



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