



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: October 20, 2004
File: 0100-20-DPER1

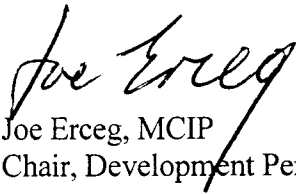
Re: Development Permit Panel Meeting Held on October 13, 2004

Panel Recommendation

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

- i) a Development Permit (DP 04-263999) for the property at 12011 Bridgeport Road;
- ii) a Development Variance Permit (DV 04-264734) for the property at 10611 Lassam Road;
and
- iii) a Development Permit (DP 04-271614) for the property at 10991 No. 4 Road.

be endorsed, and the Permits so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on October 13, 2004:

DP 04-263999 – CHEVRON CANADA LIMITED – 12011 BRIDGEPORT ROAD

The Panel considered a Development Permit application for a gas station containing a retail store and food-catering establishment at 12011 Bridgeport Road on a site zoned Comprehensive Development District (CD/150). The applicant, Mr. Larry Hardisty - Chevron Canada Limited, identified that the project included a White Spot, a Town Pantry and a four (4) gate gas bar. Mr. Hardisty, with the aid of a variety of presentation material, also provided information on the site plan, architecture, site lighting and vehicle access conditions.

There were no comments from the public on this application. Staff indicated that they supported the proposed development. In response to questions from the Panel, the project landscape architect, Ms. Mary Chan-Yip, provided information on the landscape design including the addition of street trees along No. 5 Road, perimeter planting plans, site fencing and identified that due to the poor condition of the existing trees on site, none of the existing trees could be retained. The Panel Chair indicated that the project design and landscaping would improve the site.

The Panel recommends that the permit be issued.

DV 04-264734 – BIRTHE DREWNOWSKI – 10611 LASSAM ROAD

The Panel considered a Development Variance Permit application to reduce the required east side yard setback of the Single-Family Residential zone (R1) from 2 m (6.6 ft.) to 1.7 m (5.6 ft.) for an existing single family dwelling at 10611 Lassam Road in order to facilitate a subdivision creating a new single-family residential lot on the eastern portion of the subject site. The applicant, Ms. Birthe Drewnowski, indicated that the subject property had been in her family since 1942, that her intent was to remain on the property and the proposed subdivision was to allow her brother to build his retirement home on the subdivided lot. Staff indicated that the possibility of the variance had been supported at the time of rezoning, that the variance would only apply to the existing building and that any future building would have to conform to the setback requirements of the R1 zone. In response to questions from the Panel, the applicant indicated that the driveway of the existing house would be extended to Hollybank Drive. The Panel Chair noted that the minor variance had been considered at rezoning and was supportable.

The Panel recommends that the permit be issued.

DP 04-271614 – AADMI INVESTMENTS LTD. – 10991 NO. 4 ROAD

The Panel considered a Development Permit application for an approximately 288 m² (3,100 ft²) single-storey automotive service building containing two (2) service station bays and two (2) car wash bays at 10991 No. 4 Road on a site zoned Service Station District (G2). Included with the Development Permit application are variances to reduce the minimum Steveston Highway road setback from 12.0 m (40 ft.) to 8.33 m (28 ft.) and to permit a roof canopy to project an additional 1.32 m (4 ft.) into this setback area. An additional variance to reduce the minimum road setback from 12.0 m (40 ft.) to 10.22 m (34 ft.) was required to permit a roof canopy projection into the setback area along No. 4 Road. The project architect, Mr. Wojciech Grzybowics – W. G. Architecture, provided information on the site context, site circulation, architecture, building materials and roof forms. The project landscape architect provided detailed information on the landscape design, including the provision of a landscape berm along No. 4 Road, tree retention, view corridors and the use of decorative pavers. In response to questions from the Panel, the architect indicated that the berm would wrap around to the Steveston Highway frontage. Staff indicated that access to Steveston Highway had been discouraged and that the proposed design avoided access to Steveston Highway while providing a substantial buffer along this frontage.

Mr. Micheal Chung, 8511 Greenfield Road, spoke about the impact a 24-hour car wash and the proposed automotive service use would have on the neighbouring residential area and provided two (2) petitions objecting to the proposal. The applicant, Mr. Raj Aadmi, indicated that the proposed automotive service use was a drive-through oil change facility, that noise generated from the site would be minimal, that landscaping would further mitigate the noise and that traffic flow and vehicle access to the site was consistent with other gas stations along Steveston Highway. In response to questions from the Panel, the applicant indicated that night activity at the car wash was minimal and that a similar operation in Abbotsford had not received any complaints from adjacent residential properties that were closer to the development than at the subject site. Staff indicated that a low non-mountable curb and planting material would separate the site from the adjacent commercial development to the west while maintaining visibility between the sites. It was also noted that the Transportation Department was satisfied with the project.

The Panel Chair indicated that although a number of issues had been raised, the project conformed to the existing zoning for the site and significant effort had been made to landscape the perimeter of the site which will improve aesthetics and noise control. The proposed setback variance to Steveston Highway facilitated vehicle circulation at the north end of the site and permits additional landscaping along the Steveston Highway frontage.

The Panel recommends that the permit be issued.



Development Permit Panel

Wednesday, October 13th, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development, Chair
Jeff Day, General Manager, Engineering and Public Works
Rod Kray, General Manager, Finance and Corporate Services

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 29th, 2004, be adopted.

CARRIED

2. Development Permit DP 04-263999 (Report: September 21/04 File No.: DP 04-263999) (REDMS No. 1334804, 1336225)

APPLICANT: Chevron Canada Limited

PROPERTY LOCATION: 12011 Bridgeport Road

INTENT OF PERMIT:

To permit development of a gas station with a retail trade and food-catering establishment in a building containing a total floor area of 269.3 m² (2,900 ft²) at 12011 Bridgeport Road on a site zoned Comprehensive Development District (CD/150).

Applicant's Comments

Mr. Larry Hardisty, Chevron Canada, with the aid of a variety of materials, spoke about the proposed new land use that will include a White Spot, a Town Pantry and a four gate gas bar. Mr. Hardisty also spoke about the reduced access points, the retro-style architecture, the task lighting, and the land dedications that will be provided to the City.

Staff Comments

The Director of Development Raul Allueva, said that a number of issues that had arisen during the rezoning process had related to land use, and not form and character.

In response to a question from the Chair, Ms. Mary Chan-Yip, DMG Landscape Architects, said that in response to the redevelopment of the site the landscaping would also be completely re-done that would include a decorative wall feature along the streetscape; the addition of street trees along #5 Road that would match those on Bridgeport Road; the provision of hedging material which would be layers down to shrubs planted on the outside of the fence; additional trees along the east edge that would enhance buffering; and, the provision of a six foot fence with a trellis element. Ms. Chan-Yip also said that no existing trees could be retained on the site due to their poor condition.

Correspondence

None

Gallery Comments

None

Panel Discussion

Mr. Erceg said that he quite liked the project which, combined with the enhanced landscaping, will greatly improve the site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit development of a gas station with a retail trade and food-catering establishment in a building containing a total floor area of 269.3 m² (2,900 ft²) at 12011 Bridgeport Road on a site zoned Comprehensive Development District (CD/150).

CARRIED

3. Development Variance Permit DV 04-264734 (Report: September 23/04 File No.: DV 04-264734) (REDMS No. 1336884)

APPLICANT: Birthe Drewnowski

PROPERTY LOCATION: 10611 Lassam Road

INTENT OF PERMIT:

To reduce the required side yard setback from 2 m (6.6 ft.) to 1.7 m (5.58 ft.) for the existing house at 10611 Lassam Road in order to accommodate the subdivision of a new single-family residential lot on the eastern portion of the subject site.

Applicant's Comments

Ms. Birthe Drewnowski, the applicant, accompanied by her brother, said that the subject property had been in her family since 1942, and that her intent was to remain on the property. Further to this Ms. Drewnowski said that the subdivision of the property would allow her brother to build his retirement home on the subdivided lot.

Staff Comments

The Director of Development, Raul Allueva, indicated that the possibility of a variance had been supported at the time of rezoning. In addition, Mr. Allueva said that the variance would be applicable to the existing building only and that any future building would have to conform.

In response to a question from the Chair, Ms. Drewnowski said that as a result of subdivision her driveway would be extended to Hollybank Drive.

Correspondence

None

Gallery Comments

None

Panel Discussion

Mr. Erceg noted that the minor variance had been considered at rezoning, and was supportable.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would reduce the required side yard setback from 2 m (6.6 ft.) to 1.7 m (5.58 ft.) for the existing house at 10611 Lassam Road in order to accommodate the subdivision of a new single-family residential lot on the eastern portion of the subject site.

CARRIED

4. **Development Permit DP 04-270421**
(Report: September 21/04 File No.: DP 04-270421) (REDMS No. 1327470, 1327496, 1327475)

APPLICANT: Pelman Architecture Inc.

PROPERTY LOCATION: 7751, 7771 and 7791 Ash Street

INTENT OF PERMIT:

1. To permit 31 townhouse units with access from Keefer Avenue on a site to be zoned Comprehensive Development District (CD/129); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the:
 - a) Keefer Avenue setback to the deck from 4 m to 2.6 m; and
 - b) Keefer Avenue and Ash Street setback to the trellis arbour and gateway landscape structures from 2 m to 1.5 m.

Applicant's Comments

Mr. Pelman, Pelman Architecture Inc., with the aid of a model and other materials, presented the project to the Panel, including a review of access, the exterior materials, the architectural characteristics, and both the active and passive landscape elements.

Staff Comments

The Director of Development, Raul Allueva, had no additional comments.

In response to questions from the Panel Mr. Pelman described the requested variances, and the results of the arborist report, which had indicated that the majority of the existing trees were unhealthy and would be replaced, at a ratio of 2:1, with a larger calliper tree.

Correspondence

None

Gallery Comments

None

Panel Discussion

Mr. Day said that he would like to see the Zoning and Development Bylaw amended to reduce the number of similar type variances being required.

A brief discussion ensued among Mr. Erceg, Mr. Allueva and Mr. Pelman regarding what would happen in the future when the lane was punched through and whether a residual paved area would result. Mr. Pelman indicated that at the point the lane went through the driveways could be extended, however, that would be a decision of the Strata Corporation.

Mr. Erceg said that he was happy for the project to move ahead, although he said that he would like the applicant to have a discussion with staff regarding a contingency landscape plan with the adjacent property.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit 31 townhouse units with access from Keefer Avenue on a site to be zoned Comprehensive Development District (CD/129); and*
2. *vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the:*
 - a) *Keefer Avenue setback to the deck from 4 m to 2.6 m; and*
 - b) *Keefer Avenue and Ash Street setback to the trellis arbour and gateway landscape structures from 2 m to 1.5 m.*

CARRIED

5. Development Permit DP 04-271614

(Report: September 21/04 File No.: DP 04-271614) (REDMS No. 1334589, 1334781)

APPLICANT: Aadmi Investments Ltd.

PROPERTY LOCATION: 10991 No. 4 Road

INTENT OF PERMIT:

1. To permit development of a one-storey automotive service station building containing two (2) service station bays and two (2) car wash bays with a total floor area of 288 m² (3,100 ft²) on a site zoned Service Station District (G2); and
2. To vary provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the road setback from 12 m (40 ft.) to 8.33 m (28 ft.) for the building façade along Steveston Highway and permit the projection of a roof canopy a further 1.32 m (4.33 ft.) into this setback; and
 - b) reduce the road setback from 12 m (40 ft.) to 10.22 m (34 ft.) for a roof canopy along No. 4 Road.

Applicant's Comments

Mr. Wojciech Grzybowski, WG Architecture Inc., with the aid of an artists' rendering and other materials, provided the context of the site and reviewed the circulation on the site. The exterior materials and colours, the glazing, and the special shape of the roof were also reviewed.

The landscape architect spoke about the two major areas of the site – the Steveston Highway edge, which included a more formal landscape scheme, and the No. 4 Road edge, which included a heavily landscaped berm between the sidewalk and the parking area. The existing tree retention was discussed, as were the view corridors, through the transparent front of the building, that would be retained under a canopy of trees, and the use of decorative pavers.

In response to questions from the Panel information was provided that the berm would wrap around to the Steveston Highway edge; and, that the variance for the reduced setback from Steveston Highway was crucial to the project.

Staff Comments

Mr. Allueva indicated that access to Steveston Highway had been discouraged, and that the proposed design avoided that access and provided a 40 ft. length of buffer along Steveston Highway. Mr. Allueva also responded to questions from the Chair regarding what measures had been taken to mitigate the impact of pushing the driveway to the corner on the residential properties across No. 4 Road.

Correspondence

None

Gallery Comments

Mr. Michael Chung, 8511 Greenfield Road, spoke about the impact that the 24 hour car wash and the car repair business would have on the neighbouring residential, and also the traffic issues that would result. Mr. Chung submitted 2 petitions objecting to the proposal, a copy of the petitions are attached as Schedule 1 and form a part of these minutes.

Mr. Raj Aadmi, applicant, said that the service bays would provide 10 minute oil changes only and that decibel ratings undertaken at other locations had indicated a recording of 65 decibels, which was no worse than traffic noise. Mr. Aadmi further said that extensive landscaping was planned to mitigate the noise; that the traffic flow was no greater than a typical gas station, and, that the driveway proximity to the corner was no different to those of other gas stations along Steveston Highway.

In response to questions from the Panel, Mr. Aadmi said that night activity at the car wash was minimal; and, that no complaints had been received from the adjacent properties of a similar development in Abbotsford.

A brief discussion ensued on the separation of the subject property from the adjacent commercial property to the west, during which Mr. Allueva said that a non-mountable curb and low planting was proposed in order to maintain visibility between the sites. Further to this Mr. Allueva said that the Transportation Department was satisfied that the minimum access requirements would be met, with adequate separation provided from Steveston Highway. The parking requirements had also been met.

Mr. Andy Aadmi spoke in support of the project as it would aid in reducing crime in the area.

Panel Discussion

Mr. Erceg said that although a number of issues had been raised, the project fit within the existing zoning and uses. Noting that the Traffic and Transportation Departments had reviewed the project, Mr. Erceg said that the reduction to the setback from Steveston Highway made sense because it allowed for vehicle circulation to the north of the building with additional landscaping along Steveston Highway. The landscape berm and plantings were considered to be very good and would assist to alleviate any noise from the site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit development of a one-storey automotive service station building containing two (2) service station bays and two (2) car wash bays with a total floor area of 288 m² (3,100 ft²) on a site zoned Service Station District (G2); and*
2. *vary provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the road setback from 12 m (40 ft.) to 8.33 m (28 ft.) for the building façade along Steveston Highway and permit the projection of a roof canopy a further 1.32 m (4.33 ft.) into this setback; and*
 - b) *reduce the road setback from 12 m (40 ft.) to 10.22 m (34 ft.) for a roof canopy along No. 4 Road.*

CARRIED

6. Development Permit DP 04-272882
(Report: September 15/04 File No.: DP 04-272882) (REDMS No. 1316620)

APPLICANT: Peter Yee

PROPERTY LOCATION: 9331 General Currie Road

INTENT OF PERMIT:

To permit the construction of four (4) dwelling units at 9331 General Currie Road on a site zoned Comprehensive Development District (CD/120).

Applicant's Comments

Mr. Alex Yip, owner of the property, provided a brief overview of the project.

Staff Comments

The Director of Development, Mr. Raul Allueva, referred to the concern raised during the rezoning process regarding on-site parking. Mr. Allueva said that the proposal met the parking requirements and no further action had been taken.

In response to questions from the Panel regarding access to the units from the parking garages, Mr. Allueva provided the interim provisions that would be involved until the lane at the rear was complete. Further to this Mr. Allueva said that a Development Permit was issued in perpetuity, which would provide assurance that the landscaped area would not be turned into parking.

Mr. Erceg said that he liked the concept, but that he was struggling with the project as it required more development. Mr. Erceg further said that the success of previous such development had been determined by the small details of those projects, and he provided the example of a project on Bennett Road. The combination of elements in the driveaisle, the lack of articulation or delineation between the storeys, the landscape detail, and the close proximity of the open space for the rear unit to the family room window of the other unit, were identified as concerns by Mr. Erceg, and he said he would prefer the application be referred to staff for more work on those areas.

Mr. Day agreed with Mr. Erceg's comments, and said that an opportunity had been missed in the design. Further to this Mr. Day said that he liked the look of the south elevation and the two storey, but that the design was less successful on the other sides. Mr. Day requested that more work be done on the trim detail, and also the landscaping.

Correspondence

Ms. K. Gawandor, 9340 General Currie Road – Schedule 2.

Gallery Comments

None.

Panel Discussion

Mr. Erceg said that he would like the item to go back to staff for a review of a number of items, which he identified. Mr. Day concurred with a referral of those items to staff, and he said that he hoped the application could then be included on the next Development Permit Panel agenda.

As a result the following *referral* motion was introduced:

Panel Decision

It was moved and seconded

That DP 04-272882 be referred to staff for a review of the following:

- *provision of better access to the front units from the parking;*
- *improved articulation of the interior side elevations and better delineation of each storey;*
- *the use of a combination of materials for paving;*
- *provision of landscaping along the internal driveway; and*
- *confirmation of compliance with the City's tree re-planting requirements and provision of landscaping detail for the boulevard.*

CARRIED

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:36 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, October 13th, 2004.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant

To: Development
Permit Panel.

Oct. 13/2004

Re: Item 5.

PETITION

41 signatures

WE, the undersigned oppose the application by Aadmi Investments Ltd. For a
Development Permit at 10991 No. 4 Road for the following reasons.

1. The development will create traffic congestion at No. 4 Rd and Steveston Hwy
2. The development will create additional traffic throughout the day;
3. The development will create noise;

10600 - 10640 NO 4 ROAD

UNIT 76 - ~~ZS Qubha~~ Alibhai - ZARINA
UNIT 75 - ~~LCN MORGAN~~
UNIT 74 - ~~Duc Chi Nguyn~~
Unit 81 - Mha Ly Ninkha Ly
73 Colin Nolan COLIN NOLAN
72 Romy Joly Romy FOLKES
71
70 Kelly Sندان
68 BOY HING ZATAN G
66. ~~Toby Colquhoun~~ TOBY COLQUHOUN
64 Elaine Joliveau
62 - JOHN COUMBOUS
60 - ~~Tylen Caviglia~~ TYLEN CAVIGLIA
21 ~~Danzon~~

PETITION

WE, the undersigned oppose the application by Aadmi Investments Ltd. For a Development Permit at 10991 No. 4 Road for the following reasons.

1. The development will create traffic congestion at No. 4 Rd and Steveston Hwy
2. The development will create additional traffic throughout the day;
3. The development will create noise;

[Signature] #59

[Signature]

4/2/27 #58 KEVIN LAINCHIBURY

[Signature] #56 STEVEN SMIRNITZ

[Signature] #55 DAVE SIMPSON

[Signature] #49 Ryan Mank

[Signature] #51 PRIANKA

[Signature] #52 Pam Collins

BILL LUTHER #53

Kevin Barkowsky #77

David Tam #78

J. Dawson #79 Dawson

P. Shamam #80

PETITION

WE, the undersigned oppose the application by Aadmi Investments Ltd. For a Development Permit at 10991 No. 4 Road for the following reasons.

1. The development will create traffic congestion at No. 4 Rd and Steveston Hwy
2. The development will create additional traffic throughout the day;
3. The development will create noise;

#83 Long Jose - will attract loitering ROWA ROSE

#2 Blodot BARRY WOLOSKI

#3 J. Fernando JASON. Bernando.

#15 Judy Gail Limkimico

#7 Harlytel HARLYTEL DECENA

#9 Rosemary Baruthi ROSEMARY BARUTHI.

#18 Sharon Munoz SHARON MUNOZ

#19 Tracey Moffat TRACEY MOFFAT

#20 Rodriguez Rolando Rodriguez

#22 Kaveri Chettiar Kaveri Chettiar

#25 Simon Scully Simon Scully

#26 Steve Zag Steve Zag

C Cashin #31-10011 Quinton Cres. C Cashin go even

#52 - James Collins James Collins Per Cash. No done

To: Development
Permit Panel

Ocr. 13. 2004


Re: Item 5

PETITION


WE, the undersigned oppose the application by Aadmi Investments Ltd. For a Development Permit at 10991 No. 4 Road for the following reasons.


1. The development will create traffic congestion at No. 4 Rd and Steveston Hwy
2. The development will create additional traffic throughout the day;
3. The development will create noise;

10811 #4 RD.

 UNIT #100 Oscar Billboards.

Vicco Spine UNIT 120 B

WAYNE RYAN LAW UNIT 140 

Pone Merchandise UNIT 160 

So Restaurants UNIT 12 蘇清如



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
Phone (604) 276-4007 Fax (604) 278-5139

Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, October 13th,
2004.

Notice of Application for a Development Permit DP 04-272882

To Development Permit Panel	
Date:	<u>Oct 13.04</u>
Item #	<u>6</u>
Re:	<u>9331 General</u> <u>Currie Rd.</u>

Applicant: Peter Yee
Property Location: 9331 General Currie Road
Intent of Permit:

To permit the construction of four (4) dwelling units at 9331 General Currie Road on a site zoned Comprehensive Development District (CD/120).

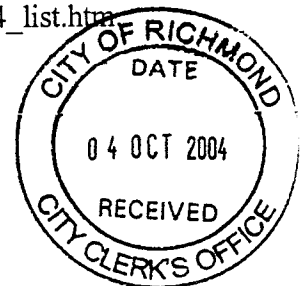
The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: Wednesday, October 13, 2004
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the City Clerk, at the above address, a written submission, which will be entered into the meeting record if it is received prior to or at the meeting on the above date.

To obtain further information on this application, or to review supporting staff reports, contact the Urban Development Division, ((604) 276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between September 30, 2004 and the date of the Development Permit Panel Meeting. Staff reports on the matter(s) identified above are available on the City website at http://www.city.richmond.ca/council/dpp/2004/dpp2004_list.htm.

J. Richard McKenna
City Clerk



I SAY NO TO 4 DWELLING UNIT.

IF SO HAPPEN YOU WILL ALLOW ME TO
BUILT 4 DWELLING IN CROSS OF 9340
GENERAL CURRIE

Thanks

KISTA CHANDAN