



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: April 7, 2005
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on March 16, 2005 and
March 30, 2005**

Panel Recommendation

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

- i) Development Permit (DP 04-270828) for the property at 7520 Gilbert Road;
- ii) Development Permit (DP 04-279309) for the property at 7100 St. Albans Road;
- iii) Development Permit (DP 04-279615) for the property at 7531 St. Albans Road;
- iv) Development Permit (DP 04-280302) for the property at 7280, 7300, 7304 and 7320 Garden City Road;
- v) Development Variance Permit (DV 05-288400) for the property at 10231 Williams Road; and
- vi) Development Permit (DP 05-291006) for the property at 5300 No. 3 Road

be endorsed, and the Permits so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

HB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on March 16, 2005:

DP 04-270828 – PATRICK COTTER ARCHITECT INC. – 7520 GILBERT ROAD

This Permit is for the construction of five (5) three-storey townhouses on a small lot on Gilbert Road with access to the 9 m wide lane at the rear of the site. The property owner of the small, single-family residential lot to the south attended the meeting and was assured that he could apply for rezoning to permit a similar form of development. One letter of concern was received from an apartment owner to the east expressing concerns about the height of the proposed townhouses and safety issues in the lane. The Panel was satisfied that the three-storey height was consistent with the surrounding development and that the lane was adequately designed for both pedestrians and vehicles. No variances were requested.

The Panel recommends that the Permit be issued.

DP 04-279309 – PLATINUM MANAGEMENT INC. – 7100 ST. ALBANS ROAD

This Permit involves the last small property along the east side of St. Albans Road between Granville Avenue and Bennett Road. It entails the construction of five (5) three-storey townhouses and would use the existing driveway access to the “Palms” development to the north. There was no correspondence or gallery comments on this application. The two (2) variances requested were considered reasonable -- one for a gateway structure along St. Albans Road and the second to reduce the side yard setback a minimal amount.

The Panel recommends that the Permit be issued.

DP 04-279615 – K.Y. PROPERTIES LTD. – 7531 ST. ALBANS ROAD

This Permit proposes the construction of four (4) townhouses on another small lot on St. Albans Road; this time, just north of Jones Road. The two (2) units along St. Albans Road are three-storeys, whereas the two (2) units in the back are two-storeys. The only variance requested was for the mailbox structure at the entrance to the complex. There was no correspondence or gallery comments on this application. The Panel was pleased to hear that the applicant had managed to retain one (1) large Douglas Fir tree in the amenity area.

The Panel recommends that the Permit be issued.

DP 04-280302 – AM-PRI CONSTRUCTION LTD. – 7280, 7300, 7304 AND
7320 GARDEN CITY ROAD

The purpose of Permit is to allow for the construction of 35 three-storey townhouses at the corner of Garden City Road and Bennett Road in the South McLennan area. The only variance proposed is to allow a covered recycling enclosure along Turnill Street where the vehicular access will be. There was no correspondence or gallery comments on the application. The Panel was satisfied that the development will be an attractive addition to the neighbourhood.

The Panel recommends that the Permit be issued.

The Development Permit Panel also considered the following items at its meeting held on March 30, 2005:

DV 05-288400 – FRANK ISAAK – 10231 WILLIAMS ROAD

The purpose of this Development Variance Permit is to vary to side yard setback for a proposed new house on Williams Road. This property is subject to the moratorium on development along Williams Road between No. 4 Road and No. 5 Road. The applicant will eventually apply to rezone and subdivide the property once the necessary storm drainage improvements are completed by the City. The variance would permit him to locate the new house so as to accommodate such a future application/development. The only concern expressed by the neighbouring property owner was that the existing fence be maintained – which the Panel encouraged the applicant and neighbour to resolve privately.

The Panel recommends that the Permit be issued.

DP 05-291006 – SELWYN DODD, ARCHITECT – 5300 No. 3 ROAD

This Permit would allow an exterior renovation and addition to the Lansdowne Mall at the former Safeway location. Specifically, a Best Buy store and a new commercial retail unit/restaurant are proposed. Two letters were received regarding this application, both of which were concerned about the use (e.g. loss of the grocery outlet) and not the form and character of the development. As a condition of this Permit, the applicant has agreed to reinstall a sidewalk along the section of No. 3 Road where one currently does not exist and to construct a new crushed granite walkway along Alderbridge Way on the edge of the mall's property. The applicant has also agreed to plant some additional landscaping in the parking lot and to improve the pedestrian access from No. 3 Road.

The Panel recommends that the Permit be issued.



Development Permit Panel

Wednesday, March 30th, 2005

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

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, march 16th, 2005, be adopted.

CARRIED

As the applicant for Item 2 was not yet present, the order of the agenda was varied to hear Item 3 first.

3. Development Permit DP 05-291006

(Report: March 11/05 File No.: DP 05-291006) (REDMS No. 1450576)

APPLICANT: Selwyn Dodd, Architect

PROPERTY LOCATION: 5300 No. 3 Road

INTENT OF PERMIT:

For an exterior renovation and addition to the Lansdowne Mall at 5300 No. 3 Road which would permit a Best Buy store and a new commercial retail unit/ restaurant at the former Safeway store location on a site zoned Automobile-Oriented Commercial District (C6).

Applicant's Comments

Mr. Selwyn Dodd, architect, indicated that Best Buy and a second major tenant had been secured for the property. Mr. Dodd elaborated on the changes that would be made to the exterior of the Best Buy section of the building, namely to the façade of the Best Buy, and the landscape changes that would occur, including the approval of the clients to re-install sidewalks along No. 3 Road and along the Alderbridge Way frontage (on mall property). Mr. Dodd also indicated that two landscape plans were presented, a copy of which are on file in the City Clerks Office, because Option 2 had to be approved by existing mall tenants as it would result in the loss of some parking spaces.

Staff Comments

The Development Co-ordinator, Holger Burke, referred to the revised plans that had been submitted by the applicant, and noted that staff were supportive of the application.

Correspondence

W. Chan, 8331 Gilbert Road – Schedule 1

C. Davis, 357-8600 Lansdowne Road – Schedule 2

Gallery Comments

None

Panel Discussion

In response to questions put forth by the Panel, information was provided that i) the existing area for the grocery pick up would be kicked out and an exterior wall built, and ii) the applicant had chosen to not match the landscaped entrance into the mall, as shown in Option 2, on the other side.

Panel Decision

It was moved and seconded

That a Development Permit be issued for an exterior renovation and addition to the Lansdowne Mall at 5300 No. 3 Road which would permit a Best Buy store and a new commercial retail unit/ restaurant at the former Safeway store location on a site zoned Automobile-Oriented Commercial District (C6).

CARRIED

2. Development Variance Permit 05-288400

(Report: March 7/05 File No.: DV 05-288400) (REDMS No. 1447469)

APPLICANT: Frank Isaak

PROPERTY LOCATION: 10231 Williams Road

INTENT OF PERMIT:

To vary the provisions of Single-Family Housing District (R1/E) to permit a new single-family house to be built 1.2m (3.94 ft) instead of 2m (6.56 ft) from the west property line of 10231 Williams Road.

Applicant's Comments

Mr. Frank Isaak said that his initial intent had been to sub-divide the property but that the City had not allowed sub-division due to an undersized sewer system. Mr. Isaak indicated that his present intent was to build a house similar to those across the street from his property in a manner that would comply with future rezoning requirements for subdivision.

Staff Comments

The Program Co-ordinator – Development, Wayne Craig, had no further comment.

Correspondence

None

Gallery Comments

Mr. Mike Carlos, 10211 Williams Road, asked what condition the fence would be left in once the house was built. Mr. Carlos indicated that the fence was two years old, and that he was concerned that the colour would not match. In response, the Chair advised that the fence was a private matter to be discussed between Mr. Carlos and the applicant.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Single-Family Housing District (R1/E) to permit a new single-family house to be built 1.2m (3.94 ft) instead of 2m (6.56 ft) from the west property line of 10231 Williams Road.

CARRIED

2. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:47 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 30th, 2005.

Jeff Day
Acting Chair

Deborah MacLennan
Administrative Assistant

Schedule 1 to the minutes of the Development Permit Panel meeting held on Wednesday, March 30, 2005.

To Development Permit Panel	
Date:	March 30, 2005
Item #	2
Re:	DP 05-291006 5300 No. 3 Rd

From: Catherine Y
 Post-Gilbert
 470 3008

Date: March 19, 2005

Two Clerk's Dept.
 City of Richmond
 6711 No 3 Road
 Richmond BC V6Y 2C1

new information

		INT
✓	JRM	
✓	DW	DW
	KY	
	AS	
	DB	
	WB	

05-291006

Development Permit
DP 05-291006

Since the Safeway Store closed down their business, it has and now been made me having much inconvenient time for buying any grocery in the market would you please try your best to make the most efficient time for approving the permit for this applicant.

I am sorry, I have no sufficient time for attending the Development Permit Panel meeting on the date of March 30, 2005.

Thank you for the service.

Catherine Y
 Catherine Y
 19/3/2005

Schedule 2 to the minutes of
the Development Permit Panel
meeting held on Wednesday,
March 30, 2005.

2600 Lansdowne Rd.
Richmond B.C.

Re
Permit to build an addition to
Lansdowne Mall for a Best Buy
store. Why does it have to be
another already in the mall for
the same co.

Sorry we don't see that at
all. What we all need is a
grocery store, like "Simplicity" then
you would have something.
Forget Walmart.

Mr. James
Fraser

To Development Permit Panel	
Date:	Wednesday MAR 30 05
Item #	3
Re:	DP 05-291006

		INT
<input checked="" type="checkbox"/>	JRM	
<input type="checkbox"/>	DW	
<input type="checkbox"/>	KY	
<input type="checkbox"/>	AS	
<input type="checkbox"/>	DB	
<input type="checkbox"/>	WB	
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DP 05-291006

Number	Gen. Yr.	Sequence	Sec.	Rev.	Type	Status
20	02	203391	000	00	DP Development Permit	Completed

Property							Indicators	
House	Prefix	Street	Type	Direction	Unit Type	Unit	Violations	Properties
5300		No 3	Road				<input type="checkbox"/>	<input type="checkbox"/>
City		Postal Code	Roll		Property Row ID		Parent	Child
Richmond		V6X 2X9	056928200		3,647		<input type="checkbox"/>	<input type="checkbox"/>
Location						Folder Unit	Due	\$.00
Except Plan LMP46129.								

In Date	Apr 2, 2002	Issue/Approval	Jun 10, 2002	Expires	
Reference File #	AJ	By		Final Date	
Sub	Comm./Ind.	Work Proposed			
Name	5300 No 3 Rd (Vanprop Investments Ltd.)			Priority	

Description: VANPROP INVESTMENTS LTD. have applied to the City of Richmond for permission to modify the north west corner of Lansdowne Centre at 5300 No. 3 Road to provide a two storey access lobby for a new Future Shop store.

Conditions:

Group	Urban Development	Parent ID		Row ID	504398
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Number	Gen. Yr.	Sequence	Sec.	Rev.	Type	Status
20	05	291006	000	00	DP Development Permit	Notify

Property							Indicators	
House	Prefix	Street	Type	Direction	Unit Type	Unit	Violations	Properties
5300		No 3	Road				<input type="checkbox"/>	<input type="checkbox"/>
City		Postal Code	Roll		Property Row ID		Parent	Child
Richmond		V6X 2X9	056928200		3,647		<input type="checkbox"/>	<input type="checkbox"/>
Location						Folder Unit	Due	\$.00
Except Plan LMP46129.								

In Date	Jan 25, 2005	Issue/Approval		Expires	
Reference File #	HB	By		Final Date	
Sub	Development - Commercial	Work Proposed			
Name	5300 No 3 Rd (Selwyn Dodd)			Priority	

Description: SELWYN DODD has applied to the City of Richmond for permission to do an exterior renovation and addition to the former Safeway location at the Lansdowne Mall at 5300 No. 3 Road.

Conditions:

Group	Urban Development	Parent ID		Row ID	634396
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