



To: Richmond City Council
From: David McLellan
Chair, Development Permit Panel
Date: December 2, 2002
File: 0100-20-DPER1
Re: Development Permit Panel Meeting Held on November 27, 2002

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 02-213623) for the property at 8480 Granville Avenue be endorsed, and the Permits so issued.
2. That the modifications to the environmentally sensitive area at 21720 Fraserwood Way be deemed to be in general compliance with the Development Permit (DP 92-316) issued for that property.

David McLellan
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered one development permit and one matter of general compliance at its meeting held on November 27, 2002.

DP 02-213623 – JAN H. TIMMER ARCHITECTURE INC. – 8480 GRANVILLE AVENUE

The proposal to revise the design of this townhouse/apartment complex at the south east corner of Granville Avenue and St. Albans Road did not generate any public comment. The revisions incorporated the provision of a new access to Granville Avenue as well as a relocation of building mass to the easterly side of the site. The Panel was satisfied that the changes were appropriate given the circumstances of the site.

The Panel recommends that the permit be issued.

DP 92-316 – C. BOZYK ARCHITECTS – 21720 FRASERWOOD WAY

The proposed modifications to the vegetation and drainage at the south edge of this site where Fraserwood Way meets the dyke generated written comment from a neighbouring business. The changes were in response to a number of concerns raised by the public in the area. Initially, the proponent made considerable changes to the ditch on the land side of the dyke including the removal of vegetation to stabilize the slope. The remedial work envisioned in the permit would return the site to productive habitat as well as to add an additional protected area.

The Panel recommends that the modifications to the environmentally sensitive area be deemed to be in general compliance with the Development Permit issued.

DJM:djm



Development Permit Panel

Wednesday, November 27, 2002

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
Mike Kirk, General Manager, Human Resources

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 November 13, 2002, be adopted.

2. Development Permit DP 02-213623

(Report: November 5/02 File No.: DP 02-213623) (REDMS No. 891903)

APPLICANT: Jan Timmer Architecture Inc.

PROPERTY LOCATION: 8480 Granville Avenue

INTENT OF PERMIT:

1. To allow the construction of a townhouse/apartment complex on a site zoned CD/73, that would;
2. Vary the regulations in the Zoning and Development Bylaw to:
 - reduce the setback from Granville Avenue from 6m (19.685 ft) to 0 for stairs and trellises, and to 1.5m (4.921 ft) for an entry canopy, and to 2m (6.561 ft) for a one-storey parking garage, and
 - reduce the side yard setback from 6m to 4m (13.123 ft) for a projecting deck.

Applicant's Comments

Mr. Jan Timmer, architect, explained the process by which density had been relocated to the woodframe portion of the project, which had then been redesigned as a concrete building. Survey results of neighbourhood residents had indicated a favourable response to the project.

The buildings had been re-sited further back to the south property line; the middle portion of the building had been shifted to the west the result of which was a relocated park and decreased shadowing. An additional level of parking had been added. The patios on the north side related to the open area. With one exception, all horizontal areas were landscaped with no parking. A new right in/right out access had been provided on Granville Avenue.

The new design language of the building is more consistent with the existing Monaco development with an articulated Mediterranean feel. Entrances to the main level townhouses are located on the east and west sides. The security issue of the rear patios raised by the Advisory Design Panel had been addressed.

Staff Comments

The Manager, Development Applications, Joe Erceg, said that this project was Phase 4 of an existing project that had been very well received. Staff supported the project.

In response to questions, additional information provided included: i) that the stairs and trellises projecting into the Granville Avenue setback were incorporated into the landscape plan; ii) the rationale for the 19ft. width of the stairs; iii) the consideration given to having the full frontage landscaped and the driveway on the east property line.

The Chair noted his appreciation of Mr. Timmer's explanation of the density shift since the previous presentation.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair said that a good job had been done on the project which was shaping up to being an attractive addition to the area landscape.

Panel Decision

It was moved and seconded

That a Development Permit be issued for a property at 8480 Granville Avenue that would:

1. *Allow the construction of a townhouse/ apartment complex on a site zoned CD/73, and that would;*
2. *Vary the regulations in the Zoning and Development Bylaw to ;*
 - *reduce the setback from Granville Avenue from 6m (19.685') to 0 for stairs and trellises, and to 1.5m (4.921') for an entry canopy, and to 2m (6.561') for a one-storey parking garage, and*
 - *reduce the side yard setback from 6m to 4m (13.123') for a projecting deck.*

CARRIED

3. GENERAL COMPLIANCE - REQUEST BY CHRISTOPHER BOZYK ARCHITECTS LTD. FOR A GENERAL COMPLIANCE RULING AT 21720 FRASERWOOD WAY

(Report: November 7/02 File No.: DP 92-316) (REDMS No. 899996)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 21720 Fraserwood Way

Staff Comments

The Manager, Development Applications, Joe Erceg, and Alex Jamieson, Planner, were present.

Mr. Jamieson gave advice that he had been working on this matter for several months with an end result being widening of the Environmentally Sensitive Area at the east end. Mr. Jamieson also advised that an email notification of this meeting had been sent to all previous objectors, in addition to all area residents being notified of the proceedings.

In response to the correspondence received from Cadex Electronics Inc., Mr. Jamieson said that the writer of the letter had not seen the plans prior to writing the letter. The writer thought that the work on the ESA should not have commenced prior to Council approval, which Mr. Jamieson said was done without City awareness.

Applicant's Comments

Mr. Bozyck, applicant, said that it had been an oversight that caused the vegetation to be removed. The legal documentation initially provided had not reflected the covenanted area and as such, when sloughing on the east edge occurred, vegetation was removed to stabilize the bank. Once the error became evident, alternatives for rectification of the error were given. In good faith, the applicant has agreed to provide an additional area of natural habitat for the ESA.

Some lock blocks are located on the southern edge of the area, which are basically hidden by natural vegetation, in order to aid in stabilizing the bank against vibration. Advice was given that the blocks are standard Unilock blocks on geogrid and slightly surcharged. Riprap has recently been planted.

Correspondence

Cadex Electronics Inc. – Schedule 1.

Gallery Comments

None.

Panel Discussion

The Chair said that he was happy to support the General Compliance request in light of the improvements made to the area.

Panel Decision

It was moved and seconded

That the attached landscape plans be considered to be in general compliance with Development Permit 92-316.

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:45 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, November 27, 2002.

David McLellan
Chair

Deborah MacLennan
Administrative Assistant



Battery Maintenance Systems

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To Development Permit Panel
Date: <u>NOV 27 02</u>
Item # <u>3</u>
Re: <u>21702 Fraserwood Way</u>

November 26th 02

FAX 278 - 5139
IRENE

City of Richmond
6911 No 3 Road,
Richmond, BC
V6Y 2C1

Re: Notice of Application for General Compliance DP92-316

Dear Council,

We received your notification on November 25th asking for oral and written submissions on the proposed development. As the meeting is scheduled for November 27th, we might humbly suggest that in the future you should allow a much more reasonable response time for interested parties.

We own the property on the East side of the Volkswagen building. During our building process, we made a special effort to conform to the ESA guidelines and we preserved the canal's naturally vegetated areas. We also funded the construction and landscaping of a park area to the East of our building for public use.

I have a letter from the City of Richmond that says that "any development occurring on the subject site should not impact upon the canal area" and it further states "any development occurring on the subject site should not impact upon the canal area and any runoff should be controlled to avoid drainage into the canal". Guidelines from Beutal Goodman, the original landowner and manager of the common areas, state similar restrictions.

If you look at City drawings and even drawings by the architects, it is quite obvious that the ESA exists and that the intent of the ESA at a minimum was to protect the canal banks. It would not seem logical to have an ESA that did not include the water and the surrounding vegetated areas. What does not seem clear or logical, is why Volkswagen were allowed to clear the vegetation and build a Granville Island style boat ramp on the canal. The official answer seems to be they were allowed to do this in exchange for enhancements in other areas. In fact, Beutal Goodman sent me a letter that said "In the course of the development process, both the City of Richmond and ourselves reviewed certain areas that fell outside of the ESA and in conjunction with the City of Richmond, we have agreed to provide some enhancements to those areas. The enhancements will include the planting of additional native species in the areas and stabilization of the bank"





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The statement by Beutal Goodman implies that somebody or some group at the City of Richmond agreed to the removal of the vegetation along the canal in exchange for enhancements in other areas. If that is correct, then I think the City failed in its duty to uphold and enforce the original intention of the ESA. In addition, it gave special treatment to Volkswagen in that Cadex Electronics was advised that the ESA guidelines must be strictly enforced and no mention was made of more flexible arrangements. If the City of Richmond did not agree to the removal of the vegetation then they would need to instruct Volkswagen to remove the concrete blocks from the canal bank and restore the vegetation.

Yours sincerely,

Bill Campbell, Operations Manager