



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: October 17, 2007
File: 0100-20-DPER1
Re: Development Permit Panel Meetings Held on August 15, 2007 and
September 12, 2007

Panel Recommendation

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

- i) a Development Permit (DP 07-363084) for the property at 11991 No. 1 Road (formerly 11991 No. 1 Road and 3911/3931 Chatham Street); and
- ii) a Development Variance Permit (DV 06-337315) for the property at 8140 No. 5 Road

be endorsed, and the Permits so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on September 12, 2007.

DP 07-363084 – TUSSY BERG, MARKUS BERG AND VIKTOR BERG OF H.A. BERG INVESTMENTS – 11991 NO. 1 ROAD (FORMERLY 11991 NO. 1 ROAD AND 3911/3931 CHATHAM STREET)
(September 12, 2007)

The Panel considered a Development Permit application to permit the construction of a three-storey mixed-use building consisting of approximately 156 m² (1,674 ft²) of commercial space and 10 dwelling units on a site zoned “Steveston Commercial (Three-Storey) District (C5)”. There are variances included in the proposal to increase the building height for roof accesses, decrease the manoeuvring aisle width, and permit small car parking spaces.

The applicant, Mr. Tussy Berg, Mr. John Lo, representing Interface Architecture, and Landscape Architect, Ms. Jenny Liu of JHL Design Group Inc., provided a brief description of the project. The project had been revised based on comments received from the Richmond Heritage Commission and Council. The roof was designed for rooftop gardening in raised beds, and the roof membrane will not be used for planting in order to avoid any drainage issues.

Staff advised that the parking requirements were satisfied; one (1) of the residential units is designed for full wheelchair access; and the other units include universal accessibility measures.

The applicant agreed to the Chair’s stated desire on behalf of the Panel for a commitment from the applicant that he would explore available types of aluminium window frame materials, with a view to choosing one that more closely simulates wood, such as a brown or bronze colour, rather than the proposed anodized aluminium framing for the ground floor storefront glazing.

No public comments were received regarding the proposal.

The Panel recommended that the Permit be issued.

Subsequent to the Panel Meeting, the applicant made window profile and material investigations for the ground floor commercial windows. A black powder coated vinyl window frame was chosen with a multi-faceted mullion and transom profile, which is sympathetic to traditional wood detailing. The profile detail has been added to the Development Permit drawings.

DV 06-337315 – MATTHEW CHENG ARCHITECT INC. – 8140 NO. 5 ROAD
(August 15, 2007 and September 12, 2007)

The Panel considered a Development Variance Permit application to allow for the construction of a traditional Tibetan Buddhist Temple architectural style building. Variances include: increasing the maximum building height; decreasing the building side yard setbacks; decreasing the manoeuvring aisle width; and decreasing the parking side yard setbacks.

At the August 15, 2007 meeting, architect, Matthew Cheng and Mr. Lyle Weinstein provided a brief presentation regarding the proposal. They advised that concerns raised at the Public Hearing had been addressed by the applicant regarding parking area layout, landscaping in the parking area, the flood plain elevation requirement of 2.6 m geodetic, accessible parking and building access. They advised that the building reflects Tibetan Temple architecture, "mountain-like", with a strong base, a centrally placed clerestory and a cupola above. The building height variance was needed as a result of raising a portion of the interior habitable space in the front portion of the building to accommodate the 2.6 m flood construction level.

A public letter was submitted and the writer attended the meeting to express concern regarding the proximity of the building to No. 5 Road, shadowing and parking impact on the neighbouring property.

In response, the Chair advised that the building and parking areas were required to be located close to No. 5 Road to protect the designated Environmentally Sensitive Area (ESA) behind.

After discussion, the Panel referred the proposal to staff and the applicant in order to:

- a. further examine the height issue;
- b. improve the landscaping design; and
- c. explore reducing the width of the drive aisles.

At the September 12, 2007 meeting, Architect Matthew Cheng and Mr. Lyle Weinstein provided a brief presentation on the changes that had been incorporated in the proposal to address the referral issues noted above.

- a. The building height was reduced by lowering the decorative architectural elements. A shadowing diagram was presented demonstrating the confined shadow of the lowered building height.
- b. Landscaping was enhanced to improve side yard screening with privacy wood fencing and continuous hedge planting.
- c. The north and south edge drive aisles were amended to meet the required setback. Adequate width was maintained to accommodate two-way traffic, as required for both safety and access reasons.

At the September 12, 2007 meeting, no public comments were received regarding the proposal.

The Panel recommended that the Variance Permit be issued.



Development Permit Panel

Wednesday, September 26, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, Chair
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services
Victor Wei, Director, Transportation

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 Wednesday, September 12, 2007, be adopted.

CARRIED

2. Development Permit 07-375679

(Report: September 6, 2007 File No.: DP 07-375679) (REDMS No. 2262958)

APPLICANT: Ventana Construction Corporation

PROPERTY LOCATION: 12200 Steveston Highway

INTENT OF PERMIT:

To permit the construction of an automobile dealership at 12200 Steveston Highway on a site zoned Comprehensive Development District (CD/187).

Applicant's Comments

Architect Brian Quiring, accompanied by Steve Moore, Contractor, advised the Panel with regard to the following components of the proposed development:

- the design of the building is defined by corporate standards laid out by General Motors and within those design definitions, Dueck has set a new vocabulary for a car dealership structure with their proposed building;
- the colour pallet is lighter than General Motor's (GM) usual pallet, using more taupes than browns;
- time and effort was spent siting the building to maximize its fit on an unusual and challenging site;
- two of the challenges were: (i) the addition of a bike path, and (ii) landscaping along the northern perimeter to meet the Ministry of Transportation's requirements for a berm and continuous vegetation to act as a screen and to prevent vehicle headlights from the site impacting upon traffic moving along Highway 99's on-ramp;
- much thought was given to improving the entry experience, due to the fact that people arrive at the back of the site and enter through the back of the building; landscaping elements, including trees, as well as the creation of a round-about onsite at the south west corner, enhances the visual appeal of the entry to the site;
- a dealership building does not require three loading bays, so the proposed building includes two parts delivery bays, located at the north side of the building;
- the extensive riparian area is set back from the drainage ditch off Highway 99.

Staff Comments

Wayne Craig, Acting Director of Development, remarked that the loading site does comply with City standards, and that no additional variances are necessary for this application. He commented that the bike path connection is provided along the western property line. Mr. Craig also advised that as a result of concerns raised at the September 5, 2007 Public Hearing regarding perimeter landscaping, the applicant has increased the number of trees and shrubs along that front.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

With regard to the bike path that runs south to north, along the western edge of the property, in response to a query, the applicant advised that the 4 metre wide bike path dedication area included a paved path and adjacent landscaping buffer.

In response to a further query regarding the bike path, the applicant advised that at the northwest corner of the site, a gate leads to a path that links the bike path to the Steveston Highway sidewalk, and a secondary link creates access to the bus loop and its bus stop.

Discussion ensued regarding pedestrians who would not use the bike path and the applicant advised that a pedestrian linkage connects the site to the pedestrian/bike trail south of the connection with Steveston Highway, and the bus stop.

With regard to the visibility of the building's roof from the Steveston overpass, the Panel queried the applicant with regard to the planned appearance of the roof. In response, the applicant stated that nothing extraordinary had been designed for the roof, but that strong vertical elements, as well as the GM tower, which is the building's focal point, would enhance the appearance of the rooftop.

Mr. Craig advised that the applicant has proposed some rooftop parking.

The Chair stated that the applicant's team had done a good job in fitting the building onto the unique site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of an automobile dealership at 12200 Steveston Highway on a site zoned Comprehensive Development District (CD/187).

CARRIED

3. Date of Next Meeting

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, October 10, 2007 be cancelled, and that the next Development Permit Panel is scheduled for 3:30 p.m., Wednesday, October 24, 2007

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:46 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, 2007.

Jeff Day
Chair

Sheila Johnston
Committee Clerk