



MINUTES

DEVELOPMENT PERMIT PANEL

Thursday, May 17, 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
Lauren Melville, Manager, Policy and Research

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 April 11, 2001 be adopted.

CARRIED

2. **DEVELOPMENT PERMIT DP 98-153807**

(Report: April 25/01 File No.: DP 98-153807) (REDMS: 278642)

APPLICANT: Steve Zuliani, Moodie Consultants Ltd. on behalf of BCPL (1999) Ltd.

PROPERTY LOCATION: 4020, 4300 and 4460 Moncton Street

1. INTENT OF PERMIT: To permit development of the subject sites in a manner which protects the Environmentally Sensitive Area (ESA) and compensates for loss of habitat.

APPLICANT'S COMMENTS

Mr. Zuliani, BCPL (1999) Ltd., provided comments on i) the staff report, and ii) how the design will enhance the development of the BC Packers site.

Mr. Zuliani thought that the staff report contained several errors and failed to recognize the extensive and collaborative work put forth by a number of groups on this project; the

result of which being a project that provided environmental protection that exceeded the FREMP requirements.

The three items that were of concern were:

- Mr. Zuliani felt that the information found on Page 4 of the staff report, pertaining to the involvement of the Medical Health Officer and a public process, was misleading. He said that the contamination of the site was microscopic particles of copper, zinc, lead and tin elements and that the ground soil was not affected. No monitoring of the site was intended by either the Provincial or Federal ministries.
- referring to Page 5 Mr. Zuliani said he thought there was an implication that there was contamination in the wood lot area. He said there were no findings, including those of the Federal Government, in support of this. Mr. Zuliani also stated that the allegations of chemical dumping were unfounded.
- the removal of all blackberry bushes, Page 6. Mr. Zuliani thought that this would likely destroy valued growth in this area. The blackberry bushes that were to be removed would be removed by hand to protect the surrounding growth as much as possible.

Mr. Zuliani also pointed out that i) the cottonwood tree that staff had requested not be removed was in the centre of the proposed Bayview extension and ii) that there would be planting of approximately 360 trees in the area.

Referring to the guidelines in place, Mr. Zuliani noted:

- That building setbacks were 90 feet, well beyond the guideline recommendation of 50 feet;
- That the riparian vegetation had been increased 63% over the guideline recommendation; the intertidal vegetation had been doubled – both at BC Packers' expense;
- The potential cleanup of the area under the Brunswick and Imperial canneries;
- The provision of educational opportunities by way of panels that explained ecological function of the pond;
- That the Kishi boatworks area would contain a heritage pavilion which would also include descriptive panels;
- The provision of a cobble beach with access to the water which would provide opportunities for students to see the marsh first hand;
- The provision of 7 new piers and/or lookouts, including an elevated walkway over the mouth of Scotch Pond;
- That the two heavy steel tanks on the site would be cleaned up, refinished and then relocated to opposite ends of the site to mark the official entrances to the site;

Mr. Zuliani also noted that three archaeological investigations had been conducted on the site.

Mr. Zuliani concluded by again acknowledging the comprehensive design process and said that he was confident that the plans were not only beneficial for the ESA area but also provided an excellent learning opportunity for park users.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, clarified that the staff report contained a compilation of comments, including those of input agencies.

Mr. Erceg advised that the plan had obtained FREMP approval and that this application was for upland areas only. The application met the guidelines for Environmentally Sensitive Areas and provided for cleanup and restoration of the site. The concerns that staff had in regard to cleanup have been addressed by the applicant.

The application also complied, with several exceptions, to the City guidelines. The exceptions are noted on page 7 of the staff report.

In response to a question from the Chair, Mr. Zuliani said that debris removal in Phoenix Pond would include anything floating or trying to float. A brief discussion on the removal of pilings took place.

In response to a question from the Chair, Mr. Erceg confirmed that although the plans referred to the Phoenix Pond, the benefits that occur along other areas of the waterfront where due to other park development plans.

Mr. Zuliani explained the revised plantings that were intended for along the walkway above the high water level. He also noted that, upon the removal of the Hume cannery and the net loft, a marsh would be established. The grid of piles from the Hume cannery would, however, remain.

Mr. Bruce asked Mr. Zuliani to clarify his earlier comments against the staff report.

Ms. Melville was concerned about the length of the maintenance period and thought that the period should be five years.

In response to a question from the Chair, Mr. Erceg said that the typical maintenance period was one year but that there have been several precedents for longer maintenance periods. Mr. Erceg pointed out that the applicant had agreed to a two year maintenance period.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DISCUSSION

It was suggested that the maintenance period for the blackberries should be extended to five years.

A discussion then ensued on the process of maintenance agreements for this and waterfront work, and also whether the Phoenix plantings would be included in the security.

Mr. McLellan then noted that the controversial issues of the area pertained to the determination of which buildings were of heritage value. Mr. McLellan said that the habitat had not been compromised and that the tradeoffs were reasonable. He also said that he was not concerned about the removal of the Cottonwood tree because the clear extension of Bayview had been identified.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 4020, 4300 and 4460 Moncton Street to permit development in a manner which protects the Environmentally Sensitive Area (ESA) and compensates for loss of habitat.

CARRIED

3. DEVELOPMENT VARIANCE PERMIT DV 00-176692

(Report: May 1/01 File No.: DV 00-176692) (REDMS: 369635)

APPLICANT: School District No. 38 (Richmond)

PROPERTY LOCATION: A portion of 6551 No. 4 Road, 6591 No. 4 Road, 6611 No. 4 Road, 9755 Granville Avenue and 9551 Granville Avenue

INTENT OF PERMIT: To vary the off-street parking requirement from 275 spaces to 216 spaces (plus an additional 30 spaces for passenger pick-up/drop-off).

APPLICANT'S COMMENTS

Mr. Garry McLean, accompanied by Mr. Rod Muriyama, Landscape Architect, explained that the parking requirements had been based on the gym and school being at full capacity at the same time. As a result of surveys conducted at existing schools the proposed 216 parking stalls was deemed to be 10% higher than the anticipated need. No street parking was required, and the reduction of asphalt allowed for an increase in green space.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg said that staff had not opposed the variance at the time of rezoning. Mr. Erceg also said that staff accepted the logic of the parking study and therefore recommended that the request for a parking variance be approved.

In response to a question from the Chair, Mr. McLean confirmed that the planning process had assumed the continuation of the current grade structure, Grades 8 – 12, which was believed to lessen the impact of parking on the neighbourhood.

GALLERY COMMENTS

Charles Clouda, 6651 No. 4 Road, was concerned that a further reduction of parking spaces meant a one third reduction from the 323 initially referred to in the Report To Committee dated January 10, 2000. Mr. Clouda thought that a high pick up and drop off could be anticipated along with a high number of students driving to school. He was concerned that the side streets would become congested and asked how it could be guaranteed that the neighbourhood streets wouldn't become the lost 100 parking spaces.

CORRESPONDENCE

None

PANEL DISCUSSION

In response to a question from the Chair, Mr. Erceg said that the original parking figure of 323 spaces had been based on architectural plans and that the revised parking figure was based on the detail plans. Mr. Erceg also noted that the Zoning Department had reviewed the plans very carefully.

Mr. McLean stated that while two spaces per classroom plus 1 space for every four seats in the bleachers was the standard parking requirement, occasions where the school and bleachers were full at the same time did not happen. In response to a question from the Chair, Mr. McLean advised that the same process had been used to determine the parking for McNair school, similar in size with 1200 students, which had 160 parking stalls.

Mr. McLean said that if the variance was not granted a portion of the sports field would be utilized for the additional parking spaces. He also said that the 30 drop off/pick up spaces provided were in addition to the proposed 216 stalls. Mr. Erceg also confirmed that the total spaces, 216 regular spaces and 30 drop off/pick up spaces, amounted to 246, an actual reduction of 29 from the currently required 275 parking spaces.

Mr. McLellan said that he appreciated Mr. Clouda's concerns but that, due to the number of changes that had taken place, he felt that sufficient parking had been provided on site. The reduction in the parking requirement also left the playing field intact.

PANEL DECISION

It was moved and seconded

That a Development Variance Permit be issued for the proposed MacNeill Secondary School at a portion of 6551 No. 4 Road, 6591 No. 4 Road, 6611 No. 4 Road, 9755 Granville Avenue and 9551 Granville Avenue, which would vary the off-street parking requirement from 275 spaces to 216 spaces (plus an additional 30 spaces for passenger pick-up/drop-off).

CARRIED

4. **ADJOURNMENT**

It was moved and seconded

That the meeting be adjourned at 4:35 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 Thursday, May 17, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: David McLellan
Chair, Development Permit Panel
DATE: May 22, 2001
FILE: 0100-20-DPER1
RE: Development Permit Panel Meeting Held in April and May 2001

PANEL RECOMMENDATION

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

- i) a Development Permit (DP 98-153807) for the property at 4020, 4300 and 4460 Moncton Street;
- ii) a Development Variance Permit (DV 00-176692) for the property at 6551, 6591, 6611 No. 4 Road and 9551, 9755 Granville Avenue;
- iii) a Development Permit (DP 00-183611) for the property at 9371 Blundell Road;

be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read "David McLellan".

David McLellan
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel considered three items at its meetings held in April and May 2001, which now warrant consideration by Council.

DP 98-153807 – BCPL (1999) LTD. – 4020, 4300 AND 4460 MONCTON STREET

The proposal to develop the waterfront between No. 1 Road and Railway Avenue on the south arm of the Fraser River requires a development permit to address issues of environmental sensitivity. In particular, this site proposes a landscaping treatment in and around Paramount Pond, which will preserve the natural habitat values. There were no presentations from the public on this matter and the discussions at the Panel centred around the adequacy of financial security to insure proper completion and maintenance of the landscaping scheme.

The Panel was satisfied that the scheme presented would be a considerable improvement in the environmental values on the site.

The Panel recommends that the permit be issued.

DV 00-176692 – SCHOOL DISTRICT NO. 38 (RICHMOND) – 6551, 6591, 6611 NO. 4 ROAD AND 9551 AND 9755 GRANVILLE AVENUE

The proposal to reduce the parking requirement for a new secondary school in the McLennan North neighbourhood generated comment from one of the neighbours on No. 4 Road. The neighbour's principal concern was that cars from the school would be parking on the neighbouring streets without a sufficient quantity of parking spaces on site. The Panel was informed that earlier estimates of the required parking were reduced as the details of the building became known and the drop off/pick up spaces could also be used for parking when not used for that purpose. It was also clear that the number of parking spaces could only be increased with a reduction in area for the play field.

The Panel noted that the number of spaces provided at this site is greater than the number provided at a number of other secondary schools and it was noted that there are no longer any parking complaints around these other schools.

The Panel recommends that the permit be issued.

DP 00-183611 – LOUIE AND MAUREEN PULICE – 9371 BLUNDELL ROAD

The proposal to construct a multiple family residential development on the north side of Blundell Road between Garden City Way and No. 4 Road did not generate any public comment. The Panel was satisfied that the site layout and architecture proposed for the development was attractive and appropriate for the neighbourhood.

The Panel recommends that the permit be issued.

DJM:djm