



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council
FROM: David McLellan
Chair, Development Permit Panel
DATE: October 15, 2001
FILE: 0100-20-DPER1
RE: Development Permit Panel Meeting Held on October 15, 2001

PANEL RECOMMENDATION

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

- i) a Development Permit (DP 00-180949) for the property at 3900, 3940, 3960, 3971, 3980 Bayview Street and 12880 1st Avenue; and
- ii) a Development Permit (DP 99-169895) for the property at 9333 Alberta Road;

be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read 'David McLellan', written in a cursive style.

David McLellan
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel reconsidered two development permits at its meeting held on October 15, 2001.

DP 00-180949 – RIVERSONG INN LTD. – 3900, 3940, 3960, 3971, 3980 BAYVIEW STREET AND 12880 1ST AVENUE

The proposal to construct a commercial development on both sides of Bayview Street west of No. 1 Road was first considered by the Panel on March 28, 2001. There were no public comments offered on the proposal. The variance to the number of parking spaces was considered appropriate given that the areas on the north side of Bayview Street have been maximized. Consideration by Council was delayed pending a commitment by the Federal government agency which owns the land to allow a covenant to be placed on their property which would protect its use for parking. The fear of the Panel was that without this covenant the lease of the land on the north side of Bayview Street might be abandoned.

The proposal provides for an appropriate extension of the waterfront walkway system and it is anticipated that this will be extended eastward as the next property develops.

The Panel recommends that the permit be issued.

DP 99-169895 – ROSITCH HEMPHILL & ASSOCIATES – 9333 ALBERTA ROAD

The proposal to construct a 162 unit apartment and townhouse complex on Alberta Road east of Garden City Way generated comments only from the City Centre Community Association. The concerns regarding parking and traffic were adequately addressed by showing how the proposal fits into the overall plan for the area.

The landscaping plan pays particular attention to the preservation and/or replacement of a large number of trees on the site.

The Panel recommends that the permit be issued.

DJM:djm



MINUTES

DEVELOPMENT PERMIT PANEL

Monday, October 15, 2001

Time: 2:00 p.m.

Place: Room 2.141

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 2:00 p.m.

1. **MINUTES**

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on September 26, 2001 be adopted.

CARRIED

2. **DEVELOPMENT PERMIT APPLICATION THAT WAS RECOMMENDED FOR APPROVAL BY THE DEVELOPMENT PERMIT PANEL BUT NEVER PRESENTED TO COUNCIL**

(Report: September 19/01 File No.: DP 00-180949) (REDMS No. 503975)

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, reported that confirmation had been received, from the Small Craft Harbours Branch of the Department of Fisheries and Oceans, that Riversong Inn Ltd. would be allowed to register a parking covenant on 3971 Bayview Street and 12880 1st Avenue under the proposed lease as required by the City.

PANEL DECISION

It was moved and seconded

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)".***

CARRIED

3. DEVELOPMENT PERMIT APPLICATION THAT WAS RECOMMENDED FOR APPROVAL BY THE DEVELOPMENT PERMIT PANEL BUT NEVER PRESENTED TO COUNCIL

(Report: September 19/01 File No. DP 99-169895) (REDMS No. 503975)

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

STAFF COMMENTS

Mr. Holger Burke, Development Co-ordinator, advised the Panel that a response has been received from the Richmond School District that indicates that a school site levy was no longer applicable to this development.

PANEL DECISION

It was moved and seconded

That the following recommendation be re-endorsed and forwarded to Council for adoption:

That Development Permit 99-169895 be issued for property located at 9333 Alberta Road

1. ***To allow the development of a 162 unit apartment and townhouse complex on a site zoned Comprehensive Development District (CD/72); and***
2. ***To vary the provisions of the Zoning and Development Bylaw to:***
3. ***Reduce the number of parking spaces required from 230 (with 33 visitor parking spaces) to 208 (with 31 visitor parking spaces);***
 - a) ***Reduce the minimum parking aisle width from 7.5 m (24.606 ft.) to 7.3 m (23.95 ft.);***
 - b) ***Reduce the width of handicap parking stalls from 3.7 m (12.139 ft.) to 3.658 m (12 ft.);***
 - c) ***Decrease the minimum number of regular-sized parking spaces from 70% to 61%; and***
 - d) ***Allow stairs, balconies and terraces to project up to 3 m (9.843 ft.) into the required setbacks.***

CARRIED

4. **ADJOURNMENT**

It was moved and seconded

That the meeting be adjourned at 2:10 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 Monday, October 15, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary