



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** June 6, 2012

**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

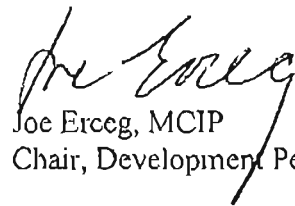
**File:** 0100-20-DPER1

**Re:** Development Permit Panel Meetings Held on May 30, 2012 and  
April 25, 2012

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### Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
  - i) a Development Permit (DP 12-602996) for the property at 3811 Moncton Street;
  - ii) a Development Permit (DP 12-603496) for the property at 8900 No. 1 Road; and
  - iii) a Development Permit (DP 11-594282) for the property at 7600 Garden City Road;be endorsed, and the Permits so issued.
2. That the recommendation of the Panel to authorize the issuance of a Heritage Alteration Permit (HA 12-602998) in accordance with the Development Permit (DP 12-602996) for the property at 3811 Moncton Street 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 items at its meetings held on May 30, 2012 and April 25, 2012.

DP 12-602996 AND HA 12-602998 – CITY OF RICHMOND – 3811 MONCTON STREET  
(May 30, 2012)

The Panel considered a Development Permit application and a Heritage Alteration Permit to permit the rehabilitation of the exterior of the Japanese Fishermen's Benevolent Society Building, a designated heritage building, in order to re-use the building as a wing of the Steveston Museum at on a site zoned Steveston Commercial (CS2). No variances are included in the proposal.

The architect, Mr. James Burton, of Birmingham & Wood, provided a brief presentation, including:

- The rehabilitation will be according to best practices for heritage conservation.
- The front porch will be restored to its original form, using archival photos to inform details.
- A partially enclosed glazed connection will be added between the Japanese Fishermen's Benevolent Society Building and the Steveston Museum.
- New doors will be added: into an existing door opening that will be used for an exterior door onto a patio; and within the glass enclosure for the connection of the two buildings.

Staff supported the Development Permit application and the Heritage Alteration Permit application. Staff advised that the architect has planned the restoration so that: (i) it respects the heritage aspect of the building; and (ii) a minimalist approach has been applied to this project.

Mr. Peter Mitchell, Vice-President of the Army, Navy and Air Force (ANAF) housing project on No. 1 Road, stated that the ANAF was happy to see that the restoration work was commencing on the heritage building, which was originally sited on the ANAF property before it was moved to the Steveston Museum site. Speaking as a resident of the City, Mr. Mitchell posed questions to the architect regarding trees and green space, access to the site, and internal doors.

The following additional information was provided by Mr. Burton in response to discussion:

- Cedar shingles will be used to restore the roof; they were also used on the Steveston Museum roof as cedar shingles were applied to the original roofs of the two (2) Heritage Buildings.
- The intention of the glass is to not confuse the public as to what is new and what is old. The glass connection allows the two (2) buildings to function together and recognizes the distinction.
- The proposed restoration was presented to the Richmond Heritage Commission and to the Steveston Historical Society and the plan met with support from both entities.
- The new connection is a painted steel frame with tempered glass skin to keep the rain out, and the glass does not touch either building to affect the existing heritage as little as possible. The roofline cuts across a window frame, a necessary design to avoid snow loading on the lower roof of the Steveston Museum.

- There is no change to the landscaping, except the addition of a gravel pathway into the green space between the building and the property to the north, creating a more inviting access the park from 1st Avenue; and no trees are being removed from the site.
- Interior works will be specified at a later date, but the intention is to leave doorways intact.

The Panel supported the application, while one Panel member expressed reservations regarding the glass and steel structure. There was general agreement that it was good to see effort put into the enhancement of the City's heritage buildings.

No public correspondence was submitted to the Panel meeting regarding the application.

The Panel recommends that the Permits be issued.

DP 12-603496 – FUSION PROJECT MANAGEMENT LTD. – 8900 NO. 1 ROAD  
(May 30, 2012)

The Panel considered a Development Permit application to permit the construction of store front improvements to the existing commercial building on a site zoned "Neighbourhood Commercial (CN)". No variances are included in the proposal.

Mr. Larry McPherson, of Fusion Project Management Ltd., Vancouver, provided a brief presentation, including:

- Some existing windows will be replaced.
- The canopy will be removed and a projected parapet will be added.
- The colour scheme is grey, with orange and blue corporate colours.
- The existing landscaping will be expanded with the addition of flowers and shrubs.

Staff supported the Development Permit application and the various cosmetic improvements. The proposed landscape scheme will be updated and will not impede sightlines for drivers or pedestrians. Staff advised that the Development Permit was required because over \$50,000 would be spent on renovations to the exterior of the commercial building.

No public correspondence was submitted to the Panel meeting regarding the application.

The Panel recommends that the Permit be issued.

DP 11-594282 – AM-PRI CONSTRUCTION LTD. – 7600 GARDEN CITY ROAD  
(April 25, 2012)

The Panel considered a Development Permit application to permit the construction of a 23-unit town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre). Variances are included in the proposal to the South side yard for a ground level enclosed garbage and recycling room; balcony projections; and one third floor room projection.

Architect, Mr. Taizo Yamamoto, of Yamamoto Architect Inc., and Landscape Architect, Masa Ito, of Ito and Associates Landscape Architects, provided a brief presentation, including:

- The site is an 'orphaned lot' and the proposed design is in keeping with the neighbouring townhouse developments with architectural design features, such as porches and gables.
- The colour palette includes a mix of neutral tones, and accents are created by the use of brick.
- Vehicle access to the subject site is from Turnill Street.
- The central outdoor amenity area includes mailboxes, children's play area, open lawn, seating, shrubs and trees.
- Sustainable measures include, low e-glass windows, energy efficient appliances, and enhanced site permeability by the use of permeable pavers.
- The reduced south side yard is meant to address the recycling area only, not the garbage area.
- There is one (1) convertible unit, and all other units include aging-in-place features.
- Lush landscaped streetscapes, with a variety of flowering trees and plants.

Staff supported the Development Permit application and the requested variance. Staff advised:

- The primary reason for the requested variances to the south yard is the retention of five (5) trees along the north property line, and the desire to provide enough room for them to thrive.
- The project will: (i) complete a portion of Turnill Street with road dedication and will help with traffic flow in the area; and (ii) complete a portion of the Garden City Road greenway.

In response to queries, staff advised that the on-site accessible parking space and drive aisle width meet the zoning bylaw requirement.

Mr. Yamamoto added that the accessible visitor parking is not adjacent to the convertible unit.

Public correspondence was submitted to the Panel meeting from Heather Street resident, Ms. Leslie-Anne Blake. Ms. Blake requests: installing a stop sign at Jones Road and Turnill Street; limiting parking to one side of Turnill Street; and installing speed humps along Heather Street. Staff advised that Transportation Division staff would look into the stop sign and speed hump requests, and that the development includes the widening of Turnill Street, which would improve parking.

The Panel noted that finishing Turnill Street would make a significant difference to the neighbourhood, and would improve traffic issues in the area.

The Panel recommends that the Permit be issued.