



City of Richmond

Report to Council

To: Richmond City Council

From: Cathryn Volkering Carlile
Chair, Development Permit Panel

Date: March 20, 2007
File: 08-4105-06-01/2007-Vol
01

Re: Development Permit Panel Meetings Held on August 30, 2006,
November 15, 2006 and March 14, 2007

Staff Recommendation

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

- i) a Development Permit (DP 05-320225) for the property at 11711 Steveston Highway (formerly 11651, 11671, 11691, and 11711 Steveston Highway);
- ii) a Development Permit (DP 05-317317) for the property at 7080 No. 3 Road (formerly 8080 & 8084 Granville Avenue and 7080 No. 3 Road); and
- iii) a Development Variance Permit (DV 06-351211) for the property at 12033 Riverside Way;

be endorsed, and the Permits so issued.

~~FOR~~ Cathryn Volkering Carlile
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following items at its meetings held on August 30, 2006 and March 14, 2007:

DP 05-320225 – SUNGRAND DEVELOPMENTS LTD. – 11711 STEVESTON HIGHWAY (FORMERLY 11651, 11671, 11691 and 11711 STEVESTON HIGHWAY)
(August 30, 2006)

The Panel considered a Development Permit application to permit the construction of twenty seven (27) two-storey townhouse units on a site zoned “Townhouse District (R2 – 0.6)”. Variances are included in the proposal to: increase the lot coverage; locate the recycling and mailbox structures in the front yard setback; and reduce the front and west side yard setbacks.

Mr. David Kominek, representing Tom Yamamoto Architect, provided a brief description of the project. In response to a query from the Panel, he advised that the setback for Building No. 8 (located at the northwest corner of the site) had been increased from 3 m to 4.5 m as requested by the neighbour to the north of the site at the December 14, 2005, Public Hearing.

Staff advised that the adjacent Petro-Canada gas station had initiated rezoning and development permit applications to facilitate redevelopment. The preliminary plans indicate a hedge, shrubs and a tree along the western property line adjacent to the subject site.

There were no comments from the public on the proposal.

The Panel recommends that the permit be issued.

DP 05-317317 – RIZE ALLIANCE (RICHMOND H) PROPERTIES LTD. – 7080 NO. 3 ROAD (FORMERLY 8080 & 8084 GRANVILLE AVENUE AND 7080 NO. 3 ROAD)

(November 15, 2006)

The Panel considered a Development Permit application to permit the construction of a mixed-use commercial / residential development containing approximately 161 dwelling units and approximately 290 m² of retail fronting Granville Avenue in a 16-storey tower and mid-rise building including five (5) partial levels of parking on a site zoned Comprehensive Development District (CD-176). No variances are included in the proposal.

Mr. Bruce Haden, HBBH Architects, and Mr. Blair Guppy, PFS Landscape Architects, provided brief descriptions of the project which includes retail, lo-rise and hi-rise residential lobbies and townhouses at grade, a green screen treatment of an open parkade wall which will be exposed to Granville Avenue until the corner sites redevelop and an intensive green roof communal amenity.

Staff advised that as a result of Council’s comments with regard to placing more greenery on the roof, the older landscape plan display boards that had just been reviewed were different from the current plans provided in the Panel’s package. Staff noted that the subject development was providing half of the south lane, which will be a one-way lane until the McDonald’s site is developed and the lane widened to accommodate two-way traffic. Staff further noted that the Granville building had been planned and a cross-access had been secured for a future shared access for the corner lots which would not be permitted to have access to No. 3 Road or Granville Avenue upon redevelopment.

The Panel recommended that the temporary shared driveway crossing onto Granville Avenue include delineation between the drive aisles to avoid confusion between the two properties. In response to a Panel question, the intensive roof was approximated at 1500 square meters and the garden plots were 24 inch high pre-manufactured planters which was thought to accommodate someone in a wheelchair.

There were no comments from the public on the proposal.

The Panel recommends that the permit be issued.

DV 06-351211 – RON JOHNSTON (CONTURA BUILDING CORPORATION) – 12033
RIVERSIDE WAY
(March 14, 2007)

The Panel considered a Development Variance Permit application to vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum building height of the “Business Park Industrial District (I3)” from 12 m (39.4 ft.) to 14 m (46 ft.), in order to permit construction of a three-storey office building.

Darcy Forcier, on behalf of the owner, provided a brief description of the project, which includes added landscape features in the parking lot and parapet treatments to screen a rooftop HVAC system. The variance was sought to permit the parapet treatments.

Staff advised that the three storeys were within the height limit for the Business Park Industrial District (I3), and the variance was minor in the overall scheme. The sections of the building that feature a maximum building height of 14 metres are located in the vicinity of the main entrance, and include parapet articulations. The proposed building was setback substantially from No. 5 Road and from adjacent buildings. The maximum density would permit a larger building than currently proposed but the overall building size was limited by the ability to satisfy the on-site parking requirements.

There were four public letters received regarding the proposal. Three expressed concerns that included the proposed height, the construction of a three-storey building, and increased traffic activity. The fourth stated that the adjacent property owner had no objection to the requested variances.

There were no comments from the public on the proposal.

The Panel recommends that the permit be issued.



Development Permit Panel

Wednesday, February 14, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Jeff Day, General Manager, Engineering and Public Works
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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 January 24, 2007, be adopted.

CARRIED

2. Development Permit 06-333449

(Report: January 20, 2007 File No.: DP 06-333449) (REDMS No. 2056424)

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 9451 Granville Avenue
(formerly 9415, 9431 and 9451 Granville Avenue)

INTENT OF PERMIT:

1. To permit the construction of thirty (30) townhouses at 9451 Granville Avenue (formerly 9415, 9431 and 9451 Granville Avenue) on a site zoned "Townhouse District (R2-0.7); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit tandem parking where two spaces are intended to be used by residents of a single dwelling unit.

Applicant's Comments

Mr. Taizo Yamamoto, Architect, advised that he was available to answer questions.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to queries from the Chair, the applicant advised that:

- he will be contributing to the cost of the trail to be built on the school site and that it is the responsibility of the School Board to construct the trail at a future date;
- with regard to the transplanting of six trees on site, the applicant was advised by the tree location company that one tree is too large for mechanical tree space transplant; the applicant assured the panel that discussions with the arborist and the transplant expert are ongoing and that the required number of transplanted trees will be met.

In response to an inquiry from the Panel, the applicant advised that:

- the materials used for the exterior finish include horizontal vinyl siding, wood grain Hardiplant siding, as well as Hardipanel board;
- the base of the structures will combine vinyl in tan neutral colours, along with painted accents;
- the fence on the property will be constructed of metal with brick posts.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of thirty (30) townhouses at 9451 Granville Avenue (formerly 9415, 9431 and 9451 Granville Avenue) on a site zoned "Townhouse District (R2-0.7); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit tandem parking where two spaces are intended to be used by residents of a single dwelling unit.*

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:37 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 14, 2007.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk



Development Permit Panel

Wednesday, February 28, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, Chair
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services
Victor Wei, Director, Transportation

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 February 14, 2007, be adopted.

CARRIED

2. Development Permit 06-348703

(Report: February 6, 2007 File No.: DP 06-348703) (REDMS No. 2069370)

APPLICANT: Oris Development (Nakade) Corp.

PROPERTY LOCATION: 6211 Dyke Road

INTENT OF PERMIT:

1. To permit the construction of a four-storey residential building containing 16 dwelling units over a single-storey parkade at 6211 Dyke Road on a site zoned "Comprehensive Development District (CD 174)" zone; and
2. To vary the provisions of Zoning Bylaw No. 5300 to:
 - a) Reduce the rear (north) yard setback to 1.5 m for the amenity building; and
 - b) Permit a building projection to a maximum of 0.5 m into both the side yard (west) setback and the Princess Street (east) setback.

Applicant's Comments

Applicant Dana Westermarck advised that his personal residence is located next door to the site. It is located at the south end of Princess Street at Dyke Road, and is a restored single-family dwelling with heritage significance. Mr. Westermarck remarked that the proposed four-storey residential building would bookend the development that has taken place along the South Arm of the Fraser River.

Architect Patrick Cotter described the proposed building as one structure, broken into three discreet parts, and featuring heritage characteristics. The design deliberately creates the impression that the building was pre-existing. The materials suggest a sense of permanence.

Mr. Cotter highlighted the use of cantilevered roofs, homestead-style porches, and other heritage components which are consistent with established residential developments in the area.

Along Princess Street, the linking architecture is contemporary, and will consist of unobtrusive building materials such as clear glass with aluminium frames. The linking materials were chosen to assist in distinguishing between the sections of the building.

Staff Comments

Jean Lamontagne, Director of Development remarked that the project continues the dyke trail network along Dyke Road.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query regarding wheel chair accessibility, the applicant advised that the main entry fronting Princess Street is accessible by a ramp, and that an emergency exit between the building and the courtyard is provided via the corridor through stair No. 3.

In response to another query the applicant advised that sixteen (16) replacement trees are proposed for the site, to replace the two (2) Norwegian Spruce trees that cannot be retained. Replacement trees will be of significant size in order to create the impression of the trees having been on the site for a long time.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a four-storey residential building containing 16 dwelling units over a single-storey parkade at 6211 Dyke Road on a site zoned "Comprehensive Development District (CD/I74)" zone; and*
2. *Vary the provisions of Zoning Bylaw No. 5300 to:*
 - a) *Reduce the rear (north) yard setback to 1.5 m for the amenity building; and*
 - b) *Permit a building projection to a maximum of 0.5 m into both the side yard (west) setback and the Princess Street (east) setback.*

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Thursday, December 27, 2007 be cancelled.

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:40 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, 2007.

Jeff Day
Chair

Sheila Johnston
Committee Clerk



Development Permit Panel

Wednesday, March 14, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Cathryn Volkering Carlile, Chair
Robert Gonzalez, Director, Engineering
Victor Wei, Director, Transportation

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 February 28, 2007, be adopted.

CARRIED

2. Development Variance DV 06-351211

(Report: February 14, 2007 File No.: DV 06-351211) (REDMS No. 2080180)

APPLICANT: Ron Johnston (Contura Building Corporation)

PROPERTY LOCATION: 12033 Riverside Way

INTENT OF PERMIT:

To vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum building height of the "Business Park Industrial District (I3)" from 12 m (39.4 ft.) to 14 m (46 ft.), in order to permit construction of a three-storey office building.

Applicant's Comments

Darcy Forcier spoke on behalf of the owner, and was joined by Ron Johnston, the applicant, and by Chip Barrett, the architect.

Mr. Forcier gave a brief overview of the project and supplied the following details:

- a three-story office building is proposed to be situated near the main intersection of No. 5 Road and Steveston Highway, on a site zoned Business Park Industrial District (I3);
- the main entrance to the building is oriented off the main parking area, toward the east;
- landscaping features, such as planting islands, have been added to the parking lot to soften the building and the parking lot appearance;
- parapet treatments have been added to assist in screening some upper floor units from the HVAC system;
- the applicant is seeking the variance because the parapet treatment would make the building more aesthetically pleasing;

Staff Comments

Jean Lamontagne, Director of Development, advised that the three storeys are within the height limit for the Business Park Industrial District (I3), and the variance is minor in the overall scheme. The sections of the building that feature a maximum building height of 14 metres are located in the vicinity of the main entrance, and include parapet articulations.

Correspondence

Jennifer Kirk, c/o Barry Allan Meppelink, 639056 BC Ltd, 12011 Riverside Way, Richmond (attached as Schedule 1 and forms a part of these minutes).

Barry Meppelink, Nathan Allan Glass Studios Inc., 12011 Riverside Way, Richmond (attached as Schedule 2 and forms a part of these minutes).

Glenn Taylor, Global Collective Design Inc., #130 – 11300 No. 5 Road, Richmond (attached as Schedule 3 and forms a part of these minutes).

George Hayhoe, The Beedie Group, 5367 Kingsway, Burnaby (attached as Schedule 4 and forms a part of these minutes).

Gallery Comments

None.

Panel Discussion

In response to an inquiry, Mr. Forcier advised that where the exterior height has been maximized, the increase in exterior height has had no impact on the height of the ceilings inside the building.

In response to a query, Mr. Lamontagne stated that the proposed building is set back substantially from No. 5 Road and from adjacent buildings, and that occupants of the office building to the south of the proposed building would retain a view. In addition, the majority of the proposed building that is facing the building to the south is within the allowed height limit. In response to a further query, Mr. Lamontagne advised that the maximum density would permit a larger building than currently proposed but the overall building size was limited by the ability to satisfy the on-site parking requirements.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum building height of the "Business Park Industrial District (I3)" from 12 m (39.4 ft.) to 14 m (46 ft.), in order to permit construction of a three-storey office building at 12033 Riverside Way

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:44 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, 2007.

Cathryn Volkering Carlile
Chair

Sheila Johnston
Committee Clerk

December 12, 2006

Cynthia Lussier
City Of Richmond
Development Application Department
6911 No 5 Road
Richmond, B.C.
V6Y 2C1

Re: File - DV-06-351211
12033 Riverside Way, Richmond, B.C.

To Whom It May Concern

This letter is to inform the development department of the City Of Richmond that we have concerns with the proposed building across the street from our location, we are located at 12011 Riverside Way.

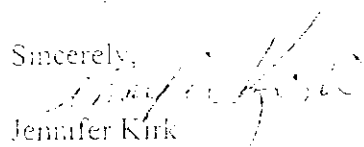
I would like it noted on file that we have great concerns with the proposed height of this building, this 3-story structure will ultimately affect the beautiful north mountain views that we currently have, potentially decreasing the value of our property.

We are also very worried about the increased traffic flow from a building of this size. This Riverside area is incredibly busy already, without adding more businesses with many employees and customer's vehicles. Traffic flow must be considered and reviewed, we are at a complete stand still in this area with the existing Riverside businesses, the industrial areas to the West of us, Ironwood, and the new complex on the North East corner of # 5 Road & Steveston Hwy.


We look forward to being further informed by the City as to future meetings and changes to this development project.

Thank you,

Sincerely,


Jennifer Kirk

C/O Barry Allan Meppelink
639056 BC Ltd.
12011 Riverside Way
Richmond, B.C. V6W 1K6
V6W 1K6

RECEIVED
BY: 



January 22, 2007

City of Richmond
Director, City Clerk's Office

Re: 12033 Riverside Way (see attached notice)

Dear Madam or Sir,

DV 06-351211

I am writing you with my concern, on behalf of the Applicant's intent, to vary provisions of the Zoning Bylaw No. 5300. Point 1 of the intent to vary states an "increase from 12m to 14m height" of the proposed building.

I am very concerned about such a proposal as my building is directly across the street from the applicant's building. My address is 12011 Riverside Way, and my office/studio/and warehouse face directly towards the mountains and the building in question. I own and work out of my location, and the best feature of my building is a beautiful, unobstructed view of the mountains. Not only is it an incredible and pleasing benefit to our work environment, but it also affects the value of my location.

I was very aware and considerate of my neighbor, when constructing my building. I stayed with building guidelines and made every attempt to be as unobtrusive as possible, particularly keeping the height of my structure at a minimal height. My building is designed with a very open view to the north, with the majority of our windows providing a clear view of the mountains.

I have always known that eventually, a building would be constructed. However, I was never informed by the developer of this land, that over height buildings were permitted.




I would even kindly invite someone from your office to visit our location to see first hand how this new building will affect our view. I'm not totally sure about the height of my building, but I believe it is at maximum 28' high. It may even be shorter. Just now, I'm trying to picture how a 12m high building would look, and even that height is going to be enormous. I am strongly opposed to anything higher than 2 stories.

An over height structure would destroy our view. To have it placed at the most northerly location will block the view of other buildings in this development. I'm not against anyone constructing a building. I would just hope that the "blockage of our view" might be taken into consideration.

I was born and raised in Richmond. I have worked here for 30 years. I plan on being in this location for at least another 20 years, before my son's take over. I have contributed to our Richmond tax base for many years and I would hope that as a resident worker, my concerns might be heard over people who may not live in Richmond, and/or ever have worked in Richmond.

Sincerely,


Barry Meppelink, owner
Nathan Allan Glass Studios Inc.
12011 Riverside Way
Richmond, BC V6W 1K6

Nathan Allan



12011 Riverside Way
Richmond, BC V6W 1K6
Tel: 604-277-8533 ex. 221
Fax: 604-277-1313
email: nathan@nathan.com
www.nathanallan.com



Phone: 604 277 8868
Fax: 604 277 3177
Toll Free: 1 866 808 1236

Suite 131 11311 And S Road
Richmond BC Canada V6V 2G7
www.globalcollectivedesign.com

Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, March 14, 2007.

January 16, 2007

David Weber - Director
City Clerk's Office
Planning and Development Department
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Re: Permit DV 05-351211 - Bylaw 5300

Dear Mr. Weber

Please be advised that we are writing in regards to the Notice of Application for a Development Variance Permit for 12033 Riverside Way

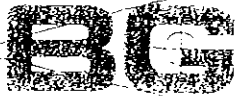
We are opposed to the first paragraph - to increase the maximum building height of the "Business Park Industrial District (13)" from 12 M (39.4 ft) to 14 m (46 ft). We feel that increasing the building height by 7 feet will obstruct our view and will negatively alter the esthetic of the Riverside Way.

We hope you will take our concerns into consideration as you determine whether or not to grant these provisions.

Thank you for your time

Glenn Taylor
President
Global Collective Design Inc.





THE BEEDIE GROUP

1118 Featherstone Way
Richmond, B.C. V6Y 2C1

Attention: David Weber, Director, City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, B.C. V6Y 2C1
Tel: (604) 273-1234 Fax: (604) 273-1234

Schedule 4 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, March 14, 2007.

File # 3122

January 22, 2007

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

Attention: David Weber, Director, City Clerk's Office

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81	82	83	84	85	86	87	88	89	90
91	92	93	94	95	96	97	98	99	100

06-357211

Dear David:

Re: Development Variance -- 12033 Riverside Way

The Beedie Group, owners of the adjacent property addressed at 11188 Featherstone Way, wish to advise that we have no objections to the variances requested by Centura Building Corporation.

However we would expect Richmond's Bylaw Enforcement Division to investigate our tenants' complaints should the reduced parking requirement negatively impact our property.

Yours truly,

THE BEEDIE GROUP

On behalf of

KERY VENTURES LIMITED PARTNERSHIP

George Hayhee

Vice-President, Property Management

GHH/kjs

cc: Peace Bridge Brokerage Limited
Presonus Medical Care Canada
Tolre & Tagus Designs Limited
Opus Corporation

RECEIVED

BY: