



City of Richmond

Report to Council

To: Richmond City Council

Date: November 9, 2011

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: **Development Permit Panel Meetings Held on October 26, 2011,
October 13, 2010 and September 29, 2010**

Panel Recommendation

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

- i) a Development Permit (DP 11-561612) for the property at 10600, 10700 Cambie Road and Parcel C (PID 026-669-404); and
- ii) a Development Permit (DP 09-494270) for the property at 8091 and 8131 No. 2 Road;

be endorsed, and the Permits so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

- If it is difficult for applicants to achieve 30% coverage on small sites, a housekeeping amendment to the Zoning Bylaw might be in order in the future.
- Visitor and handicap parking provision meets the requirements of the Bylaw.

No public correspondence was received regarding the application.

The Panel recommends that the Permit be issued.

Panel Report

The Development Permit Panel considered the following items at its meetings held on October 26, 2011, October 13, 2010 and September 29, 2010.

DP 11-561612 – ABBARCH ARCHITECTURE INC. – 10600, 10700 CAMBIE ROAD AND PARCEL C (PID 026-669-404)
(OCTOBER 26, 2011)

The Panel considered an application to permit the construction of a new Mini Cooper Automobile Dealership on a site zoned "Auto-Oriented Commercial (CA)". Variances are included in the proposal for reduced minimum aisle width, reduced public road landscaped setback, and reduced public road parking setback.

Architect, David O'Sheehan, Principal, Abbarch Architecture Inc., Architect Technician, Elsa Yip, of Abbarch Architecture Inc., and Landscape Architect, Mary Chan, DMG Landscape Architects, provided brief presentations of the proposal, including:

- The site contains a former car dealership, an existing McDonald's Restaurant, and a third existing building that will be modified for use in vehicle detailing.
- The primarily dark colour scheme featuring an exterior with a pre-finished aluminum composite panel system, accented with grey and green, provides a contemporary look.
- A solar rooftop on the main building, featuring over 100 panels, greens the building.
- Signage located on the south/east side of the building, facing Highway 99, features a replicated, life size Mini Cooper with LED lighting that appears to be coming out of the building. LED lighting is used at different locations in the building to provide a sense of 'playfulness'.
- The request to vary the minimum aisle width applies to one (1) location that is not the busiest part of the site, and the reduction will not impede movement by vehicles around the building.
- Walkways include decorative permeable pavers to delineate them from driving surfaces and to provide a traffic calming; permeable pavers in parking stalls reduce site runoff.
- Trees along Cambie Road are well established with a generous canopy and will be maintained. New Katsura trees and yellow foliage trees will add variety to the site. Additional Evergreen and coniferous trees, ornamental grasses and shrubs, including drought tolerant planting material will be planted.
- A landscaped island near the dealership main entry will be enhanced. The existing landscaping at the McDonald's Restaurant site will not be changed.

In response to queries, the design team advised that:

- The requested variances are a result of the unique shape of the subject site that presents difficulties in designing a prototype building on the site.
- Reduced parking setbacks facilitate parking storage, but will not impede customer parking.

- The 0 metre wide landscape area variance was a 'pinch point' location and did not extend along the length of the Highway 99 frontage.
- A green wall, covered with vegetation in an artistic arrangement, is situated on a portion of the east property line; signage, but no green wall, is proposed for the north façade. The green wall will be designed by a specialist to feature a variety of plant material for seasonal appeal throughout the year.
- The solar panel rooftop element will not be unsightly, as the panel arrays will be boxed in to make them appear to be an extension of the building.

Staff advised that staff supports the Development Permit application and requested variances. Staff provided the following information:

- The previous owners had been parking on MOTI property, substantially encroaching along the Highway 99 frontage. Recognizing the need for parking and truck access, the plan represents an improved parking situation and adding significant landscaping along Highway 99.
- In a couple of locations, the parking setbacks from Highway 99 reduce to 0 metres, but in other locations the setback is more generous. There is an existing 0 metre setback west of the smaller existing building. The reduced setback fronting Highway 99 would be mitigated with vertical green elements that provide a more appealing view for drivers who would not see lower shrubs.
- The minimum drive aisle width variance is very minor, and is very localized.
- The design includes energy efficient features, including the solar panels and water infiltration pavers, and added that, although the applicant is not required to do so, the applicant proposes an electric vehicle charge station on site.
- The applicant's building design, construction materials and the colour scheme respond well to a challenging site. The 'funky' design of the dealership would enhance the Cambie Road/Shell Road/Highway 99 location.

No public correspondence was received regarding the application.

The Chair stated that the applicant had done a good job on a site that presented physical constraints. He commended the applicant on the sustainability elements and the number of landscaping elements.

The Panel recommends that the Permit be issued.

DV 09-494270 – MATTHEW CHENG ARCHITECT INC. – 8091 AND 8131 NO. 2 ROAD
(OCTOBER 13, 2010 AND SEPTEMBER 29, 2010)

The Panel reviewed an application to permit the construction of a 10-unit townhouse development on a site zoned "Medium Density Townhouses (RTM3)". Variances are included in the proposal for a reduced front yard setback, reduced landscaping lot coverage, increased building lot coverage, and tandem parking.

Architect, Matthew Cheng, Matthew Cheng Architect Inc., provided a brief presentation of the proposal, including:

- Along No. 2 Road, the colour palette includes red bricks with darker trims against the light hardie board and heritage bluish-grey hardie siding.
- The projecting bays fit well with the brick, which breaks down the verticality of the three-storey bay elements and reduces the building centre massing.
- The play equipment has been upgraded to a larger size.

The Chair asked if the landscape architect was present and Mr. Cheng advised he was not in attendance.

Staff support the proposed development permit application and the requested variances.

Discussion ensued regarding the possibility of providing more landscaping on the site. Also, the Panel commented on the lack of landscaping along the driveway, noting that the complex entrance needs articulation.

As a result of the absence of the landscape architect who could have addressed the Panel's queries, the application was referred back to staff.

At the October 13, 2010 Development Permit Panel meeting, Landscape Architect, Patricia Campbell, DMG Landscape Architects, advised that after the September 29, 2010 meeting, the landscaping plan has been changed to provide more landscaping elements on the subject site. She provided the following additional details:

- Small patios serve as a yard for each townhouse unit.
- The amenity area features landscaping on the south side of the project, along No. 2 Road, including small trees.
- The play area includes a seating/social area.
- The parking stall near the outdoor amenity/play area is near the handicap parking stall.
- The maximized landscaping includes four (4) more trees added to the site plan.

Staff advised that:

- The applicant has slightly shifted the site plan to allow a 2 ft. x 11 in. planting strip along the north end of the driveway.
- The applicant has found another small portion of the site for soft landscaping.
- The applicant has increased the landscaped area and reduced the requested variance.

A brief discussion ensued between the Chair and staff, and the following advice was provided:

- The City's new Zoning Bylaw No. 8500 includes a landscaping lot coverage requirement that was not in the previous Zoning Bylaw No. 5300; so on small sites, applicants are doing everything they can to fulfill the new 30% requirement.