



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council

DATE: February 17, 2000

FROM: David McLellan
Chair, Development Permit Panel

FILE: 0100-20-DPER1

RE: Development Permit Panel Meeting Held on February 16, 2000

PANEL RECOMMENDATION

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 99-171604) for the property at 3051 Garry Street be endorsed, and the Permit so issued.

A handwritten signature in cursive script, appearing to read "David McLellan".

David McLellan
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel considered one Development Permit and one Development Variance Permit at its meeting held on February 16, 2000. The Development Permit was referred back to staff to deal with two items while the Development Variance Permit was forwarded to Council for consideration.

DV 99-171604 – DONALDA STANDISH & PETER DEGROOT – 3051 GARRY STREET

The proposal to increase the maximum height of the garage on this site in the Steveston Townsite did not generate any public comment. One member of the Panel felt that Council may wish to consider the whole policy matter rather than individual applications as there is an increased potential for illegal suites with the type of latitude given with this proposal. The majority of the Panel was of the view that this is a reasonable request without having a policy review.

The Panel recommends that the permit be issued.

DJM:djm

DEVELOPMENT PERMIT PANEL

Wednesday, February 16, 2000

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

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

The meeting was called to order at 3:33 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 Wednesday, January 12th, 2000 be adopted.

CARRIED

2. **DEVELOPMENT PERMIT DP 99-170573**

(Report: Jan. 10/00; File: 99-170573, REDMS: 131923, 127613)

APPLICANT: Richard Henry, Architect

PROPERTY LOCATION: 3500 Cessna Drive

INTENT OF PERMIT: To allow exterior renovations to the Delta Vancouver Airport Hotel.

APPLICANT'S COMMENTS

Mr. Richard Henry, Architect, representative of the Delta Vancouver Airport Hotel, 3500 Cessna Drive, was in attendance to make a presentation to the Panel. Mr. Henry advised that the application focussed on three objectives which included painting the exterior walls

a light beige and the roof to graphite grey. He then produced colour photographs which had been superimposed with the proposed colours to be applied as well as artistic renderings of the renovations. He stated that the proposal was to demarcate the access to the site by placing a new entrance sign with a gateway element and landscaping enhancement. He noted the introduction of more robust-textured material in the form of stone and steel to the front entrance. He referred to the columns in the porte cochere which would be clad in stone and enhanced with a ceiling treatment and lighting. He explained that the landscape treatment was to become more formalized with uplighting of trees. The third enhancement included improving the functionality of the building by introducing glass weather screening to provide protection from the hotel lobby to the restaurant. He further summarized the project, noting that this had been further enhanced for handicapped access.

STAFF COMMENTS

Joe Erceg, Manager, Development Applications, advised that the proposed renovations were relatively minor. He stated that staff had no objections and recommended that permit be issued.

CORRESPONDENCE

None.

GALLERY COMMENTS

None.

PANEL COMMENTS

The Chair referred to the Translink proposal to have Rapid bus service on the street in front of the building and suggested a sidewalk link to the front entrance of the hotel. The Architect explained that the driveway had sufficient width to accommodate pedestrian traffic and that a sidewalk may affect the row of mature trees and hedging on the right side.

The Manager, Development Applications, advised that the Works and Services Bylaw allows the City to request on-site improvements. The improvements sought must be directly attributable to the proposed expansion or renovation.

Mr. Henry stated that the lighting of the gateway treatment and landscaping involved uplighting as an accent feature. He noted the presence of lighting in the parking lot and along the driveway. He referenced the light attached to the power pole across the street, and advised that nothing had been provided within the landscaping other than the gateway lighting.

Both the Chair and the General Manager, Engineering & Public Works, commented on the lack of contextual information provided, particularly proposed road/sidewalk improvements adjacent to the site. Mr. Henry replied that he was not familiar with street improvements in the immediate vicinity. He noted that there was a large gravel parking lot across the road,

with no curbing and a drainage swale in front of the property. He advised that the client had tendered the project along with indoor renovations to be completed within a two-month framework. He further advised that the proposed pathway along the river would continue to be uncovered so as not to interfere with City access to the dyke.

It was moved and seconded

That Development Permit DP 99-17053 be referred to staff to bring forward a contextual plan for the immediate vicinity and to examine the provision of a sidewalk to the entrance to the hotel.

CARRIED

3. DEVELOPMENT PERMIT DP 99-171604

(Report: Jan. 14/00; File: 99-171604, REDMS: 129118, 131923)

APPLICANT: Donalda Standish and Peter DeGroot

PROPERTY LOCATION: 3051 Garry Street

INTENT OF PERMIT: To allow the maximum height of the accessory building to be increased from 5 m (16.404 ft.) to 5.65 m (18.536 ft.) in order to permit a double car garage with second floor storage room.

APPLICANT'S COMMENTS

Owners, Donalda Standish and Peter DeGroot of 3051 Garry Street, were in attendance to make a presentation to the Panel. Mr. DeGroot advised that he wished to maximize the storage capacity of the proposed garage. The residence is an 1,000 sq. ft., 1916 heritage-type home of unique design. He stated that the objective was to find a way to store possessions, to maximize the attic capacity above the garage.

STAFF COMMENTS

The Manager, Development Applications, advised that the applicant has revised the application to reduce the height size of the proposed garage and will register a covenant to stipulate that the space would not be habitable.

GALLERY COMMENTS

None.

CORRESPONDENCE

None.

PANEL COMMENTS

Upon query from the Chair, the Manager, Development Applications stated that the total density, including the floor space of the proposed storage area, is less than the maximum permitted within the zoning bylaw.

The Chair expressed concern regarding the absence of an overall policy for approval of height variances for accessory buildings in Steveston.

It was moved and seconded

That the following recommendation be endorsed and forwarded to Council for adoption:

That Development Permit DP 99-171604 be issued for property located at 3051 Garry Street to allow the maximum height of the accessory building to be increased from 5 m (16.404 ft.) to 5.65 m (18.536 ft.) in order to permit a double car garage with second floor storage room.

CARRIED

OPPOSED: David McLellan, Chair

NEW BUSINESS

None.

9. **DATE OF NEXT MEETING:**

The next meeting will be held on **Wednesday, March 1, 2000.**

10. **ADJOURNMENT**

It was MOVED and SECONDED

That the meeting be adjourned at 4:04 p.m.

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 Tuesday, February 16, 2000.

David McLellan
Chair

Susan Kopeschny, Admin. Asst.
Recording Secretary