



City of Richmond

Report to Council

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To: Richmond City Council

Date: April 6, 2004

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

File: 0100-20-DPER1

Re: **Development Permit Panel Meeting Held on March 24, 2004**

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### Panel Recommendation

That the addition of a metal picket fence and the relocation of a concrete walkway be deemed to be in general compliance with the Development Permit (DP 02-221259) issued for that property.

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

**Panel Report**

The Development Permit Panel considered one development permit application and one matter of general compliance at its meeting held on March 24, 2004. Since the applicant was not available to speak to the development permit application, it was agreed that this application be deferred to the next meeting of the DPP to be held on April 14, 2004, but the general compliance matter is ready for Council consideration.

**DP 02-221259 – AH TEN HOLDINGS LTD. – 6300 BIRCH STREET**

The proposal to add a metal picket fence to enclose the townhouse units backyard open spaces and the relocation of a concrete walkway from the subject site to the southern portion of Birch Park did not generate any concerns from the panel.

The Panel recommends that the alterations be deemed to be in general compliance with the Development Permit issued.

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## Development Permit Panel

Wednesday, March 24<sup>th</sup>, 2004

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

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, February 25th, 2004 be adopted.*

**CARRIED**

### 2. Development Permit DP 03-247727

(Report: March 03/04 File No.: DP 03-247727) (REDMS No. 1126823)

APPLICANT: London Landing Development Corp.

PROPERTY LOCATION: 13160 Princess Street and 6431 Princess Lane

INTENT OF PERMIT:

1. To permit the construction of nine (9) detached heritage style, three-storey townhouse units at 13160 Princess Street and seven (7) detached heritage style, three-storey townhouse units at 6431 Princess Lane on a site zoned Comprehensive Development District (CD/115); and
2. To vary the minimum setbacks from property lines in order to permit five (5) of the townhouse units at 13160 Princess Street and one (1) of the townhouse units at 6431 Princess Lane to be located outside the building envelope identified in Diagram 2 of Section 291.115.4 of Comprehensive Development District (CD/115).

### Panel Discussion

Since the applicant was not available to speak to this application, it was agreed that this application would be deferred to the next meeting of the Development Permit Panel to be held on April 14<sup>th</sup>, 2004 at 3:30 p.m.

**Panel Decision**

It was moved and seconded

*That Development Permit DP 03-247727 be deferred to the next meeting of the Development Permit Panel to be held on Wednesday, April 14<sup>th</sup>, 2004, at 3:30 pm in the Council Chambers of Richmond City Hall.*

**CARRIED**

**3. GENERAL COMPLIANCE – APPLICATION BY AH TEN LTD. FOR A  
GENERAL COMPLIANCE RULING AT 6300 BIRCH ROAD**

(Report: March 4<sup>th</sup>, 2004 File No.: DP 02-221529) (REDMS No. 1116822)

**Applicant's Comments**

None.

**Staff Comments**

None.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

None.

**Panel Decision**

It was moved and seconded

*That the revised plans (attached to the report dated March 4<sup>th</sup>, 2004 from the Development Coordinator) which generally covers the following changes:*

- 1. Add a metal picket fence to enclose the townhouse units backyard open spaces.*
- 2. Relocate a concrete walkway from the subject site to the southern portion of the future Birch Park.*

*be considered to be in General Compliance with Development Permit DP 02-221259 for a 97-unit townhouse development at 6300 Birch Street.*

**CARRIED**

4. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:38 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, March 24<sup>th</sup>, 2004.

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Jeff Day, General Manager  
Engineering and Public Works, Chair

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Desiree Wong  
Recording Secretary