



**Development Permit Panel  
Wednesday, March 13, 2013**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Robert Gonzalez, Chair  
Cathryn Carlile, General Manager, Community Services  
Victor Wei, Director, Transportation

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, February 27, 2013, be adopted.*

**CARRIED**

**2. Development Permit DP 12-601311**

(File Ref. No.: DP 12-601311) (REDMS No. 3755171)

APPLICANT: Interface Architecture

PROPERTY LOCATION: 2760, 2780 and 2800 Smith Street

INTENT OF PERMIT:

1. To permit the construction of a two-storey industrial building on a site zoned Light Industrial (IL); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the Smith Street setback from 3.0 m to 0.0 m; and
  - b) reduce the Douglas Street setback from 3.0 m to 1.17 m.

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#### **Applicant's Comments**

Ken Chow, Interface Architecture Inc., and Al Tanzer, LandSpace Design, provided the following information regarding the salient features of the proposed development:

- the proposed service garage project complies with the requirements of the Zoning Bylaw in terms of urban design, with the exception of the reduced setbacks allowing massing to occur along the front of the property and the future park site on Douglas Street while accommodating parking at the rear of the site;
- the development will be a two tenant building, an auto repair garage and a tire centre, with small storefront appearance emphasized along the frontage and the service bays accessed from the rear of the site;
- the proposed landscaping for the site includes: (i) a wider buffer strip along Douglas Street with three Ginko trees; (ii) a Yew Hedge and seven Honey Locust trees will provide screening to the workspace on the east property line; (iii) a more urban landscaped design is proposed along Smith Street complete with grass boulevard, two 7cm trees, plantings, and sidewalk; and (iv) a new Yew Hedge is proposed along a portion of the north property line to provide screening from the parking area of the adjacent property; and
- a bioswale is proposed in the landscape strip along the eastern edge of the site to dissipate parking lot runoff in order to reduce the stress on the storm system.

#### **Panel Discussion**

Discussion followed and it was noted that the reduced setback on the south side was primarily as a result of the functional needs of the development particularly observing parking requirements and vehicle access to the bays. The applicant had not considered providing waste receptacles along Smith Street.

#### **Staff Comments**

Wayne Craig, Director of Development, advised that the setback variances are consistent with the Urban Design objectives for the area which is in transition from Industrial to Commercial, and this Industrial building has been designed with a commercial flavour. He further noted, that in terms of the Douglas Street setback, staff has worked carefully with the City's Parks Department to ensure the design of the building respects the proposed future park area to the south.

#### **Panel Discussion**

After discussion it was noted that it is the City's intention to create an urban commercial feel in the area.

#### **Correspondence**

None.

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**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of a two-storey industrial building at 2760, 2780 and 2800 Smith Street on a site zoned Light Industrial (IL); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *reduce the Smith Street setback from 3.0 m to 0.0 m; and*
  - b) *reduce the Douglas Street setback from 3.0 m to 1.17 m.*

**CARRIED**

**3. Development Permit DP 12- 624347**  
**Heritage Alteration Permit HA 12-624348**  
(File Ref. No.: DP 12-624347; HA 12-624348) (REDMS No. 3714161)

APPLICANT: Chercover / Massie and Associates Ltd.

PROPERTY LOCATION: 12191 First Avenue

INTENT OF PERMIT:

1. To permit the alteration of the exterior of the building on a site subject to Land Use Contract 028; and
2. To issue a Heritage Alteration Permit for the site in accordance with Development Permit DP 12 - 624347.

**Applicant's Comments**

Douglas Massie, Chercover Massie & Associates Ltd., gave a brief presentation of the prominent features of the proposal noting:

- the proposed daycare is located in a 1920's building known as the Japanese Buddhist Temple (and later as the Steva Theatre) which is listed on the Richmond Heritage Inventory and, although the building was used as an Arts Centre for several years, has sat vacant for some time;
- the proposal is for a single classroom accommodating 24 children from the ages of 3 to 5 years including an outdoor play area at the rear and side of the building;
- the site meets the Vancouver Coastal Health Licensing requirements regarding the size of outdoor play area needed for 24 children;

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- as a result of providing the required outdoor play area there is no on-site parking available for staff and parents, however, parking spaces have been secured through a lease arrangement with a property owner on 2<sup>nd</sup> Avenue;
- the applicant met with the Richmond Heritage Commission and as a result the proposed new windows will be heritage style wood windows on both the south and north sides;
- the drop ceilings in the main area are to be removed to create more of a open feel to the day care facility; and
- the upper level is for office space.

### **Panel Discussion**

After discussion it was noted that one or two of the off-site parking spaces will be required for staff and the remaining spaces will be used by the parents. There is diagonal parking in front of the building which would likely be available for the parents use in the mornings. However, between 4-6 p.m. it may be more challenging to have access to the diagonal parking due to the surrounding commercial uses. It was further noted that a solid 5-6 foot cedar fence will be installed at the rear of the property for security purposes. As well, a picket fence is proposed at the front of the south side play area.

### **Staff Comments**

Mr. Craig noted there are five existing parking stalls at the rear of the site accessed from a rear lane which will be removed to accommodate the required children's play area. The securing of off-site parking stalls is endorsed by the Zoning Bylaw which allows for off-street parking to be provided within 150m from the property it serves. The required five stalls have been secured at an off-site location through a lease agreement. As a condition of the Business License renewal each year, the Daycare operator will be required to verify that a lease continues to be secured for the five off-site parking stalls. He commended the applicant and property owner in their efforts to work with staff and the Heritage Commission with respect to preserving the exterior appearance while undertaking the alterations required for the daycare use.

### **Correspondence**

Higano Plumbing & Heating Ltd., 3720 Moncton Street (Schedule 1)

### **Gallery Comments**

None.

### **Panel Decision**

It was moved and seconded

*1. That a Development Permit be issued which would permit the alteration of the*

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*exterior of the building at 12191 First Avenue on a site subject to Land Use Contract 028; and*

2. *That a Heritage Alteration Permit be issued for the site at 12191 First Avenue in accordance with Development Permit DP 12 - 624347.*

**CARRIED**

**4. New Business**

5. **Date Of Next Meeting: Wednesday, March 27, 2013**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:03 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, March 13, 2013.

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Robert Gonzalez  
Chair

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Heather Howey  
Acting Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel Meeting of Wednesday, March 13, 2013.

<b>To Development Permit Panel</b>
Date: <u>March 13, 2013</u>
Item # <u>3</u>
Re: <u>DP 12-624347</u>
<u>12191 First Ave.</u>

**Notice of Application  
For a Development Permit  
DP 12-624347  
HA 12-624348**

6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone 604-276-4007 Fax 604-278-5139



**City of  
Richmond**

**Applicant:** Chercover/Massie and Associates Ltd.

**Property Location:** 12191 First Avenue

**Intent of Permit:** To permit the alteration of the exterior of the building on a site subject to Land Use Contract 028; and

To permit the issuance of a Heritage Alteration Permit for the site in accordance with Development Permit DP 12 - 624347.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

**Date:** March 13, 2013  
**Time:** 3:30 p.m.  
**Place:** Council Chambers, Richmond City Hall



If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

**How to obtain information:**

- **By Phone:** To review supporting staff reports, please contact **Barry Konkin, Planning & Development Department** at (604-276-4279)
- **On the City Website:** Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2013.htm>
- **At City Hall:** Staff reports are available for inspection at the first floor, City hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between February 28, 2013 and the date of the Development Permit Panel Meeting.

David Weber  
Director, City Clerk's Office

*From - Higano Plby - AT LTD  
3720 moncton st.*

*we have no objections to this permit  
for alteration of exterior of the  
above property mentioned*

*Sec - Susan Higano*

*Phone # 604-432-1220*