



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

**Date:** May 22, 2013  
**File:** 01-0100-20-DPER1-  
01/2013-Vol 01

**Re:** **Development Permit Panel Meeting Held on May 15, 2013**

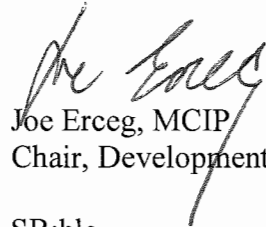
---

**Staff Recommendation**

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

- i. a Development Permit (DP 13-630025) for the property at 9091, 9111 and 9131 Beckwith Road;

be endorsed, and the Permit 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 May 15, 2013.

DP 13-630025 – TRASCHET HOLDINGS LTD. – 9091, 9111 AND 9131 BECKWITH ROAD  
(May 15, 2013)

The Panel considered a Development Permit application to permit the construction of two (2) buildings with a total floor area of 4,009 m<sup>2</sup> (43,150 ft<sup>2</sup>) on a site zoned “Industrial Business Park (IB2)”. Variances are included in the proposal for reduced drive aisle width, front yard setback, and east side yard setback.

David Sanford, of Sanford Design Group, and Rob Chetner, of Trasolini Chatner Construction Development, gave a brief presentation of the proposal, including:

- The buildings will be tilt-up concrete construction with extensive storefront glazing to provide a commercial look to the development.
- Visual interest is provided, with the use of cultured stone, stepping the panels for articulation, and enlarged landscape islands at the front of the buildings.
- The loading area to the rear will be fenced to provide screening.

In response to a query it was noted that the intended uses would be independent small business or light manufacturing.

Staff supported the Development Permit application and requested variances. Staff noted that:

- The Servicing Agreement will include frontage improvements on Beckwith Road and the rear lane construction.
- The development will meet LEED Silver equivalency and provide for two (2) electrical vehicle parking stalls.
- The east yard variance is due to the property to the east being currently zoned residential. A 0 m setback would be permitted if the adjacent property is redeveloped for industrial use. The City received a letter from the residential property owner noting that there was no objection to the 0 m setback.
- The properties on Beckwith Road are intended to be redeveloped for industrial in keeping with the City Centre Area Plan.

Neighbour, Mr. Helmut Ott, addressed the Panel and questioned how this proposal would affect any future redevelopment of his property. It was noted that the current project would not affect his redevelopment potential.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel recommends that the Permit be issued.