

# Development Permit Panel

Wednesday, July 11, 2007

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Jeff Day, General Manager, Engineering and Public Works  
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

The meeting was called to order at 3:30 p.m.

## 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on June 27, 2007, be adopted.*

**CARRIED**

## 2. Development Permit 06-355443

(Report: June 12, 2007 File No.: 06-355443) (REDMS No. 2243010)

APPLICANT: Sun Life Assurance Company of Canada

PROPERTY LOCATION: 10851 Shellbridge Way

INTENT OF PERMIT:

1. To permit the construction of a 6,330m<sup>2</sup> three storey office building on a site zoned Business Park Industrial District (I3); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) increase the maximum building height from 12.0 m to 16.7 m;
  - b) reduce the minimum road setback to Shellbridge Way from 6.0 m to 3.85 m, and;
  - c) increase the maximum number of small car parking spaces permitted from 30% to 36%.

### **Applicant's Comments**

Tom Bunting, of Bunting and Cody Architects, advised that he and other members of the development team were in attendance to answer any questions the Panel might have.

### **Staff Comments**

Jean Lamontagne, Director of Development stated that staff supported the requests by the applicant to: (i) increase the maximum building height from 12.0 m to 16.7 m; (ii) reduce the minimum road setback to Shellbridge Road from 6.0 m to 3.85 m.; and (iii) increase the maximum number of small car parking spaces permitted from 30% to 36%. Mr. Lamontagne added that the variances were minor.

### **Correspondence**

None.

### **Gallery Comments**

None.

### **Panel Discussion**

In response to an inquiry, Mr. Bunting explained that the reason for the request for the building height variance (from 12.0 m to 16.7 m) was to accommodate the mechanical penthouse. He further explained that rooftop screening will be provided for the cooling tower, and that the screening material will be an open metal.

Mr. Bunting responded to a further inquiry by confirming that the two significant, and centrally located, Redwood trees would be retained.

### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of a 6,330m<sup>2</sup> three storey office building at 10851 Shellbridge Way (Airport Executive Park Building 6) on a site zoned Business Park Industrial District (I3); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
  - a) *increase the maximum building height from 12.0 m to 16.7 m;*
  - b) *reduce the minimum road setback to Shellbridge Way from 6.0 m to 3.85 m, and;*
  - c) *increase the maximum number of small car parking spaces permitted from 30% to 36%.*

**CARRIED**

**3. New Business**

None.

**4. Date Of Next Meeting: Wednesday, July 25, 2007**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:38 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, July 11, 2007.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk