



**Development Permit Panel
Wednesday, January 17, 2018**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
Peter Russell, Senior Manager, Sustainability and District Energy

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

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on December 13, 2017 be adopted.

CARRIED

**1. Development Permit 17-774155
(REDMS No. 5660408)**

APPLICANT: Suncor Energy Inc.

PROPERTY LOCATION: 11991 Steveston Highway

INTENT OF PERMIT:

Permit the modification of an existing commercial building and drive-through to accommodate a drive-through restaurant establishment as a secondary use to the gas station at 11991 Steveston Highway on a site zoned "Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area".

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Applicant's Comments

Anna Stilwell, Suncor Energy, provided an overview of the proposed development and highlighted the following:

- the proposal is to modify the existing commercial building and drive-through to accommodate a drive-through restaurant;
- the applicant will introduce measures to limit odours, light overspill, and noise resulting from drive-through activities;
- new mechanical units will be installed on the existing commercial building to address ventilation and manage odours generated from cooking activities in the drive-through restaurant;
- as recommended by the applicant's acoustical consultant, the height of the existing screening for the rooftop mechanical equipment is proposed to be increased by an additional 0.7 meters (approximately 2.29 feet) to accommodate the installation of new mechanical units and comply with the City's Noise Regulation Bylaw;
- the proposed rooftop screen design and colour will be consistent with the existing design and colour of the building; and
- 11 off-street parking spaces and eight vehicle queue spaces along the drive-through aisle are proposed to comply with Zoning Bylaw requirements.

It was noted that any new signage or revised signage would require separate sign permit applications which would be required to comply with the City's sign regulations.

In reply to a query from the Panel, Ms. Stilwell acknowledged that an extra piece of mechanical equipment will be installed and the applicant's acoustical consultant had advised that the height of the existing rooftop screen be increased to comply with the City's Noise Regulation Bylaw.

Mary Chan Yip, PMG Landscape Architects, briefed the Panel on the proposed landscaping for the project, noting that (i) previously installed plantings on site, including trees, shrubs and hedges, are in good condition and have been well-maintained, (ii) one tree will be removed due to an upgrade of the adjacent No.5 Road sidewalk and two replacements trees are proposed on site, (iii) an additional canopy tree is proposed adjacent to the patio area, (iv) patio areas and crosswalks will be finished in stamped concrete to prevent infiltration and contamination of the ground soil on the gas station, (v) additional landscaping will be installed to provide a buffer between the drive-through lane and the outdoor patio, (vi) a crosswalk will be installed to provide a safe crossing for pedestrians from the sidewalk along No. 5 Road into the drive-through restaurant, and (vii) landscaping on the corner of No. 5 Road and Steveston Highway will be upgraded.

In reply to a query from the Panel, Ms. Chan confirmed that there is an existing single drive-through lane on site and the applicant is proposing a dual drive-through lane.

In reply to a query from the Panel, Ms. Stilwell acknowledged that new signage will be installed on the drive-through restaurant building.

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In reply to a further query from the Panel, Wayne Craig, Director, Development, confirmed that the proposal was reviewed by Transportation staff and the provision for eight vehicle queue spaces along the drive through lane meets the minimum requirement of the Zoning Bylaw.

Staff Comments

Mr. Craig noted that (i) there will be a City work order associated with the project for frontage improvements on Steveston Highway and No. 5 Road, and (ii) a voluntary cash contribution was secured for the future installation of a bus shelter on the bus pad along the frontage of the site through the rezoning application.

In reply to queries from the Panel, Mr. Craig advised that (i) the applicant could provide an updated building elevation showing the approximately two feet increase in height of the rooftop screening for mechanical equipment, (ii) after the staff report on the subject development application had been published, staff received information from the applicant regarding the proposed increase in the height of rooftop screening, (iii) staff noted that the height increase complies with the Zoning Bylaw and consistent with existing materials on the building as conveyed by the applicant, and (iv) increasing the height of the rooftop screening is one of the options to address the installation of additional mechanical equipment on the rooftop.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Chair noted that the applicant's recent proposal to increase the height of the rooftop mechanical equipment screen should have been given more careful thought considering that the subject site is adjacent to residential developments.

In addition, the Chair suggested that the subject development permit application be referred back to staff and included in the agenda of the January 31, 2018 meeting of the Panel in order for staff to work with the applicant to explore alternatives to screening all rooftop mechanical equipment other than increasing the height of the screening.

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Panel Decision

It was moved and seconded

That Development Permit application 17-774155 be referred back to staff and brought forward for consideration by the Development Permit Panel at its January 31, 2018 meeting, to be held at 3:30 p.m. in the Council Chambers, City Hall, in order for staff to work with the applicant to explore alternative approaches to screening all rooftop mechanical equipment on the building to mitigate and buffer noise other than increasing the height of the screened enclosure.

CARRIED

The Panel agreed that Item 3 be considered ahead of Item 2.

3. Development Variance 17-790824
(REDMS No. 5689809)

APPLICANT: Lafarge Canada Inc.

PROPERTY LOCATION: 7611 No. 9 Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to:

1. Increase the maximum height for buildings from 12.0 m to 15.0 m; and
2. Increase the maximum height for accessory structures from 20.0 m to 65.0 m

in order to permit the construction of a new storage building and conveyor structure on a site zoned "Industrial (I)".

Applicant's Comments

Martin Spiekermann, Project Manager, Lafarge Canada Inc., provided an overview of the proposal and highlighted the following

- the applicant's Alternative Fuel Project intends to reduce greenhouse gas emissions in its existing cement plant and reduce the amount of waste placed into landfills;
- the project includes a new alternative fuel handling system and additional storage capacity for alternative fuels; and
- safety features, including state-of-the-art fire detection and fire suppression system, will be installed to prevent accidents and contain odours and dust in the building during storage and handling of alternative fuels.

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Pascal Bouchard, Plant Manager, Lafarge Cement Plant (Richmond), briefed the Panel on the benefits of the project from an environmental perspective, noting that (i) use of fossil fuel such as coal or natural gas will be reduced by at least 50 percent in the facility, (ii) greenhouse gas emissions in the facility will be reduced by 20 percent or approximately 50,000 tonnes of carbon dioxide equivalent, and (iii) low carbon fuels going to landfills will be diverted for use in the plant, reducing the amount of waste in landfills by approximately 100,000 tonnes per year.

In response to a query from the Panel, Mr. Bouchard clarified that low carbon fuels are waste materials that go normally to landfills or incinerators such as construction and demolition residues.

In response to a query from the Panel, Mr. Bouchard acknowledged that the applicant has the technology, expertise and experience for the project. In addition, he noted that bringing in a new stream of low carbon fuels requires demonstrating to Metro Vancouver that emissions will not be negatively impacted.

In response to a query from the Panel, Mr. Spiekermann acknowledged that the proposed conveyor structure will be visible from one angle, but its size is small relative to existing structures on site.

In response to queries from the Panel, Mr. Pascal advised that (i) a technologically advanced fire detection and suppression system will be installed in the storage building and conveyor structure which is compliant with and even exceeds fire code and regulation requirements, and (ii) walkways are provided for maintenance work on the conveyor structure.

In response to a query from the Panel, Mr. Spiekermann noted that the proposed colour scheme for the building and accessory structure is consistent with the existing structures on site.

In response to a query from the Panel, Mr. Craig confirmed that changes had been made in the Zoning Bylaw regarding the permitted maximum height of buildings and accessory structures for heavy industrial uses.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to:

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1. *increase the maximum height for buildings from 12.0 m to 15.0 m; and*
 2. *increase the maximum height for accessory structures from 20.0 m to 65.0 m;*
- in order to permit the construction of a new storage building and conveyor structure on a site zoned "Industrial (I)".*

CARRIED

2. Development Permit 17-778607
(REDMS No. 5518855)

APPLICANT: Interface Architecture

PROPERTY LOCATION: 7760 Garden City Road

INTENT OF PERMIT:

1. Permit the construction of four townhouse units at 7760 Garden City Road on a site zoned "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub Area (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback from 4.57 m to 3.0 m.

Applicant's Comments

Ken Chow, Interface Architecture, provided an overview of the proposed development and highlighted the following:

- the proposed development is sited on an orphan lot surrounded by multi-family housing developments;
- access to the development is through the townhouse development to the south of the subject site and residents' concerns were addressed by the applicant at rezoning;
- two of the four-unit townhouse development are convertible units; and
- the architectural form and character of the subject development blends well with surrounding developments.

In response to a query from the Panel, Mr. Chow advised that there will be no adjacency issues with regard to the townhouse unit immediately adjacent to the south of Building 2 of the subject development, noting that (i) there is an existing fence between Building 2 and the adjacent townhouse unit to the south which the owner had decided to retain, and (ii) Building 2 units and the adjacent unit to the south are both three-storeys and there are no potential overlook concerns.

In response to a further query from the Panel, the developer stated that he would be amenable to Panel's suggestion to provide 240-volt power for electric vehicle charging in the two convertible units' garages.

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Staff Comments

Mr. Craig noted that (i) the terms of the access agreement reached by the developer and the strata council of the adjacent development to the south will be secured as a consideration to rezoning, and (ii) the proposed rear yard setback variance relates only to the ground floor of Building 1 as the second and third floors of the building step back to meet the required minimum side yard setback.

In response to a query from the Panel, Mr. Craig confirmed that the variance request was identified at rezoning stage.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project subject to confirmation of the applicant's commitment to install 240-volt power for electric vehicle charging in the dwelling units.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of four townhouse units at 7760 Garden City Road on a site zoned "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub Area (City Centre)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback from 4.57 m to 3.0 m.*

CARRIED

2. **Date of Next Meeting: January 31, 2018**

3. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:10 p.m.

CARRIED

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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, January 17, 2018.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk