



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: October 5, 2005
File: 0100-20-DPER1-
01/2005-Vol 1
Re: **Development Permit Panel Meetings Held on September 28, 2005 and August 24, 2005**

Panel Recommendation

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

- i) a Development Permit (DP 04-280263) for the property at 6780 No. 4 Road;
- ii) a Development Variance Permit (DV 05-306191) for the property at 8600 No. 5 Road; and
- iii) a Development Permit (DP 05-290153) for the property at 7831 Bennett Road;

be endorsed, and the Permits so issued.

Jeff Day, P. Eng.
Acting Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on September 28, 2005 and August 24, 2005:

DP 04-280263 – JAGTAR SINGH SIHOTA – 6780 NO. 4 ROAD (September 28, 2005)

The Panel considered a Development Permit application to permit the construction of a local commercial building, consisting of ground floor retail space with one (1) dwelling unit on the second floor, on a site zoned “Local Commercial District (C1)”. Included in the proposal are variances to reduce the number of commercial parking spaces; allow four (4) small car parking spaces; permit residential tandem parking; reduce the driveway width; reduce the public road setback; and increase the building height for a portion of the building. The architect, Mr. Kenneth King, provided an overview of the project including the site plan, landscaping and overall form and character. Staff advised that the project was a small commercial development with a number of variances resulting from the land dedication and septic field requirements. In response to a query from the Panel, the architect indicated the landscape plan would be revised to include additional garbage receptacles. The adjacent property owner to the north, Mr. Joichi Yui, indicated that the proposal would impact his privacy and safety. In response, staff and the architect advised that the driveway location met zoning requirements and an Evergreen hedge and 1.8 m (6 ft.) solid Cedar fence would be provided along the common property line. The architect further advised that he would discuss additional driveway treatment and landscaping options with Mr. Yui. There were no additional comments from the public on the proposal.

The Panel recommends that the Permit be issued.

DV 05-306191 – INDIA CULTURAL CENTRE OF CANADA – 8600 NO. 5 ROAD
(September 28, 2005)

The Panel considered a Development Variance Permit application to reduce the rear yard setback, measured to the eastern edge of the “Assembly District (ASY)” zoning boundary, from 7.5 m (25 ft.) to 0.8 m (2.5 ft.) to permit an addition to the rear of the existing institutional building. The architect, Mr. Eric Chung, indicated that the proposed addition was consistent with the existing architectural form and character. Staff advised that they were concerned about an additional paved vehicle parking area that was added to the site without appropriate approvals but that staff would work with the applicant to resolve the issue. There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.

DP 05-290153 – GURDEV S. LEHL – 7831 BENNETT ROAD (August 24, 2005)

The Panel considered a Development Permit application to permit the construction of four (4) two-storey detached townhouse units on a site zoned “Comprehensive Development District (CD/120)”. Included in the proposal is a variance to reduce the side yard setback from 1.2 m (4 ft.) to 0.6 m (2 ft.) for garage and fireplace projections. The applicant’s representative, Mr. Rod Lynde, was present to answer any questions. Staff advised that a letter citing concerns related to visitor parking, site drainage, perimeter fencing and City boulevard maintenance was submitted and indicated how the proposal and current City bylaws responded to these concerns. The adjacent neighbour the west, Mrs. Sue Latham, asked if a curb would be installed in front of the proposed development. In response to Mrs. Latham’s query, staff advised that a curb would be installed during construction. In response to query from the Panel, Mr. Lynde indicated that a chain link fence would separate the site from the City Park and that a servicing right-of-way along the rear property line limited the type of landscaping being provided. There were no other comments from the public on the proposed development.

The Panel recommends that the Permit be issued.



Development Permit Panel

Wednesday, September 28th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, General Manager, Engineering and Public Works, Chair
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services
Robert Gonzalez, Director, Engineering

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 September 14th, 2005, be adopted.

CARRIED

2. Development Permit DP 04-280263

(Report: September 8th, 2005 File No.: DP04-280263) (REDMS No. 1529634,)

APPLICANT: Jagtar Singh Sihota

PROPERTY LOCATION: 6780 No. 4 Road

INTENT OF PERMIT:

1. To permit the construction of a local commercial building, consisting of ground floor commercial space and one (1) second floor dwelling unit, at 6780 No. 4 Road on a site zoned Local Commercial District (C1); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Permit a reduction of the commercial parking requirements from 22 to 19 spaces;
 - b) Permit four (4) small car parking spaces to be provided;
 - c) Permit two (2) tandem parking spaces for the residential use;

- d) Reduce the driveway width from 7.5 m to 6.7 m;
- e) Reduce road setbacks from 6 m to 4.5 m to the face of the building and 3 m to the face of the canopy; and
- f) Increase building height from 9 m to 10 m for a portion of the roof.

Applicant's Comments

Mr. Kenneth King, Architect, representing Mr. Sihota, Applicant, with the aid of photo boards, a model and artist's renderings, briefly described the project. He stated that:

- the site is located at the northeast corner of No. 4 Road and Granville Avenue;
- it is surrounded by low density housing and is across No. 4 Road from a high school;
- properties on the east side of No. 4 Road are in the Agricultural Land Reserve;
- this was a two-storey development, with a convenience/grocery store on the ground floor and a residential unit on the second floor with parking and a septic field directly behind the building;
- the development blends well with the streetscape's character and rhythm;
- a pathway wraps around the ground floor linking to the public sidewalk and parking;
- material and colour palettes were simple and limited – with concrete and aluminium used for the ground floor, clear glass, awnings, and aluminium for skylights. Second storey wall walls were made of stucco with a darker trim;
- the fence and landscaping along the north and east property line enclosed the property providing privacy for the neighbouring residence;
- trees and landscaping strengthen the property edge;
- the drive aisle was accented with pavers at the site entrances; and
- extra windows were added to the building to increase visibility and natural surveillance opportunities.

Staff Comments

Mr. Holger Burke, Acting Director, Development, advised that this commercial zoned site was small. The proposal required a number of variances, supported by staff, because of the 2 m land dedication and a 4 m by 4 m corner cut required by the City for road improvements on both Granville Avenue and No. 4 Road. As well a septic field had to be provided on site as the site was not able to connect to the City's sanitary sewer system. In response to queries from the Panel, Mr. King advised that he would provide more garbage receptacles on the pedestrian walkway wrapping around the grocery store, and noted that the septic field grade would be fairly close to the grade of the adjacent properties.

Correspondence

None.

Gallery Comments

Joichi Yui, 6700 No. 4 Road, stated that he was concerned about his privacy and safety because of this new commercial development. In response to his query, Mr. King advised that there would be a 6 ft. high solid wood fence and landscaping between the two properties. In response to Mr. Yui's query, Mr. Burke advised that the driveway from No. 4 Road met the City's zoning requirements. In response to a query from the Panel, Mr. King advised that he would discuss driveway treatment and landscaping options with Mr. Yui in an effort to provide additional landscaping along the interface with Mr. Yui's property.

Panel Discussion

None. Mr. King thanked staff for the efficient manner in which this development permit application was handled.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit the construction of a local commercial building, consisting of ground floor commercial space and one (1) second floor dwelling unit, at 6780 No. 4 Road on a site zoned Local Commercial District (C1); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to*
 - a) *Permit a reduction of the commercial parking requirements from 22 to 19 spaces;*
 - b) *Permit four (4) small car parking spaces to be provided;*
 - c) *Permit two (2) tandem parking spaces for the residential use;*
 - d) *Reduce the driveway width from 7.5 m to 6.7 m;*
 - e) *Reduce road setbacks from 6 m to 4.5 m to the face of the building and 3 m to the face of the canopy; and*
 - f) *Increase building height from 9 m to 10 m for a portion of the roof.*

CARRIED

3. Development Variance Permit DV 05-306191

(Report: September 12th, 2005 File No.: DV 05-306191) (REDMS No. 1651898)

APPLICANT: India Cultural Centre of Canada

PROPERTY LOCATION: 8600 No. 5 Road

INTENT OF PERMIT:

To vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the rear yard setback, measured from the eastern edge of the Assembly District (ASY) zone boundary, from 7.5 m (24.6 ft.) to 0.80 m (2.62 ft.) to permit a 385 m² (4,144 ft²) addition to the rear of the existing institutional building at 8600 No. 5 Road

Applicant's Comments

Mr. Eric Chung, Architect, stated that the congregation had outgrown the present building and required additional space. He stated that this proposal would add an extension to the back of the building which would still be within the assembly district zoning boundary, was consistent with the existing building design and would not overshadow neighbouring properties.

Staff Comments

Mr. Burke, Acting Director of Development, noted that staff were concerned about additional vehicle parking that had been added at the rear of the building without appropriate approvals, however, staff agreed to advance the Development Variance Permit. Mr. Burke further state that staff would be following up with the applicant to resolve the additional parking issue.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the rear yard setback, measured from the eastern edge of the Assembly District (ASY) zone boundary, from 7.5 m (24.6 ft.) to 0.80 m (2.62 ft.) to permit a 385 m² (4,144 ft²) addition to the rear of the existing institutional building at 8600 No. 5 Road.

CARRIED

4. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:55 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 28th, 2005.

Jeff Day, General Manager,
Engineering & Public Works, Chair

Desiree Wong
Committee Clerk