



Development Permit Panel

Wednesday, January 26, 2011

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

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 Wednesday, January 12, 2011, be adopted.

CARRIED

2. Development Variance 10-542107

(File Ref. No.: DV 10-542107) (REDMS No. 3053189)

APPLICANT: Sanford Design Group

PROPERTY LOCATION: 6900 Graybar Road

INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 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.

Applicant's Comments

Harvey Fuller, of Sanford Design Group, accompanied by Masa Ito, provided the following design details that addressed the applicant's request for a height variance for the proposed three-storey, mixed-use building on the subject site, in an industrial park adjacent to the dyke on the South Arm of the Fraser River, near Graybar Road:

- there are two existing buildings on the subject site and the request for the height variance applies to a three-storey mixed-use complex to be built 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;
- the applicant is Terry McPhail, owner of the business Tugboat Annie's, on a site adjacent to the subject site;
- for storm water management, the scheme includes a bio-swale along the street fronts;
- a LEED Silver certification will be pursued as part of the application, in order to comply with the City's "Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw No. 8385"; and
- the proposed building covers only 32% of the subject site, thereby keeping the density on the site low.

Panel Discussion

In response to the Chair's query regarding the rationale for the requested height variance Mr. Fuller advised that Mr. McPhail wanted a prominent entrance for the proposed three-storey building. An entrance feature that would stand out.

In response to further queries, Mr. McPhail addressed the Panel and advised that:

- Tugboat Annie's is a two-storey structure, with a pitched roof, compared to the proposed three-storey building sited across the street;
- in discussion with the City Parks Department, he has constructed a trail system adjacent to the site, has planted grass on the City's boulevard near that site, and has a paved walkway on the site that improves pedestrian circulation and access to and from the public sidewalk;
- the proposed three-storey building would be oriented on the site to make a "focal point" or interest, and there would be an upsurge in parking spaces near the focal point; 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 a query regarding the proposed bio-swales, the Panel was advised that:

- water draining from the site's parking lot will be directed into the bio-swales; and
- the bio-swale design scheme includes a clean grass surface that will contribute to a pleasing appearance;

In response to a landscaping query, Mr. Ito advised that landscaping elements will be featured along the property lines, and that the landscaping scheme is an extension of the landscaping design that exists on site, around the two buildings already in place.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports 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 "Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw No. 8385", to reduce runoff by 25%, thereby demonstrating sustainable development.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

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

CARRIED

3. Development Permit 10-546272

(File Ref. No.: DP 10-546272) (REDMS No. 3074644)

APPLICANT: Turnberry Lane Holdings Ltd.

PROPERTY LOCATION: 9451 and 9471 Ferndale Road

INTENT OF PERMIT:

1. Permit the construction of 20 Townhouse Units at 9451 and 9471 Ferndale Road on a site zoned "Town Housing (ZT69) – North McLennan (City Centre)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the required rear yard setback from 3.0 m to 1.6 m to allow an encroachment of the raised entry porch outside of Unit 2C;
 - b) reduce the required front yard setback along Ferndale Road from 6.0 meters to 5.4 meters to allow a third floor building projection;

- c) reduce the required front yard setback along Alder Street from 4.5 meters to 3.9 meters to allow a third floor building projection; and
- d) permit resident parking to allow a tandem parking configuration for 2 units (4 stalls).

Applicant's Comments

Wayne Fougere, of Fougere Architecture Inc., gave a brief presentation on the proposed 20 townhouse units on Ferndale Road. He drew the Panel's attention to the following details:

- the proposal the applicant's Phase 2 and is a 20 townhouse unit development;
- Phase 1 is "Valencia Gardens", an 18-unit townhouse development, to the north of the subject site;
- Phase 1 and Phase 2 feature the same three-storey unit types, and share the same floor plans;
- architectural character of Phase 2 is similar to that of Phase 1, but not identical; and
- 16 of the townhouse units feature a garage that can accommodate two family vehicles parked side-by-side, and 4 townhouse units can accommodate one car.

Panel Discussion

In response to the Panel's queries, Mr. Fougere and Mr. Ito advised that:

- there is a pedestrian mews between the Valencia development and the proposed Turnberry development, and it will feature bench elements at both the north and south sides;
- Valencia Gardens, a townhouse development to the north of the subject site, is currently under construction.

Staff Comments

Mr. Jackson reported that staff supports the proposed development scheme, as well as the requested zoning variances. He explained that:

- the request to reduce the required rear yard setback is a minor one, and applies to one porch corner of only one unit;
- the request to reduce the front yard setbacks along Ferndale Road and along Alder Street are minor, not continuous, and, if granted, would add interest to the buildings; and
- the request for a parking variance would allow for two units to have tandem parking.

In response to the Chair's query, Mr. Jackson advised that all variances were contemplated during the rezoning process.

In response to further queries from the Panel, advice was given that:

- the site design features individual open spaces for individual units;
- the outdoor amenity area includes a play area and a play structure for children; and
- staff and the landscape architect worked together to increase landscaping elements and the visibility of signage to help identify areas of interest.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 20 Townhouse Units at 9451 and 9471 Ferndale Road on a site zoned "Town Housing (ZT69) – North McLennan (City Centre)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the required rear yard setback from 3.0 m to 1.6 m to allow an encroachment of the raised entry porch outside of Unit 2C;*
 - b) *reduce the required front yard setback along Ferndale Road from 6.0 meters to 5.4 meters to allow a third floor building projection;*
 - c) *reduce the required front yard setback along Alder Street from 4.5 meters to 3.9 meters to allow a third floor building projection; and*
 - d) *permit resident parking to allow a tandem parking configuration for 2 units (4 stalls).*

CARRIED

4. Development Variance 10-554163
(File Ref. No.: DV 10-554163) (REDMS No. 3084676)

APPLICANT: Chris Hawkey

PROPERTY LOCATION: 80/100 Lancaster Crescent

INTENT OF PERMIT:

Vary minimum local road construction standards for Lancaster Crescent (i.e. pavement width, sidewalk, curb and gutter, ornamental street lighting, boulevard street trees and storm sewer) contained in Subdivision Control Bylaw 6530 to allow for a two-lot subdivision at 80/100 Lancaster Crescent.

Applicant's Comments

Chris Hawkey, co-owner of the Burkeville property at 800/100 Lancaster Crescent, advised the Panel that his family purchased the site in 2004 and is living in the duplex. His intention is to subdivide and construct two homes on the property. Mr. Hawkey advised that he was available to respond to any queries they may have.

Staff Comments

Mr. Jackson advised that the development variance application is unique, and requires no proposed design. The variance is to not provide frontage improvements on the site. He noted the rural character of Burkeville, and stated that if the requirements of frontage improvements were eliminated, Burkeville's unique character would be maintained.

In response to the Chair's queries, Mr. Jackson advised that: (i) the present streetscape on Lancaster Crescent includes bushes, hedges, small landscape features and no street trees; (ii) the addition of two large trees and four smaller trees formed part of the rezoning process for the site; and (iii) the proposed new trees are destined for both the front and the back of the property.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary minimum local road construction standards for Lancaster Crescent (i.e. pavement width, sidewalk, curb and gutter, ornamental street lighting, boulevard street trees and storm sewer) contained in Subdivision Control Bylaw 6530 to allow for a two-lot subdivision at 80/100 Lancaster Crescent.

CARRIED

5. New Business

6. Date Of Next Meeting: Wednesday, February 16, 2010

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:55 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, January 26, 2011.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk