



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: July 5, 2005
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on June 29, 2005**

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Variance Permit (DV 05-290082) for the property at 13980 and 13988 Maycrest Way; and
 - ii) a Development Variance Permit (DV 05-295526) for the property at 13900 Maycrest Way;be endorsed, and the Permits so issued.
2. That the changes to site plan at 4231 Hazelbridge Way be deemed to be in general compliance with the Development Permit (DP 95-000078) issued for that property.
3. That the changes to the interior layout, exterior building elevations and parking structure at 8080 Cambie Road (formerly 4151 Hazelbridge Way) be deemed to be in general compliance with the Development Permit (DP 04-271712) issued for that property.

Joe Erceg, MCIP
Chair, Development Permit Panel

WC:rg

Panel Report

The Development Permit Panel considered the following items at its meetings held on June 29, 2005:

DV 05-290082 – 616764 B.C. LTD. – 13980 and 13988 MAYCREST WAY (June 29, 2005)

The Panel considered a Development Variance Permit application to reduce the public road setback and landscaping requirements for parking spaces along the Maycrest Way, No. 6 Road and Highway 91 frontages and to reduce the minimum building setback from the Highway 91 frontage. The applicant, Mr. Wayne Grafton, provided a brief overview of the landscaping variances and indicated that building setback variance resulted from a minor drafting error. In response to questions from the Panel, the applicant advised that the elevation change between the site and Highway 91 would limit the visibility of any landscaping provided along the Highway 91 frontage. Staff further advised that the landscaping provided along Maycrest Way and No. 6 Road frontages was intensive and would adequately screen vehicles from the road. There were no comments from the public on the proposed development.

The Panel recommends that the permit be issued.

DV 05-295526 – SANFORD DESIGN GROUP – 13900 MAYCREST WAY (June 29, 2005)

The Panel considered a Development Variance Permit application to reduce the minimum building setback from Highway 91. The applicant, Mr. Dave Sanford, provided a brief overview of the project, including the landscaping provided and how the variance resulted from the sites frontage on two (2) public roads. In response to questions from the Panel, the applicant advised that the elevation change between the site and Highway 91 would limit the site's visibility from Highway 91 and that a landscaped area, for the employees, was proposed at the south end of the building. Staff advised that adequate landscaping was provided and the proposed variance was acceptable. There were no comments from the public on the proposed development.

The Panel recommends that the permit be issued.

DP 95-000078 – CITY OF RICHMOND - 4231 HAZELBRIDGE WAY (General Compliance) (June 29, 2005)

The Panel considered a General Compliance request in order to allow revisions to the original site plan approved through Development Permit 95-000078. Staff advised that change to the site plan, which would allow one new driveway to Browngate Road while maintaining the existing driveway to Hazelbridge Way would improve traffic safety and vehicle circulation and was consistent with the intent of the original Development Permit.

The Panel recommends that the changes to the site plan be deemed to be in general compliance with the Development Permit 95-000078 issued for 4231 Hazelbridge Way.

DP 04-271712 – FAIRCHILD DEVELOPMENTS LTD. – 8080 CAMBIE ROAD
(FORMERLY 4151 HAZELBRIDGE WAY) (General Compliance) (June 29, 2005)

The Panel considered a General Compliance request in order to allow changes to interior layout, exterior building elevations and parking structure approved through Development Permit 04-271712. The architect, Mr Zago, provided a brief overview of the interior layout changes, the modifications to the exterior building cladding, revised window/glazing placement and the removal of a screening trellis from the parking structure. The architect advised that the interior layout changes resulted in an improved amenity space configuration, vehicle parking distribution, connections between the commercial and residential areas and dwelling unit layout. The architect further advised that the removal of the screening trellis from the parking structure was required due to the weight of the steel trellis and that a structural engineer had recommended the trellis be removed due to safety concerns. Staff advised that the proposed changes were consistent with the intent of the original Development Permit and that the removal of the screening trellis was off-set by increased perimeter landscaping in the parking structure.

The Panel recommends that the changes to the interior layout, exterior building elevations and parking structure be deemed to be in general compliance with the Development Permit 04-271712 issued for 8080 Cambie Road (formerly 4151 Hazelbridge Way).



Development Permit Panel

Wednesday, June 29th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, Director, Engineering
Mike Pellant, Manager, Human Resources

The meeting was called to order at 3:33 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on June 15th, 2005, be adopted.

CARRIED

2. Development Variance Permit DV 05-290082

(Report: June 6/05 File No.: DV 05-290082) (REDMS No. 1583631)

APPLICANT: 616764 BC Ltd.

PROPERTY LOCATION: 13980 and 13988 Maycrest Way

INTENT OF PERMIT:

1. To reduce the public road setback and landscaping requirements for off-street parking spaces from 3 m (9.842 ft.) to 1.524 m (5 ft.) along Maycrest Way and No. 6 Road; and
2. To reduce the landscaping requirements from 3 m (9.842 ft.) to 0 m (0 ft.) along Highway 91; and
3. To reduce the minimum road setback from 6 m (19.69 ft.) to 5.95 m (19.52 ft.) for a portion of 'Building A' along the property line abutting Highway 91.

Applicant's Comments

Mr. Wayne Grafton, applicant advised that the reduced setback was required in order to provide more parking on site. He noted that extra parking would alleviate the stress on street parking. The setback for building was needed as there was a slight error in computer program calculations.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query from the Panel, Mr. Grafton advised that the Highway was elevated above the site along the south property line and an existing sloped landscaped buffer existed between the south property line and the edge of the Highway. In response to a query from Panel, Mr. Burke, Development Coordinator, advised that landscaping being planted by the applicant, as well as the existing landscape between the site and the highway would provide adequate screening for on-site parking.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued for a proposed industrial development at 13980 and 13988 Maycrest Way to:

- 1. Reduce the public road setback and landscaping requirements for off-street parking spaces from 3 m (9.842 ft.) to 1.524 m (5 ft.) along Maycrest Way and No. 6 Road;*
- 2. Reduce the landscaping requirements from 3 m (9.842 ft.) to 0 m (0 ft.) along Highway 91; and*
- 3. Reduce the minimum road setback from 6 m (19.69 ft.) to 5.95 m (19.52 ft.) for a portion of 'Building A' along the property line abutting Highway 91.*

CARRIED

3. Development Variance Permit DV 05-295526

(Report: June 6/05 File No.: DV 05-295526) (REDMS No. 1589254)

APPLICANT: Sandford Design Group

PROPERTY LOCATION: 13900 Maycrest Way

INTENT OF PERMIT: To reduce the public road setback from 6 m (19.69 ft.) to 3 m (9.842 ft.) along Highway 91.

Applicant's Comments

Mr. Dave Sanford, Applicant, advised that the reduced setback requested was similar to those being considered for neighbouring properties to the east and was a result of the site's frontage on two public roads. The remaining setback area would be fully landscaped as an amenity space for employees.

Staff Comments

In response to a query from the Panel, Mr. Burke advised that the property would have some landscaping at the south property line, but this would be limited by a right of way along that area.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query from the Panel, Mr. Sanford advised that the southside of the building would have a patio surrounded by pavers and would be accessed through a sidewalk. He noted that the area was not visible from Highway 91 as the highway was elevated..

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued for a proposed light industrial building at 13900 Maycrest Way to reduce the public road setback from 6 m (19.69 ft.) to 3 m (9.842 ft.) along Highway 91.

CARRIED

4. GENERAL COMPLIANCE REQUEST – CITY OF RICHMOND FOR 4231 HAZELBRIDGE WAY

(Report: June 23/05 File No.: DP 95-000078) (REDMS No. 1592325)

APPLICANT: City of Richmond

PROPERTY LOCATION: 4231 Hazelbridge Way

Applicant's Comments

None.

Staff Comments

Mr. Burke advised that a general compliance was needed in order to permit a new vehicle access to Browngate Road, as well as maintain the existing vehicle access on Hazelbridge Way. He stated that the Transportation Division's staff had recommended this configuration. He advised that the owners of the subject property had agreed to this change and that the site met the city's parking requirements. In response to a query from the Panel, Donna Chan, Transportation Division, advised that there would be safety issues if two vehicle accesses were permitted on Browngate Road. In response to a query from the Panel, Ms. Chan advised that when Browngate Road was completely constructed, street parking would be eliminated, however, there was adequate parking on site.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That the proposed revisions be considered in General Compliance with the existing Development Permit (DP 95-000078), which would allow one (1) new vehicle access to Browngate Road and maintain the existing vehicle access to Hazelbridge Way.

CARRIED

**5. GENERAL COMPLIANCE REQUEST – FAIRCHILD DEVELOPMENT FOR
8080 CAMBIE ROAD (formerly 4151 Hazelbridge Way) (DP 04-271712)**

(Report: June 24/05 File No.: DP 04-271712) (REDMS No. 1603704)

APPLICANT: Fairchild Developments Ltd.

PROPERTY LOCATION: 4151 Hazelbridge Way

Applicant's Comments

Mr. Zago, advised that the applicant requested a general compliance because of minor adjustments to unit layouts and rearrangement of amenity areas, storage and commercial space. He stated that the internal storage, amenity, parking and loading areas had been reconfigured to provide a continuous outdoor patio. In addition, the outdoor area was consolidated and some bicycle storage was now assigned to individual parking stalls. On level 1, amenity space had been expanded and storage and utility rooms had been relocated to take into account this expansion. On level 2, commercial space and amenity space had been relocated. A connection between the residential tower and Aberdeen mall was in the planning stages and would be implemented when the RAV rapid transit line station was constructed. On level 3 direct secured residential access was provided to the tower and minor revisions were being done on the unit layouts on level 4. He noted that the end walls had been straightened to accommodate the new unit layouts and the screening trellis had been removed from the level 4 parkade because of load capacity concerns. In response to a query from the Panel, he advised that it was structurally impossible to keep the trellis due to the 60' span requirements as it was made of steel and would be too heavy. Mr. Zago further stated that a structural engineer had confirmed the removal of the trellis was required do to the associated load. He stated that planting would be intensified and there would be increased vertical planting on the northern edge to screen vehicle headlights.

Staff Comments

In response to a query from the Panel, Mr. Burke advised that additional landscape screening would address lighting from automobiles.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Chair stated complimented the applicant on fine tuning the building.

Panel Decision

It was moved and seconded

That the proposed revisions be considered in General Compliance with the approved Development Permit (DP 04-271712) drawings for 8080 Cambie Road, which covers the following changes:

1. *Minor changes to the interior layout of amenity, storage, commercial, utility/service and circulation areas and residential unit layout;*
2. *Modifications to the exterior cladding materials and placement of windows/glazing throughout the building; and*
3. *Removal of the trellis on top of the parkade due to structural concerns.*

CARRIED

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, June 29th, 2005

Joe Erceg
Chair

Desiree Wong
Recording Secretary