



CITY OF RICHMOND
REPORT TO COUNCIL

TO: Richmond City Council
FROM: Jim Bruce, Chair,
Development Permit Panel

DATE: March 21, 2001
FILE: 0100-20-DPER1

RE: Recommendation
Development Permit Panel Meeting Held on March 14, 2001

PANEL RECOMMENDATION

1. **DEVELOPMENT PERMIT DP 00-174289** - Opus Building Corporation - 11340 No. 5 Road (Report: February 13/01 File No.: DP 00-174289) (REDMS: 279870)

That a Development Permit be issued for a development at 11340 No. 5 Road that would permit a multi-lot industrial subdivision and development to occur in a manner that protects the Environmentally Sensitive Area (ESA) and provides for mitigation and compensation.



Jim Bruce, Chair,
Development Permit Panel

PANEL REPORT

The Development Permit Panel considered two Development Permits at its meeting held on March 14, 2001.

1. DEVELOPMENT PERMIT DP 00-174289 Opus Building Corporation - 11340 No. 5 Road(Report: February 13/01 File No.: DP 00-174289) (REDMS: 279870)

The proposal is to allow a multi-lot industrial subdivision and development to occur in a manner that protects the Environmentally Sensitive Area (ESA) and provides for mitigation and compensation.

This proposal has been developed in a co-operative manner and includes the reconfiguration of the site to better protect the ESA.

The Panel recommended approval.

2. DEVELOPMENT PERMIT DP 00-183413 - Tomizo Yamamoto Architects Inc. - 10411 Hall AVENUE - (Report: February 19/01 File No.: DP 00-183413) (REDMS: 283245)

The proposal is to develop 27 residential townhouse units with a total building area of 3,426 m² (36,883 ft²), and to vary the provisions of the Zoning and Development Bylaw 5300 as follows:

- (a) Porches, box/bay windows and second floor overhangs project a maximum of 1.0 m (3.3 ft) into the required 6.0 m (19.865 ft) front yard setback.
- (b) Two buildings exceed the maximum height of 9 m (29.528 ft) by 1.22 m (4.0 ft).
- (c) Roofed enclosure for mail boxes and recycling bins is located within the required 6.0 m (19.865 ft) front yard setback.
- (d) Allow four (4) tandem resident parking stalls.

The proposal is considered to be superior to the application of 1994 in that it provides better presentation to the street.

The applicant had made a number of revisions and the variances were thought to be routine.

Mr. Crowe strongly encouraged the applicant to consider all means of maximizing the effectiveness of the acoustic barrier.

The Panel recommended approval.

NOTE:

This application will not go to Council, at this time, because the required letter of credit has not been submitted.



Prepared by:
Terry Crowe, Panel Member



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, March 14, 2001

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Jim Bruce, General Manager, Finance and Corporate Services,
Terry Crowe, Manager, Policy Planning
Jeff Day, Director, Engineering

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 28, 2001 be adopted.

CARRIED

2. DEVELOPMENT PERMIT DP 00-174289

(Report: February 13/01 File No.: DP 00-174289) (REDMS: 279870)

APPLICANT: Opus Building Corporation

PROPERTY LOCATION: 11340 No. 5 Road

INTENT OF PERMIT: To permit a multi-lot industrial subdivision and development to occur in a manner that protects the Environmentally Sensitive Area (ESA) and provides for mitigation and compensation.

APPLICANT'S COMMENTS

With the aid of an aerial photograph and site plan, Mr. Maurie Feldberg, of Opus Building Corporation, provided a brief summary of the proposed development with emphasis on the Environmentally Sensitive Area.

Mr. Feldberg noted that the intent was to not only preserve the ESA but also to enhance this area. Blackberry bushes have been removed and a replanting scheme, as noted on

the landscape plan, would be incorporated. The natural state of the woodland was to be preserved.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report. Mr. Erceg noted the cooperative manner demonstrated during the development process, including the reconfiguration of the site to better protect the ESA.

Mr. Crowe questioned where the Monkey Puzzle tree and the Japanese Umbrella Pine would be relocated.

GALLERY COMMENTS

None

CORRESPONDENCE

Panasonic Technics, 5770 Ambler Drive, Mississauga, Ont. – attached as Schedule 1.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for a development at 11340 No. 5 Road that would permit a multi-lot industrial subdivision and development to occur in a manner that protects the Environmentally Sensitive Area (ESA) and provides for mitigation and compensation.

CARRIED

3. DEVELOPMENT PERMIT DP 00-183413
(Report: February 19/01 File No.: DP 00-183413) (REDMS: 283245)

APPLICANT: Tomizo Yamamoto Architects Inc.

PROPERTY LOCATION: 10411 Hall Avenue

INTENT OF PERMIT:

1. To allow the development of 27 residential townhouse units with a total building area of 3,426 m² (36,883 ft²), and
2. To vary the provisions of the Zoning and Development Bylaw 5300 as follows:
 - a) Porches, box/bay windows and second floor overhangs project a maximum of 1.0 m (3.3 ft) into the required 6.0 m (19.865 ft) front yard setback.
 - b) Two buildings exceed the maximum height of 9 m (29.528 ft) by 1.22 m (4.0 ft).
 - c) Roofed enclosure for mail boxes and recycling bins is located within the required 6.0 m (19.865 ft) front yard setback.
 - d) Allow four (4) tandem resident parking stalls.

APPLICANT'S COMMENTS

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Mr. Tom Yamamoto, Architect, with the aid of a photoboard, plans, and a model, briefly summarized the project. It was noted that, due to the setback from the Highway, the

buildings are located closer to the front of the property. While the buildings have a two storey appearance attic space has been utilized for family room area.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report. The proposal was considered to be superior to the application of 1994 in that it provided better presentation to the street. The applicant had made a number of revisions and the variances were thought to be routine.

In response to questions from the panel, Mr. Yamamoto provided the following information:

- (i) two building masses are over height guidelines and require a variance;
- (ii) the ground level area is wheelchair accessible; within a certain stage of construction the unit could be tailored to be fully accessible;
- (iii) the amenity area would be used for social functions and also strata meetings;
- (iv) the ramp to the amenity building is no longer required;
- (v) garbage collection is at present intended to be curbside, however, space has been provided for a communal use facility;
- (vi) there are six visitor parking stalls and one disabled parking stall – no parking variances were required.

Mr. Crowe strongly encouraged the applicant to consider all means of maximizing the effectiveness of the acoustic barrier.

CORRESPONDENCE

None

GALLERY COMMENTS

None

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 10411 Hall Avenue on a site zoned Townhouse District (R2), which would:

1. ***Allow the development of 27 residential townhouse units with a total building area of 3,426 m² (36,883 ft²).***
2. ***Vary the provisions of the Zoning and Development Bylaw 5300 as follows:***
 - a) ***Porches, box/bay windows and second floor overhangs project a maximum of 1.0 m (3.3 ft) into the required 6.0 m (19.865 ft) front yard setback.***
 - b) ***Two buildings exceed the maximum height of 9 m (29.528 ft) by 1.22 m (4.0 ft).***
 - c) ***Roofed enclosure for mail boxes and recycling bins is located within the required 6.0 m (19.865 ft) front yard setback.***
 - d) ***Allow four (4) tandem resident parking stalls.***

CARRIED

4. NEW BUSINESS

None

5. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 4:00 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 14, 2001.

Jim Bruce
Acting Chair

Deborah MacLennan
Recording Secretary

March 7, 2001

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City of Richmond
6911 No. 3 Road
Richmond, B.C. V6Y 2C1

Re: Development Permit DP 00-174289

Gentlemen:

We wish to advise you of our support for the application by Opus Building Corporation for the property at 11340 No. 5 Road to permit a multi-lot industrial subdivision and development to occur in a manner that protects the Environmentally Sensitive Area and provides for mitigation and compensation.

Currently, Opus is constructing a new building for us in the Riverside Development and we are confident that they are responsible and reliable builders. We have worked with them previously in Calgary and were pleased with their work.

We thank you for your consideration and favorable response.

Sincerely yours

PANASONIC CANADA INC.

A handwritten signature in cursive script that reads "Georgina Robson".

Georgina Robson
Director, Administration