



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: David McLellan
Chair, Development Permit Panel
DATE: March 6, 2001
FILE: 0100-20-DPER1
RE: Development Permit Panel Meeting Held on February 28, 2001

PANEL RECOMMENDATION

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

- i) a Development Permit (DP 00-175807) for the property at 6140 Blundell Road;
and
- ii) a Development Variance Permit (DV 00-183658) for the property at 8231
Ackroyd Road;

be endorsed, and the Permits 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 two development permits and one development variance permit at its meeting held on February 28, 2001. Two of these applications should now be considered by Council.

DP 00-175807 – ABBARCH PARTNERSHIP/ANNAND BURTON-BROWN ARCHITECTS – 6140 BLUNDELL ROAD

The proposal to renovate the Safeway store in Blundell Centre did not generate public comment. The Panel's desire to have continuous pedestrian weather protection on the perimeter of the building was accomplished after a referral back to staff and the proponent. The renovation also improves traffic circulation within the parking areas of the centre.

The Panel recommends that the permit be issued.

DV 00-183658 – NANDO'S CHICKENLAND (WEST) LTD. – 8231 ACKROYD ROAD

The proposal to make a minor addition to this restaurant on Ackroyd Road west of Cooney Road generated written comments from three interested parties.

The concern of the correspondents was to preserve the walkway between the restaurant and the patio area. The design submitted to the Panel addressed this concern.

The staff report noted that the site deficient in parking in the order of three spaces and the addition would increase this deficiency to five spaces. The Panel, however, was convinced by the proponent's presentation that the addition would not increase the seating, but instead provide for greater comfort.

The Panel recommends that the permit be issued.

DJM:djm



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, February 28, 2001

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: David McLellan, General Manager, Urban Development Division,
Jim Bruce, General Manager, Finance and Corporate Services,
Chuck Gale, General Manager, Community Safety

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 February 14, 2001 be adopted.

CARRIED

2. **2. DEVELOPMENT PERMIT DP 00-175807**

(Report: November 6/01 revised February 5/01 File No.: DP 00-175807) (REDMS: 278109)

APPLICANT: ABBARCH Partnership/Annand Burton-Brown Architects

PROPERTY LOCATION: 6140 Blundell Road

INTENT OF PERMIT: To permit improvements to the exterior of the building including upgrades to the interior and revisions to the parking lot and landscape areas of the existing Safeway store.

APPLICANT'S COMMENTS

With the aid of artist's renderings and drawings, Michael Burton-Brown of ABBARCH Partnership provided a brief summary of the renovations that will bring the store up to the current standard of Safeway. Of note was improved weather protection for customers approaching from the east, improved pedestrian access and new ingress/egress points.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report. Mr. Erceg advised the modifications requested by the panel at its meeting on December 13, 2000 had been achieved.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 6140 Blundell Road (Parcel 'A') on a site governed by Land Use Contract 087 which would permit improvements to the exterior of the building including upgrades to the interior and revisions to the parking lot and landscape areas of the existing Safeway store.

CARRIED

3. DEVELOPMENT PERMIT DP 00-182675

(Report: December 19/00 revised February 1/01 File No.: DP 00-182675) (REDMS: 248576)

APPLICANT: J. C. Lu Ltd.

PROPERTY LOCATION: 12051 No. 1 Road

INTENT OF PERMIT: To allow the replacement of the existing temporary structure along the front of the Super Grocer with an addition totalling 66.888 m² (720 ft²) for the purpose of selling flowers, plants and related materials.

APPLICANT'S COMMENTS

Mr. Rod Lynde, 8171 Claysmith Road noted the change in design. The wooden façade across the front of the addition would be similar to the parapet wall. The wood accents, crown molding and cornice appearance would also match the existing wall. Plants will be hung from the knee braces and the lighting inside will better display the plants on the shelves. Baskets hung from the ceiling will be visible from the exterior of the addition.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, said that the revised proposal was more in line with Development Permit guidelines. Decorative fencing would provide a screen to the outside storage area.

CORRESPONDENCE

None

GALLERY COMMENTS

None

PANEL DISCUSSION

The panel expressed its appreciation for the modifications made to the previous proposal.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 12051 No. 1 Road, on a site zoned Steveston Commercial Two-Storey District (C4), which would allow the replacement of the existing temporary structure along the front of the Super Grocer with a new glass and steel addition totalling 66.888 m² (720 ft²) for the purpose of selling flowers, plants and related materials.

CARRIED

4. DEVELOPMENT PERMIT DV 00-183658
(Report: February 6/01, File No.: DV 00-183658) (REDMS: 276279)

APPLICANT: Coast Architectural Group

PROPERTY LOCATION: 8231 Ackroyd Road

INTENT OF PERMIT: To vary the road setback from 3 m (9.843 ft.) to 0 m (0 ft.) for a proposed 26 m² (279.871 ft²) addition, outdoor patio and canopy for the existing Nando's Chickenland at 8231 Ackroyd Road with no additional parking to be provided on site.

APPLICANT'S COMMENTS

David Eaton, ABBARCH Partnership, aided by an artist's renderings and drawings, reviewed the proposed renovation. The intent of the 276 sq. ft. addition was to enhance the current seating area, and not to increase the number of seats.

Mr. Kam stated that he had been operating the business in Richmond for approximately seven years and that only now was the business showing signs of growth. The take out area was said to encroach into seated patrons, however, the cost of moving to a different location was thought to be exorbitant.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg stated that the variance for setbacks was not of concern but that the parking bylaw stipulated that parking numbers were to be determined by floor space. It was noted that the site currently has a parking deficiency which causes spillover onto other sites.

It was clarified by Mr. Erceg that the existing parking was already short two stalls but that this was a historical issue of the site that was not attributable to Nando's.

In response to a question from the Chair, Mr. Eaton stated that the washroom count would not allow for increased seating. Mr. Eaton also said that the ratio of the kitchen area to the floor seating area was unique.

The passageway area, current and proposed, was discussed.

GALLERY COMMENTS

None

CORRESPONDENCE

Randy Shew, #110-8211 Ackroyd Road, Richmond – attached as Schedule 1.
Patricia Hunter, #110 – 8211 Ackroyd Road, Richmond – attached as Schedule 2.
Tazim Ahamed, #110-8211 Ackroyd Road, Richmond – attached as Schedule 3.

PANEL DISCUSSION

The unique circumstance of this application was noted. As the additional area was intended to enhance and not increase the floor seating area there would be no effect on the parking issue.

PANEL DECISION

It was moved and seconded

That a Development Variance Permit (DV 00-183658) for permission to vary the road setback from 3 m (9.843 ft.) to 0 m (0 ft.) for a proposed 26 m² (279.871 ft²) addition, outdoor patio and canopy for the existing Nando's Chickenland at 8231 Ackroyd Road with no additional parking to be provided on site, be denied.

CARRIED

5. NEW BUSINESS

None

6. **ADJOURNMENT**

It was moved and seconded

That the meeting be adjourned at 4:12 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, February 28, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

Ackroyd Dental Center

To: Development Permit Panel
Feb 28, 2001

Dr. Patricia A. Hunter, Inc.
Dr. Randy Shew, Inc.

#110 - 8211 Ackroyd Road
Richmond, B.C. V6X 3K8
Telephone: (604) 273-6011
Fax: (604) 273-6016

Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday,
February 28, 2001.

February 20, 2001

	IRM	
✓	DW	D
	KY	
	AS	
	DB	
	SF	
✓	DM	

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

Dear Mr. McKenna;

DV 00-18365

Re: Development Variance Permit DV 00-183658

I have a concern with the above application. If the permit allows for the existing Nando's Chickenland to extend their facilities to the roadway this does not allow for pedestrian access past this restaurant. I frequently use this sidewalk and do not look forward to the possibility of having to step into the road to make my way past this site. This would put myself and all other pedestrians who use this sidewalk at great risk.

Sincerely;

Patricia Hunter



