



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: David McLellan
Chair, Development Permit Panel
DATE: September 5, 2001
FILE: 0100-20-DPER1
RE: Development Permit Panel Meeting Held on September 10, 2001

PANEL RECOMMENDATION

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

- i) a Development Permit (DP 01-113315) for the property at 7160 St. Albans Road;
and
- ii) a Development Permit (DP 01-187752) for the property at 8100 Saba Road and
6331 Buswell Street;

be endorsed, and the Permits so issued.

A handwritten signature in cursive script, appearing to read "David McLellan".

David McLellan
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel considered two development permits at its meeting held on September 10, 2001.

DP 01-113315 – S-248 HOLDINGS LTD. – 7160 ST. ALBANS ROAD

The proposal to develop four townhouses at the north east corner of St. Albans Road and Bennett Road did not generate any public comment. The Panel was informed that the layout would not impair the development of the adjacent site. The design also complies with all of the relevant guidelines.

The Panel recommends that the permit be issued.

DP 01-187752 – LAWRENCE DOYLE ARCHITECT INC. – 8100 SABA ROAD AND 6331 BUSWELL STREET

The proposal to construct a high rise residential/commercial development at the south west corner of Saba Road and Buswell Street is the third design scheme the Panel has reviewed on this site. This proposal differs from the previous projects in that the site to the south has been added to the development. The Panel heard one submission from a gentleman on the north side of Saba Road who noted some of the local traffic issues. The Panel had concerns with the architectural treatment of the mechanical structures on the roof, wall treatments at the westerly end of the retail strip, the north lobby configuration and the lack of bicycle storage. The develop agreed to make the appropriate changes to the plans to deal with these issues.

The Panel recommends that the permit be issued.

DJM:djm



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, August 29, 2001

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: David McLellan, 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.

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 August 15, 2001 be adopted.

CARRIED

2. **DEVELOPMENT PERMIT DP 01-113315**

(Report: July 27/01 File No.: DP 01-113315) (REDMS No. 450094)

APPLICANT: S-248 Holdings Ltd.

PROPERTY LOCATION: 7160 St. Albans Road

INTENT OF PERMIT:

1. To allow the development of four detached townhouses with a total building area of 572.0 m² (6,157.2 ft²); and
2. To vary the provisions of the Zoning and Development Bylaw 5300 as follows:
 - (a) Portion of one building projects a maximum of 0.30 m (0.98 ft.) into the required 4.5 m (14.76 ft.) road setback; and

- (b) One bay window projects an additional 0.1 m (0.33 ft.) into the allowable 0.5 m (1.64 ft.) projection for bay windows into the required 4.5 m (14.76 ft.) road setback

APPLICANT'S COMMENTS

Mr. Charles Scott, representing S248 Holdings Ltd., said that all requirements of the Planning Department had been met.

STAFF COMMENTS

Mr. Holger Burke, Development Co-ordinator, said that the project complied with Development Permit guidelines. The site was rezoned Comprehensive Development District (C/D 120) on August 27th. The various comments put forth to the applicant during the process had been addressed.

CORRESPONDENCE

None

GALLERY COMMENTS

None

PANEL DISCUSSION

The Chair noted the attractiveness of the proposed development.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 7160 St. Albans Road, on a site zoned Comprehensive Development District (CD/120), which would:

1. ***Allow the development of four detached townhouses with a total building area of 572.0 m² (6,157.2 ft²); and***
2. ***Vary the provisions of the Zoning and Development Bylaw 5300 as follows:***
 - (a) ***Portion of one building projects a maximum of 0.30 m (0.98 ft.) into the required 4.5 m (14.76 ft.) road setback; and***
 - (c) ***One bay window projects an additional 0.1 m (0.33 ft.) into the allowable 0.5 m (1.64 ft.) projection for bay windows into the required 4.5 m (14.76 ft.) road setback.***

CARRIED

3. DEVELOPMENT PERMIT DP 01-187752

(Report: August 1/01 File No.: DP 01-187752) (REDMS No. 460549)

APPLICANT: Lawrence Doyle Architect Inc. for
Amacon Development (Saba) Corp. and 615050 B.C. Ltd.

PROPERTY LOCATION: 8100 Saba Road and 6331 Buswell Street

INTENT OF PERMIT:

1. To permit the construction of a mixed-use high-rise tower with parking and ancillary facilities on a site zoned Downtown Commercial District (C7); and
2. To vary the provisions of the *Zoning and Development Bylaw* to:
 - Increase the maximum height of buildings from 45 m (147.638 ft.) to 47m (154.199 ft.),
 - decrease the width of parking drive-aisles from 7.5 m (24.606 ft.) to 6.7m (21.982 ft.),
 - reduce the number of parking stalls required from 389 to 362,
 - reduce the minimum setback from the road from 3 m (9.843 ft.) to 0 for a portico structure at the corner of Saba Road and Buswell Street.

APPLICANT'S COMMENTS

Mr. Lawrence Doyle, Architect, with the aid of site plans and a model, said that a Development Permit had originally been issued for half of the site, after which the developer had acquired the adjoining site. After providing an explanation of the siting of neighbouring developments on the Lang property, Mr. Doyle said that an extensive study of the adjoining site was undertaken to ensure that it was developable.

Mr. Doyle provided the following information:

- the tower had been set well back to minimize shading of the park;
- the strong retail continuity to the market on Saba Road had been maintained;
- a feature corner had been located across from the park;
- the parking would be accessed from the lane;
- servicing would be from the lane; a provision had been made for recycling to be taken out to the street;
- parking was located behind the tower but would be screened by retail or apartments;
- the towers come down to grade; and,
- the fourth level of parking contained a major open/amenity space.

STAFF COMMENTS

Mr. Holger Burke, Development Co-ordinator, said that this was the third application the panel had received for this location and that similar variances had been contained in the previous two applications. This application differed in that it contained two lots, which would be consolidated, and two towers.

Mr. Burke outlined the outstanding issues that staff had identified were:

- > a desire for a higher contribution to public art;
- > a suggestion of additional terracing at the lower floors;
- > that there be eight accessible units;
- > that bicycle storage be increased;
- > the effects of shading.

A discussion ensued on the possible options for placement of the towers and the effect those placements would have on shading of the park and the fourth floor amenity area.

Concern was expressed about the reduction in parking. Mr. Burke said that parking numbers were driven by the number of bedrooms and that he was not aware that parking shortages in the neighbourhood had been caused by the Lang property development. Mr. McLellan said that he thought that the drive aisle reduction was acceptable but that other details, such as corners, should remain. It was noted that the plans had been reviewed by Zoning and Transportation staff.

In response to questions pertaining to bicycle parking, Mr. Doyle said that some bicycle storage and end of trip facilities could be found on the main floor. In addition, eleven spaces were provided at grade level for bicycle parking.

The Chair expressed concern about the north tower lobby location and suggested that the amenity room could be smaller. The widening of the lobby would then provide better exposure for the elevators.

Mr. Doyle provided explanation of the wall treatments on the west side of the westerly Commercial Retail Units, which were thought to lack interest, and the secondary stair case. It was clarified that regulations were in place that would ensure that access, from the north east staircase to the street, could not be impaired by restaurant or other use of the adjacent space.

Mr. Doyle said that he would consider a change to the roof top treatments.

GALLERY COMMENTS

Mr. David Chang, resident of the Evergreen tower, expressed concern that the entrance access for the two towers would be from Saba Road. Due to the heavy traffic during peak hours Mr. Chang said it was very difficult to access Saba Road. He questioned if entry to the development could not be provided from Buswell Road.

In response, Mr. Burke said that the intent was that the lane would continue from the Evergreen to the north providing entry onto Westminster Highway or Buswell Road with similar development of the lane planned for the south.

CORRESPONDENCE

Mr. John Young, 6220 No. 3 Road – Schedule 1.

PANEL DISCUSSION

The Chair noted the expectation of the Panel that the following issues be addressed:

- > the detail of the wall treatments on the west side of the westerly Commercial Retail Units;
- > the north lobby reconfiguration;
- > the roof treatments; and
- > provision of at least one of the ground floor locker rooms for utilization as bicycle storage.

Mr. McLellan was respectful of Mr. Chang's comments and noted that minor congestion of the area would continue until the lane extensions were complete.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued at 8100 Saba Road and 6331 Buswell Street that would:

1. ***Permit the construction of a mixed-use high-rise tower with parking and ancillary facilities on a site zoned Downtown Commercial District (C7); and***
2. ***Vary the provisions of the Zoning and Development Bylaw to:***
 - ***Increase the maximum height of buildings from 45 m (147.638 ft.) to 47m (154.199 ft.),***
 - ***decrease the width of parking drive-aisles from 7.5 m (24.606 ft.) to 6.7m (21.982 ft.),***
 - ***reduce the number of parking stalls required from 389 to 362,***
 - ***reduce the minimum setback from the road from 3 m (9.843 ft.) to 0 for a portico structure at the corner of Saba Road and Buswell Street.***

CARRIED

6. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 4:27 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, August 29, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

SCHEDULE 1 TO THE MINUTES
 OF THE DEVELOPMENT PERMIT
 PANEL MEETING HELD ON
 WEDNESDAY, AUGUST 29, 2001.

To Development Permit Panel	
Date:	<u>Aug 29, 2001</u>
Item #	<u>3</u>
Re:	<u>DP 01-187752</u> <u>8100 Saba Road</u>

		INT
✓	JFM	
	DW	DW
	KY	
	AS	
	DB	
	WB	

DP 01-187752

John Young
 6220 No 3 Road
 Richmond, B.C. V6Y 2B3
 Phone: 341-9890

Re: DP 01-187752 8100 Saba Road and Buswell Street

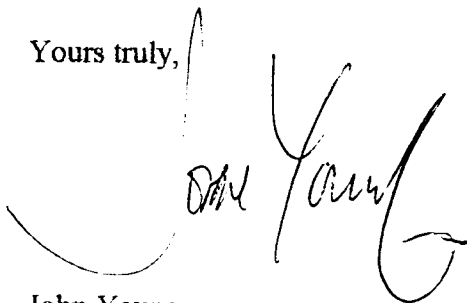
After reviewing the proposed variances to the provisions of the zoning and development bylaws for 8100 Saba road and 6331 Buswell street we wish to voice our concerns. We own the mall at 6180-6260 No. 3 road called Richmond Plaza and we and our tenants feel there should be no reduction in the number of parking stalls.

Most people know that parking is becoming scarce in downtown Richmond and solutions to this problem result in drivers being inconvenienced. Our parking lot is a free ground level parking which is supposed to be for our tenants only. We find that our parking lot is always used by people from neighboring properties

By reducing parking for the proposed development permit DP 01-187752 our lot and surrounding lots will be inconvenienced and our lot could have increased unauthorized parking.

To have ample well planned parking in the Richmond town centre is our main concern and hope this point is addressed in the application.

Yours truly,



John Young

