



City of Richmond

Report to Council

To: Richmond City Council

Date: September 24, 2009

From: Joe Erceg, MCIP
Chair, Development Permit Panel

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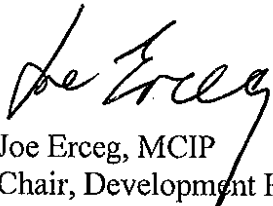
Re: Development Permit Panel Meetings Held on September 16, 2009 and
October 15, 2008

Panel Recommendation

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

- i) a Development Permit (DP 08-445014) for the property at 10151 No. 3 Road; and
- ii) a Development Permit (DP 07-390790) for the property at 13720 Smallwood Place

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 items at its meetings held on September 16, 2009 and October 15, 2008.

DP 08-445014 – ABBARCH ARCHITECTURE INC. – 10151 NO. 3 ROAD

(September 16, 2009)

The Panel considered an application to permit the alteration of a portion of the No. 3 Road façade at the Safeway store and improvements to the pedestrian circulation and landscaping adjacent to No. 3 Road on a site under “Land Use Contract 022 (LUC 022)”. No variances are included in the proposal.

Mr. Richard Lewthwaite, Area Real Estate Manager, Canada Safeway Ltd., Mr. Thomas Llewellyn of Abbarch Architecture Inc., and Ms. Mary Chan Yip, of DMG Landscape Architects, provided a brief description of the project, which includes:

- a major interior renovation of the store;
- exterior renovation to update the image of the building with an entry element, and improved visibility from the street;
- the Yew hedge that is currently along No. 3 Road would be replaced with new Yew hedging and new street trees;
- one (1) tree would be removed from the site but replaced with two (2) new trees; and
- a new pedestrian path would be introduced in the existing landscaped area at the southeast corner of the site to connect the No. 3 Road sidewalk with the storefront sidewalk system.

Staff supported the Development Permit application. Staff advised that this Safeway, at this location since the 1960's, is the last Safeway in Richmond to be renovated. Staff noted that there were existing trees in the parking area and that they are in good health

Correspondence regarding the application was received from an area resident with suggestions for future redevelopment.

In response to a query, Ms. Yip clarified that only one (1) tree is to be removed from the landscape buffer on the south edge of the site in order to incorporate the pedestrian path, and that the Pine tree which is being removed would be replaced with two (2) new Pine trees.

In response to a query from the Chair, Mr. Jackson advised that, at the July 27, 2009 meeting of City Council, a Development Permit was approved for Kasian Architecture Interior Design and Planning Ltd. to permit façade, parking lot and pedestrian circulation improvements to the Richlea Shopping Centre on the adjacent Broadmoor Shopping Centre property.

The Chair noted that, with the recently approved Development Permit for Kasian Architecture, and with the application for a Development Permit by Abbarch Architecture, the Neighbourhood Service Centre at the corner of No. 3 Road and Williams Road was undergoing an upgrade. He added that the upgrade is worthwhile and overdue.

The Panel recommends that the Permit be issued.

DP 07-390790 -- ESTLIN HOLDINGS LTD. -- 13720 SMALLWOOD PLACE

(October 15, 2008)

The Panel considered an application to permit the redevelopment of the existing car dealership on a site zoned Automotive Park District (AUP) in order to accommodate the new Auto West Infiniti car dealership. A variance is included in the proposal for a side yard setback reduction.

Architect, Ken Mah, of Kasian Architecture Interior Design and Planning Ltd., provided a brief description of the project, which includes:

- corporate branding;
- building renovations;
- illuminated glass façade;
- a new elevator which would accommodate disabled employees;
- a new second floor with open deck for staff use; and
- new landscaping elements, including shrub and ornamental grasses.

Staff supported the Development Permit application and advised that the design will enhance the appearance of the former BMW dealership.

No Correspondence was received regarding the application.

In response to a query regarding not including irrigation, Mr. Mah advised that the hardy drought-tolerant planting would be irrigated in their first year to ensure it is well established.

The removal of an undersized small Norway Maple tree with two (2) new Katsura trees was discussed.

In response to a query from the Chair regarding the Auto Mall's design review process, Mr. Mah advised that the Auto Mall had approved the building design and landscaping plans.

The Panel recommends that the Permit be issued.