



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: June 22, 2005
File: 01-0100-20-DPER1-
01/2005-Vol 01
Re: **Development Permit Panel Meetings Held on June 15, 2005 and
March 16, 2005**

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 04-277238) for the property at 6620 Granville Avenue;
 - ii) a Development Variance Permit (DV 04-280440) for the property at 23220 Fraserwood Way; and
 - iii) a Development Permit (DP 04-279621) for the property at 8640 and 8660 No. 3 Roadbe endorsed, and the Permits so issued.

2. That the changes to the exterior building materials at 5860 Dover Crescent be deemed to be in general compliance with the Development Permit (DP 94-000242) issued for that property.

Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on June 15, 2005 and March 16, 2005:

DP 04-277238 – MAEDA DEVELOPMENTS LTD. – 6620 GRANVILLE AVENUE
(June 15, 2005)

The Panel considered a Development Permit to permit the construction of six (6) two-storey townhouses on a site zoned Comprehensive Development District (CD/95). Included with the proposal is a variance to reduce the number of required visitor parking stalls. The architect, Mr. Wayne Fougere, provided a brief overview of the project, including how this was Phase 3 of a multi-phase project with Phases 1 and 2 already completed. Staff advised that the proposed visitor parking variance was a result of the project phasing and that on a whole; the project fulfilled the bylaw requirement for visitor parking stalls. In response to questions from the Panel, the architect advised that one of the unit types could be adapted to meet accessibility requirements, that additional framing in the bathrooms would be provided to accommodate grab rail installation, that the amenity area includes play equipment and a remnant parcel of land along Livingstone Place did not affect the subject property. There were no comments from the Public.

The Panel recommends that the Permit be issued.

DV 04-280440 – LOS LENAS DEVELOPMENT INC. – 23220 FRASERWOOD WAY
(June 15, 2005)

The Panel considered a Development Variance Permit to reduce the required building setback from Dyke Road and the off-street parking space setback and landscaping requirements along Fraserwood Way for a proposed industrial building on a site zoned Business Park Industrial District (I3). The building designer, Mr. Dave Sanford, indicated the variances resulted from the site's frontage on two roads and site circulation requirements. Mr. Sanford further advised that the building design avoids encroaching into the Environmentally Sensitive Area (ESA) along the Dyke Road frontage. Staff advised they had no objection to either of the proposed variances, as the ESA was being maintained. There were no comments from the Public.

The Panel recommends that the Permit be issued.

DP 04-279621 – EMPRESS GARDEN HOLDINGS LTD. – 8640 & 8660 NO. 3 ROAD
(March 16, 2005)

The Panel considered a Development Permit application to permit the construction of a 13-unit townhouse complex on a site zoned Townhouse District (R2-0.6). Included with the proposal are variances to permit building projections into the front yard setback and tandem parking. The architect, Mr. Tom Yamamoto, provided a brief overview of the project, including the building design, amenity space and off-street vehicle parking. Staff indicated that the issues identified at the rezoning stage related to the garbage enclosure and landscaping had been satisfactorily addressed in the current proposal. A Richmond resident provided a letter indicating concerns related to traffic along No. 3 Road. Staff advised that the development was consistent with City policies for redevelopment along major arterial roads. The adjacent property owner to the north, Mr. Tony Moffat, was also present to express concerns related to site drainage and specifically, whether a catch basin could be relocated onto his property and if the roof drainage run-off would be prevented from draining onto his property. Mr. Jeff Day, General Manager, Engineering and Public Works, indicated that something could potentially be done to extend the catch basin to Mr. Moffat's property. Staff will investigate the potential extension of a catch basin to the adjacent property during the Servicing Agreement process for the proposed development. The architect advised that the roof drainage would be addressed in the Building Permit.

The Panel recommends that the Permit be issued.

DP 94-000242 – MORRISON HERSHFIELD LTD. – 5860 DOVER CRESCENT
(**General Compliance**) (June 15, 2005)

The Panel considered a General Compliance request in order to allow the exterior building materials to be replaced as a result of a building envelope rehabilitation project. The architect, Mr. Alex Chang, provided a brief overview of the proposal, including the proposed exterior building finishes. Staff advised that residential building envelope rehabilitation projects do not typically require a general compliance ruling but the high profile location along with the introduction of new type of exterior building materials warranted the general compliance process. In response to questions from the Panel, the architect indicated the exterior colours proposed were consistent with those approved through the original Development Permit.

The Panel recommends that the changes allowing the exterior building finishes to be upgraded with metal panels, glazed canopies and metal cornices be deemed to be in general compliance with the Development Permit 94-00242 issued for 5860 Dover Crescent.

WC:blg



Development Permit Panel

Wednesday, June 15th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development, 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 Wednesday, June 15th, 2005, be adopted.

CARRIED

2. Development Permit DP 04-277238

(Report: May 18/05 File No.: DP 04-277238) (REDMS No. 1356636, 1405500, 1347006)

APPLICANT: Maeda Developments Ltd.

PROPERTY LOCATION: 6620 Granville Avenue

INTENT OF PERMIT:

1. To permit development of six (6) two-storey townhouse units at 6620 Granville Avenue; and
2. To vary provisions in the Zoning and Development Bylaw No. 5300 to reduce the required number of visitor parking stalls from two (2) spaces to one (1) space.

Applicant's Comments

Mr. Wayne Fougere, architect, with the aid of a context plan and a model, provided a brief overview of the project. Mr. Fougere noted that Phase 1 and 2 of the 3 phase project had been completed one year ago.

Staff Comments

The Acting Director of Development, Holger Burke, said that a total of five visitor parking stalls had been required for the three phases of the project, and that, as part of the rezoning process, a legal agreement was in place to ensure the five spaces.

Mr. Fougere then, in response to questions from the Chair, indicated that one unit plan in particular could be readily adaptable to provide accessible units (for a total of 3 units); that two pieces of play equipment were located in the amenity area; and, that a remnant sliver of land would not affect this project.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit development of six (6) two-storey townhouse units at 6620 Granville Avenue; and*
- 2. vary provisions in the Zoning and Development Bylaw No. 5300 to reduce the required number of visitor parking stalls from two (2) spaces to one (1) space.*

CARRIED

3. **Development Variance Permit DV 04-280440**

(Report: May 18/05 File No.: DV 04-280440) (REDMS No. 1459298)

APPLICANT: Los Lenas Development Inc.

PROPERTY LOCATION: 23220 Fraserwood Way

INTENT OF PERMIT:

1. To reduce the required minimum road setback from 6 m (20 ft.) to 4.27 m (14 ft.) for a portion of the building along the property line abutting Dyke Road; and
2. To vary the setback and landscaping requirements for the off-street parking spaces along Fraserwood Way from 3 m (9.8 ft.) to 2.2 m (7.3 ft.).

Applicant's Comments

Mr. Dave Sanford, of Sanford Design Group, who was accompanied by the owner of Los Lenas Developments Inc., said that he had laid out the building design for the project. Mr. Sanford then spoke about the skewed property line that had caused the building to be stepped out, and he noted that i) the landscaping plan at the rear had not changed, and, ii) that minimal access would be allowed to the rear of the site.

Staff Comments

The Acting Director of Development, Holger Burke, indicated that this was an unusual site located between two roads, and that, due to loading requirements and truck manoeuvring requirements, the building could not be shifted. Mr. Burke further indicated that staff had no objection to either variance request.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair said that he was happy with the project design in light of the dual frontages, and that granting the variances would not impact the Environmentally Sensitive Area or the planted area.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued for a proposed industrial building at 23220 Fraserwood Way to:

- 1. reduce the required minimum road setback from 6 m (20 ft.) to 4.27 m (14 ft.) for a portion of the building along the property line abutting Dyke Road; and*
- 2. vary the setback and landscaping requirements for the off-street parking spaces along Fraserwood Way from 3 m (9.8 ft.) to 2.2 m (7.3 ft.).*

CARRIED

**4. GENERAL COMPLIANCE - REQUEST BY MORRISON HERSHFIELD LIMITED
FOR A GENERAL COMPLIANCE RULING AT 5860 DOVER CRESCENT**

(Report: June 7/05 File No.: DP 94-000242) (REDMS No. 1586048)

APPLICANT: Morrison Hershfield Limited

PROPERTY LOCATION: 5860 Dover Crescent

Applicant's Comments

Mr. Alex Chang, architect and building design consultant, noted the intent to upgrade the cladding to metal panels, with matching metal cornices, and to place weather canopies over exposed doors.

Staff Comments

The Acting Director of Development, Holger Burke, said that although residential upgrades did not usually require a general compliance ruling, it had been determined that the high profile location and the introduction of material not usually seen in residential developments had warranted the process.

In response to a question from the Chair, Mr. Chang indicated that the colour of the metal cladding would be similar to the current colour of the exterior materials, and that metal cladding was becoming more popular as a residential material due to its resilience to weather exposure and also its low maintenance qualities.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That the proposed changes be considered in General Compliance with the approved Development Permit (DP 94-000242) drawings for 5860 Dover Crescent, which cover the following changes:

- 1. replacement of all existing acrylic stucco with similarly coloured metal panels (allucobond) as the primary external cladding material;*
- 2. implementation of glazed canopies above all exposed exterior doors; and*
- 3. install new metal cornices to match the design of existing cornices.*

CARRIED

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:45 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, June 15, 2005.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant