



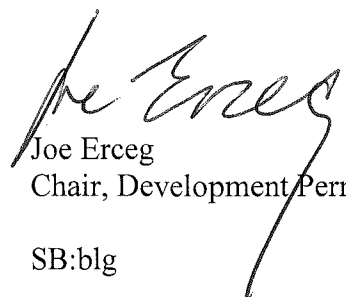
To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: May 7, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01
Re: **Development Permit Panel Meetings held on April 30, 2014 and
December 12, 2013**

Staff Recommendation

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

- i. a Development Variance Permit (DV 14-654101) for the property at 5780 Bittern Court;
and
- ii. a Development Permit (DP 13-643519) for the property at 11100 Cambie Road;

be endorsed, and the Permits so issued.


Joe Erceg
Chair, Development Permit Panel
SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on April 30, 2014 and December 12, 2013.

DV 14-654101 – MANJEET AND HARMAN BILN –5780 BITTERN COURT
(April 30, 2014)

The Panel considered a Development Variance Permit application to increase the maximum lot coverage from 33% to 40% in order to permit construction of a two-storey single detached dwelling on a site in “Land Use Contract (006) Bylaw No. 2938”.

Manjeet Biln and Kam Dahia, of Kam Dahia Design, and Landscape Architect, Keith Ross, of K.R. Ross and Associates, provided a brief presentation regarding the proposal, including:

- The Land Use Contract (006) approved under Bylaw No. 2983 permits the construction of a three-storey dwelling with a maximum lot coverage of 33% on the subject property.
- The applicant is proposing to build a two-storey single-detached dwelling and is requesting to increase the lot coverage from 33% to 40%.
- The landscape design includes a well landscaped boulevard in front of the house; retaining the existing 6 ft. fence along the interior side yard and a portion of the west property line.
- Existing trees at the northeast corner of the property will be retained. Other on-site trees close to the existing house will be removed and new trees will be planted on-site.

In response to queries from the Panel, Mr. Ross advised that: (i) concrete unit pavers are proposed for the driveway, patio, and walkways; and (ii) the fence would be improved if necessary.

Staff supported the Development Variance Permit application and advised that three (3) existing trees will be retained and the applicant is required to submit: (i) a security to ensure the survival of trees; (ii) a contract with a Certified Arborist; and (iii) a Letter of Credit for landscaping.

In response to queries from the Panel, staff advised:

- Under Land Use Contract 006, the maximum built area for the subject property would cover approximately 5,600 ft². The proposed house is less than 4,200 ft², which is less than what could be built under the land use contract.
- The development plan submitted by the applicant will form part of the Development Variance Permit, which will be registered on the land title of the subject property; also, should Council approve the Development Variance Permit, the future construction of the project will need to be in accordance with these plans.

Mr. Biln submitted eight (8) letters to the Panel in support of the Development Permit application from neighbouring property owners.

The Panel expressed appreciation for the work done by the applicant regarding design and landscaping, noting that the proposal will fit well with the neighbourhood.

The Panel recommends that the Permit be issued.

DP 13-643519 – CHRISTOPHER BOZYK ARCHITECTS – 11100 CAMBIE ROAD
(December 12, 2013)

The Panel considered a Development Permit application to permit the construction of an automobile repair facility on a site zoned Industrial Retail (IR1). The proposal includes variances for increased site coverage and reduced setback along the Cambie Road frontage.

Laurence Cohen, of Wales McLelland Construction, and Ernst Loots, of Christopher Bozyk Architects Ltd, provided a brief presentation regarding the proposal, including:

- The design of the Mercedes Benz and BMW building is unique, as there are two (2) facilities in one (1) building; sharing a common roof for parking and storage.
- It is a modern contemporary industrial building with durable, low-maintenance and high-tech building materials, with a two-storey component on the north side, and signage elements that relate to the building.
- The west side of the building features a green wall to comply with the Green Roof Bylaw requirements, along with an on-site storm water storage tank system.

In response to queries from the Panel, Mr. Loots and Landscape Architect, Al Tanzer, of LandSpace Design, Inc. provided the following information:

- The storm water storage tank is still being developed and will be located underground.
- The roof top vehicle parking will be screened by building parapets and will not be significantly visible from Highway 99.
- The landscaping along Cambie Road includes planting of low growing plants such as flowering Evergreens in order to address CPTED concerns.

Staff supported the Development Permit application and requested variances and advised that: (i) substantial road dedication is proposed for future Cambie Road widening, boulevard and sidewalk; (ii) there will also be improvements along the Vanguard Road frontage; and (iii) the applicant's proposal meets the intent of the Green Roof Bylaw.

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

Developer, Ken Sodhi, addressed the Panel, expressing concern regarding the proposed reduced Cambie Road setback, querying the location of the vehicle entrance and seeking clarification regarding the proposed increased site coverage.

In response to the query, staff clarified that: (i) the setback variance applies only to a portion of the BMW Building along Cambie Road and the variance is a direct result of the road dedication being provided; (ii) the vehicle access to the automobile repair facility is off Vanguard Road; and (iii) the proposal includes a variance to site coverage and does not include a variance to density.

The Panel expressed support for the proposed development and commended the applicant for a well done project which is expected to transform the neighbourhood. Also, the Panel noted: (i) the high quality of materials proposed for the project; (ii) efforts made by the applicant to provide visual screening for the roof top parking; and (iii) treatment to all the building elevations, particularly the green wall at the west elevation.

The Panel recommends that the Permit be issued.