



City of Richmond

Report to Council

To: Richmond City Council

Date: December 3, 2008

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on April 30, 2008

Panel Recommendation

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

- i) a Development Variance Permit (DV 07-374149) for the property at 12020 No. 5 Road and 12040 Rice Mill 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 April 30, 2008.

DV 07-374149 – SANFORD DESIGN GROUP – 12020 NO. 5 ROAD AND
12040 RICE MILL ROAD

(April 30, 2008)

The Panel considered a Development Variance Permit application to permit the construction of an industrial warehouse building at on a site zoned "Light Industrial District (I2)". Variances are included in the proposal to reduce the road setbacks, reduce the parking setback along Rice Mill Road, and to permit small car parking spaces.

The designer, Mr. Dave Sanford of Sanford Design Group, provided a brief description of the project, which includes an industrial building and dedication for a new rear lane. As a result, the building was sited closer to No. 5 Road, with the advantage of more street presence. He added that the landscape plan includes trees and permeable paving.

Staff recommended granting the variances requested. Staff advised that the two (2) setback variances for a portion of the property resulted from staff's suggestion to push the building forward on the site, and the variance for small car parking spaces was for staff parking.

No public comments were received regarding the rezoning.

In response to a Panel query regarding tree planting along Rice Mill Road, Mr. Sanford advised that trees and shrubs would be planted along Rice Mill Road.

In response to a Panel query regarding adequacy of on-site parking, staff advised that the parking design accommodates vehicles belonging to employees and visitors.

In response to a query from the Chair regarding tree retention and replacement, Mr. Sanford stated that trees would be removed from the site as they conflict with the requirement to raise the site to meet the flood plain construction level. The 22 removed trees will be replaced with 28 new trees.

In response to a query from the Chair regarding the applicant's exploration into the possibility of providing a green roof on the industrial warehouse, Mr. Sanford responded that the owner had investigated installation and insurance costs for a green roof, and had decided that the anticipated cost could not be absorbed. As an improvement to sustainability, permeable paving had been added to the parking area adjacent to Rice Mill Road.

The Panel recommends that the Permit be issued.