



Development Permit Panel

Wednesday, June 26th, 2002

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: David McLellan, General Manager, Urban Development, Chair
Jeff Day, General Manager, Engineering and Public Works
Jim Bruce, General Manager, Finance & Corporate Services

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

The Chair advised that because (i) the only people in attendance were the applicants for the three projects to be considered, and (ii) the applications were consistent with similar projects for the subject areas, he would proceed with an abbreviated process for today's meeting. The Chair then questioned whether the applicants had any additional comments which they wished to make about their respective projects, and their responses were in the negative.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, June 12th, 2002, be adopted.

CARRIED

2. Development Permit DP 02-202437

(Report: June 4/02 File No.: DP 02-202437) (REDMS No. 72590476621)

APPLICANT: J.A.B. ENTERPRISES LTD.

PROPERTY LOCATION: 7180 Blundell Road

INTENT OF PERMIT:

To allow the development of four (4) two-storey townhouse units on one (1) lot containing a total floor area of 740.227 m² (7,968 ft²), and;

To vary the provisions of Zoning and Development Bylaw 5300 to permit the following:

1. Projection of bay windows and veranda posts to a maximum of 1.0 m (3.281 ft.) into the required 6.0 m (19.685 ft.) setback along Blundell Road;
2. Projection of bay windows and veranda posts to a maximum of 0.4 m (1.312 ft.) into the required 6.0 m (19.685 ft.) setback along the rear property line; and
3. Projection of bay windows and fireplaces to a maximum of 0.4 m (1.312 ft.) into the required 3.0 m (9.843 ft.) setback along the east property line.

Applicant's Comments

None.

Staff Comments

None.

Correspondence

A resident of Windsor Gardens, who expressed his disagreement with the proposal (Schedule 1).

Gallery Comments

None.

Panel Discussion

None.

3. Development Variance Permit DV 02-203095

(Report: May 30/02; File No.: DV 02-203095) (REDMS No. 722582)

APPLICANT: Tieh-I and Kung Chung-Ying Chang

PROPERTY LOCATION: 5280 Francis Road

INTENT OF PERMIT: To vary the minimum frontage and width requirement for a site zoned Single-Family Housing District, Subdivision Area C (R1/C) from 13.5 m (44.29 ft.) to 13.41 m (44.0 ft.) in order to accommodate a two (2) lot residential subdivision.

Applicant's Comments

None.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

4. Development Variance Permit DV 02-205604

(Report: May 22/02 File No.: DV 02-205604) (REDMS No. 722391)

APPLICANT: Townline Homes Inc.

PROPERTY LOCATION: 6931 Barnard Drive, and 3751, 3753, 3755, 3771, 3773, 3779,
3791, 3793, 3797, 3811, 3813 and 3819 Lam Drive

INTENT OF PERMIT:

To vary the regulations in CD District (CD/33) as follows:

To allow fireplace / chimney / window seat enclosures to project into required side yard setbacks to a maximum of 0.60 metres. Such encroachments shall be by way of cantilever structure.

Applicant's Comments

None.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decisions

It was moved and seconded

- (1) *That a Development Permit (DP 02-202437) be issued for 7180 Blundell Road on a site zoned Comprehensive Development District (CD/23), which would allow the development of four (4) two-storey townhouse units on one (1) lot containing a total floor area of 740.227 m² (7,968 ft²), and; vary the provisions of Zoning and Development Bylaw 5300 to permit the following:*
 - (a) *Projection of bay windows and veranda posts to a maximum of 1.0 m (3.281 ft.) into the required 6.0 m (19.685 ft.) setback along Blundell Road;*
 - (b) *Projection of bay windows and veranda posts to a maximum of 0.4 m (1.312 ft.) into the required 6.0 m (19.685 ft.) setback along the rear property line; and*
 - (c) *Projection of bay windows and fireplaces to a maximum of 0.4 m (1.312 ft.) into the required 3.0 m (9.843 ft.) setback along the east property line.*
- (2) *That a Development Variance Permit (DV 02-203095) be issued for 5280 Francis Road that would vary the minimum frontage and width requirement for a site zoned Single-Family Housing District, Subdivision Area C (R1/C) from 13.5 m (44.29 ft.) to 13.41 m (44.0 ft.) in order to accommodate a two (2) lot residential subdivision.*
- (3) *That a Development Variance Permit (DV 02-205604) be issued for 6931 Barnard Drive, and 3751, 3753, 3755, 3771, 3773, 3779, 3791, 3793, 3797, 3811, 3813, 3819 Lam Drive to vary the regulations in CD District (CD/33) as follows:*
 - (a) *To allow fireplace / chimney / window seat enclosures to project into required side yard setbacks to a maximum of 0.60 metres. Such encroachments shall be by way of cantilever structure.*

CARRIED

5. New Business

None.

6. Date Of Next Meeting: Wednesday, July 10, 2002

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:35 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, June 26th, 2002.


David McLellan
Chair

Fran J. Ashton
Executive Assistant – City Clerk’s Office

Your
 Ref: DP 02-2024s7
 Attn Weber David
 Fax - (604) 278-5439
 + - (604) 276-4698 June 19, 2002

Dear David

I'm the owner of Wilson Gdn, regarding to
 the letter for development permit. I'm
 disagree with the development permit.
 I'm writing this letter because I'm
 unable to attend the meeting.

Yours faithfully




FROM : ##### PHONE NO. : 0 Jun. 19 2002 11:01AM P1

To Development Permit Panel
 Date: JUN 26 2002
 Item # 2
 Re: DP 02-202437

DP							
	WB	DB	AS	KY			

Schedule 1 to the Minutes of the
 Development Permit Panel meeting
 held on Wednesday, June 26th, 2002.