



City of Richmond

Report to Council

To: Richmond City Council

Date: June 4, 2013

From: Dave Semple
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2013-Vol 01

Re: **Development Permit Panel Meeting Held on May 29, 2013**

Staff Recommendation

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

- i. a Development Permit (DP 13-630238) for the property at 11120 and 11200 No. 5 Road;
be endorsed, and the Permit so issued.


Dave Semple
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on May 29, 2013.

DP 13-630238 – EVERBE HOLDINGS LTD. – 11120 AND 11200 NO. 5 ROAD
(May 29, 2013)

The Panel considered a Development Permit application to permit the construction of a one-storey single use commercial building on a site to be zoned Community Commercial (CC). Variances are included in the proposal for a reduced side yard setback, reduced drive aisle width, and to allow one (1) small car parking space with a reduced rear yard setback.

Architect, Vivek Menon, of JM Architecture Inc., and landscape architect, Jenny Liu, of JHL Design Group Inc., provided a brief presentation, including:

- The proposed bank building fronts onto No. 5 Road, has a driveway to No. 5 Road and a drive-through at the back.
- The design has been considered for crime prevention, including security cameras.
- Materials include brick, anodized and red aluminum panels, clear and red glass, and screening for roof top mechanical units.
- The landscape has been designed for visual interest throughout the year, low maintenance, and to include native plants. Low hardy native plants are proposed adjacent to parking area.
- For crime prevention, planting is kept below 2 ft. and above 6 ft. in height and thorned shrubs are provided along the east edge.
- Concrete pavers and stamped concrete provide interest and colour.

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

- Access is provided to No. 5 Road as staff recommended not providing an access to the lane.
- The proposal includes a Building Code alternative solution to provide glazing on south side of the building at 0 lot line.
- Stamped concrete will be provided in the on-site portion of the driveway.
- The landscape design would be reviewed to investigate the opportunity to provide stair access from the west edge of the parking area to the building entrance.
- Signage to discourage idling in the drive-through would be reviewed.

Staff supported the Development Permit application and requested variances. Staff noted that:

- The rear lane is not a dedicated City lane; it is a cross-access across the site to the east.
- The four (4) variances are associated with the parking lot lay out and the limited site size.
- The reduced parking setback is along the east property line, adjacent to a service and loading area on the neighbouring property.

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

The Panel recommended that the applicant work with staff to include signage to discourage idling and stair access at the west edge of the parking area up to the building entry.

Subsequent to the Panel meeting, the applicant revised the proposal to include anti-idling signage at the drive through and stair access at the west edge of the parking area up to the building entry.

The Panel recommends that the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council

Date: June 5, 2013

From: Robert Gonzalez
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2013-Vol 01

Re: Development Permit Panel Meeting Held on April 24, 2013

Staff Recommendation

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

- i. a Development Permit (DP 12-603913) for the property at 9500, 9520 and 9540 Granville Avenue;

be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to be 'RG', written over a horizontal line.

Robert Gonzalez
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 24, 2013.

DP 12-603913 – 0908206 BC LTD. – 9500, 9520 AND 9540 GRANVILLE AVENUE
(April 24, 2013)

The Panel considered a Development Permit application to permit the construction of a 16 unit townhouse development on a site zoned “Medium Density Townhouses (RMT2)”. A variance is included in the proposal for increased lot coverage.

Architect, Eric Law, of Eric Law Architect Inc., provided a brief presentation, including:

- The project is designed to transition from the existing single-family dwellings to the east, the three-storey townhouses to the west, and the two-storey townhouse to the south, with the form and scale appearing more closely to single-family or duplex housing.
- Layered articulation and the use of a variety of materials and colour create visual interest.
- Landscaping along Granville Avenue and Ash Street includes retaining three (3) large trees at the south-west corner of the site and one (1) street tree along Granville Avenue.
- The size of the outdoor amenity space exceeds the Zoning Bylaw requirements and contains a child’s play area, seating and lawn space.

In response to a Panel query, it was noted that the outdoor amenity space consists of a large lawn area close to Granville Avenue and a child’s play area separated by a trellised seating area.

Staff supported the Development Permit application and provided the following information:

- The variance was primarily the result of the two-storey massing and the increased lot coverage was offset with substantial permeable paving to assist water infiltration.
- There will be frontage improvements on Granville Avenue and Ash Street.
- All units have two (2) car side-by-side garages.
- The project includes one (1) convertible unit that has been designed to allow for the conversion of the unit to an accessible unit.

In response to Panel queries, staff noted that the proposed building height of approximately 9 m was lower than the permitted three-storey and 12 m building height. Staff further noted that the trees being retained are the same as those identified at the Public Hearing.

The Panel was supportive of the development and recommended that the applicant and Landscape Architect work with staff to improve the features in the outdoor amenity space.

Subsequent to the Panel meeting, the outdoor amenity landscape design was revised to include a new seating area with benches and pavers.

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

The Panel recommends that the Permit be issued.