



Schedule 5 to the Minutes of the Development Permit Panel meeting held on Wednesday, July 27, 2022.

<b>To Development Permit Panel</b>
Date: <u>JULY 27, 2022</u>
Item # <u>1</u>
Re: <u>DP 20-921387</u>

**From:** corinne gevaert <[cgevaert@telus.net](mailto:cgevaert@telus.net)>  
**Sent:** July 26, 2022 11:53 AM  
**To:** Crocker,Lisa <[LCrocker@richmond.ca](mailto:LCrocker@richmond.ca)>  
**Subject:** Re: Regarding DP 20-921387

Received, thank you.

Development Permit - File DP 20-921387 - Site 7117 Lindsay Rd.

The meeting on July 27 I am unable to attend.

The following comment to be considered at the meeting:

My biggest concern is traffic using Lynnwood Drive by people who are not residents of Laurelwood on Lynnwood Drive.

They are speeding through the area, using our parking spaces and the fire lane that goes onto Granville. There are

signs which no one is paying attention to. Lynnwood Drive goes through the middle of our complex which consists of

Phase 1 to the south and Phases 2 and 3 to the north. We have 1 entrance off Lindsay and 1 on the fire lane.

Thank you for your consideration.

I have lived at Laurelwood for 25 years.

Corinne Gevaert

#2-7111 Lynnwood Drive

Richmond

604-2410307

On Tue, Jul 26, 2022 at 11:37 AM Crocker,Lisa <[LCrocker@richmond.ca](mailto:LCrocker@richmond.ca)> wrote:

Hello Ms. Gevaert,

Please add any comments or concerns regarding application DP 2-921387. Please reach to Sara Badyal at 604-276-4282 with any questions.

## Lisa Crocker

*Property Records Clerk*

Planning & Development | City of Richmond

Phone: 604-276-4314 | Fax: 604-276-4052

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION

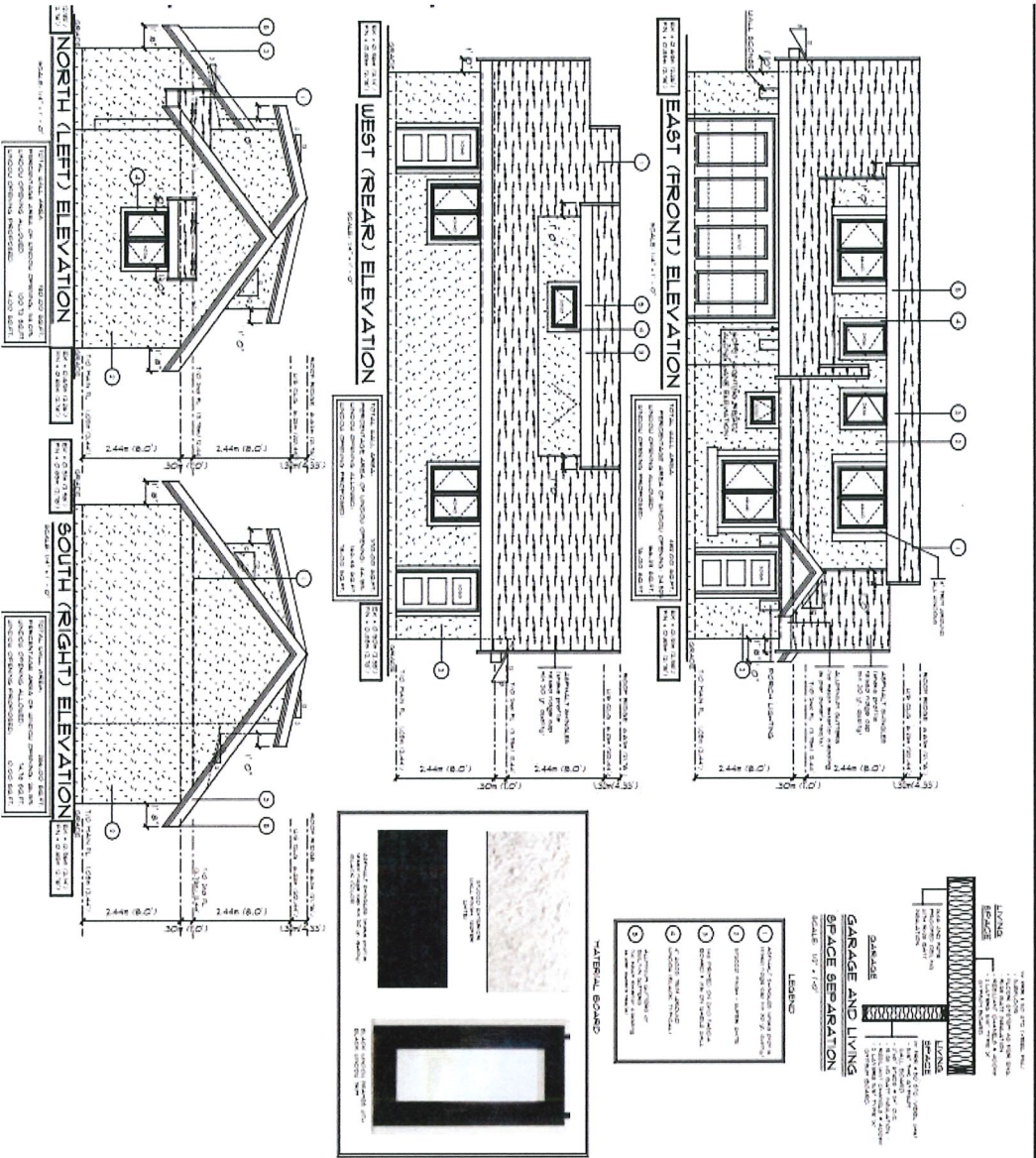


Schedule 6 to the Minutes of the  
Development Permit Panel meeting  
held on Wednesday, July 27,  
2022.

# 10240 Ainsworth Crescent

Coach Home Application





# Layout

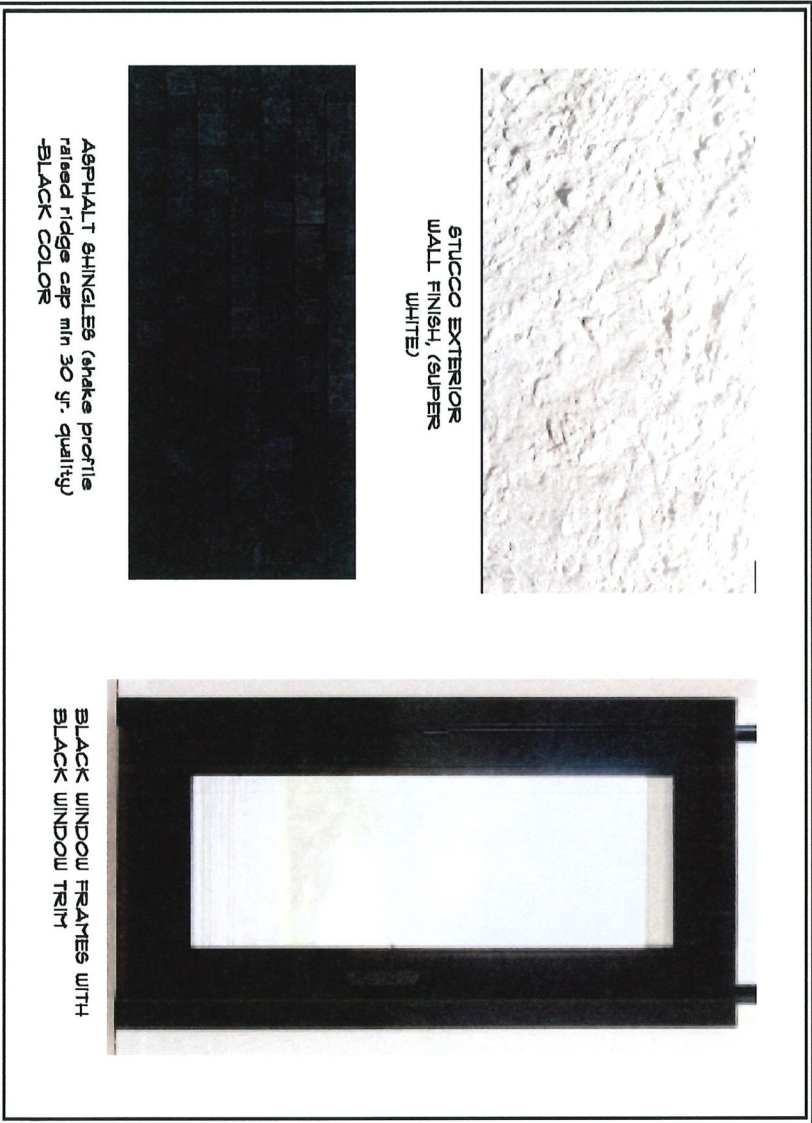
625 sq ft coach home

1 1/2 storey

2 car garage

# Exterior Finishing

## MATERIAL BOARD

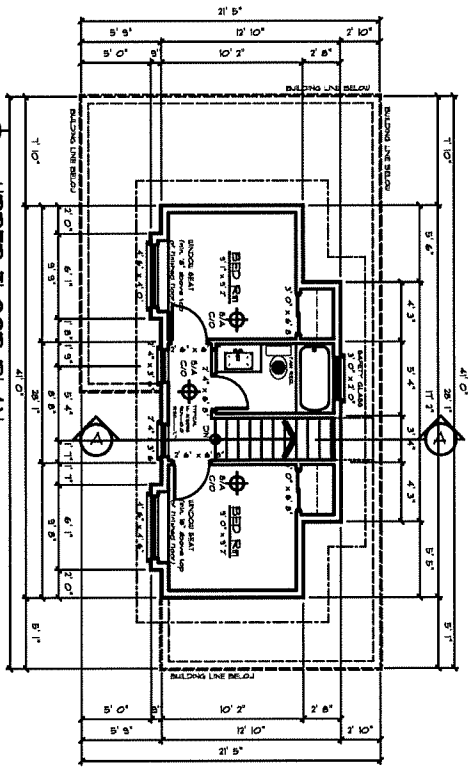


Stucco Finishing

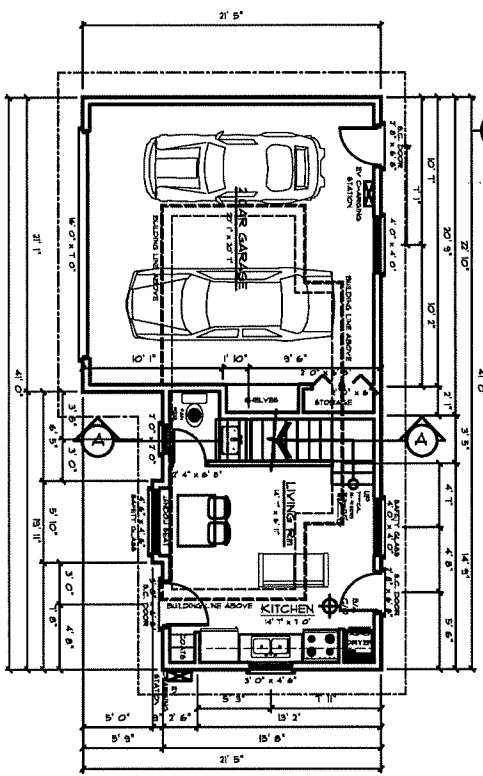
Black Asphalt Shingles

Black Window Frames

Black Exterior Door



UPPER FLOOR PLAN



MAIN FLOOR PLAN

Interior

Two Bedrooms

1 1/2 washrooms

Kitchen

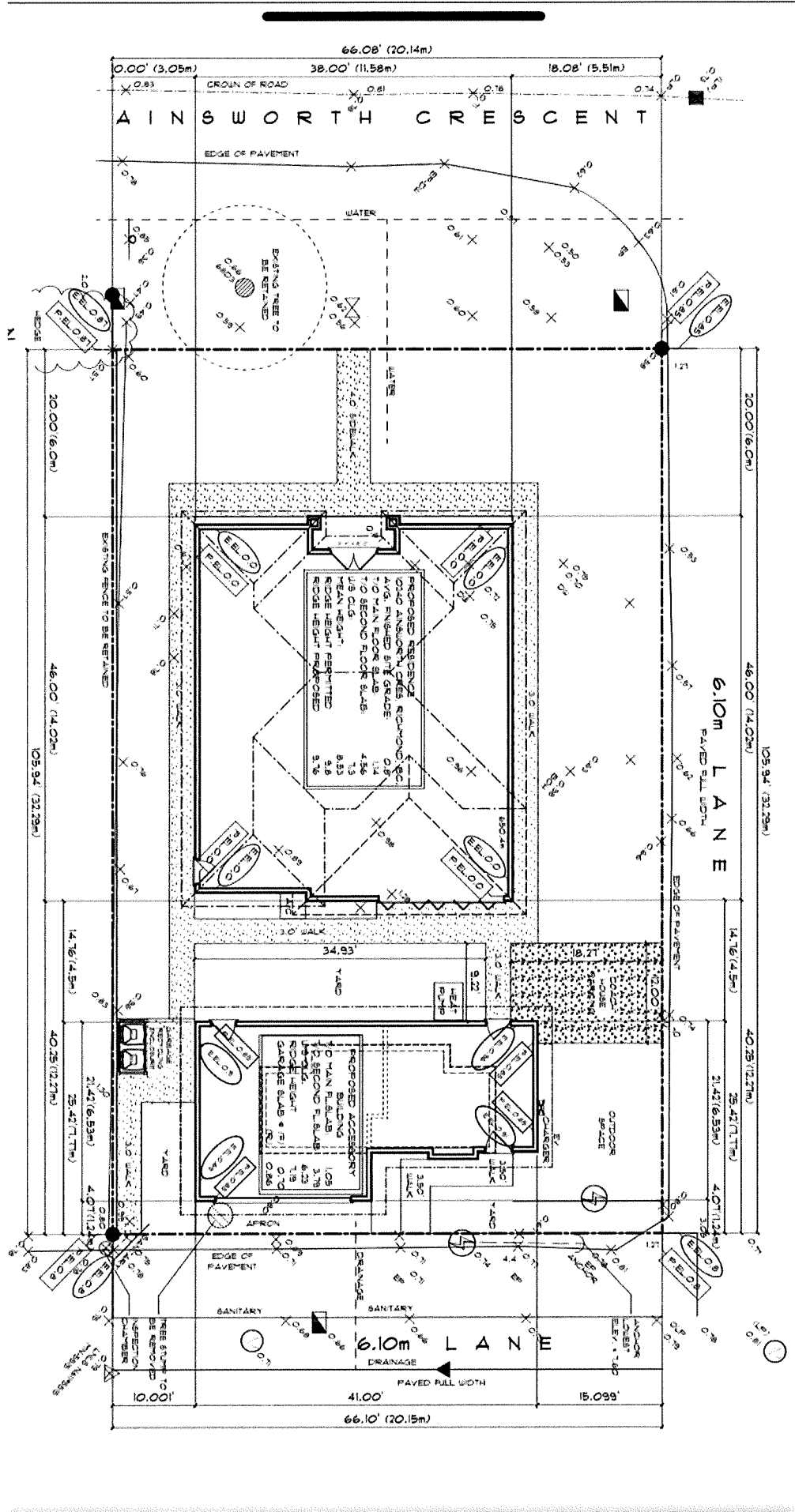
Living Room

Two Car Garage

EV Car Charger

Heat Pump for Heating and Cooling







IMPERMEABLE SITE COVERAGE	
PERMITTED (60%):	4 200.48 s.f.
DWELLING:	1 667.00 s.f.
ACCESSORY BUILDING:	767.00 s.f.
DECKS / PORCH:	30.00 s.f.
APRON:	84.00 s.f.
SIDEWALKS:	981.00 s.f.
R/C PAD:	9.00 s.f.
<b>TOTAL COVERAGE:</b>	<b>3 538.00 s.f.</b>

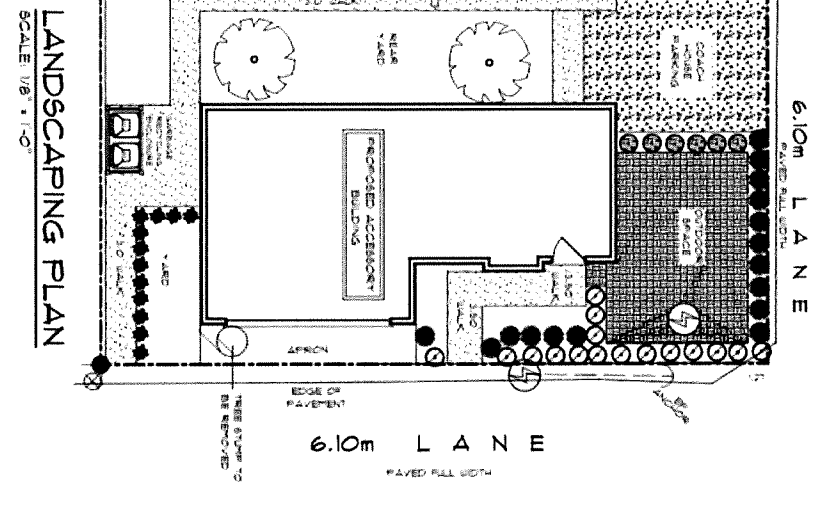
**PROJECT DESCRIPTION:**  
 CIVIC ADDRESS: 10240 RINSLUORTH CRES.  
 RICHMOND, B.C.  
 LEGAL ADDRESS: LT 15 SEC 35 BLK 4N RG 6UJ PL NLP20611 Lot 15, Block 4N, Sub Block 14, Plan NLP20611, Section 35, Range 6UJ, New Westminster Land District  
 PID: 008-909-521

**ZONING:** .....R1

LOT AREA:	7 000.80 s.f.
ALLOWABLE F.A.R.:	3 600.00 s.f.
MAIN FLOOR:	1 667.00 s.f.
SECOND FLOOR:	1 879.00 s.f.
U.L.H.:	685.00 s.f.
GARAGE:	473.00 s.f.
NET COVERED AREA:	3 600.00 s.f.
SITE COVERAGE ALLOWED (45%):	3 150.00 s.f.
SITE COVERAGE PROPOSED:	2 424.00 s.f.

**NOTES:**

- 1) THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2018 EDITION.
- 2) SWAIFT HOME DESIGN LTD. HAS TAKEN EXTENSIVE CARE IN PROVIDING ACCURATE INFORMATION. CONSTRUCTION TO B.C. CODE 2018 HIGHLIGHTS IS SOLE RESPONSIBILITY OF THE OWNER. SEPARATE CONTRACTS FOR ALL NEIGHBORING LOTS AND BUILDINGS.
- 3) QUAKER CONSTRUCTION BUILDING TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE INCURRY OF THE SINK.
- 4) ALL TRUSSES TO BE ENGINEERED BY MANUFACTURERS & STAMP TO CORRESPOND FROM TO INFORMATION. THESE MANUFACTURERS SHALL CHECK & CONFIRM THE NECESSITY AND NUMBER OF SUPPORTS FOR EACH TRUSS. ALL TRUSSES TO BE VERIFIED BY A PROFESSIONAL ENGINEER. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SWAYT HOME DESIGN LTD. DIMENSIONS. DIMENSIONS SHOULD NOT BE RESPONSIBLE FOR THE SWAYT HOME DESIGN LTD. DIMENSIONS. DIMENSIONS SHOULD NOT BE RESPONSIBLE FOR THE SWAYT HOME DESIGN LTD. DIMENSIONS.
- 5) ALL CONCRETE TO BE ENGINEERED BY A PROFESSIONAL ENGINEER. ALL CONCRETE TO BE ENGINEERED BY A PROFESSIONAL ENGINEER.
- 6) ALL CONCRETE TO BE ENGINEERED BY A PROFESSIONAL ENGINEER. ALL CONCRETE TO BE ENGINEERED BY A PROFESSIONAL ENGINEER.
- 7) ALL CONCRETE TO BE ENGINEERED BY A PROFESSIONAL ENGINEER. ALL CONCRETE TO BE ENGINEERED BY A PROFESSIONAL ENGINEER.
- 8) ALL CONCRETE TO BE ENGINEERED BY A PROFESSIONAL ENGINEER. ALL CONCRETE TO BE ENGINEERED BY A PROFESSIONAL ENGINEER.
- 9) ALL CONCRETE TO BE ENGINEERED BY A PROFESSIONAL ENGINEER. ALL CONCRETE TO BE ENGINEERED BY A PROFESSIONAL ENGINEER.
- 10) FOUNDATION PLAN IS FOR GENERAL USE ONLY. BUILDER MAY HAVE TO REVISE AS NECESSARY DUE TO SITE CONDITIONS & LOCAL BUILDING STANDARDS.
- 11) BUILDER TO CONFIRM BUILDING SIZE AND LOCATION IF THERE IS A DISCREPANCY THAT PARTY SHALL CONTACT THE DESIGNER.







**LANDSCAPING PLAN**  
 SCALE: 1/8" = 1'-0"






# Landscaping

- Outdoor Space with Paving Stones
- Parking Space with Loose Gravel

- 3.0 side Concrete Walkway
- Garbage/Recycling Enclosure

Rear Yard w/Japanese Maple Trees

<b>HARD-SCAPE</b>	
	BRUSH-FINISH CONCRETE
	PAVING STONES
	LOOSE GRAVEL
	STEP -IN STONES

PLANT LIST SYMBOLS				
SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	12	ROSA RUGOSA 'ALBA'	RUGOSA ROSE	*2 POT
	6	BUXUS SEMPERVIRENS	BOX WOOD	*2 POT
	6	PIERIS JAPONICA	LILY OF THE VALLEY SHRUB	4' HIGH
	16	MAHONIA AQUIFOLIUM	OREGON GRAPE	*3 POT
	2		JAPANESE MAPLE	6cm CAL.

## Why a Coach Home?

- Rental Income helps current homeowners
- Provides more housing
- Cleans up and makes the lanes look more attractive
- Future opportunity to have homeowners kids move back