



City of Richmond

Report to Council

To: Richmond City Council

Date: May 4, 2011

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on January 26, 2011

Panel Recommendation

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

- i) a Development Variance Permit (DV 10-542107) for the property at 6900 Graybar Road;

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 at its meeting held on January 26, 2011.

DV 10-542107 – SANFORD DESIGN GROUP – 6900 GRAYBAR ROAD

(January 26, 2011)

The Panel considered a Development Variance Permit application to increase the maximum building height of “Industrial Business Park (IB1)” from 12 m (39.4 ft.) to 15.5 m (50.8 ft.), in order to permit the construction of a three-storey mixed-use complex at 6900 Graybar Road.

Designer Harvey Fuller, Sanford Design Group, and Landscape Architect Masa Ito, provided brief presentations of the proposal, including:

- There are two (2) existing buildings on the subject site and the height variance applies to a proposed three-storey mixed-use building at the southwest corner of the site;
- The proposed main floor industrial use requires a higher ceiling height for racking and marketability, which results in a higher building height and variance; and
- LEED Silver certification is required, in compliance with the City’s “Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw No. 8385”.

In response to further queries, Mr. Terry McPhail, owner of Tugboat Annie’s, advised that:

- The proposed building height is comparable to Tugboat Annie’s two-storey structure, with a pitched roof sited across the street;
- In discussion with the City Parks Department, he has improved pedestrian circulation with a paved walkway, an adjacent trail system, and grass planting on the City’s boulevard; and
- The site has generous parking spaces, over and above the number required, and, further public parking spaces are available on adjacent City land.

In response to Panel queries, the following information was provided:

- For storm water management, water draining from the site’s parking lot will be directed into bio-swales along the street fronts; which includes a clean grass surface; and
- Landscaping elements will be featured along the property lines, and that the design is an extension of the existing landscaping on-site.

Staff supported the requested variance to increase the maximum building height of the main building on the site. He stated that the variance application is in line with the City’s desire for industrial intensification in industrial areas.

In response to queries from the Chair, Mr. Jackson advised that: (i) the applicant worked cooperatively with staff to increase the amount of landscaping on the site; and (ii) the applicant will work with an accredited professional to comply with the City’s Bylaw No. 8385, to reduce runoff by 25%, thereby demonstrating sustainable development.

No public correspondence was received regarding the application.

The Panel recommends that the Permit be issued.