



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: May 18, 2005
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on May 11, 2005 and April 27, 2005**

Panel Recommendation

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

- i) Development Permit (DP 04-279295) for the property at 7277 River Road be endorsed, and the Permit so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following item at its meetings held on May 11, 2005 and April 27, 2005:

DP 04-279295 – UBC PROPERTIES TRUST – 7277 RIVER ROAD
(May 11, 2005 & April 27, 2005)

The Panel considered a Development Permit application 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 zoned School and Public Use District (SPU) and designated as an Environmentally Sensitive Area (ESA). The proposal was originally presented to the Development Permit Panel on April 27, 2005. The architect, Mr. Craig Duffield of Larry McFarland Architects Ltd., and the applicant, Ms. Crystal Haryett, UBC Properties Trust, provided a brief overview of the project including building design, site planning, exterior building materials and floor plans. In response to questions from the Panel, Mr. Duffield provided additional information on the location of garbage receptacles.

Mr. Harp Hoonjan, a representative for Ebco Industries (7280 River Road), was present to speak about the potential impact the proposed facility would have on Ebco Industries access to the waterfront to facilitate periodic barge landing operations. Ebco periodically uses the subject City property to load and unload barges. In light of Ebco Industries concerns, the proposal was referred to the May 11, 2005 Development Permit Meeting in order to enable discussions between Ebco Industries, UBC Properties Trust and City staff regarding Ebco Industries access to the waterfront.

At the May 11, 2005 Development Permit Panel Meeting, staff indicated representatives from UBC Properties Trust, the Thunderbird Rowing Club and Ebco Industries, had been working cooperatively with City staff in an attempt to find a solution to the concerns raised by Ebco Industries regarding river access. In response to questions from the Panel, staff advised that the Development Permit was required due to the ESA designation, that the issue of Ebco Industries waterfront access did not impede the processing or issuance of the Permit and that the Permit had flexibility to accommodate any minor site adjustments that are necessary to accommodate the final arrangement between Ebco Industries and UBC Properties Trust. On this basis, staff recommend that the Permit can be issued.

As discussion between Ebco Industries, UBC Properties Trust and the Thunderbird Rowing Club are ongoing, staff will advise Council of the outcome of these discussions in a separate memorandum.

The Panel therefore recommends that the Permit be issued.



Development Permit Panel

Wednesday, May 11th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development, Chair
Mike Kirk, General Manager, Human Resources
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 Wednesday, April 27th, 2005, be adopted.

CARRIED

2. Development Permit 04-279295

(Report: April 4/05 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

The applicant was not present.

Staff Comments

The Director, Development Applications, Raul Allueva, indicated that representatives from UBC Properties Trust, the Thunderbird Rowing Club and Ebco Industries, had been working cooperatively with City staff in an attempt to find a solution to the concerns raised by Ebco Industries representatives regarding river access.

In response to questions from the Panel, Mr. Allueva further indicated that i) the development permit application was driven by the Environmentally Sensitive Area designation on the subject property; ii) that the issue of river access did not relate to the application and would not therefore impede the processing of the application; and, iii) the development permit was flexible enough to accommodate minor adjustments to the site plan.

Correspondence

None.

Gallery Comments

Mr. Ralph Howatt, Ebco Industries, requested that the barge loading facility be allowed to remain at its current location, and that the UBC project be relocated 60 feet further west. Mr. Howatt then spoke about the expenses that Ebco had undertaken to have the hydro wires run underground at the location of the river access.

Mr. Erceg said that the development permit was flexible enough that it could accommodate the minor adjustments, and that he hoped that a final agreement between the parties and the City would be achieved prior to the development permit application being considered by Council. The point was then made that by acknowledging the request the City was not assuring that a 60 ft. relocation of the UBC project would occur.

Panel Discussion

The Chair said that a further delay of the application would be unreasonable the development permit could accommodate minor adjustments to the site plan and that he hoped an agreement between Ebco Industries and UBC Properties Trust could be reached prior to the item going forward to Council.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would 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 a Environmentally Sensitive Area (ESA).

CARRIED

3. Development Permit DP 04-279379

(Report: April 20/05 File No.: DP 04-279379) (REDMS No. 1467242)

APPLICANT: Western No. 3 Road Holdings Ltd.

PROPERTY LOCATION: 8560, 8580 and 8600 No. 3 Road

INTENT OF PERMIT:

To permit the construction of 18 two-storey townhouse units at 8560, 8580 and 8600 No. 3 Road on a site zoned Townhouse District (R2-0.6).

Applicant's Comments

Mr. Paul Leong, of Paul Leong Architects Inc., with the aid of a model, an artists' renderings and a site plan, reviewed the project, including the two storey massing and the traditional design, the access, the future connection to the adjacent property to the south, the open play area in the middle of the project, and, the projects full compliance with the rezoning requirements.

Staff Comments

The Director of Development, Raul Allueva, reviewed the mitigation that had been undertaken in response to the overlook and privacy concerns raised by an adjacent property owner at the Public Hearing for the rezoning bylaw.

Mr. Leong, in response to a question from the Chair, reviewed the existing tree retention that had been achieved, and also the tree planting that would occur.

Correspondence

None.

Gallery Comments

Mr. Tony Moffat, 8620 No. 3 Road, said that he thought the development was quite nice, and he put forth several questions pertaining to the change in grade, and the boulevard treatment.

In response, Mr. Leong indicated that i) a grass boulevard and street trees would be incorporated into the boulevard, and that the sidewalk had been moved away from the street; and ii) the site would be monitored during the preload activities.

Panel Discussion

The Chair said that this was a nice project, and that he was pleased to see two-storey townhouses being built in the City.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 18 two-storey townhouse units at 8560, 8580 and 8600 No. 3 Road on a site zoned Townhouse District (R2-0.6).

CARRIED

At this point the Chair indicated that a late change would be made to the agenda because the applicant for Item 5, DP 04-287638, had requested that the application be deleted from the agenda in order to allow for an expanded notification area. It was announced that the item would be included on the agenda of the Development Permit Panel meeting to be held on Wednesday, May 25th, 2005 at 3:30 pm in Council Chambers.

4. Development Permit DP 04-280617

(Report: April 15/05 File No.: DP 04-280617) (REDMS No. 1477510)

APPLICANT: Polygon Westbury Lane Development Ltd.

PROPERTY LOCATION: 7591, 7611, 7631, 7671, 7691, 7731 and 7771 No. 4 Road

INTENT OF PERMIT:

1. To permit the construction of 42 townhouse units at 7591, 7611, 7631, 7671, 7691, 7731 and 7771 No. 4 Road on a site zoned Comprehensive Development (CD/35); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) increase maximum lot coverage from 30% to 32.8%;
 - b) reduce minimum setback to No. 4 Road from 9 m to 6 m for four (4) of the five (5) buildings fronting onto No. 4 Road;
 - c) reduce minimum Public Road setback to Keefer Street from 6 m to 3.7 m for two (2) of the three (3) buildings fronting onto Keefer Street;
 - d) permit projections into required No. 4 Road and Keefer Street setbacks of maximum 0.6 m for open porches at grade; and
 - e) increase building height for eight (8) buildings from maximum 10 m and 2 ½ storeys to 11 m and three (3) storeys within 20 m of a public road (No. 4 Road, Keefer Street and future Le Chow Street).

Applicant's Comments

Mr. Scott Baldwin, of Polygon Developments, and Mr. Robert Ciccozzi, of Robert Ciccozzi Architecture Inc., were present. Mr. Ciccozzi, with the aid of a model and various other materials, reviewed the form and character of the project.

Staff Comments

The Director of Development, Raul Allueva, had no further comment.

Discussion ensued among the Chair and the applicants on the configuration of the open space, the potential shadowing that might occur, and the natural play area, during which Mr. Erceg said that he would like to see play equipment included in the design as there was no parkland located nearby. In addition, Ms. Volkering Carlile requested that benches also be provided in close proximity to the play area.

Mr. Baldwin agreed to review the landscape design in an effort to accommodate play equipment and benches prior to the development permit going forward to Council.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 42 townhouse units at 7591, 7611, 7631, 7671, 7691, 7731 and 7771 No. 4 Road on a site zoned Comprehensive Development (CD/35); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *increase maximum lot coverage from 30% to 32.8%;*
 - b) *reduce minimum setback to No. 4 Road from 9 m to 6 m for four (4) of the five (5) buildings fronting onto No. 4 Road;*
 - c) *reduce minimum Public Road setback to Keefer Street from 6 m to 3.7 m for two (2) of the three (3) buildings fronting onto Keefer Street;*
 - d) *permit projections into required No. 4 Road and Keefer Street setbacks of maximum 0.6 m for open porches at grade; and*
 - e) *increase building height for eight (8) buildings from maximum 10 m and 2 ½ storeys to 11 m and three (3) storeys within 20 m of a public road (No. 4 Road, Keefer Street and future Le Chow Street).*

CARRIED

5. Development Permit DP 04-287638

(Report: April 18/05 File No.: DP 04-287638) (REDMS No. 1477508)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 7171 Steveston Highway (formerly 7051, 7071, 7091, 7131, 7171, 7191 and 7211 Steveston Highway)

INTENT OF PERMIT:

1. To permit the construction of 50 two-storey, 2 ½-storey and three-storey townhouse units at 7171 Steveston Highway (formerly 7051, 7071, 7091, 7131, 7171, 7191 and 7211 Steveston Highway) on a site zoned Townhouse District (R2 – 0.6); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the minimum front yard setback from 6 m to 4.7 m; and
 - b) permit 12 tandem parking spaces.

Please see Page 4 for action taken on this matter.

6. 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, May 11th, 2005.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant