



City of Richmond

Report to Council

To: Richmond City Council
From: Dave Semple
Chair, Development Permit Panel
Date: January 22, 2013
File: 01-0100-20-DPER1-
01/2013-Vol 01
Re: Development Permit Panel Meeting Held on January 16, 2013

Staff Recommendation

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

- i. a Development Permit (DP 12-626299) for the property at 10780 Cambie Road;
- ii. a Development Variance Permit (DV 11-565153) for the property at 16300 River Road;

be endorsed, and the Permits so issued.



Dave Semple
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on January 16, 2013.

DP 12-626299 – CHRISTOPHER BOYZK ARCHITECTS LTD. – 10780 CAMBIE ROAD
(January 16, 2013)

The Panel considered a Development Permit application to permit the construction of a showroom addition to the automobile dealership on a site zoned Auto-Oriented Commercial (CA). There are no variances included in the proposal.

Architect, Christopher Bozyk, of Christopher Bozyk Architects Ltd., provided a brief presentation, including:

- Autowest BMW are strong proponents of integrating sustainability into their buildings and business practices. The building addition is designed to house the first electric vehicles that BMW is bringing on to the market. The project is a custom showroom for this purpose;
- The design is essentially a glass box that is simple, elegant and compliments both the existing building and the vehicles on display;
- The showroom is 2200 ft² and is located at the north end of the existing site in an area that was formerly an outdoor vehicle display space; and
- The proposed building will not impact the existing parking or landscaping on the site.

In response to a Panel query, Mr. Bozyk confirmed:

- That the proposal is a conversion of an outdoor hard surface area into a showroom; and
- A separate Sign Permit will be required for proposed signage, in the locations shown on the Development Permit drawings, which are intended to be subtle and understated.

Staff supported the Development Permit application. Staff advised that all the frontages were upgraded with the existing building and the design of the showroom was in keeping with the existing form and character of the development.

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

The Panel recommends that the Permit be issued.

DV 11-565153 – STANDARD LAND COMPANY INC. – 16300 RIVER ROAD
(January 16, 2013)

The Panel considered a Development Variance Permit application to vary the provisions of the Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height from 20 m to 45 m in order to permit the construction of a telecommunication antenna tower on a site zoned Light Industrial (IL).

In response to a Panel query, staff advised that the cell tower development variance application was presented to the Development Permit Panel in October, 2011. It was referred back to staff with specific direction, which the applicant has addressed.

Applicant, Chad Marlatt, Land Project Manager, of Standard Land Company, provided a brief presentation, including:

- The tower site was relocated with a 60 m setback from the south property line to accommodate any future road along the rear of the property;
- The tower is a basic lattice design type. The tower will accommodate three (3) separate telecommunication carriers, promoting the co-location of Telus, Rogers, and Mobilicity. The three (3) carriers have equipment ranging from approximately 25 m to 45 m on this tower. The tower was designed to provide the necessary structural support for the proposed equipment and to allow for easier upgrading should additional equipment be required;
- The compound is fairly simple with the tower in the middle, a few equipment shelters, chain link perimeter fencing, and Cedar fencing on three (3) sides to provide a solid visual screen; and
- A lower height of 20 m to comply with zoning would provide significantly decreased service coverage. It is estimated that as many as 12 individual 20 m towers in the surrounding area would be needed to provide similar coverage to one (1) 45 m tower.

In reply to Panel queries, Mr. Marlatt provided the following information:

- The tower could be painted green, but typically they would not paint a tower in an open area as in their view the tower is less noticeable if left galvanized; and
- Although it is technically possible to mount the antennas laterally, it would require multiple and larger support structures, would be more expensive, and increase the bulk of the tower.

Staff supported the Development Variance Permit application. Staff advised that:

- The application conforms to Council's newly adopted Telecommunication Antenna consultation and Siting Protocol, and the applicant has responded to the previous referral;
- The siting protocol identifies industrial sites as preferred locations and provides a processing option for increased height through a Development Variance Permit; and

- A lower structure would result in more towers being required and one (1) of the guiding principles in Council's Policy is to limit the proliferation of towers and promote co-location among service providers. By looking at this higher structure in one (1) location we are able to avoid, potentially, 12 structures in multiple locations within the same vicinity.

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

The Panel commented that, the elimination of multiple towers by permitting the proposed variance was considered a positive move.

The Panel recommends that the Permit be issued.