



To: Richmond City Council **Date:** May 6, 2002
From: Cathy Volkering Carlile **File:** 0100-20-DPER1-01
Chair, Development Permit Panel
Re: **Development Permit Panel Meeting Held on April 24, 2002**

Panel Recommendation

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

- i) a Development Variance Permit (DV 02-200819) for the property at 7171 Minoru Boulevard;
- ii) a Development Variance Permit (DV 02-202935) for the property at 8651 Seafair Drive;

be endorsed, and the Permits so issued.

Cathy Volkering Carlile
Chair, Development Permit Panel

Panel Report

At its meeting of April 24, 2002, the City of Richmond Development Permit Panel considered two development variance permits.

- i) DV 02-200819 – School District No. 38 (Richmond) – 7171 Minoru Boulevard
- ii) DV 02-202935 – Ed & Joanne Maskall – 8651 Seafair Drive

1. DV 02-200819 – School District No. 38 (Richmond) – 7171 Minoru Boulevard

The Richmond School District # 38 requested a variance to reduce the off-street parking from 273 spaces to 162 spaces and vary the parking stall depth from 5.5 m (18.05 ft.) to 4.5 m (14.764 ft.). Staff supported this request. The owner of 7240 Moffatt Road expressed concerns about school parking in front of her complex and litter from students.

In reviewing the request and comments from the public, the Panel determined that:

- i) no permit parking or drop off in front in front of the school on Moffatt Road be allowed;
- ii) the School Administration would be responsible for designating the staff and public parking areas;
- iii) two major neighbourhood meetings, for which notices had been distributed, had been held to review and outline the project and its impact on the immediate neighbourhood;
- iv) litter management would be of a voluntary nature, organized at the school and performed by students; and
- v) the Zoning Bylaw was currently under review by the Zoning Committee.

The Development Permit Panel recommends that the development variance permit be issued.

2. DV 02-202935 – Ed & Joanne Maskall – 8651 Seafair Drive

The homeowner at 8651 Seafair Drive requested a variance to vary the side yard setback from 2 m (6.562 ft.) to 1.676 m (5.5 ft.) along the northern property line of 8651 Seafair Drive in order to accommodate a relocated house, which has been moved onto this property and allow for screened Recreation Vehicle parking on the property. Staff supported this request.

The application generated eleven (11) written letters from concerned neighbours.

The Panel reviewed the application taking the submitted letters and comments from the public under consideration. Drainage problem concerns of Mr. Gale, Ms. Taylor, the owners of the property most impacted by the subject property were also considered. After reviewing the distance between the north wall of the Maskall house and the property line, the Panel re-assured those concerned that the required distance is in compliance with the variance if it were granted.

Mr. Maskall said that a full cedar fence of the maximum height allowable would provide screening around the recreation vehicle.

The Development Permit Panel recommends that the development variance permit be issued.

CVC:cer



Development Permit Panel

Wednesday, April 24, 2002

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services, Acting Chair
Chuck Gale, General Manager, Community Safety
Lauren Melville, Manager, Policy and Research

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 March 27, 2002, be adopted.

2. Development Variance Permit 02-200819

(Report: April 2/02 File No.: DV 02-200819) (REDMS No. 660104)

APPLICANT: School District No. 38 (Richmond)
PROPERTY LOCATION: 7171 Minoru Boulevard
INTENT OF PERMIT: To vary the off-street parking from 273 spaces to 162 spaces and vary the parking stall depth from 5.5 m (18.05 ft.) to 4.5 m (14.764 ft.).

Applicant's Comments

Mr. Garry McLean, Manager of Facilities for School District No. 38 (Richmond) briefly reviewed the report. The architect for the project, Mr. Ladi Holovsky, with the aid of a site plan, reviewed both the vehicular and pedestrian only accesses to the site. It was noted that the existing building would remain functional until the completion of the new building, at which time the existing building would be demolished.

Staff Comments

Mr. Holger Burke, Development Co-ordinator, said that the two variances requested, for number of parking stalls and depth of parking stalls, were supported by staff.

Correspondence

None

Gallery Comments

Ms. Ledic, 7240 Moffatt Road, expressed her concerns about parking, including that she did not want school parking in front of her complex, and litter.

Panel Discussion

During the discussion that ensued between the Panel, staff and the applicant, it was determined that i) there will be no permit parking or drop off in front of the school on Moffatt Road; ii) the school administration would be responsible for designating the staff and public parking areas; iii) two major neighbourhood meetings, for which notices had been distributed, had been held; iv) litter management would be of a voluntary nature, organized at the school and performed by students; and v) the Zoning Bylaw was currently under review by the Zoning Committee.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued for the proposed reconstruction of Richmond Secondary School which would vary the off-street parking from 273 spaces to 162 spaces and vary the parking stall depth from 5.5 m (18.05 ft.) to 4.5 m (14.764 ft.).

CARRIED

3. Development Variance Permit 02-202935 (Report: April 9/02 File No.: DV 02-202935) (REDMS No. 674257)

APPLICANT: Ed and Joanne Maskall

PROPERTY LOCATION: 8651 Seafair Drive

INTENT OF PERMIT: To vary the side yard setback from 2 m (6.562 ft.) to 1.676 m (5.5 ft.) along the northern property line of 8651 Seafair Drive in order to accommodate a relocated house which has been moved onto this property.

Applicant's Comments

Mr. Maskall, 8651 Seafair Drive, said that he thought the application was straightforward in that plans had been submitted to the Building Department and all regulations had been complied to. Mr. Maskall said that he thought there was a lot of misinformation around the application and that his wish was to enhance the area and not to make it less than it is.

Staff Comments

The Development Co-ordinator, Holger Burke, said that staff recommend approval of the application as the variance requested was only to vary the side yard along the north property line by one foot in order to accommodate a recreational vehicle on the side of the property as opposed to the front of the property.

In response to a question from the Panel, Mr. Jim DeKleer, Engineering Assistant, Development and Processing, confirmed that a 15 foot clearance would exist between the eave of the subject property and the wall of the neighbouring house.

Correspondence

Colin and Ampellia Schuss, 4580 Britannia Drive – Schedule 1
K. Issak-Graham, 8711 Fairfax Crescent – Schedule 2
U. Graf, 8691 Seafair Drive – Schedule 3
H. Politiski, 8611 Seafair Drive – Schedule 4
Brian and Sheri Falls, 8671 Seafair Drive – Schedule 5
Sandra and Wayne LaFlamme, 8660 Seafair Drive – Schedule 6
H. Smith, 8600 Seafair Drive – Schedule 7
K. Paynter – Schedule 8
C. Taylor, 8631 Seafair Drive – Schedule 9
Barbara and Godehard Nordhoff, 8571 Seafair Drive – Schedule 10
F. Keene, 8591 Seafair Drive – Schedule 11

Gallery Comments

None

Panel Discussion

Mr. Gale commented on the process of Development Variance Permit applications, minor adjustments and variations to a Development Permit, as set out in the Council Procedure Bylaw, and the guidelines that the Panel was required to adhere to. Mr. Gale said that the variance requested was an appropriate request; and that the letters submitted would be taken into consideration by the Panel.

For the benefit of the gallery, Mr. Burke displayed the proposed drawings for the finished house. Mr. Burke confirmed for the Panel that all building finishes are subject to the Building Permit.

In response to a question from Mr. Gale, Ms. Taylor, the owner of the property most impacted by the subject property, said that she was not happy with where the house was sitting at present, and that she was concerned about future drainage problems. After reviewing the distance between the north wall of the Maskall house and the property line, Mr. Gale said that City staff will ensure that the required distance is in compliance with the variance if it were granted.

In response to a question from Ms. Melville, who noted that she had visited the site that morning and that it had been difficult to assess under the current conditions, Mr. Maskall said that a full cedar fence of the maximum height allowable would provide screening around the recreation vehicle.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the side yard setback from 2 m (6.562 ft.) to 1.676 m (5.5 ft.) along the northern property line of 8651 Seafair Drive in order to accommodate a relocated house which has been moved onto this property.

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:18 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, April 24, 2002.

Cathy Volkering Carlile
Acting Chair

Deborah MacLennan
Recording Secretary

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 24, 2002.

To Development Permit Panel		
Date:	April 24, 2002	
Item #	3	
Re:	8651 Seafair Dr.	
	DVP 02-202935	

N	DW	DW
	KY	
	AE	
	RS	
	WE	

02-202935

April 23rd, 2002

City of Richmond
6911 Number 3 Road
Richmond, B.C. V6Y 2C1

Attn: Richmond Development Permit Panel

**Re: Application For Development Variance Permit - DVP 02-202935
8651 Seafair Drive, Richmond, B.C ("subject property")**

We are the property owners of 8671 Seafair Drive, located directly South of the above subject property.

We have received the notice of Application for Development Variance of the subject property. Based on the Staff Report dated April 9th, 2002, we are not objecting to the request to vary the set-back of the North property line, however we would understand the objection of the adjoining property owner directly to the North of the subject property. We agree that there shall be proper containment of the subject property owners RV, which must include a requirement to provide fence screening towards the street, and on the North property line.

For the record, we did not feel the relocation of the home should have been permitted in the first place. Except in cases of heritage status, there should have been some criteria in place to evaluate the effects of such a move to the new neighborhood, especially when this move required the chain-sawing of heritage street trees at 4 AM in the morning just to get the 2nd level of a basic 30 year old home in place on the property. Further, our concerns will be the potential lack of finishing to the exterior of the relocated home including the landscaped areas around the front and rear of the subject property and that no standards will be required to finish the exterior and the landscaping in keeping with the natural setting of Seafair Drive.

Thank you for your attention to the above.

Colin Schuss & Ampellia Schuss
4580 Britannia Drive,
Richmond, BC, V7E 6A9

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Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, April 24, 2002.

City Clerk
City of Richmond

RE: VARIANCE APPLICATION PERMIT DVP02-202935: 8651 SEAFAIR DR.

Mayor Brodie & councilors
Dear Sirs + ladies

The relocated house currently sits on the property at 8651 Seafair Drive within the allocated property lines. Obviously there is no need to encroach on the neighbor's property line to accommodate the house itself.

If the variance is requested to accommodate storage or enlarge a parking area for assorted vehicles, trailers, motor homes, boats, etc. I would find this an unacceptable imposition on neighboring properties with its negative impact on re-sale property value.

I am confident that your decision in this matter will best meet the reasonable needs and wishes of the majority of your constituents in the Seafair Drive area.

Sincerely,



Katherina Issak-Graham
8711 Fairfax Cres.

Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, April 24, 2002.

Ursula Graf
8691 Seafair Drive
Richmond, B.C.
V7C 1X7
Phone: 604-277-2004

April 24, 2002

J. Richard McKenna, City Clerk
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Re: Property of Ed and Joanne Maskall
8651 Seafair Drive, Richmond, B.C.

Dear Sirs:

Now that the NIMB (not in my backyard) syndrome has hit my neighbourhood I find myself not very immune to it either. I am the original owner of 8691 Seafair Drive and have lived there for forty years, so naturally I am very interested in any changes in our beautiful Seafair neighbourhood and our privileged location on the West Dyke.

There have been many changes over the years, some less acceptable (monster houses) than others, but the move of a partial house into our area is unprecedented and came as a shock. It is easy to understand why the Maskalls chose a location on Seafair Drive on the dyke side, but I find it somewhat strange that they would buy a lot that does not seem large enough to suit their purposes.

A side yard setback variance of 33 cm may sound like too small a matter to pose a problem to anyone.

However, if this variance were to result in a negative impact on the resale value of the adjacent property to the north, I would consider the granting of a permit to the applicant as unfair to the Taylors who are the present owners of said property.

After all, the issue here does not seem to be the accommodation of a relocated house, but rather the accommodation of a motor home which is, compared to a house, of a much more temporary nature and should not warrant such zoning change.

I sincerely hope that a better solution will be found.

Ursula Graf

April 20-02

J. Richards - City Clerk,
Richmond, BC.

Dear Sirs:

With reference to your letter April 12-02
requesting a permit for line variance -
seems strange this house in question was
already on the property.

I have lived at 8611 since development
began - Seafair Drive was not paved -
Blundell Road not opened - at that time
we had no tree - we worked hard with
the municipality to have this improved - So
you can imagine my concern having
pruning and removal of deep concern

Asking for variance if granted and
allowing for motor homes (this is their
plans to allow space to store it - why not
use the area provided on River Road to do it)

Granting this variance means this could
perhaps happen to any of us - meaning
property value drops.

So I say No!

Thanks

202 H. Politiski
8611 Seafair Dr.

Schedule 5 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, April 24, 2002.

To Whom It May Concern,

We (Brian and Sheri Falls) of 8671 Seafair Drive are against the variance 02-202935. We feel it will change the look of the neighborhood and will interfere with the consistency of the houses on our street. We would prefer that the house not be moved closer to 8631 Seafair Drive, but remain within the current boundaries.

Thank-you,
Brian and Sheri Falls
8671 Seafair Drive
Richmond B.C.
V7C-1X7
604-271-2545

April 12, 2002

Dear sir/madam,

As concerned and proud residents of Seafair Drive we are opposed to the width variance alteration. # DVP 02-202935 property location 8651 Seafair Drive.

If we allow this change to our existing street line, what would we allow next? Seafair Drive is home to many proud homeowners who take pride in their homes and gardens and we want this home to fit into the existing color of the neighborhood, while keeping as much green space and ocean view as possible.

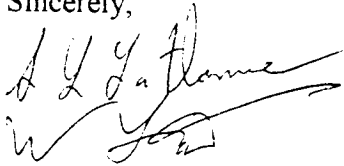
As far as a staff report letter is concerned, dated April 9, 2002, while living at such address there has never been any spring regular maintenance of the larger trees along Seafair Drive. As far as both neighbors on either side being in agreement with this variance this is not true, nor has the owner taken the time to set people's minds at ease regarding his building plans. Also, concerning the location of said motor home the alternative location of this should be on River Road where most RV's are parked, therefore fitting into the neighborhood and keeping peace with all neighbors. We are also very concerned of the potential height of this house and the intended completion date.

The logistics of moving a preexisting older home which doesn't seem to have any extraordinary character does not make a lot of sense, one only needs to visit the property to get a better understanding of this.

As far as the problem this may create for the new owner, this situation should have been dealt with prior to moving the shell of an existing older home.

We fail to see how this development is going to increase property values in the Seafair area, upon completion of this site we hope to have been proven wrong.

Sincerely,



Sandra and Wayne LaFlamme
8660 Seafair Drive

8600 Seafair Dr.
Richmond, B.C.
V7C 1X5

To whom it may concern,

We strongly object to the moving in of
the house on Seafair Dr.

First It was moved in and then we receive
a notice in the mail that it was to be
moved.

Second There was a great pile of sand moved
in to put the house on. As there is no limit to
the height of the property because of
drainage into the neighboring properties.

Third Shouldn't the variation have been applied
for and received, before moving in the house?
Neighboring properties have not been given
any consideration previous to the house
being moved in, now their space
will be altered.

Thank you.

Mrs. H. F. Smith

Schedule 8 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, April 24, 2002.

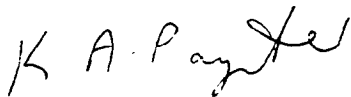
April 14, 2002

Dear City Planners;

I am against the width variance permit #DVP 02-202935 on
8651 Seafair Drive.

This variance modification will change the street appeal of
such a lovely street.
The height allowance is also of concern, not so much with
the accepted height allowance, but with the consistency of
the neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "K A Paynter".

Kathleen Paynter

Schedule 9 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, April 24, 2002.

April 22, 2002

J. Richard McKenna, City Clerk
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Re: Property of Ed & Joan Maskall
8651 Seafair Drive

Dear Sirs;

Referring to your letter, undated, received Friday, April 12th 2002, requesting a permit for lot line variance. At that time the house in question was already on the property.

We have been advised that under no circumstances should we approve this variance of the lot line as stated in your letter. Their reason, given verbally for the request, was to allow space for parking a motor home at the side of their house.

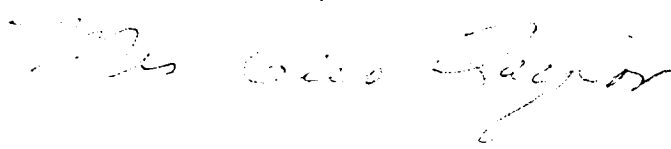
This is extremely valuable waterfront property and resale value is of prime importance.

We want to insure that the original lot line is maintained, we request another survey to be performed. During the wet weather and construction, the markings have moved.

We are also concerned about the drainage of his property, and how this affects the saturation of our lawn.

We are also interested in knowing the height of the retaining wall and the placement of such.

Yours Truly,


Mrs. Cleo Taylor
8631 Seafair Drive
Richmond, B.C.

April 20, 2002

Schedule 10 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, April 24, 2002.

J. Richard McKenna
City Clerk
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Reference: Notice of Application for a Development Variance Permit DVP02-202935

Dear Sir:

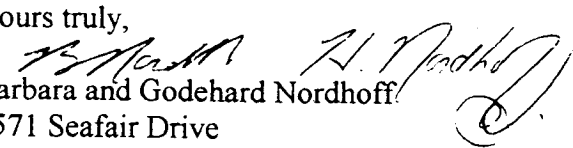
My husband and I are both residents of Seafair Drive. What originally attracted us to the area, aside from the wonderful dykeside view we enjoy, was the curbside appeal of Seafair Drive itself. The houses are all set well back from the road and enjoy a large amount of green space. The side properties are a reasonable distance apart and allow for privacy.

Seafair Drive is also known around Richmond for being one of the prettiest streets in the city when the cherry blossoms are in full bloom. We were very disappointed this year when the city pruned out large branches of many of our older trees in order to accommodate what we thought was to be a relocated house. We were more than disappointed when, what appeared on the premise, was one floor of a home, which could at best be described as nondescript.

We have now received the Notice of Application for a Development Variance. We would like to go on record as being against the granting of the variance. Firstly, once granted it will become more difficult to not grant the same concessions to others as older homes on the street are eventually replaced. Secondly, it states the intent of the permit is in order to accommodate a relocated home. This is not the case as this is not a relocated home. It is one floor of a house. Also the building does fit on the property without requiring a variance. When the house arrived on the site it was centered on the property but has since been moved. Our understanding is that the owner wishes the variance in order to park his mobile home on the property. The house situated on the property, once settled on its foundation, will be a lot more permanent than a mobile home and this should not be considered a valid reason for a variance. Thirdly, we don't feel long term owners in the area should have to have their property lines encroached upon when it is not necessary.

We hope you will consider the wishes of the neighbours on Seafair Drive before you make your decision as to whether to grant the variance.

Yours truly,


Barbara and Godehard Nordhoff

8571 Seafair Drive
Richmond BC
V7C 1X7

8591 Seafair Drive
Richmond, B.C.
V7C 1X7

April 22, 2002

City of Richmond Mayor and Council
cc. City of Richmond Urban Development Division

Re: Application by Ed and Joanne Maskall for a Development Variance Permit at 8651 Seafair Drive

I have lived along the west dyke in this area since 1975. My husband has lived in this neighbourhood since 1969. We have lived at 8591 Seafair Dr. since 1988. We know how fortunate we are to live on one of the prettiest streets in Richmond with such good neighbours. This street has a collection of new, renovated and older original homes. The families that live here have always been friendly, considerate, cooperative and respectful of each other. We also share an interest and true appreciation for the area we live in.

I do not approve of the requested variance change for 8651 Seafair Drive for the following reasons:

Bylaw #5300 was in place before the applicant purchased this property and homes on this street comply.

The applicant knew the dimensions of the lot and the home to be relocated on it.

The application for the Development Variance Permit to vary the side yard setback from 2 meters to 1.676 meters is **not to accommodate** the relocated house on the property but to accommodate a recreational vehicle the owner wants to park along the south side of the relocated house.

The recreation vehicle is a temporary structure that can be parked in front of the house, in the driveway, or on the street even if the variance is granted.

I do not believe that a recreation vehicle parked in the homeowner's driveway would negatively impact the street.

If bylaws are varied for movable, temporary vehicles such as recreation vehicles which may or may not be hidden from sight, the doors for variances will be opened for other unsupportable reasons in the future. The potential to adversely affect property values in this area is real if we start changing the rules for no better reason than to park a recreational beside a house.

I respectfully request that the Application for Development Variance be denied.

Fern Keehe

