



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: David McLellan
Chair, Development Permit Panel

DATE: February 7, 2001

FILE: 0100-20-DPER1

RE: Development Permit Panel Meeting Held on January 24, 2001

PANEL RECOMMENDATION

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 00-175054) for the property at 9611, 9631, 9711, 9751, 9771 Bridgeport Road and 2691, 2711, 2731, 2751, 2771 No. 4 Road;
 - ii) a Development Permit (DP 00-182104) for the property at 10991 Shellbridge Way;be endorsed, and the Permits so issued.
2. That the recommendation of the Panel to deny the issuance of a Development Variance Permit (DV 00-176117) for the property at 11511 Granville Avenue be endorsed.


David McLellan
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel considered two development permits and one development variance permit at its meeting held on January 24, 2001.

DV 00-176117 – AKASH NIJJER – 11511 GRANVILLE AVENUE

The proposal to vary the setback from a road for a very large home in the Agricultural District, on the north side of Granville Avenue west of No. 5 Road did not generate any public comment. The Panel was concerned of the precedent which could be set with such a variance, particularly when it is possible to redesign the home so that a variance is not required.

The Panel recommends that this application for a permit be denied.

DP 00-175054 – CAPE DEVELOPMENT CORPORATION – 9611, 9631, 9711, 9751, 9771 BRIDGEPORT ROAD AND 2691, 2711, 2731, 2751, 2771 NO. 4 ROAD

The proposal to construct a retail centre at the north west corner of Bridgeport Road and No. 4 Road, generated a significant amount of public comment. Although there were a number of concerns regarding the ultimate design of the development, the construction impacts seemed to be particularly aggravating to the nearby residents, including; lack of dust control, dirty streets, impact of fill and fence destruction. The residents got satisfaction on the dust control issue by having the GVRD air quality inspectors out to the site and issuing the appropriate orders. The developer committed to power washing the homes and driveways of those affected by blowing dust and to a more frequent clean up of City streets at his cost.

The Panel also heard concerns with regard to drainage of the site, impact of loading areas on adjacent residences and details of the landscape plan. The Panel was able to secure a commitment from the developer to make appropriate revisions to these aspects in the plans which will be submitted to Council.

In summary, the Panel was of the view that with the committed revisions to the design and the mitigation provided on the construction impacts, the proposal was worthy of support. The Panel recommends that the permit be issued.

DP 00-182104 – BUNTING COADY ARCHITECTS – 10991 SHELLBRIDGE WAY

The proposal to construct a new office building at the north west corner of Shell Road and Shellbridge Way did not generate any public comment. Some comments were made with regard to the lack of a "front door" but generally the Panel was quite pleased with the architectural design of the building.

The Panel recommends that the permit be issued.

DJM:djm



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, January 24, 2001

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: David McLellan, General Manager, Urban Development, Chair
Chuck Gale, General Manager, Engineering and Public Works
Jim Bruce, General Manager, Finance and Corporate Services

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

The Chair introduced the members of the Development Permit Panel to the audience and explained the procedures.

1. MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on January 10, 2001 be adopted.

CARRIED

2. DEVELOPMENT VARIANCE PERMIT DV-176117

(Report: December 13/00, File No.: DV 00-176117) (REDMS: 226907)

APPLICANT: Akash Nijjer

PROPERTY LOCATION: 11511 Granville Avenue

INTENT OF PERMIT:

To vary the maximum setback from a public road in the Agricultural District (AG1) from 50 m (164.042 ft.) to 54.52 m (178.87 ft.), in order to accommodate a portion of a proposed new 993.76 m² (10,697 ft²) dwelling.

APPLICANT'S COMMENTS

Mr. Rod Lynde, 8171 Claysmith Road, Developer, representing the owner, said that the home was designed to accommodate the extended family and that the design process had been lengthy. A site plan was used to demonstrate the requested variances.

Mr. Lynde referred a similar lot with a dwelling exceeding the setback line. However, it was pointed out that the setback regulations came into effect the year after that application.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report noting the recommendation to deny the application as it was inconsistent with policies for preservation and protection of agricultural land and the fact that the applicant had other options. In response to a question from the Chair it was noted that the property in question was purchased in January 1999.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DISCUSSION

It was noted that no compelling reason for taking this property out of the Agricultural Land Reserve guidelines had been heard.

PANEL DECISION

It was moved and seconded

That a Development Variance Permit (DV 00-176117) for permission to vary the maximum setback from a public road in the Agricultural District (AG1) from 50 m (164.042 ft.) to 54.52 m (178.87 ft.), in order to accommodate a portion of a proposed new 993.76 m² (10,697 ft²) dwelling at 11511 Granville Avenue, be denied.

CARRIED

3. DEVELOPMENT PERMIT DP 00-175054

(Report: January 3/01 File No.: DP 00-175054) (REDMS: 183811)

APPLICANT: Cape Development Corporation

PROPERTY LOCATION: 9611, 9631, 9711, 9751, 9771 Bridgeport Road; 9540, 9560 Beckwith Road; and 2691, 2711, 2731, 2751, 2771 No. 4 Road

INTENT OF PERMIT: To permit the development of four (4) separate buildings with a combined maximum building area of 7,207.089 m² (77,579 ft²) on a site which totals 30,416.017 m² (327,406 ft²)

APPLICANT'S COMMENTS

Mr. Patrick Cotter, Dikeakos and Cotter, Architects, used architectural plans, artist's renderings and drawings, and a model, to demonstrate the project.

Mr. Cotter reported that a BC Hydro right of way bisects the site. Tenants are already in place. Beckwith Road will be emergency access only in the short term. Covenants are to be provided for the extension of the roadway. Raised pedestrian crossings on the collector road have been provided as wide speedbumps. The parking areas all contain clear pedestrian routes connecting the buildings. The project has pilon signage on the highway and low feature walls that will reflect the name of the project. The T-intersection will also have signage that announces the project. The relief and ornamental detail of the plane wall is consistent through out the project. This includes the colour scheme, architectural details, and the same exterior finish.

With regard to the buildings themselves, Building B1 has a different entry feature with a canopy, colour details and pilaster detail consistent with the rest of the project; B2 has solid screen walls in front of the loading area; C is a smaller building with variations of the treatments but utilizing the same palette; and D has some glazed sections with projecting canopies.

The properties surrounding the project are zoned residential with single family residential on the west side and along Beckwith. The collector road through the site is to provide future access to the western properties at some point in the future. Access to No. 4 Road is right in and right out.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reported that a number of concerns had been raised by area residents and that the applicants had responded to these concerns.

The Chair said he was pleased that the residents had been met with. Mr. McLellan requested that the interior plans be removed from the package. He then referred to the north east corner of the site and questioned the function of the pavement. The answer to this was that it provided access to the BC Hydro kiosk. When asked if the kiosk could be relocated further west the applicant said they saw no issue arising from this. Additional landscaping could then be provided in what was a paved area.

In response to a question from the Chair regarding the mechanical components of the roof, Mr. Cotter said that the roof scape elements would be incorporated into the public art program and that the screening of the equipment, located 20 – 30 feet inbound, would be part of this.

It was determined that the future connection of the internal road to the property to the west would have no impact on parking. The colour palette is to be composed of two shades of grey on the plane walls with three detail colours. Coverage of the sidewalk will extend nine feet from the face of the building to the curb.

Due to a disruption of business by an angry resident of the area, a fifteen minutes recess was called by the Chair. The meeting reconvened at 4:15 pm.

CORRESPONDENCE

Mr. Gary Sutherland, 2640 #4 Road – attached as Schedule 1.
Mr. Barry Walsh, 9520 Beckwith – attached as Schedule 2.

GALLERY COMMENTS

Mr. Barry Walsh, 9520 Beckwith Road, was concerned about the lack of landscape buffer for his area. He questioned what will happen to the existing 40 foot fir trees. Mr. Walsh noted the concrete foundation wall located a foot within his property line and requested it remain there. Also concerned about the dust created Mr. Walsh displayed photographs evidencing the dust clouds. In asking for a retaining wall and fence before the construction proceeds further, Mr. Walsh stated that it had taken four hours to remove drywall and plaster that had been piled on his property and that more material had since been dumped. The neighbouring property has a 20 foot dirt pile placed on it.

Ms. Vera Smart, 2351 No. 4 Road and her father, Milo Savkovic, 2511 No. 4 Road, have been residents for 40 years. Mr. Savkovic's property includes an orchard and concern was expressed for the effect the ground level change and lack of drainage would have on this area. Also questioned was whether the lights on the rear of the development would have an effect on the residents, the loss of an old oak tree, if there would be a retaining wall, the safety of the pathway behind their property, the noise of the delivery trucks backing in, and the dust levels that the GVRD called severe enough that no one should have been living in close proximity.

Doctor Popazivanov, 9531 Beckwith Road, asked what would happen to the existing trees as they are a buffer zone between his property and the development. He also stated that his driveway had been used during the demolition process and asked for assurance that this would not happen during the building process.

Mr. Victor Luis, 2800 No. 4 Road, expressed concern for the truck noise and the dirt and dust created. In response to his note of plugged storm drains Mr. Lewis was advised to contact the City.

Harold McCrystal, 9571 Beckwith, asked if the large fir trees were to be retained as they provided a good buffer zone. He also asked if the last stretch of Beckwith will have a sidewalk, and if No Parking signs will be posted on Beckwith.

The response from the proponent included the following:

- the north property line drainage will be on site;
- excess top soil from the site will be placed in the orchard to bring it to the level of the site;
- Mr. Savkovic's property is to be tied into the development's drainage by the developer (staff to follow up);
- cedars along Beckwith are to remain;
- there is no lighting along the back of building other than at truck bays and this is directed east/west; the lighting will be on site lighting time clock;
- loading times will vary between tenants;
- screening will include a wood slat fence with landscaping (hedge and trees);
- the oak tree had interlocked roots and was inadvertently dragged down. The tree will be replaced with a 10cm caliper oak tree of similar type.

Mr. Bill Wright, Cape Developments, addressed the panel. He said the earlier comments had caused him concern. He advised that upon notification from the GVRD that dust levels were excessive the job had been shut down until the dust had been properly treated. Mr. Wright offered to power wash driveways and house of those residents affected and said the property owners will be approached in this regard. The dust should no longer be of issue as no new material will be arriving on site. The site contractor has been placed on notice with regard to the mud in the street. If the street condition were not to improve residents were to call the City to have the road flushed and this would be done at Cape's expense. The site will be paved in the spring. Mr. Wright also assured the panel he would ensure that the refuse on Mr. Walsh's property and the neighboring property would be removed.

PANEL DISCUSSION

The panel stated their reliance upon Mr. Wright's commitment to the various property owners.

The Chair requested that new plans be provided with the perimeter drain and reduced asphalt and that the redundant floor plans be removed from the report. Mitigation was to take place in the neighbourhood with regard to clean up.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 9611, 9631, 9711, 9751, 9771 Bridgeport Road; 9540, 9560 Beckwith Road; and 2691, 2711, 2731, 2751, 2771 No. 4 Road on a site zoned Automobile-Oriented Commercial District (C6) that would permit the development of four (4) separate buildings with a combined maximum building area of 7,207.089 m² (77,579 ft²) on a site which totals 30,416.017 m² (327,406 ft²).

CARRIED

4. DEVELOPMENT PERMIT DP 00-182104

(Report: December 20/00, File No.: DP 00-182104) (REDMS: 248235)

APPLICANT: Bunting Coady Architects

PROPERTY LOCATION: 10991 Shellbridge Way

INTENT OF PERMIT:

1. To allow the development of a three-storey building for high technology tenant(s) with a gross building area of 7,505 m² (80,783 ft²) and a total leaseable area of 6,573 m² (70,751 ft²); and
2. To permit the following variances to the Zoning and Development Bylaw:
 - a) Increase the building height of the building parapet from 12 m (39.370 ft.) to 14.6 m (47.9 ft.) for a portion of the building parapet;
 - b) Increase the building height of the central lobby area of the building and a concrete fin wall from 12 m (39.370 ft.) to 16.307 m (53.5 ft.);
 - c) Reduce the parking requirements from 263 parking stalls to 249 parking stalls;
 - d) Increase the percentage of small car parking stalls from 30% to 41.37%; and

- e) Reduce the aisle widths in the parking lot with the exception of the on-site emergency fire access route from 7.5 m (24.606 ft.) to 6.706 m (22 ft.).

APPLICANT'S COMMENTS

Mr. Tom Bunting, Bunting Coady Architects, used a site and landscape plan and a model as he reviewed the proposed building.

This is a 3 storey building with 80,000 sq. ft. as opposed to the current 1 storey, 72,000 sq. ft. building therefore there was an extreme difference in site coverage. Work had been done with the Planning Department over the last seven months in order that the building be placed as far south east as possible. Surface parking will be to the north and west of the building. The massing of the building is toward the south east corner with the entry to the building to the north. It was noted that the building to the west of the property does not continue the pathway that runs through the applicant property. This is to be a concrete building with some accent metal panel features at the entranceway and feature walls on the south side. Loading will take place along the southwest side of the building and will be screen from the Shellbridge roadway. Trees have been retained along the south side and corner as well as along the north side of the property.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DISCUSSION

It was clarified for the Chair that this would multi tenant occupancy. Mr. McLellan questioned the lack of entry on the street side and whether there was an exterior bike storage area. A shower facility has been provided for tenant use.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 10991 Shellbridge Way on a site zoned Business Park Industrial District (I3), which would:

- 1. Allow the development of a three-storey building for high technology tenant(s) with a gross building area of 7,505 m² (80,783 ft²) and a total leaseable area of 6,573 m² (70,751 ft²); and***
- 2. Permit the following variances to the Zoning and Development Bylaw:***
 - a) Increase the building height of the building parapet from 12 m (39.370 ft.) to 14.6 m (47.9 ft.) for a portion of the building parapet;***

- b) Increase the building height of the central lobby area of the building and a concrete fin wall from 12 m (39.370 ft.) to 16.307 m (53.5 ft.);*
- c) Reduce the parking requirements from 263 parking stalls to 249 parking stalls;*
- d) Increase the percentage of small car parking stalls from 30% to 41.37%; and*
- e) Reduce the aisle widths in the parking lot with the exception of the on-site emergency fire access route from 7.5 m (24.606 ft.) to 6.706 m (22 ft.).*

CARRIED

5. NEW BUSINESS

Ms. Kate Chappel, Planner, Development Applications, was introduced to the panel. Ms. Chappel, from the City of Brisbane, Australia, is participating in a job exchange with Brian Guzzi, Planner.

6. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 5:30 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, January 24, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

DPP meeting
January 24, 2001

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, January 24, 2001.

Gary Sutherland
2640 #4 Road
Richmond B.C.
V6X 2L5
Jan 18 2001

1/2

JRM
DW
KY
AS
DB
SF
DM
DM

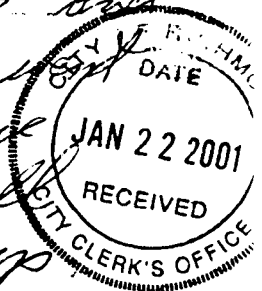
00-17505

City Clerk
City of Richmond
6911 #3 Road
Richmond B.C.
V6Y 2C1

Re: Development Permit 00-175054
Applicant - Cape Development Corporation

I would like to voice my concerns with respect to the development on the said property to date.

(1) Cape Development has not shown the concern for the neighbourhood that you would expect from a progressive corporation. When we had all those windy days, dust and dirt was flying off the site and all over the houses as far down Number 4 Roads as we are. This meant closing all the windows and keeping the vehicle in the garage. This went on for days. When it rains we have another problem, mud and dirt all over the street and on our driveways.



The street cleaner that Cape Development used sparingly was unable to do nothing more than mix it all up and spread it out. I contacted the city on several occasions and they had to bring in a much larger street cleaner which did a good job. The problem we still had was the silt (up to .6 cm deep) on our driveway. I had powerwashed my driveway this year and you would never know it had been done.

I would propose that Cape Development be required to post a \$50,000 bond which would be used to clean all the affected houses driveways and vehicles (on a regular basis); - houses and driveways once the development ~~is~~ ^{was} completed. I would also like to propose that Cape Development clean Number 4 road every day when trucks are hauling materials, etc on and off the site.

As stated earlier I am not impressed with Cape Development's actions and lack of action to date

Gay Sutherland

ATTN. BRIAN GUZZI

July 19, 2000

Cape Developments Corporation
5960 #6 Road,
Richmond, B.C.
V6V 1Z1


Attention: Bill Wright

I have some concerns about the development on Bridgeport Road that I would like to have addressed prior to having any problems.

- 1) What is the date of the demolition of the 9540 Beckwith Road house?
- 2) What have you proposed for drainage between our property and the development site?
- 3) What is the status of fencing between our property and the development site?
- 4) Can you ensure that there will be a minimum of dust problems arising from trucking and construction on your development site and will there be watering of the ground on the development site in order to keep dust to a minimum?

I can be reached at: Home - 273-5840 or Office - 273-3615

Thank you for your consideration.



Barry & Linda Walsh,
9520 Beckwith Road,
Richmond, B.C.
V6X 1V9

c.c. to Brian Guzzi, Landscape Architect Planner / Development Application
Department / City of Richmond