



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: May 3, 2005
File: 0100-20-DPER1

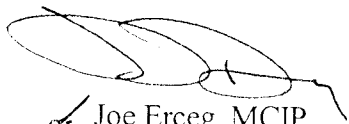
Re: **Development Permit Panel Meetings Held on April 27, 2005,
December 15, 2004, and October 13, 2004**

Panel Recommendation

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

- i) Development Variance Permit (DV 04-287918) for the property at 8880 and 8890 Beckwith Road;
- ii) Development Permit (DP 04-275641) for the property at 7820 Ash Street; and
- iii) Development Permit (DP 04-270421) for the property at 7751, 7771 and 7791 Ash Street;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on April 27, 2005, December 15, 2004, and October 13, 2004:

DV 04-287918 – FRANK KAMIYA – 8880 AND 8890 BECKWITH ROAD
(April 27, 2005)

The Panel considered a Development Variance Permit application to reduce the required public road setback from 6.0 m to 0 m for a proposed industrial/warehouse building at 8880 and 8890 Beckwith Road. The applicant, Mr. Frank Kamiya, provided a brief overview of the project including the building design, site plan, off-street parking provided, vehicle circulation and landscaping. Staff advised that the proposed variance was consistent with the urban design objectives for the area and other Development Permits issued in the immediate vicinity. Three letters indicating concerns related to the proposed variance were submitted by business owners in the immediate area. The concerns outlined included the actual building setback from Beckwith Road along with issues related to the provision of landscaping, vehicle parking and road improvements. In response to questions from the Panel, staff advised that all off-site vehicle parking requirements were being satisfied on-site and frontage improvements to Beckwith Road and the rear lane were required as a condition of a building permit. There were no other comments from the Public on the proposed development.

The Panel recommends that the Permit be issued.

DP 04-275641 – NORMAN ZOTTENBERG ARCHITECTURE – 7820 ASH STREET
(December 15, 2004)

The Panel considered a Development Permit application to permit the construction of a five-unit multi-family complex on a site zoned Comprehensive Development District (CD/28). Included in the development proposal are variances to reduce the front yard setback, to permit entry porch encroachment into the front yard setback area and to permit bay window projections into the side yard setback area. The applicant provided a brief overview of the project, including vehicle parking, road dedication and how the rooflines were lowered to address the concerns raised at the Public Hearing by the adjacent property owner to the north. Staff indicated that lowered rooflines responded appropriately to the concerns raised at the Public Hearing, that an affordable unit was provided and that staff supported the proposal. There were no comments from the public on the proposed development.

The Panel recommends that the Permit be issued.

DP 04-270421 – PELMAN ARCHITECTURE INC. – 9308 KEEFER AVENUE
(FORMERLY 7751, 7771 AND 7791 ASH STREET
(October 13, 2004)

The Panel considered a Development Permit application to permit the construction of 31 townhouse units with vehicle access from Keefer Avenue on a site to be zoned Comprehensive Development District (CD/129). The proposed development includes setback variances for decks along Keefer Avenue and for trellis arbour and gateway structures along Keefer Avenue and Ash Street. The applicant, Mr. Pelman, of Pelman Architecture Inc., provided a brief description of the project including building design, exterior building materials and landscaping. In response to questions from the Panel, Mr. Pelman described the setback variances and indicated that an arborist report determined that the majority of the existing trees on the site were unhealthy and that large calliper replacement trees were being provided as compensation for tree removal. There were no additional comments from staff or the public on the proposed development.

The Panel Chair requested the applicant have a discussion with staff regarding a contingency landscape plan in the event that development of adjacent properties to the south resulted in the dedication of a lane along the common property line. A contingency landscape plan has been included in the Development Permit should a lane be provided south of the subject site.

The Panel recommends that the Permit be issued.



Development Permit Panel

Wednesday, April 27th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, General Manager, Engineering and Public Works – Acting Chair
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services
Rod Kray, General Manager, Finance and Corporate 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 Wednesday, March 30, 2005, be adopted.

CARRIED

2. Development Permit DP 04-279295

(Report: April 4, 2005 File No.: DP 04-279295) (REDMS No. 1447093)

APPLICANT: UBC Properties Trust

PROPERTY LOCATION: 7277 River Road

INTENT OF PERMIT:

To permit the construction of two (2) interconnected two-storey floating structures to be used as the UBC Thunderbird Rowing Club House and associated public facilities on the water lot at 7277 River Road zoned School and Public Use District (SPU), and designated as an Environmentally Sensitive Area (ESA).

Applicant's Comments

Mr. Craig Duffield, Larry McFarland Architects Ltd., and Ms. Crystal Haryett, UBC Properties Trust, were present.

With the aid of a model and various other materials, Mr. Duffield briefly reviewed the project which had been developed within the mandate, provided by the client and Parks Department, of creating an open, active and exciting icon for the sport. The review included the site plan, the access to the buildings from the shore, the two floating buildings with surrounding floating docks, the main and second floor plans, and the exterior materials.

Staff Comments

Mr. Holger Burke, Development Co-ordinator, had no further comments to add other than to say that this was a unique development permit application in that it involved a public facility on water in a School and Public Use zone and that a development permit was required as the site is designated as an Environmentally Sensitive Area.

Mr. Duffield then responded to questions from the Panel regarding the location of the garbage receptacles on the dyke, the management of garbage on the floating docks, the solid wall behind the washrooms and the locker rooms, and the exterior building materials.

Correspondence

None

Gallery Comments

Mr. Harp Hoonjan, Commercial Real Estate Services, on behalf of the owners of Ebco Industries, spoke about the impact of the siting and location of the buildings and the historical access of Ebco Industries to use the river to barge its materials to deep water. Mr. Hoonjan said his clients had only become aware of the Development Application on the previous day, and he asked that a venue be provided for his clients to discuss the issue with UBC Properties and the City in order to ensure that Ebco's access to the waterfront was not inhibited by the development proceeding.

In response to questions from the Panel, Mr. Hoonjan identified the point at which Ebco accessed the river, which was shown to be a distinct clearing in which the power lines had been run underground to accommodate the access; and, why, in light of the number of notifications advising of the Development Permit application, was the issue only now being brought forth.

In response to a question, Ms. Harryet indicated that her only concern, should the matter be referred to the May 11th, 2005 Development Permit Panel meeting, was that work on the floats, which are to be built in Delta, would be able to continue as scheduled in early June.

Panel Discussion

The Chair gave advice that there was not a formal agreement with Ebco Industries to access the river across the City lot.

Panel Decision

It was moved and seconded

That Development Permit DP 04-279295 be referred to the May 11th, 2005 Development Permit Panel meeting.

CARRIED

3. Development Variance Permit DV 04-287918

(Report: April 4/2005 File No.: DV 04-287918) (REDMS No. 1468865, 1469008)

APPLICANT: Frank Kamiya

PROPERTY LOCATION: 8880 and 8900 Beckwith Road

INTENT OF PERMIT:

To reduce the required public road setback from 6 m (20 ft.) to 0 m (0 ft.) for an industrial/warehouse building located at 8880 and 8900 Beckwith Road.

Applicant's Comments

Mr. Frank Kamiya introduced Mr. Abe Cohen, Mr. Bill Alexander and Mr. Ken King to those present. With the aid of a photoboard, elevations and other materials, Mr. Kamiya said that the relocation of the business was a result of the RAV alignment, and he reviewed the project, including the site context, the building plan, access, parking, exterior materials and colours, the landscape plan, and the reason for the variance request.

Staff Comments

Mr. Wayne Craig, Program Co-ordinator, noted that the area in question was in transition, and that the variance in question was consistent with other permits that had been issued in the area in an effort to create a pedestrian friendly and urban environment.

In response to questions from the Panel, Mr. Craig said that for future development in the area it would also be consistent to move the buildings toward the street, that all the required off-street parking would be provided on-site and that frontage upgrades to Beckwith Road and the rear lane would be required as part of the development.

Correspondence

Mr. B. Jagpal, 8960 Beckwith Road – Schedule 1

Domenic Drainage, 8791 Beckwith Road – Schedule 2

Waterline Equipment Co., #12 – 8860 Beckwith Road – Schedule 3

It was requested that staff provide a written response to those listed above.

Gallery Comments

None

Panel Discussion

Mr. Day noted that it was always difficult when the first applications in an area in transition came forward, but that the application met the City's requirements.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would reduce the required public road setback from 6 m (20 ft.) to 0 m (0 ft.) for an industrial/warehouse building located at 8880 and 8900 Beckwith Road.

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:05 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, April 27th, 2005.

Jeff Day
Acting Chair

Deborah MacLennan
Administrative Assistant

Schedule 1 to the minutes of the
Development Permit Panel meeting
held on Wednesday, April 27th,
2005.

Balwant S. Jagpal
Owner of 8960 Beckwith Road,
Richmond, BC V6X 1V5

Apr. 18, 2005

Development Permit Panel	
Date:	April 27 05
Item #	3
Re:	8870-8900 Beckwith Rd.

V	JFM	
	DW	DW
	KY	
	AS	
	DB	
	WB	

04-287918

The Richmond Development Permit Panel
City of Richmond

Re.: Permit DV 04-287918

To reduce the front setback from 6m to 0m.


Dear Sirs:

I strongly oppose such a reduction in front setback.

- (1) My building is built at 6m setback, any building with no setback next to it will overshadow my building and therefore reduce its value.
- (2) No room for landscaping will ruin any chance of beautification of the street in future. Which I believe City of Richmond is doing a good job and will like to continue to do so.
- (3) Parking: On street parking is never enough, off street parking provided on the back of the building is no good, because no body is going to park in the back and walk around the block to the front entrance.
- (4) Most of the properties on the Beckwith Road are already developed with 6m setback and therefore it is too late to change the set back now. It simply will not look right.

I hope you will reconsider and turn down this request.

Yours truly,



Balwant S. Jagpal
Owner
8960 Beckwith Road, Richmond



Domenic Drainage Ltd.
Owner of 8791 Beckwith Road
(604) 261-3302 Office
(604) 240-1255 Cell

City Of Richmond
6911 No 3 Road.
Richmond BC V6Y 2C1

April 27, 2005

RE: Development Variance Permit # DV 04-287918

To the Development Permit Panel:

I am writing in response to the letter I received regarding the development permit for the proposed construction of an industrial/warehouse building at 8880 and 8900 Beckwith Road.

For the past 15 years all buildings on Beckwith Road and the neighboring streets have been constructed with the 6 metre road setback to allow for parking both in the front and rear of the premises. This allows customers to conduct their business and leave without interfering with the business.

The proposed configuration appears to limit the access of vehicles to and from the property.

Therefore I am against the proposed reduction of the 6 metre setback.

Yours truly,

Domenic Drainage Ltd.

#120 - 8860 Beckwith Road
Richmond, B.C. V6X 1V5

Waterline Equipment Co

To Development Permit Panel	
Date:	April 27, 2005
Item #:	3
Re:	8880-8900 Beckwith Road.

Phone: 604-214-3540
Fax: 604-214-3541

SPDV 04-287918

Schedule 3 to the minutes of the Development Permit Panel meeting held on Wednesday, April 27th, 2005.

Fax Memo

Date:	April 26/05	Pages:	1
To:	City of Richmond	Fax #:	604-278-5139
Attention:	J. Richard McKenna / City Clerk	From:	Wayne Eklof

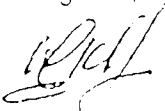
Re: Permit to reduce road setback at 8880 / 8890 Beckwith Road.

We are unable to attend the meeting today, however we do have concerns as follows.

- Beckwith is a very narrow road, with ditches and street parking on both sides. Often when two vehicles meet on Beckwith, one has to pull over to let the other pass. Street parking is at a premium and the area in front of the proposed development is always full. Will this parking be available if this permit is approved?
- All of the existing buildings on Beckwith have the same approximate 6m setback, and while it may not meet your vision of a modern industrial/commercial street, at least there is some consistency to the look. Allowing one building to have a 0m setback will cause a major change to the look of the street and we are not at all convinced that it will improve it, in fact we think it will stick out like a sore thumb
- We are located next door to this property and we are very unsure how it will affect us. We are quite sure however, that we will not be able to complain to the city after the fact, if we are inconvenienced by some previously unforeseen problem. This begs the questions; how much study has been done on changes of this nature? Do you have experience from other areas where this has been done? What recourse do we have, if after the fact we are faced with problems?
- What improvements are going to be done to the lane behind, and will the improvements be to the entire laneway or just to each property line of the site in question?

Thank you for considering these questions. We would appreciate some sort of communication as to what transpired at this meeting.

Regards,



Wayne Eklof

