



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: November 3, 2010
File: 0100-20-DPER1

Re: **Development Permit Panel Meeting Held on October 27, 2010**

Panel Recommendation

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

- i) a Development Permit (DP 10-539427) for the property at 13800 Smallwood Place; and
- ii) a Development Permit (DP 10-542528) for the property at 8040 Garden City Road;

be endorsed, and the Permits so issued.

A handwritten signature in cursive script that reads "Joe Erceg".

Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on October 27, 2010.

DP 10-539427 – BUTTJES ARCHITECTURE INC. – 13800 SMALLWOOD PLACE
(October 27, 2010)

The Panel considered an application to permit the construction to extend the existing car dealership showroom ground floor towards the south side by 1.06 m on a site zoned Vehicle Sales (CV). No variances are included in the proposal.

Contractor, Jeff Knoblauch, advised that the proposed extension to the front building of the Signature Mazda car dealership at the Richmond Auto Mall included a key element of raising a parapet to a new elevation.

In response to a query from the Chair, Mr. Knoblauch stated that structural steel would be used to replace the roof over the showroom and an existing canopy.

A brief discussion ensued between the Panel and Mr. Knoblauch. Advice was given that:

- The existing wood frame showroom would be replaced with: (i) a new light steel structure, and (ii) and curtain wall glazing; and
- Interior renovations include new carpeting in office and public areas.

Staff supported the Development Permit application. The proposed design would freshen the appearance of the Mazda dealership, and do so with a very small net addition. Staff noted that the existing landscape design would not be affected.

No correspondence was received regarding the application.

The Panel recommends that the Permit be issued.

DP 10-542528 – URBAN DESIGN GROUP ARCHITECTS – 8040 GARDEN CITY ROAD
(October 27, 2010)

The Panel considered an application to permit the addition of an elevator and associated machine room to an existing building on a site zoned “Community Commercial (CC)”. No variances are included in the proposal.

Architect, Paul Chiu, Urban Design Group Architects, provided the following information:

- The proposed elevator would access the Royal Restaurant located on the second storey;
- There is an existing Cedar tree at the location of the proposed elevator and machine room that has been assessed as showing signs of decline; the recommendation is to remove the tree; and

- At present, the northwest corner of the shopping mall is plain and bare, so the addition of an elevator tower with glass and lighting so the elevator cab can be seen as it travels, would be a subtle and pleasing addition to the design of the mall.

In response to queries, Mr. Chiu advised that:

- The plan to reconfigure the interior now provides versatility for the future;
- An existing sidewalk leads directly to the location of the proposed elevator and no reconfiguration of pavement, curbs or walkways is necessary;
- The proposed elevator will enhance the prominent northwest corner of the shopping mall;
and
- The existing Cedar tree, planted in 1978 when the mall was constructed, is not a heritage tree.

Staff supported the Development Permit application. Staff advised that a tree on Dixon Avenue had died and would be replaced at a 2 to 1 ratio with a Red Maple, and a flowering Cherry tree. The elevator tower would not be a typical, stucco tower, but a lighted tower.

No correspondence was received regarding the application.

The Panel recommends that the Permit be issued.