



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council

DATE: October 1, 2001

FROM: David McLellan
Chair, Development Permit Panel

FILE: 0100-20-DPER1

RE: Development Permit Panel Meeting Held on September 26, 2001

PANEL RECOMMENDATION

1. That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 01-115831) for the property at 7228 Westminster Highway be endorsed, and the Permits so issued.
2. That the revision to landscaping plans, amenity spaces and parking layout at 7831 Westminster Highway be deemed to be in general compliance with the Development Permit (DP 95-000123) issued for that property.

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

David McLellan
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel considered one development permit and one general compliance issue at its meeting held on September 26, 2001.

DP 01-115831 – NEW VISION ENTERPRISES LTD. – 7228 WESTMINSTER HIGHWAY

The proposal to construct a hotel on the north side of Minoru Park is a substantial redesign from the previous approval given by Council on this site. The proposal generated comment from 3 individuals with hotel interests in the area. There was a general concern regarding additional hotel space in Richmond which the Panel did not deal with, as this is a zoning issue. Particular concerns with regard to setback variance were found by the Panel to be consistent with approvals given to other sites along Westminster Highway. The design of the access directed traffic fairly clearly on to the site of the applicant rather than on the neighbouring site. The interface with Minoru Park was appropriate given the concerns raised when the neighbouring site redeveloped. The Panel found the proposal to be appropriate for the site.

The Panel recommends that the permit be issued.

DP 95-000123 – LUND ARCHITECTURE LTD. – 7831 WESTMINSTER HIGHWAY

The old Legion site on Westminster Highway was granted a development permit several years ago which permit the construction of a new Legion and housing above. The site has been sold by the Legion and the new owner proposes to build, essentially the same building without the Legion component. The principal changes to the plans are for the amenity facilities (i.e. a swimming pool), the landscaping plan and the parking layout. The Panel is of the view that the proposal is still in general compliance with the Development Permit issued.

The Panel recommends that the revision to landscaping plans, amenity spaces and parking layout be deemed to be in general compliance with the Development Permit issued.

DJM:djm



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, September 26, 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 29, 2001 be adopted.

CARRIED

At this point the Chair varied the order of the agenda by requesting that Item 2 follow Item 4.

3. **DEVELOPMENT PERMIT DP 01-115831**

(Report: September 5/01 File No.: DP 01-115831) (REDMS No. 442311)

APPLICANT: New Vision Enterprises Ltd.

PROPERTY LOCATION: 7228 Westminster Highway

INTENT OF PERMIT:

1. To permit the construction of a four-storey, 70-room hotel with parking on a site zoned Automobile-Oriented Commercial District (C6); and
2. To vary the provisions of the Zoning and Development Bylaw to:

- reduce the road setback from 6 m (19.685 ft.) to 3 m (9.843 ft), and
- increase the number of small car stalls from 30% to 38%.

APPLICANT'S COMMENTS

Mr. David Galpin, Downs/Archambault & Partners, Architects/Planners, said the project conformed to height, density and use requirements. A driveway shared with the adjacent Ramada Inn would provide access to the property. Mr. Galpin noted that the revised plans reflected the re-location of the main entry to the northwest corner. The 3.0m PROP along the western edge of the site will provide a symbolic entry into Minoru Park.

Upon the approval of the Development Permit construction was anticipated to begin in five weeks.

STAFF COMMENTS

Mr. Holger Burke, Development Co-ordinator, said staff had worked closely with the applicant and it was felt that the project as presented was superior to the original project in that it better utilized the property. It was noted that the trees located along the Minoru Park boundary would be maintained. A donation of \$20,000 would be made to Public Art.

Mr. Burke addressed the numerous concerns raised in the correspondence submitted on this item by providing the following information:

- the project complied with the City Centre Guidelines;
- the 3m road setback variance requested on Westminster Highway was not unusual;
- the number of hotels in the City was not a Development Permit issue;
- the impact on property values or revenues was not a Development Permit issue;
- the visibility of the Ramada Inn and the sight lines would be only minimally affected by the 3m setback variance requested as only certain projections reached the 3m level;
- staff did not consider the driveway to be too narrow as the total width would be 10.5 m;
- drop off and parking could take place at the rear of the hotel to avoid congestion in the driveway;
- park access has been enhanced;
- frontage improvements along Westminster Highway would match those done by the Ramada Inn.

A discussion ensued that included the following:

- the identification of other properties with a 3m setback;
- a relocation of the Hydro Kiosk would be extremely costly;
- reduced visibility due to the tree on the northwest corner would be an issue from a distance only;

- the trees located on the south boundary, which are rooted on Minoru Park property, will be limbed on the north side to allow for the parking access to be put in place; a vertical element will be added on the north side to mask the scarring;
- discussions with the owner of the Happy Video property have, and will continue, to take place regarding the ROW that extends to the Happy Video property;
- a trellis to screen the loading area from the guest rooms will be located over the loading bay;
- the signage, which was intended to be subtle, would meet the City's signage bylaw requirements.

CORRESPONDENCE

- N. Sayani, Sanoor Investments Ltd., 1080 Howe Street, Vancouver – Schedule 1.
- K. Anand, 7045 Greenwood Street, Burnaby – Schedule 2.
- Y. Tannir, President, Pacifican Properties Ltd. – Schedule 3.
- Y. Tannir, President, Pacifican Properties Ltd. – Schedule 4.
- Y. Ho and K. Soon, 130 Cedarwood Drive, Port Moody – Schedule 5.

GALLERY COMMENTS

Mr. Tannir, a part owner in the adjacent Ramada Inn, expressed concerns relating to vehicle and pedestrian safety. The Chair provided Mr. Tannir with a revised site plan that demonstrated the rear drive aisle, including parking stalls, which would provide access to the lobby.

PANEL DISCUSSION

The Chair said that access and parking are particular problems of small hotels and that the cooperation of the customers using the facilities would be involved in the remediation of the problems. Further to this, Mr. McLellan thought that the driveway was of a reasonable width to accommodate both vehicle and pedestrian traffic. The applicant was complimented for the design of the project.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for 7228 Westminster Highway that would:

1. ***Permit the construction of a four-storey, 70-room hotel with parking on a site zoned Automobile-Oriented Commercial District (C6); and***
2. ***Vary the provisions of the Zoning and Development Bylaw to:***
 - ***reduce the road setback from 6 m (19.685 ft.) to 3 m (9.843 ft), and***
 - ***increase the number of small car stalls from 30% to 38%.***

CARRIED

4. **GENERAL COMPLIANCE APPLICATION BY LUND ARCHITECTURE LTD. FOR A RULING REGARDING A DEVELOPMENT PERMIT AT 7831 WESTMINSTER HWY**
(Report: September 19/01 File No.: DP 95-000123) (REDMS No. 497309)

APPLICANT'S COMMENTS

None

STAFF COMMENTS

Mr. Holger Burke, Development Co-ordinator, reported that Omni Group, the new owner of the property, had applied for a permit to proceed with the project. The plans were noted to be in General Compliance with the original project. A reconfiguration of the suites, the addition of a swimming pool and increased amenity space were noted.

GALLERY COMMENTS

None

CORRESPONDENCE

None

PANEL DISCUSSION

The Panel supported the request.

PANEL DECISION

It was moved and seconded

That the attached plans be considered to be in general compliance with the approved plans for Development Permit No. DP 95-000123.

CARRIED

2. **DEVELOPMENT PERMIT APPLICATIONS THAT HAVE BEEN RECOMMENDED FOR APPROVAL BY THE DEVELOPMENT PERMIT PANEL BUT NEVER PRESENTED TO COUNCIL**

(Report: September 19/01 File No. DP 98-149419, DP 99-169895, DDP 00-180949, DDP00-182675) (REDMS No. 503975)

DP 99-169895 – Rositch Hemphill & Associates Architect at 9333 Alberta Road;

DP 00-182675 – J.C. Lu Ltd. at 12051 No. 1 Road

The above noted applications will be reported on at a future date.

DP 98-149419 – Crimson Properties Inc. at 8700, 8720 Alderbridge Way;

DP 00-180949 – Riversong Inn Ltd. at 3900, 3940, 3960, 3971, 3980 Bayview Street and 12880 1st Avenue;

STAFF COMMENTS

Mr. Holger Burke, Development Co-ordinator, reviewed the report.

PANEL DECISION

It was moved and seconded

1. ***That the Development Permit Panel endorse the staff recommendation that the Development Applications Department revise Planning Administration Procedure #4 – Development Permit Procedure Re: Letters of Credit, School Site Levies, Public Art and Other Contributions to delete the references to the school site levies and to amend the requirement that these items must be submitted within 90 days or staff will recommend that the Development Permit Panel's support for a Development Permit will be withdrawn and the application closed.***

2. ***That the Development Permit Panel re-endorse its decision of March 28, 2001 "That a Development Permit (DP 00-180949) be issued for 3900, 3940, 3960, 3971, 3980 Bayview Street and 12280 1st Avenue that would allow the construction of a commercial development and parking on two lots zoned Steveston Commercial (Two-Storey) District (C4), and that would:***
 - (a) ***Vary the provisions of the Zoning and Development Bylaw to:***
 - ***reduce the number of required off-street parking spaces from 53 to 48;***
 - ***vary the width of drive-aisles from 7.5 m (24.606 ft.) to 6.7 m (22 ft.);***
 - ***reduce the parking setback to a property line that abuts a public road from 3 m (9.843 ft.) to 0 in some locations, and reduce the other parking setback from a property line from 1.5 m (4.921 ft.) to 0 in some locations;***
 - ***reduce the number of full-size parking stalls from 70% to 65%;***
and
 - ***permit the City lane to be used as a manoeuvring aisle for up to 8 parking stalls.***

 - (b) ***Allow the development of the foreshore in a manner which mitigates, as far as possible, against the loss of the Environmentally Sensitive Area (ESA)".***

3. ***That the Development Permit Panel direct staff to write to Crimson Properties Inc. advising them that the following recommendation dated June 30, 1999 will be withdrawn and the application closed effective***

December 31, 2001: "That a Development Permit (DP 98-149419) be issued for the property at 8700 and 8920 Alderbridge Way which would:

- (a) **Permit the construction of a mixed-use complex on a site which is being considered for rezoning to Comprehensive Development District (CD/83) and Comprehensive Development District (CD/84); and**
- (b) **Vary the regulations in the Zoning and Development Bylaw to:**
 - (i) **Allow the maximum height of buildings in CD/83 to be increased from 21 m (69.98 ft.) to 26 m (85.3 ft.) for a portion of the building;**
 - (ii) **Reduce the setbacks in CD/83 on Alderbridge Way from 6 m (19.685 ft.) to 2.5 m (8.202 ft.) for part of the building;**
 - (iii) **Reduce the setbacks in CD/83 on Kwantlen Street from 3 m (9.843 ft.) to 2.7 m (8.858 ft.) for part of the building;**
 - (iv) **Reduce the setbacks in CD/83 on the street to the south from 3 m (9.843 ft.) to 0; and**
 - (v) **Reduce the width of parking drive-aisles from 7.5 m (24.606 ft.) to 6.4 m (21 ft.)."**

Prior to the question being called the Chair advised that Item 2 would require a decision from the Federal Government prior to the registration of a covenant on title and that the Panel would act on the recommendation after that decision was received. The question was then called on Items 1 and 3 and it was **CARRIED**.

5. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 4:15 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, September 26, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, September 26, 2001.



To Development Permit Panel
 Date: Sept 26, 2001
 Item # 2
 Re: DP 01-115831

		INT
	JFM	
<input checked="" type="checkbox"/>	DW	DW
	KY	
	AS	
	DB	
	WB	

Sep. 11, 2001

Development Permit Panel - City of Richmond
 6911 No. 3 Road, Richmond, B.C.

RE: Notice of application, development permit # **DP 01-115831** -Location 7228 Westminster Hwy

Further to our letter dated Aug. 29, 2001, we would like to add the following points; *DP 01-115831*

1. The easement on the north side of our property is too small to handle traffic from two commercial projects.
2. Building a hotel with 3 meter set back will create a dangerous situation by diminishing sight lines onto Westminster highway. This will cause vehicle accidents.
3. Hydro and public works have installed transformers and catch basin which shrinks the driveway by more than 3 meters. This currently causes congestion. On the driveway two commercial projects will create a hazardous situation

Thank you for your time and consideration.

Yahya Tannir
 President, Pacifican Properties Ltd.



