



**Development Permit Panel
Wednesday, August 24, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Catherine Volkering Carfile, Chair
Serena Lusk, Senior Manager, Recreation and Sports Services
Peter Russell, Senior Manager, Sustainability and District Energy

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 July 13, 2016, be adopted.

CARRIED

1. Development Permit 10-521415
(REDMS No. 4707564)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road)

INTENT OF PERMIT:

1. Permit the construction of 13 townhouse units at 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road) on a site zoned "Low Density Townhouses (RTL3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit seven (7) small car parking spaces.

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Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., provided background information on the proposed development and highlighted the following:

- the proposed 13-unit townhouse development consists of two buildings at the front (along Williams Road) and three pairs of two-storey duplexes at the rear;
- the end unit of the east building (Building B) along Williams Road adjacent to the single-family homes to the east is stepped down from three to two storeys;
- the proposed development is designed to match the scale of its single-family neighbourhood;
- the proposed heritage colours and exterior cladding materials such as fiber cement siding, shingles and bricks are consistent with the character of the existing neighbourhood;
- the increased 6-meter rear yard setback provides a generous outdoor space for the rear units;
- two trees in the front yard and one tree located on the adjacent property to the north are proposed to be retained; a portion of the rear yard of two units fronting the retained tree, on the neighbouring property to the north, will be stepped down by approximately two feet to provide usable outdoor space and protection to the tree's root system;
- a parking variance is requested by the applicant to allow one small car stall in each of the seven side-by-side double car garages;
- all indoor residential garages are provided with electric vehicle charging receptacles;
- the project is designed to achieve EnerGuide 82 rating and includes pre-ducting for solar hot water heating;
- sustainability and aging-in-place features are incorporated into the project; and
- one convertible unit is provided for the townhouse development.

David Rose, PD Group Landscape Architecture Ltd., briefed the Panel on the proposed landscaping, noting that (i) a 12-inch high retaining wall and two landscape steps are provided to create a sunken area to protect the tree located on the adjacent property to the north, (ii) columnar trees will be planted along the side property lines, (iii) the front yards of front units and the rear yards of the back units are fully landscaped, (iv) permeable paving surface treatment is introduced on the entrance driveway, internal drive aisle and visitor parking, (v) compacted gravel pathway is provided between buildings, (vi) landscaping is incorporated on the internal drive aisle, (vii) the proposed entrance to the driveway is skewed to provide a small landscape area for soft entry into the townhouse development, and (viii) the outdoor amenity space provides for play equipment for toddlers, resilient surface paving, seating, and lawn areas.

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Staff Comments

Wayne Craig, Director, Development, advised that there will be a Servicing Agreement for frontage improvements along Williams Road including storm sewer upgrades and site service connections.

Panel Discussion

In response to queries from the Panel, Mr. Cheng acknowledged that the project's target of a minimum of 15 percent weight of construction waste materials to be diverted from waste stream was referenced from Build Green Canada standards.

In response to queries from the Panel, Mr. Rose and Mr. Cheng noted that (i) columnar trees will be planted in the outdoor play area and (ii) aging-in-place features will be incorporated in all townhouse units.

In response to a query from the Panel, Mr. Craig confirmed that (i) the subject development's internal drive aisle provides for future connections to the neighbouring properties to the east and west secured by statutory right-of-way (SRW), and (ii) three properties have direct interface with the north property line of the subject development.

Correspondence

Jinhe Pan, 6470 Sheridan Road (Schedule 1)

In response to the concerns expressed by the residents of 6470 Sheridan Road, Mr. Craig commented that (i) the proposed 6-meter rear yard setback to the duplex buildings meets the site's zoning requirements and Arterial Road Guidelines for Townhouses in the Official Community Plan, and (ii) the architectural drawings submitted by the applicant show that the heights of the majority of the roof forms of the duplex buildings are significantly lower than a three storey building.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 13 townhouse units at 6551 Williams Road (formerly 6511/6531 and 6551/6553 Williams Road) on a site zoned "Low Density Townhouses (RTL3)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to permit seven (7) small car parking spaces.*

CARRIED

Development Permit Panel
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2. Development Variance 15-718208
(REDMS No. 5089208)

APPLICANT: James and Sonal Leung

PROPERTY LOCATION: 11400 Kingfisher Drive

INTENT OF PERMIT:

Vary the maximum lot coverage permitted under "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% to permit the construction of a new two-storey single detached dwelling at 11400 Kingfisher Drive.

Applicant's Comments

Jim Toy, False Creek Design Group, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 2), provided background information on the proposed development, noting that (i) the proposed single family home is designed to minimize the impact to its surrounding single-family neighbourhood, (ii) the massing is broken down through using varied materials and colours and altering the setbacks, (iii) the proposed height of the single-detached dwelling is 7.5 meters, which is lower than the permitted height under the Land Use Contract for the subject site and RS1/E zoning, and (iv) window openings are designed to minimize overlook into the adjacent side yards.

Keith Ross, K.R. Ross and Associates Landscape Architects, noted that (i) the proposed contemporary style of landscaping of the front yard matches the architecture of the proposed single-family dwelling, (ii) the front yard is landscaped with a mixture of materials, (iii) two new trees will be added in the front yard, (iv) existing trees in the rear yard are proposed to be retained and protected, (v) the existing 6-foot high cedar fences are proposed to be retained in the rear and replaced in the north and south sides, (vi) a 4-foot Hicks Yew hedging will replace the existing hedges in the front yard, and (vii) a concrete walkway at the south side connects the front yard to the rear yard of the proposed development.

Staff Comments

Mr. Craig clarified that the 9 meters maximum building height for RS1/E zoning only applies to buildings with a sloped roof while for buildings with a flat roof, the maximum permitted height is 7.5 meters. Mr. Craig further noted that the proposed single family dwelling has a flat roof and its proposed height is consistent with RS1/E zoning regulations.

Also, Mr. Craig noted the applicant's willingness to work with staff in the design review process and discuss the project's design with immediate neighbours.

In response to a query from the Panel, Mr. Craig confirmed that the applicant's neighbours have signified support to the proposed development.

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Panel Discussion

In response to a query from the Panel, Mr. Toy acknowledged that energy efficiency will be incorporated into the design of the proposed development.

Correspondence

██████████, ██████████ (Schedule 3)

In response to the concerns expressed by ██████████ in her letter to the Panel, Mr. Toy and Mr. Ross noted that (i) subject to verification, the proposed replacement fencing along the north property line appears to extend up to the last six feet of the existing cedar hedge as suggested by ██████████, and (ii) the project's contractor had advised that there is a possibility that the replacement fencing along the north property line will be damaged if installed prior to the demolition of existing structures and site preparation for the proposed development.

In response to ██████████ correspondence, Mr. Craig advised that (i) the applicant has confirmed in writing that the replacement fencing along the north property line will extend up to garden gate of ██████████, (ii) the applicant has expressed willingness to discuss with ██████████ regarding the timing of the installation of the replacement fencing at the north property line, and (iii) the proposed 4 feet high Hicks Yew hedging is consistent with the City's regulations on maximum fence height within the front yard.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the maximum lot coverage permitted under "Land Use Contract (006) Bylaw No. 2938" from 33% to 40% to permit the construction of a new two-storey single detached dwelling at 11400 Kingfisher Drive.

CARRIED

3. Development Variance 16-732402
(REDMS No. 5059809)

APPLICANT: Jasbir Dhaliwal

PROPERTY LOCATION: 11871 Pintail Drive

Development Permit Panel Wednesday, August 24, 2016

INTENT OF PERMIT:

Vary the maximum lot coverage permitted under “Land Use Contract (036) Bylaw No. 3173” from 33% to 40% to permit construction of a new two-storey single detached dwelling at 11871 Pintail Drive.

Applicant’s Comments

Aman Dhaliwal, husband and representative of property owner Jasbir Dhaliwal, noted that the requested variance to allow a maximum lot coverage from 33 percent to 40 percent will enable their family of five to build a two-storey single-family home appropriate to their needs.

Jossy Sandjaja, Joss Design Inc., stated that a 40 percent lot coverage is necessary to build a two-storey single family dwelling with the design proposed by the applicant and to accommodate the number of rooms required by the applicant.

Keith Ross, K.R. Ross and Associates Landscape Architects, briefed the Panel on the proposed landscaping, noting that (i) additional trees are proposed to be planted for ornamental and screening purposes, (ii) low-lying mixed planting will be introduced at the southern edge of the driveway, (iii) a four-foot Yew hedge is proposed on the east side of the front yard, (iv) the existing hedges on the west side of the front yard and on the three sides of the rear yard are proposed to be retained, (v) existing trees in the rear yard are proposed to be retained and two trees will be added, (vi) existing cedar fencing along the rear and interior side yards are proposed to be retained, and (vii) the proposed concrete paving treatment of the driveway is consistent with the design of the proposed single-family dwelling.

Staff Comments

Mr. Craig commended the applicant for (i) working with City staff in coming up with a design for the proposed single-family dwelling that responds to RS1/E zoning requirements and (ii) working with their neighbours with regard to the design of the proposal. Also, Mr. Craig noted the letters of support submitted by all of the applicant’s immediate neighbours.

Correspondence

Sonoko Takasaki (dated August 15, 2016), 11880 Pintail Drive ([Schedule 4](#))

Sonoko Takasaki, (dated June 13, 2016), 11880 Pintail Drive ([Schedule 5](#))

Albert Yap, 11851 Pintail Drive ([Schedule 6](#))

Peter Ozorio, 5660 Plover Court ([Schedule 7](#))

Ronald Bowers, 11891 Pintail Drive ([Schedule 8](#))

Kwok Chiu Simon Chan, 11860 Pintail Drive ([Schedule 9](#))

Michael Bradley, 5640 Plover Court ([Schedule 10](#))

Development Permit Panel
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Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the maximum lot coverage permitted under "Land Use Contract (036) Bylaw No. 3173" from 33% to 40% to permit construction of a new two-storey single detached dwelling at 11871 Pintail Drive.

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting scheduled on Wednesday, September 14, 2016, be cancelled.

CARRIED

5. Date of Next Meeting: September 28, 2016

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:20 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, August 24, 2016.

Catherine Volkering Carlile
Chair

Rustico Agawin
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 24, 2016.

CityClerk

To Development Permit Panel
Date: <u>Aug 24, 2016</u>
Item # <u>1</u>
Re: <u>DP 10-521415</u>
<u>6551 Williams Rd</u>

From: Jinhe Pan <jinhe.pan@gmail.com>
Sent: Tuesday, 23 August 2016 11:32 PM
To: CityClerk
Subject: RE: Notice of Application For a Development Permit DP 10-521415

Dear City Clerk's Office,

We are the residents of 6470 Sheridan road. We are writing in response to the development permit DP 10-521415 at 6551 Williams Road.

We would like to request that consideration be given to the height of the three pairs of two-storey duplexes. The proposed height of the two-storey buildings is equivalent to the three-storey buildings due to the design of very high roofs. This does not flow well with the adjacent houses, and significantly impacts the sun exposure to our property, including the back yard, front yard, and all south-facing windows of our house. Reducing the height of the roofs and increasing the setback to the north will reduce this problem and the privacy concerns.

Thank you for your consideration!

Best regards,

Pan's family



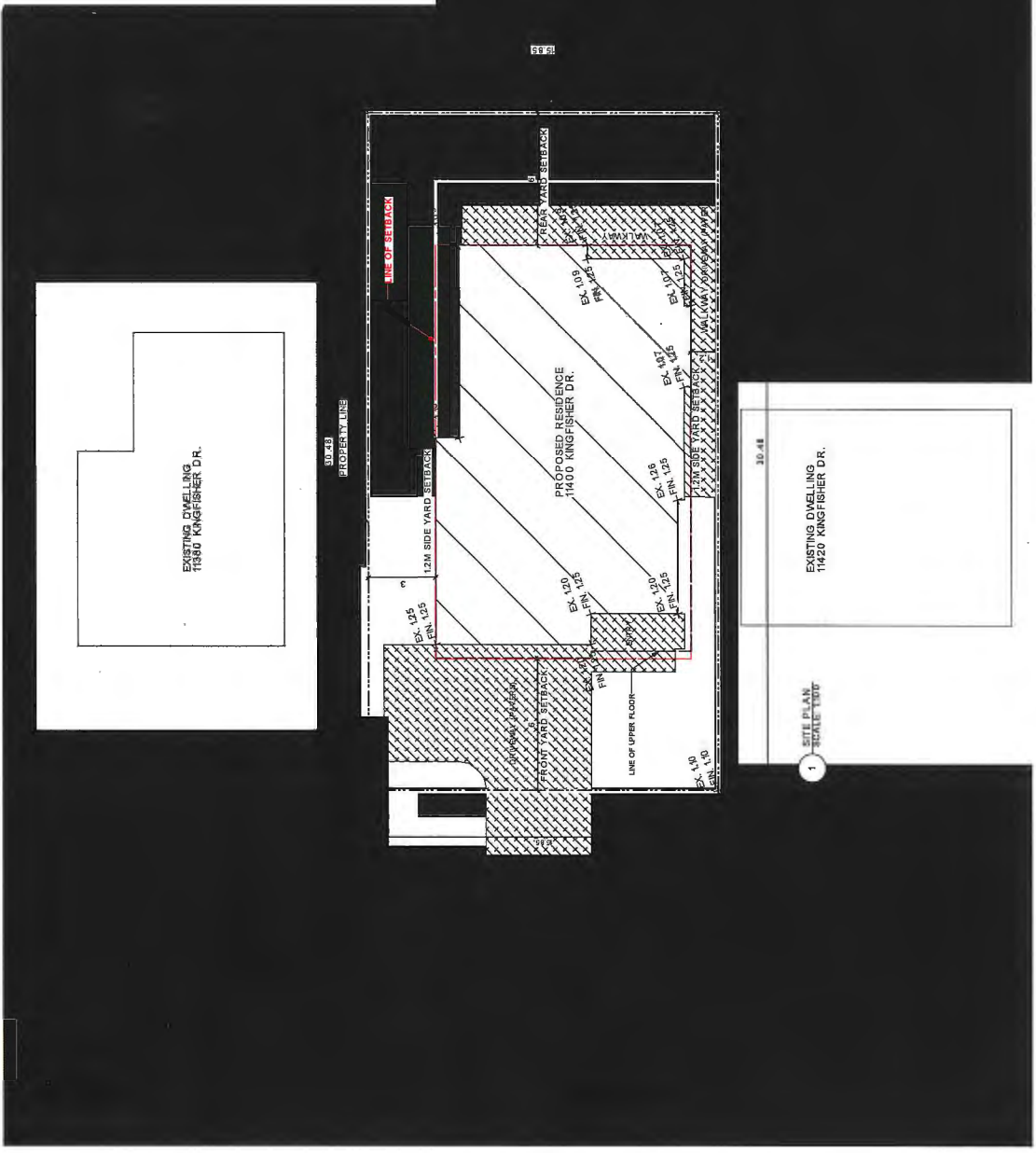
Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 24, 2016.

11400 KINGFISHER DRIVE

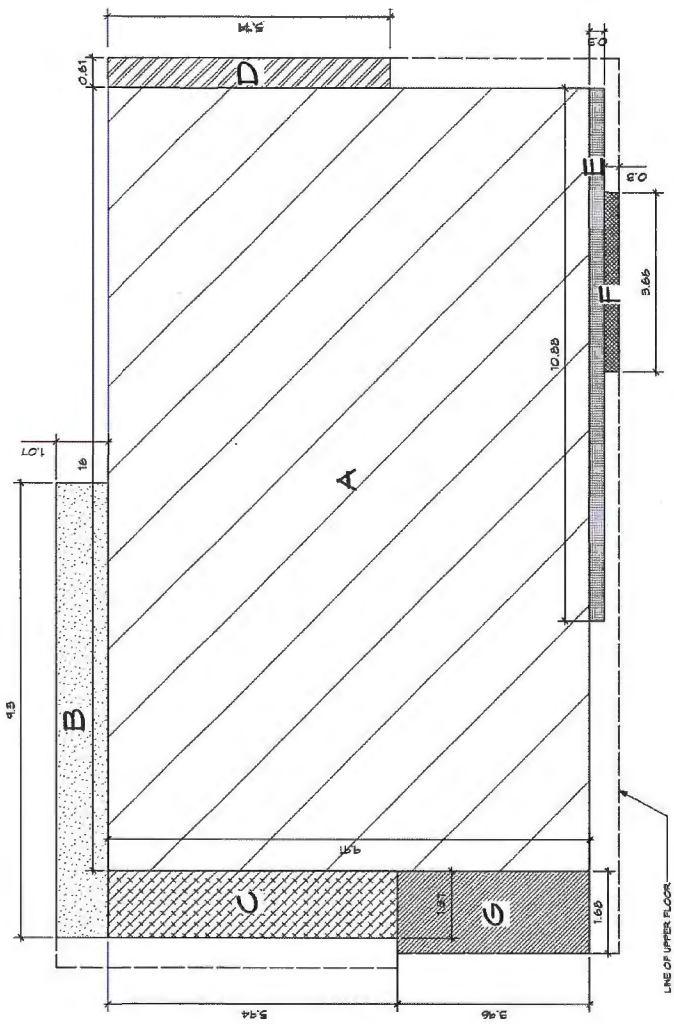
DV 15-718208

PROJECT DATA

LEGAL DESCRIPTION: LOT 238, SEC 1 BLK 3 NORTH RANGE 7 WEST NMD PLAN 44568
 CIVIC DESCRIPTION: 11400 KINGFISHER DRIVE, RICHMOND, BC
 SITE AREA: 483.10 SQ.M (6200 SQ FT)
 LOT COVERAGE CALCULATION: REFER TO A1
 AVERAGE EXISTING LOT GRADE: 13.4M
 483.09 SQ.M (6200 SQ FT.)
 LOT SIZES:
 PRINCIPAL BUILDING: 135.10 SQ M (1465 SQ FT)
 GARAGE: 202.34 SQ M (2178 SQ FT)
 SECOND FLOOR: 48.4 SQ M (521 SQ FT)
 GARAGE AREA: 394.5 SQ M (4246 SQ FT)
 TOTAL FLOOR AREA:
 LOT COVERAGE: 33% = 159.42 SQ M (1716 SQ FT)
 PERMITTED: 49% = 195.23 SQ M (2099 SQ FT)
 PROPOSED: 39.57% = 191.18 SQ M (2069 SQ FT)



1 SITE PLAN
 SCALE 1:100



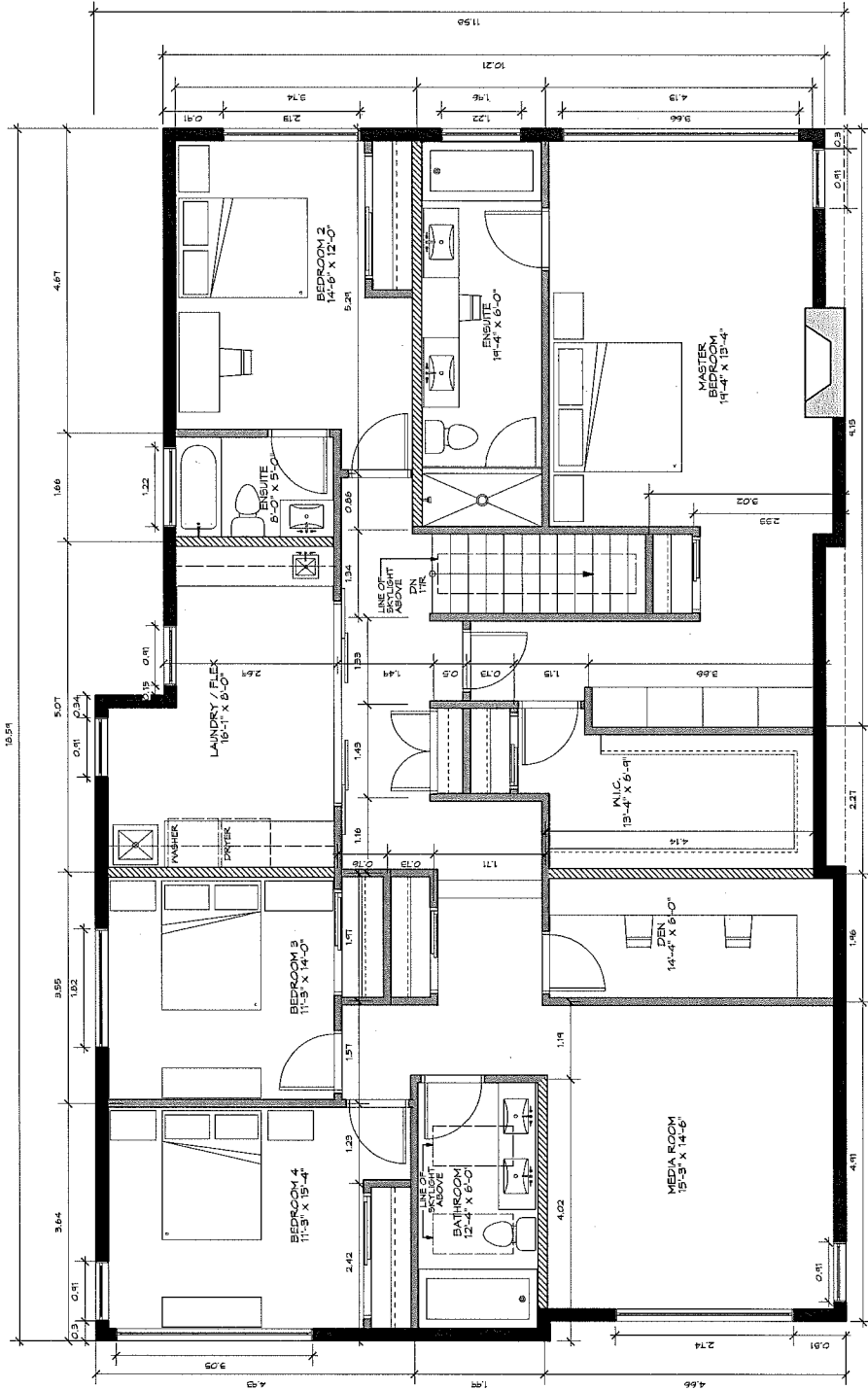
LOT COVERAGE CALCULATIONS

A	16M X 9.91M	158.56 SQM
B	1.07M X 9.3M	9.95 SQM
C	1.27M X 5.49M	6.96 SQM
D	5.79M X 0.61M	3.53 SQM
E	10.83M X 0.3M	3.25 SQM
F	3.66M X 0.5M	1.83 SQM
G	3.96M X 1.69M	6.69 SQM
TOTAL AREA:		191.18 SQM

① LOT COVERAGE PLAN
SCALE 1:50

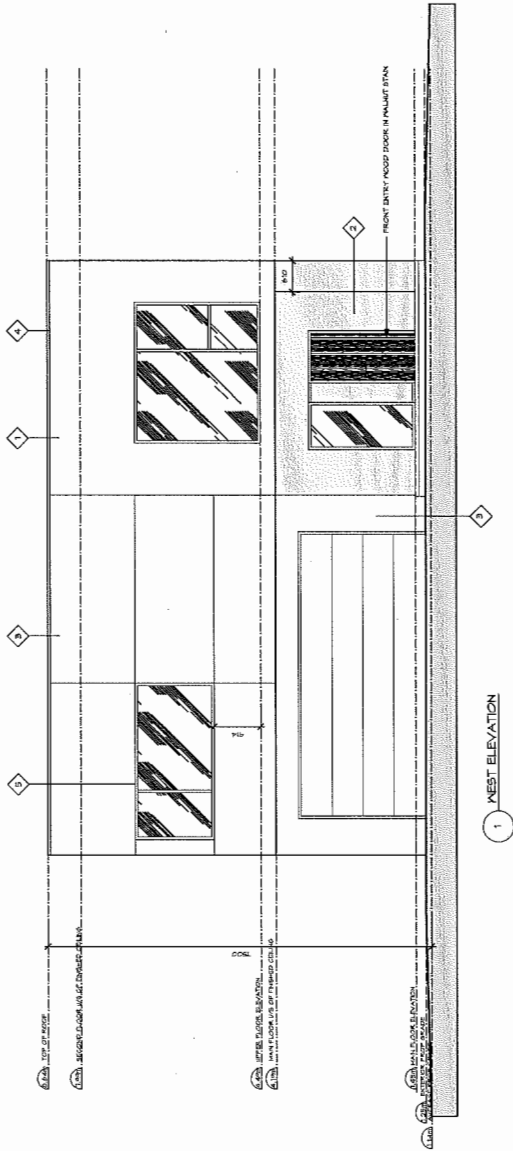


② WEST ELEVATION - RENDERING
SCALE 1:50

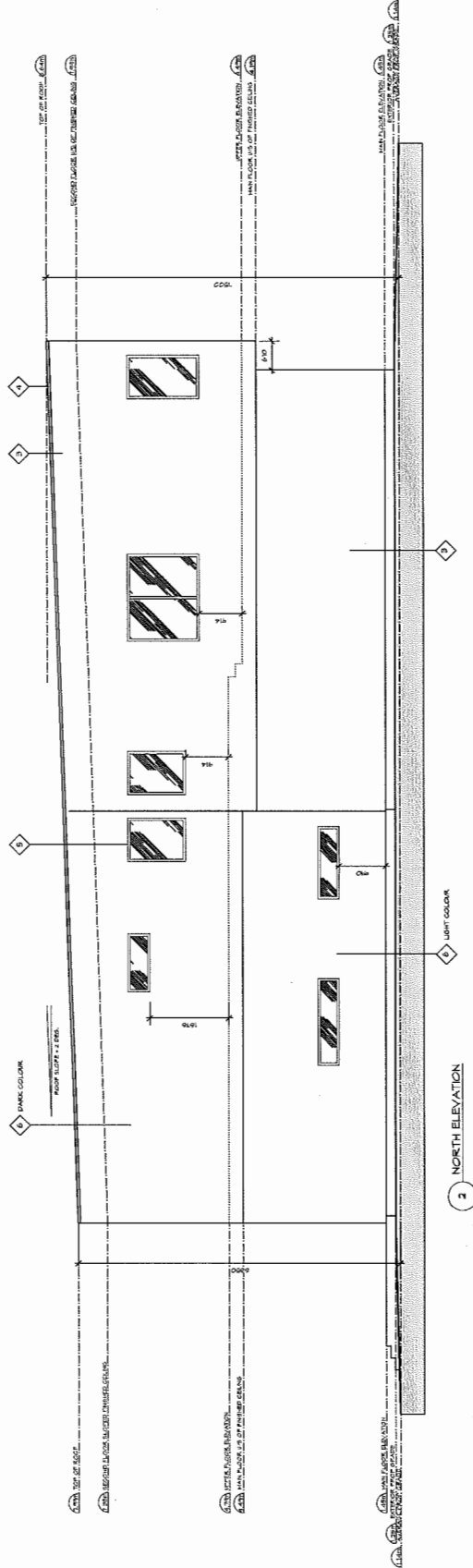


1 SECOND LEVEL
SCALE: 1/8"=1'-0"

MATERIALS LIST	
1	ALUMINUM SIDING
2	PORCELAIN TILE
3	FIBRE CEMENT PANEL
4	ANODIZED METAL Drip CAP
5	VINYL WINDOW
6	ACRYLIC STUCCO



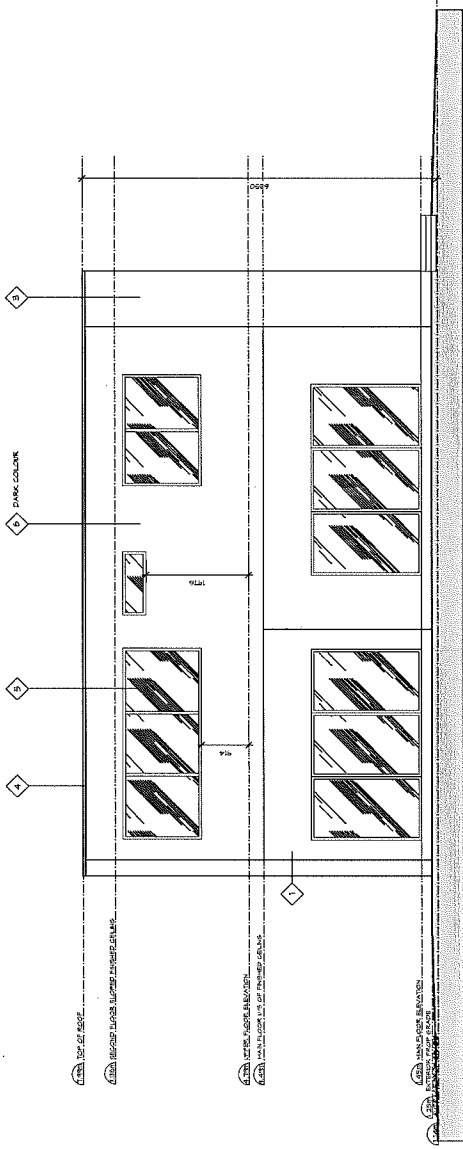
1 WEST ELEVATION



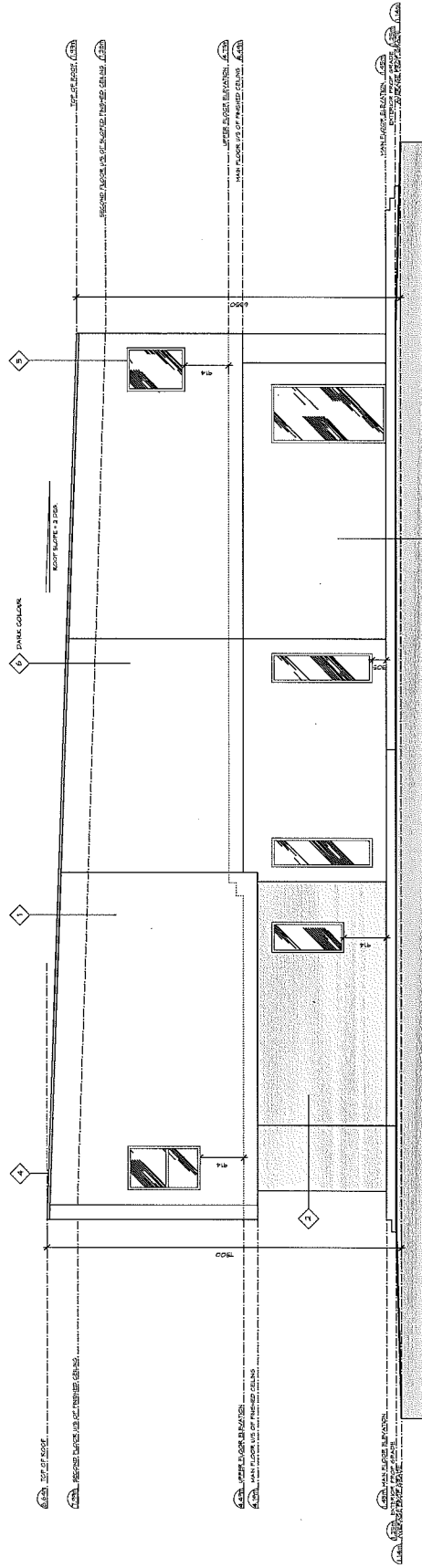
2 NORTH ELEVATION

SPATIAL CALCULATIONS
 WALL AREA 129.65 SQM
 LIMITING DISTANCE 12.2m
 PERMITTED OPENINGS 4.08 SQM (7%)
 PROPOSED OPENINGS 8.50 SQM

MATERIALS LIST	
1	ALUMINUM SIDING
2	PORCELAIN TILE
3	FIBRE CEMENT PANEL
4	ANODIZED METAL DRIP CAP
5	VINYL WINDOW
6	ACRYLIC STUCCO



1 EAST ELEVATION



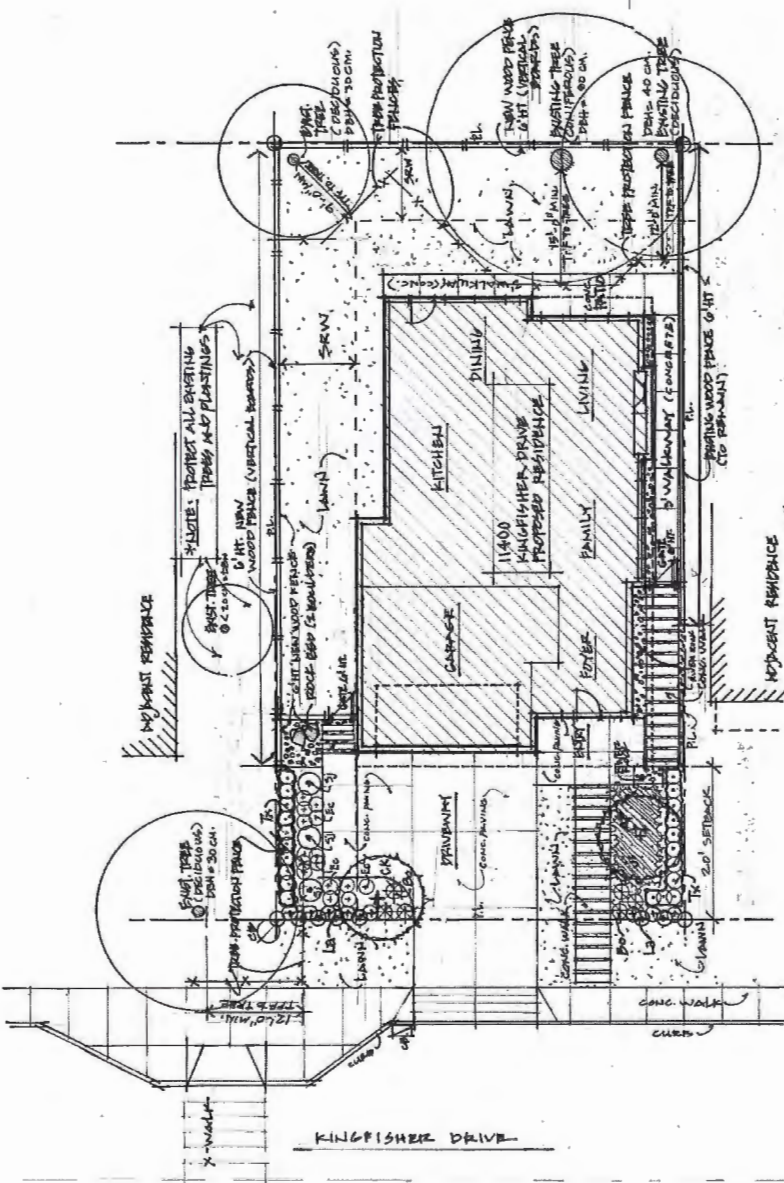
2 SOUTH ELEVATION

SPATIAL CALCULATIONS
 WALL AREA 129.65 SQM
 LIMITING DISTANCE 3.66M
 PERMITTED OPENINGS 9.02 SQM (7%)
 PROPOSED OPENINGS 9.04 SQM

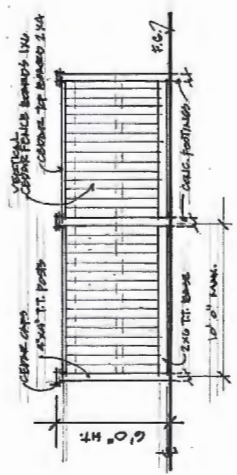
Key	Scientific Name	Common Name	Qty	Size / Notes
TREES:	Acyr palmatum	Bloodgood	1	8 cm cal. B&B
	Japanese Maple	Bloodgood	1	Multi-stem / specimen
	Chinese laurel var. chinensis 'Satan'	Satan	1	specimen B&B standard
	Chinese Dogwood	Chinese Dogwood	1	standard
SHRUBS & GRASSES:	Eria carnea	White Winter	19	82 pot
	Spinecypripis	Spinecypripis	6	82 pot
	Blue Cat Grass	Blue Cat Grass	6	45cm o.c.
	Lavandula angustifolia	English Lavender	15	82 pot
	'Hidone'	'Hidone'	3	82 pot
	Godfrane Spiraea	Godfrane Spiraea	3	82 pot
	Hicks Yew Hedge	Hicks Yew Hedge	21	1.2M HL B&B
	Japanese Spurge	Japanese Spurge	75	10cm pot
	200cm o.c.			
	VINES & BIOMIMICRY:	Polystichum ferns	Polystichum ferns	

LIVE PLANTS AREA CALCULATION

Total Site Area	5,000 sq. ft.
Total Hard Surfaces Proposed (incl. house, driveway, walkways, patios)	3,315 sq. ft.
Total Live Plants Area Proposed	1,685 sq. ft. = 33%
Minimum Allowable Live Plants Area	30% = 1,500 sq. ft.



Landscape Plan
1/8" = 1'-0"



Fence Detail - Vertical
(N.T.S.)

PROJECT NOTES

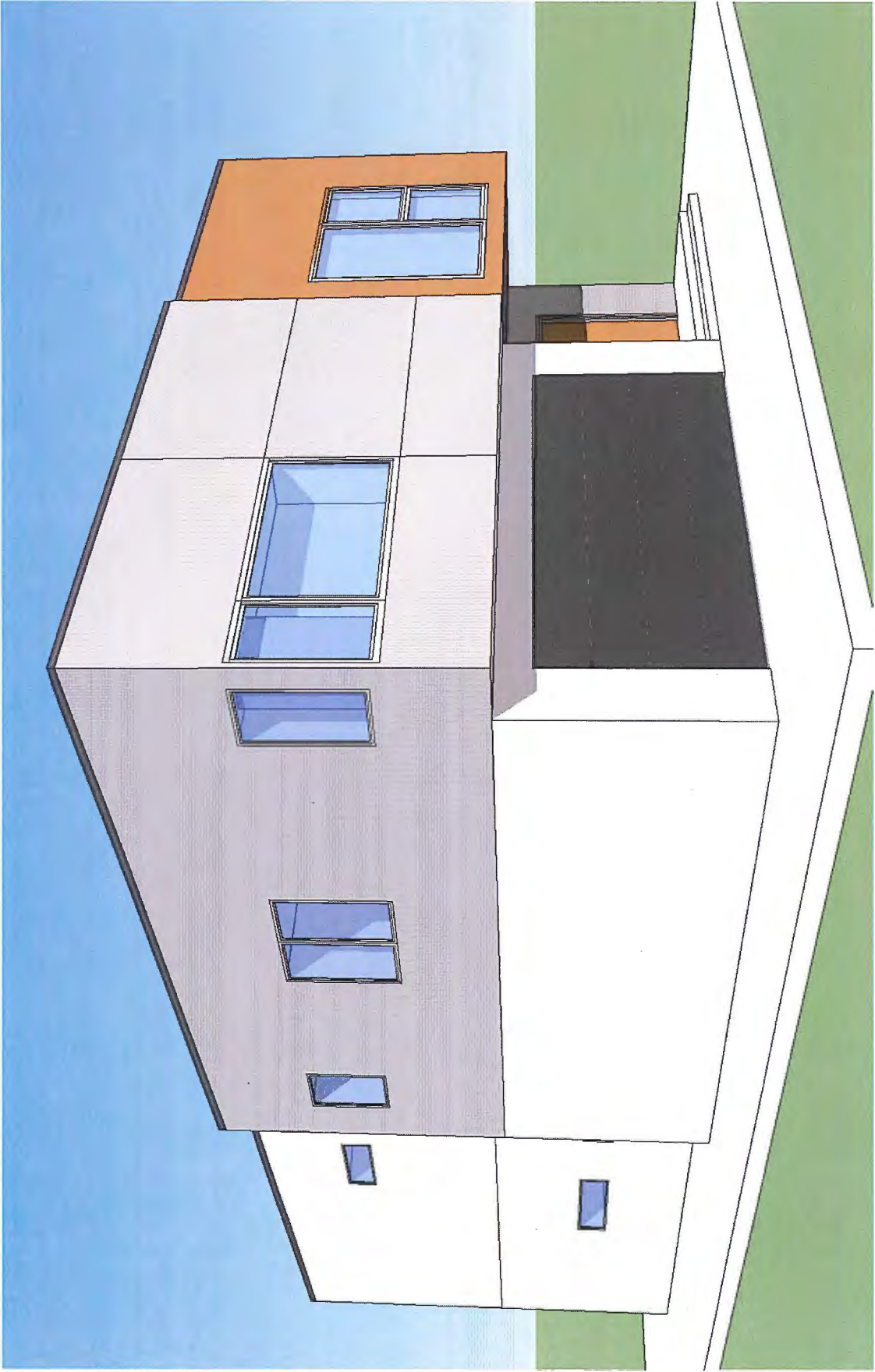
- GENERAL:
 - Locate all underground and overhead utilities on site prior to start of work.
 - Refer to Architectural and Civil plans to confirm final grades and site drainage requirements.
 - Establish and maintain a construction control line.
 - Retain and protect all existing trees to remain on this site and adjacent properties during construction (to City of Richmond standards).
- PLANTING AREAS:
 - All landscape materials, products, and installation to conform to the City of Richmond standards.
 - Conform to the City of Richmond standards for all plant material and lawn.
 - All planting beds to have 2" deep mulch layer of Hemlock/Douglas Fir mulch on 18" deep approved topsoil growing medium. Provide approved edge material for beds adjacent to lawn areas.
 - All lawn areas to be nursery sod on minimum 6" deep approved topsoil.
- PAVING AREAS:
 - Concrete paving areas for driveway, walkways, and patio to be cast in place concrete - natural colour with broom finish.
 - Concrete walkway slabs to be approved precast slabs, or CIP concrete slabs 12" wide x 48" long with 4" spacing between slabs.
- RIVER ROCK BORDERS:
 - Install a 1 1/2" - 3" diameter smooth round river stone to approval. Install 6" deep on approved weed barrier fabric. Install T.T. wood edging (2' x 6") as required - to approval.
 - Landscaping boulders to be 30" - 38" diameter, rounded local granite only. No sharp edges or split faces. Place 1/2 to 1/2 mats below grass.
- FENCES:
 - All wood fences and gates to be cedar wood with 2 coats of approved wood stain (colour to approval).
 - Use galvanized and/or stainless steel hardware (nails, screws, latches, hinges, fittings, etc.) to provide rust proof connections.
 - Wood fence posts to be preservative treated and installed in concrete footings.



PERSPECTIVE VIEW – LOOKING EAST



PERSPECTIVE VIEW – LOOKING NORTH EAST



PERSPECTIVE VIEW – LOOKING SOUTH EAST

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 24, 2016.

18th August, 2016

To Development Permit Panel
Date: <u>Aug 24, 2016</u>
Item # <u>2</u>
Re: <u>DV 15-718208</u> <u>11400 Kingfisher Dr</u>

Honorable Members of the Development Variance panel,

I am writing to you about DV15-718208 . I live in [REDACTED] which is to the immediate north side of the lot where a variance has been requested.. I have met with the applicants Sonal and James Leung and also had a chance to look at the plans for the proposed new home on 11400 Kingfisher Drive with Ms Lussier, the city planner in charge of reviewing the application. Overall I am in favor of granting the applicants the variance to increase the lot coverage to 40% in order to built a 2-storey home.

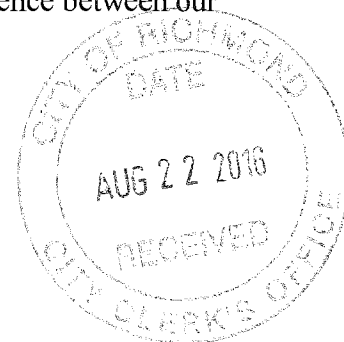
I would like to thank the applicants for considering the neighboring properties (including mine) and choosing not to build a 3-storey home. I know that the city staff as well as the applicants have spent a lot of effort, resources and good will into keeping the maximum height of their home in line with the height of the existing homes around them.

The one aspect of the new construction that I have some lingering concerns about is the removal of the existing Cedar hedge on the north side of 11400 Kingfisher drive (shared as a boundary between my home and the proposed new home). The applicants have proposed to replace the tall cedar hedge with Hicks Yew and let it grow to four feet as four feet is the permitted height of the barrier (fence or hedge) between properties in the front yard . I just want to bring to the notice of the variance panel members that the existing cedar hedge runs 39/40 feet along the boundaries of our homes and hence it runs much deeper than the front yard setback which is 20 feet on our lots.

I am requesting that the last six feet of the existing Cedar hedge (upto my red garden gate from the back of the property), be replaced by a fence panel instead of being re-planted with Hicks Yew (the proposed hedge plant in the applicants' landscaping plan). Currently the last six feet or so of the existing cedar hedge functions as the main barrier between our properties and is part of my side yard/ garden . **Please see the attached picture for details.**

Replacing the entire length of the existing cedar hedge with Hicks yew will negatively impact the level of noise and privacy in my garden as the current length of the hedge runs much beyond the front yard and into my side yard . Hicks Yew is a slow growing material and will likely take a long time to grow even to its maximum four feet height. Kingfisher drive is a busy street with Westwind elementary school right opposite our homes. A shorter and slow growing hedge will allow a lot more unwanted noise and visual access into my side yard and garden.

By extending the length of the backyard fence by one panel, I will still have a privacy barrier between our properties and my side yard and garden will be impacted less during the 4-6 months of construction and demolition. Also I would like that part of my side yard to have a 6 foot barrier rather than a short 4 foot hedge as it is not part of the front yard in my home and is set much further than the 20 foot front yard setback stipulated by city bylaws. I would be willing to pay for this additional cost. I am also willing to share the cost of replacing the fence between our properties as it is a shared fence.



My second request is that the fence that needs to be replaced should be one of the first things to be put up between the properties so that my house and garden can have some separation and privacy during the 4-6 months of demolition and construction.

My last request is that if possible the new plant material for the hedge be fast growing. I went to a local nursery for some advice about a fast growing hedge material and have communicated to the applicants via e-mail some suggestions for a faster growing hedge material.

Thank you.

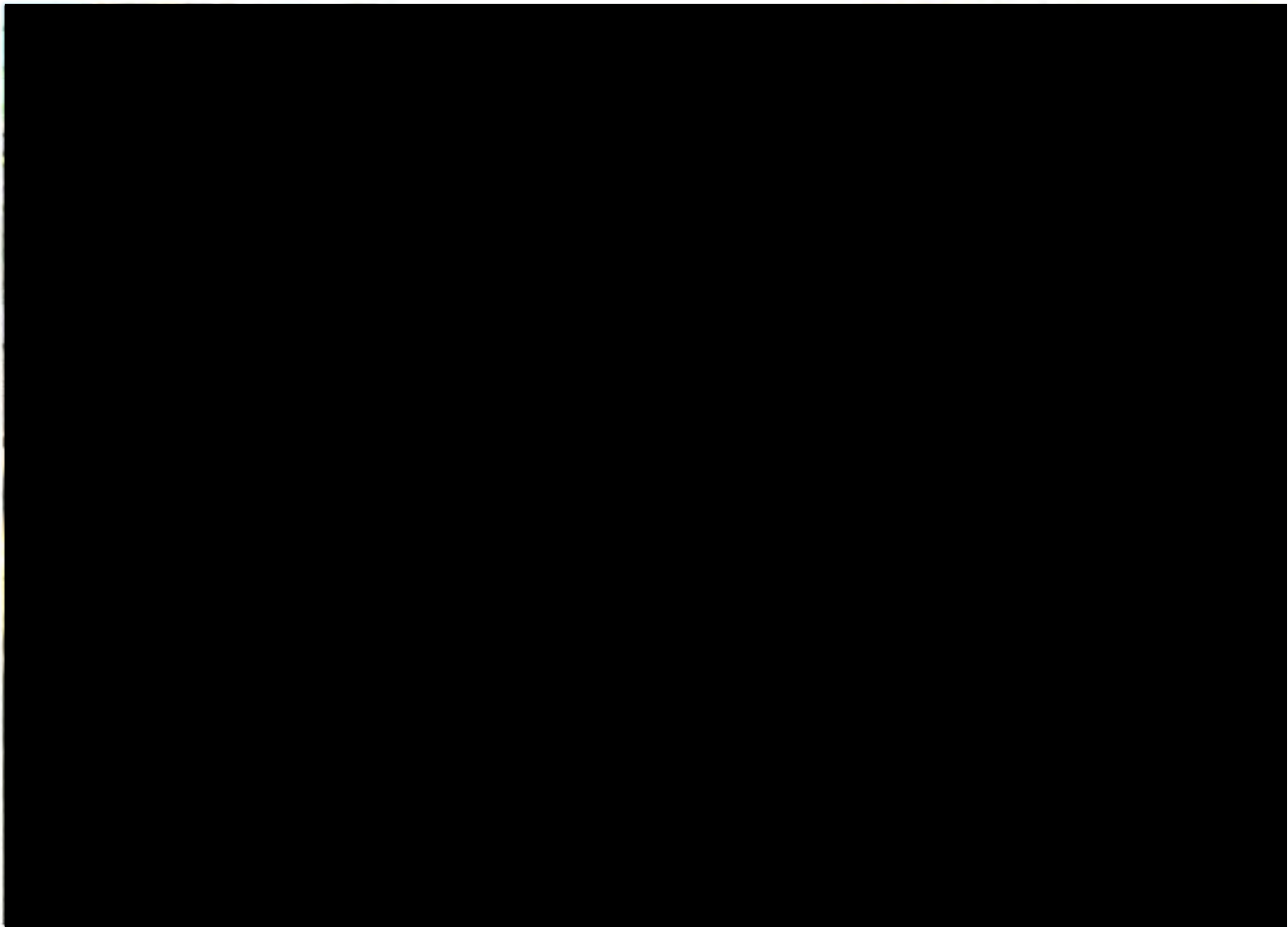
Sincerely

[Redacted signature]

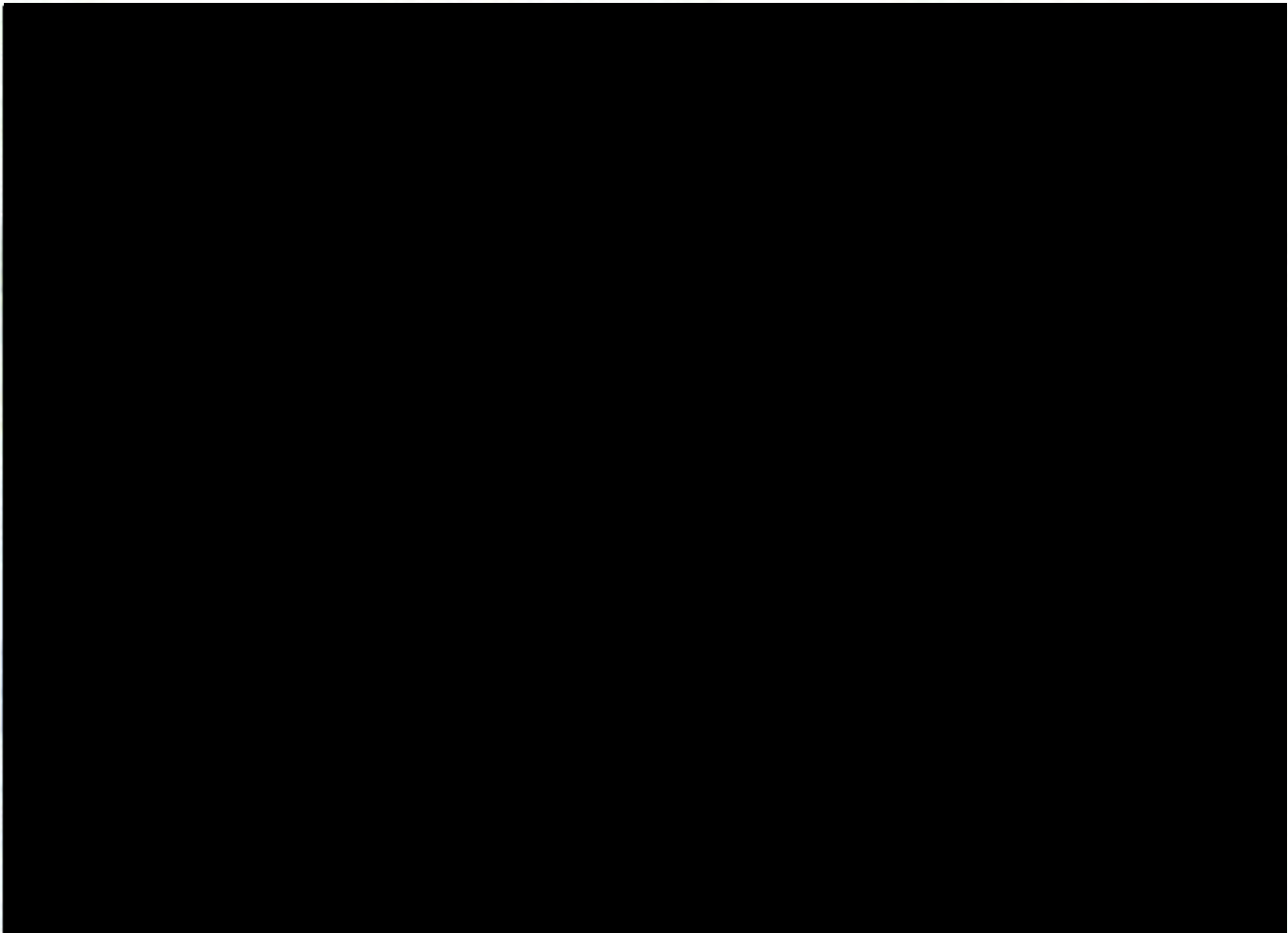
[Redacted address line 1]

[Redacted address line 2]

[Redacted address line 3]



SIDEYARD [REDACTED] [REDACTED] [REDACTED] ; LAST SIX FEET OF THE
CEDAR HEDGE FROM INSIDE THE SIDE-YARD



CEDAR HEDGE FROM THE FRONT YARD :



To Development Permit Panel
Date: <u>Aug 24, 2016</u>
Item # <u>3</u>
Re: <u>DV 16-732402</u> <u>11871 Pintail Dr.</u>

Aug 15, 2016

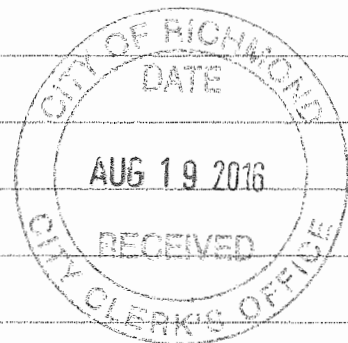
City of Richmond
Development Variance Permit,

In answer to the letter I received
I, Sonoko Takasaki of 11880 Pintail
Dr, in question of a two storey
single dwelling using 40% of the
property 11871 Pintail Dr.

I have talked with the builder
Jasbir Dhalival and okayed for
him to build.

Sorry unable to attend at the meeting.

S. Takasaki



Schedule 5 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 24, 2016.

To Development Permit Panel
Date: Aug 24, 2016
Item # 3
Re: DV 16-732402
11871 Pintail Dr.

Development Variance Application Letter

I, SONOKO TAKASAKI, owner of 11880 PINTAIL DR. am writing to confirm my support of the variance application that has been applied for by Jas and Aman Dhaliwal at 11871 Pintail Drive. Our house is 2,1/2 story. We understand that the Dhaliwal family is planning to have a two story house with the maximum height to be at 9.0M. changing coverage to 33% to 40%

Additional comments:

S. TAKASAKI
Name

S. Takasaki
Signature

JUNE 13/2016.
Date



778-323-5860

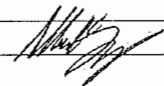
Schedule 6 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 24, 2016.

To Development Permit Panel
Date: <u>Aug 24, 2016</u>
Item # <u>3</u>
Re: <u>DV 16-732402</u>
<u>11871 Pintail Dr.</u>

Development Variance Application Letter

I, Albert Yap (11851 PINTAIL DR.)
Have reviewed the proposed house plan for 11871 Pintail Drive presented by Aman
and Jas Dhaliwal. I acknowledge that the house requires a Development Variance
Permit for site coverage from 33% to 40%.

I have no concerns with the proposed house design or site coverage.

Name Albert Yap
Signature 
Date June 28, 2016



Schedule 7 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 24, 2016.

To Development Permit Panel
Date: <u>Aug 24, 2016</u>
Item # <u>3</u>
Re: <u>DV 16-432402</u>
<u>11871 Pintail Dr.</u>

Development Variance Application Letter

I, PETER OZORIO, 5660 Plover Court,

Have reviewed the proposed house plan for 11871 Pintail Drive presented by Aman and Jas Dhaliwal. I acknowledge that the house requires a Development Variance Permit for site coverage from 33% to 40%.

I have no concerns with the proposed house design or site coverage.

Name PETER OZORIO
Signature [Signature]
Date JUNE 17, 2016



Schedule 8 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 24, 2016.

To Development Permit Panel
Date: <u>Aug 24, 2016</u>
Item # <u>3</u>
Re: <u>DV 16-732402</u>
<u>11871 Pintail Dr.</u>

Development Variance Application Letter

I, RONALD BOWENS / 11891 PINTAIL DR

Have reviewed the proposed house plan for 11871 Pintail Drive presented by Aman and Jas Dhaliwal. I acknowledge that the house requires a Development Variance Permit for site coverage from 33% to 40%.

I have no concerns with the proposed house design or site coverage.

Name RONALD BOWENS
Signature [Signature]
Date JUNE 15 / 2016



Schedule 9 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 24, 2016.

To Development Permit Panel
Date: <u>Aug 24, 2016</u>
Item # <u>3</u>
Re: <u>DV 16-732402</u>
<u>11871 Pintail Dr.</u>

Development Variance Application Letter

I, Kwok Chiu Simon Chan (11860 Pintail Dr.)
Have reviewed the proposed house plan for 11871 Pintail Drive presented by Aman
and Jas Dhaliwal. I acknowledge that the house requires a Development Variance
Permit for site coverage from 33% to 40%.

I have no concerns with the proposed house design or site coverage.

Name _____
Signature [Signature] (Agent: 778-877-0878)
Date June 16, 2016

Aman Dhaliwal
a.dhaliwal@me.com



Schedule 10 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 24, 2016.

To Development Permit Panel
Date: <u>Aug 24, 2016</u>
Item # <u>3</u>
Re: <u>DV 16-732402</u>
<u>11871 Pintail Dr.</u>

Development Variance Application Letter

I, MICHAEL BRADLEY (15640 Plank Ct)

Have reviewed the proposed house plan for 11871 Pintail Drive presented by Aman and Jas Dhaliwal. I acknowledge that the house requires a Development Variance Permit for site coverage from 33% to 40%.

I have no concerns with the proposed house design or site coverage.

Name MICHAEL BRADLEY
Signature [Handwritten Signature]
Date 06-17-16



Aman
778-323-5866