



**Development Permit Panel
Wednesday, February 26, 2020**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering and Public Works

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 January 29, 2020 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-825663
(REDMS No. 6388360)

APPLICANT: Billard Architecture

PROPERTY LOCATION: 2660 Smith Street

INTENT OF PERMIT:

Permit the construction of a three-storey industrial building at 2660 Smith Street on a site zoned "Light Industrial (IL)."

Applicant's Comments

Robert Billiard, Billiard Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

- the proposed three-storey industrial building will be used primarily for workshop and office spaces for a local construction company;

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- parking, loading and garbage and recycling areas are proposed on the ground floor;
- workshop spaces are located on the second floor and associated office spaces are proposed on the third floor;
- a landscaped patio will be installed on the building's rooftop;
- the applicant has addressed the recommendations of the Advisory Design Panel except the removal of columns in the parking area due to cost considerations; and
- the proposed building materials include concrete, metal and glass.

Lu Xu, Royal Pacific Landing Ltd., briefed the Panel on the main landscape features of the project, noting that (i) the large existing Norway Maple tree at the southeast corner of the site will be retained, protected and utilized as a feature tree, (ii) a small plaza with seating is proposed at the intersection of Smith Street and Beckwith Road, (iii) LiveRoof modules are proposed for the extensive green roofs on the roof deck, and (iv) a metal trellis is proposed on the rooftop landscaped patio to provide shade for users.

Panel Discussion

In reply to queries from the Panel, Mr. Billiard acknowledged that (i) a perforated metal fence is proposed along the north property line and between the loading space and the concrete sidewalk for building security and pedestrian safety, (ii) there are no potential hiding places in the parking area, (iii) soffit lighting is provided for the parking area underneath the second floor, and (iv) a double door building entry and an elevator are provided to allow accessibility of people and equipment into and within the building.

In reply to further queries from the Panel, Mr. Billiard noted that (i) the second floor is primarily intended to provide workshop areas, and (ii) three parking stalls will be provided in the parking area.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for frontage works on both Smith Street and Beckwith Road, (ii) the mature City-owned tree at the southwest corner will be retained and protected, a tree survival security will be collected from the applicant, and a contract with a certified arborist will be required for monitoring during the construction process, (iii) a Level 2 electric vehicle (EV) charging station will be provided between two parking stalls in the parking area, (iv) an extensive green roof will be installed, (v) the building will be used by a single entity, (vi) majority of the second floor would be workshop spaces, and (vii) the third floor will be utilized for associated office spaces.

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In reply to queries from the Panel, Mr. Craig advised that (i) the three parking stalls to be provided meet the parking requirement for the proposed industrial building, and (ii) further consultation with the City's Business Licence Division will be done by Planning staff regarding the proposed industrial use of the building prior to the application moving forward for Council consideration.

Discussion ensued regarding the proposed use of the building and it was noted that (i) the building provides a significant number of workstations which is not typical for an industrial building, and (ii) the three parking stalls to be provided may not be sufficient for future occupants of the building.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the design of the building; however, the Panel noted that the proposed use of the building should be clarified.

Direction was then given to staff to further consult with the City's Business Licence Division, in particular with the Chief Licence Inspector, and confirm whether the project conforms with its intended industrial use prior to the application moving forward for Council consideration.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a three-storey industrial building at 2660 Smith Street on a site zoned "Light Industrial (IL)."

CARRIED

2. DEVELOPMENT VARIANCE PERMIT 19-872105

(REDMS No. 6403409)

APPLICANT: Chris McKane

PROPERTY LOCATION: 9700 Desmond Road

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INTENT OF DEVELOPMENT VARIANCE PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for a portion of the first storey and a portion of the second storey from 9.39 m to 8.50 m, at 9700 Desmond Road on a site zoned "Single Detached (RS1/E)".

Applicant's Comments

Chris McKane, owner of the subject property, accompanied by his wife, Zuzana McKane, with the aid of a visual presentation (copy on file, City Clerk's Office) provided background information on the subject development variance permit application, highlighting the following:

- front and rear additions are proposed to the existing house built in 1965 which was acquired by the current owner in 2018;
- the classic "west coast" style of the existing house will be retained and the proposed rear additions include the installation of an ensuite washroom for the master bedroom on the second floor;
- the proposed rear additions to the existing building footprint would require a variance to the required minimum rear yard setback to the irregular shaped lot;
- the proposed front addition to the existing house will not require a setback variance;
- all trees on the subject site will be retained and protected, including the large spruce tree in the rear yard;
- existing concrete paving including concrete pavers on the rear yard will be removed and replaced with grass;
- old building materials used in the existing house will be reused for the proposed building additions and proposed new building materials are more durable and energy efficient; and
- adjacent neighbours were consulted regarding the proposed variance and no concerns were noted.

Panel Discussion

In reply to a query from the Panel, Mr. McKane confirmed that owners of single-family homes adjacent to the rear yard of the subject property were included in the consultations regarding the proposed variance, except the owner of the property at 9699 No. 1 Road due to a language barrier.

Staff Comments

Mr. Craig expressed appreciation for the applicant's proposal to retain all existing vegetation on the site.

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Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the application, noting that the design of the proposed additions to the existing house is sensitive to the adjacent neighbours' homes.

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 reduce the required rear yard setback for a portion of the first storey and a portion of the second storey from 9.39 m to 8.50 m, at 9700 Desmond Road on a site zoned "Single Detached (RS1/E)".

CARRIED

3. Date of Next Meeting: March 11, 2020

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:08 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, February 26, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk