



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: September 5, 2012
File: 01-0100-20-DPER1
Re: **Development Permit Panel Meeting held on May 30, 2012**

Staff Recommendation

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

- i) a Development Variance Permit (DV 12-603451) for the property at 11000 Twigg Place (formerly part of 11060 and 11200 Twigg Place)

be endorsed, and the Permit so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel Chair

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on May 30, 2012.

DV 12-603451 – BRITISH COLUMBIA MARINE EMPLOYERS ASSOCIATION
– 11000 TWIGG PLACE (FORMERLY PART OF 11060 AND 11200 TWIGG PLACE)
(May 30, 2012)

The Panel considered a Development Variance Permit application to increase the maximum height for accessory structures from 20.0 m to 50.0 m on a site zoned “Industrial (I)”.

Mr. Brian Dagneault, Daniel Dagneault Planning Consultants, and Mr. John Beckett, Vice-President of Training, Safety and Recruitment, for B.C. Maritime Employers Association (BCMEA), provided a brief presentation of the proposal, including:

- The height variance is requested for two (2) steel cranes at the western side of the subject site; a pedestal crane with a working height of 43 m and a second crane with a reach of 50 m.
- BCMEA’s key role is to ensure a well trained workforce, training workers in a safe and controlled environment to safely move goods and containers off and on freighters and ships.
- BCMEA is consolidating its training on one site to achieve efficiencies and the Mitchell Island site is preferred due to its central geographic location and its flat and undeveloped nature.

In response to Panel queries, the delegates advised:

- Some practical aspects, such as riparian rights and log and barge storage, would create impediments to the idea of landscaping treatment on the south side of the subject site, the side that faces a proposed residential development across the Fraser River.
- The site is hard surfaced right up to the river’s edge and no training activity occurs on the river.

Staff supports the requested Development Variance Permit application. Staff advised that the proposed training use for shoreline operators for the major ports in B.C. would have a minimal impact on the existing landscape elements, that the applicant’s use is an interim one, and that the applicant was not asked to contribute to the dyke.

In response to Panel queries, staff advised:

- No dyke right-of-way exists on Mitchell Island.
- The configuration of the two (2) proposed cranes would not prevent the City from locating a dyke there, and that despite the proposed training activities on the subject site, there would still be access to the site from the foreshore.
- Before the application went before Council, staff and the applicant would discuss the idea of a landscaping scheme along the south side of the site.

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

The Panel agreed that the proposed use of the site was a good one for Mitchell Island.

Subsequent to the Panel meeting, the applicant reviewed landscaping opportunities and revised the proposal to include planting along the shoreline at the south edge of the site. Native shrub materials will be planted and will spread to increase the planting area over time. The planting locations were chosen to not interfere with the intended site activities.

The Panel recommends the Permit be issued.



No.	Description	Area (sq. ft.)	Vol. (cu. yd.)
1	Excavation	1000	1000
2	Foundation	2000	2000
3	Structure	5000	5000
4	Roofing	1000	1000
5	Interior Finishes	3000	3000
6	Exterior Finishes	1000	1000
7	Site Work	2000	2000
8	Utilities	1000	1000
9	Landscaping	500	500
10	Other	1000	1000
11	Subtotal	15000	15000
12	Contingency	1500	1500
13	Total	16500	16500

DA
 Design & Architecture
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BCMEA
 MITCHELL ISLAND

Scale: 1" = 100'

DATE: 10/15/03

PROJECT: MITCHELL ISLAND

PROJECT NO: 1000-03-001

SCALE: 1" = 100'

DATE: 10/15/03

PROJECT: MITCHELL ISLAND

PROJECT NO: 1000-03-001

STATISTIC SUMMARY

Item	Quantity	Unit	Value
Excavation	1000	sq. ft.	1000
Foundation	2000	sq. ft.	2000
Structure	5000	sq. ft.	5000
Roofing	1000	sq. ft.	1000
Interior Finishes	3000	sq. ft.	3000
Exterior Finishes	1000	sq. ft.	1000
Site Work	2000	sq. ft.	2000
Utilities	1000	sq. ft.	1000
Landscaping	500	sq. ft.	500
Other	1000	sq. ft.	1000
Subtotal	15000	sq. ft.	15000
Contingency	1500	sq. ft.	1500
Total	16500	sq. ft.	16500

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Excavation	1000	sq. ft.	1000
Foundation	2000	sq. ft.	2000
Structure	5000	sq. ft.	5000
Roofing	1000	sq. ft.	1000
Interior Finishes	3000	sq. ft.	3000
Exterior Finishes	1000	sq. ft.	1000
Site Work	2000	sq. ft.	2000
Utilities	1000	sq. ft.	1000
Landscaping	500	sq. ft.	500
Other	1000	sq. ft.	1000
Subtotal	15000	sq. ft.	15000
Contingency	1500	sq. ft.	1500
Total	16500	sq. ft.	16500

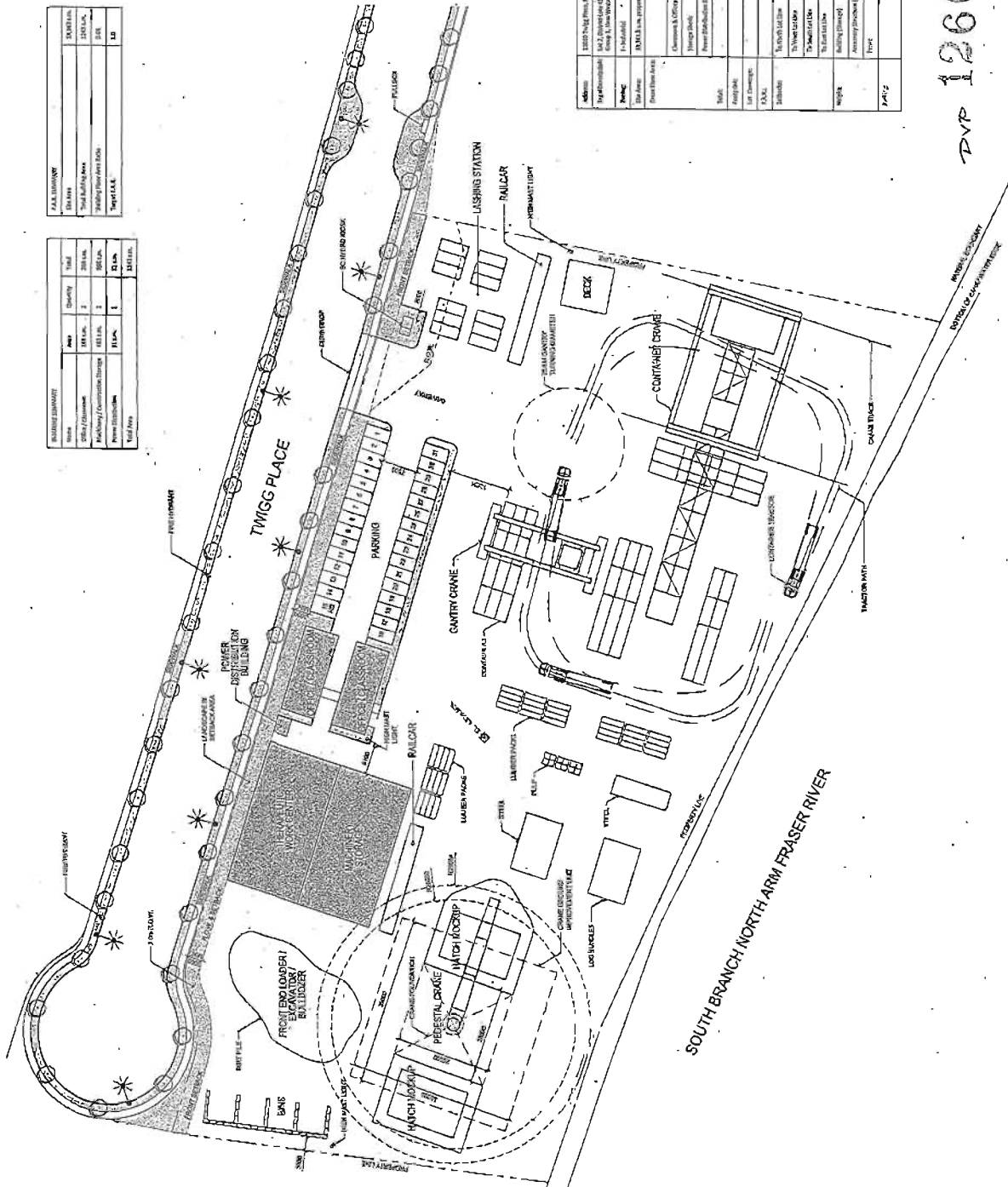
Item	Quantity	Unit	Value
Excavation	1000	sq. ft.	1000
Foundation	2000	sq. ft.	2000
Structure	5000	sq. ft.	5000
Roofing	1000	sq. ft.	1000
Interior Finishes	3000	sq. ft.	3000
Exterior Finishes	1000	sq. ft.	1000
Site Work	2000	sq. ft.	2000
Utilities	1000	sq. ft.	1000
Landscaping	500	sq. ft.	500
Other	1000	sq. ft.	1000
Subtotal	15000	sq. ft.	15000
Contingency	1500	sq. ft.	1500
Total	16500	sq. ft.	16500

PROJECT DATA

Item	Quantity	Unit	Value
Excavation	1000	sq. ft.	1000
Foundation	2000	sq. ft.	2000
Structure	5000	sq. ft.	5000
Roofing	1000	sq. ft.	1000
Interior Finishes	3000	sq. ft.	3000
Exterior Finishes	1000	sq. ft.	1000
Site Work	2000	sq. ft.	2000
Utilities	1000	sq. ft.	1000
Landscaping	500	sq. ft.	500
Other	1000	sq. ft.	1000
Subtotal	15000	sq. ft.	15000
Contingency	1500	sq. ft.	1500
Total	16500	sq. ft.	16500

DVP 12603451
 PG. #3

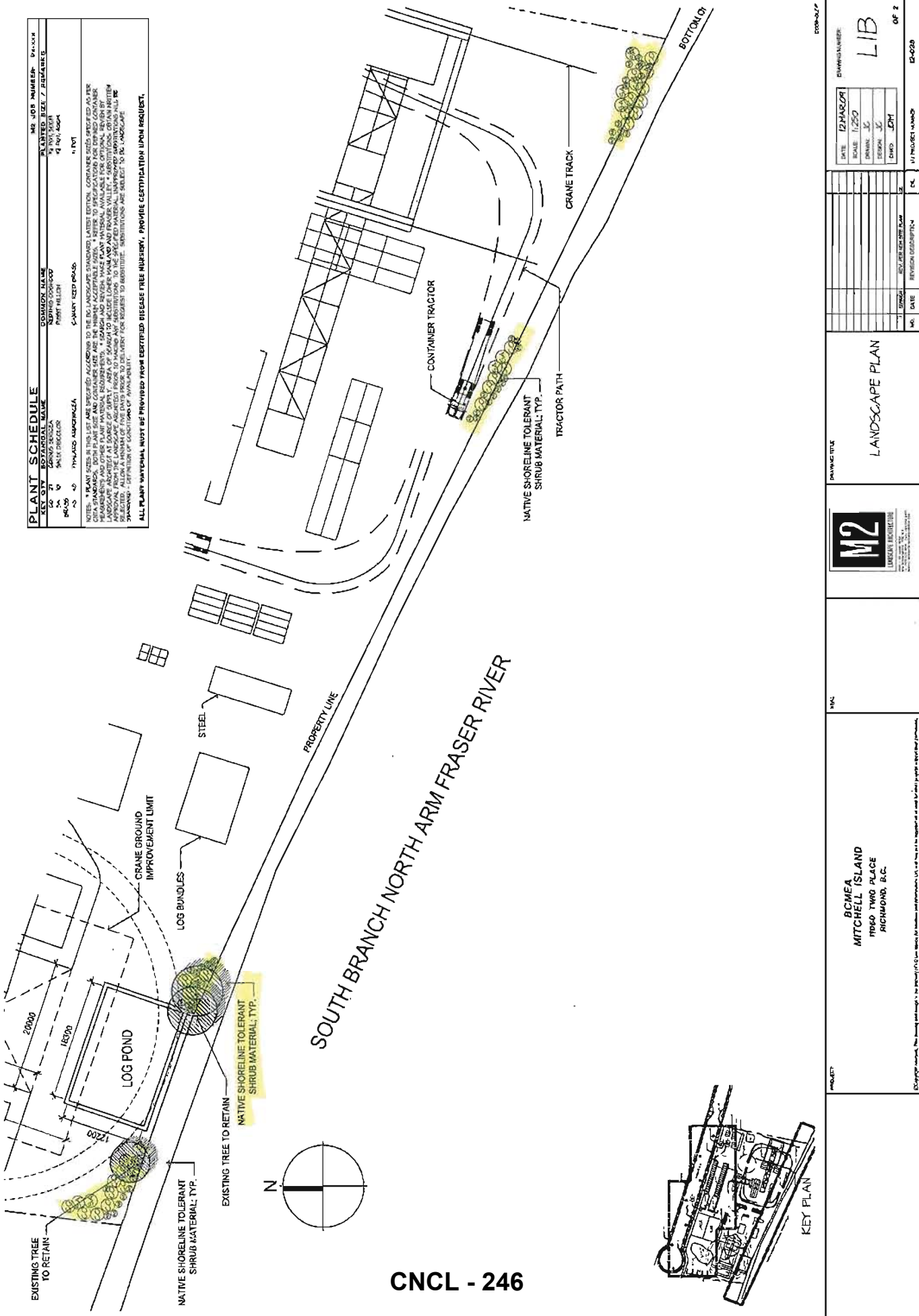
PRESENTED
 C
 DVP



PLANT SCHEDULE		NO. JOB NUMBER	DATE
KEY	SYMBOL	PLANTED	DATE
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
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97	98	99	100

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 2. REFER TO SPECIFICATIONS FOR DETAILED CONTAINER LANDSCAPE SCHEDULES AT SOURCE OF SUPPLY. 3. AREA OF 25 M² TO BE MAINTAINED AS OPEN SPACE. 4. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIALS. UNAPPROVED SUBSTITUTIONS WILL BE STRIPPED AND REPLACED AT THE CONTRACTOR'S EXPENSE. 5. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIALS. UNAPPROVED SUBSTITUTIONS WILL BE STRIPPED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



CNCL - 246

PROJECT	DRAWING TITLE	DATE	SCALE	DRAWN BY	CHECKED BY	DATE	REVISION DESCRIPTION	NO.	DATE	BY	REVISION DESCRIPTION	NO.	DATE	BY	REVISION DESCRIPTION	LIB	OF 2
																BCMEA	MITCHELL ISLAND

CHANGES HIGHLIGHTED