



**Development Permit Panel
Wednesday, March 14, 2018**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, Director, Engineering

The meeting was called to order at 3:34 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on February 28, 2018 be adopted.

CARRIED

1. Development Permit 15-718109
(REDMS No. 5503317)

APPLICANT: Douglas L. Massie

PROPERTY LOCATION: 6020 Steveston Highway

INTENT OF PERMIT:

1. Permit the construction of second floor and roof top additions at 6020 Steveston Highway on a site zoned “Neighbourhood Commercial (CN)” and “Agriculture (AG1)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) increase the maximum permitted building height from 9.0 m to 10.2 m;
 - (b) reduce the required 3.0 m minimum east side yard setback from 3.0 m to 2.3 m for a mechanical closet that is approximately 3.4 m in height and 3 m in width; and
 - (c) reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.

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Applicant's Comments

Douglas Massie, Chercover Massie and Associates Ltd., provided an overview of the proposed development and highlighted the following:

- the subject site is unique as it is split-zoned, (i.e., it has commercial and agricultural zoned portions); however, only the commercial portion is proposed to be developed;
- the site currently contains two commercial units and a child care centre with two classrooms on the ground floor and child care use for the entire second floor;
- the applicant is proposing to add a complete second floor to the existing building for child care use and a small office;
- a child care play area is proposed on the building roof top which will be screened for safety and visual screening;
- the septic field was located in the agricultural zoned portion of the property during the original construction of the child care facility on the ground floor and its size could accommodate the addition of new facilities for the proposed expansion of the existing second floor;
- two stair structures and elevator access to the second floor and roof top children's area will be provided;
- the roof top mechanical units will be screened to mitigate noise and comply with the City's Noise Bylaw;
- some existing building materials will be replaced and new materials will be added to improve the appearance of the building;
- the applicant has agreed to various covenants and agreements to allow the future widening of No. 2 Road and Steveston Highway and the proposed landscape design responds to this future condition; and
- bollards will be installed along the edge of the reduced children's play area opposite the surface parking area adjacent to the south property line to provide safety to children.

Travis Martin, van der Zalm + Associates Inc., briefed the Panel on the main landscaping features of the project and highlighted the following:

- proposed landscaping at the intersection of Steveston Highway and No. 2 Road mimics the landscaping in the City's Fire Hall No. 2 across the street to create a node at the focal intersection and enhance the gateway feel to the intersection;
- a pedestrian walkway is proposed to be installed from the Steveston Highway and No. 2 Road intersection towards the building to enhance pedestrian accessibility to the site;
- special paving treatment is proposed for vehicular entry points into the site;

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- an existing on-site tree on the proposed right-of-way (ROW) along No. 2 Road will be removed due to its poor condition;
- two trees are proposed to be planted on-site in other locations outside of the ROW;
- a solid wood fence is proposed to be installed along the south property line to provide visual and noise buffer to the neighbouring property to the south;
- the existing outdoor children's play area will be reduced in size to accommodate a larger parking area on the south side;
- the larger children's play area proposed on the roof of the building includes a variety of active and imaginative play opportunities as well as areas for seating and socialization;
- different types of ground materials are proposed on the roof top children's play area; and
- trees in movable planters are proposed to be installed on the roof top children's play area to provide shade and opportunities for children to experience seasonal changes.

Panel Discussion

In response to a query from the Panel, Mr. Massie advised that the roof top mechanical equipment units are located quite a distance away from neighbouring residential homes and will not pose potential noise concerns. In addition, Sara Badyal, Planner 2, noted that the proposed new roof top equipment has been reviewed by an acoustic engineer and an acoustic report has been received which confirms that the new equipment will comply with the City's Noise Bylaw.

In response to a further query from the Panel, Mr. Massie acknowledged that the proposed slight increase in building height will not pose a concern to the existing single-family home to the east of the site due to the single-family home's significant setback from its west property line.

Staff Comments

Wayne Craig, Director, Development, advised that there are three proposed variances associated with the project and noted that (i) the height variances are limited to the access routes to the roof top play area and will allow for the more intensive use of the building, (ii) the proposed service closet setback variance on the east side yard is limited to a distinct area both vertically and horizontally, and (iii) the proposed drive aisle setback variance along the No. 2 Road and Steveston Highway frontages is a function of the statutory right-of-way (ROW) that the applicant is required to provide for future widening of No. 2 Road and Steveston Highway.

Mr. Craig further noted that there will be a City Work Order required prior to Building Permit issuance for a bus pad installation along Steveston Highway.

In response to a query from the Panel, Mr. Craig confirmed that the City's Transportation staff have reviewed the proposed variance for minimum manoeuvring aisle width and noted that similar variances have been granted to other commercial projects.

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Gallery Comments

None.

Correspondence

None.

Panel Discussion

In response to a comment from the Panel, Mr. Massie stated that the agricultural zoned portion of the subject site has been well developed by the owner and planted with fruit bearing trees. He added that the owner hoped the area could provide gardening opportunities for children in the day care facility and is envisioned to become a future demonstration farm to children in the community.

In response to a query from the Panel, Mr. Massie confirmed that there are no proposed changes to the existing septic field on the agricultural zoned portion of the subject site.

The Panel then expressed support for the project, noting the creative design of the project particularly the proposed roof top children's play area.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of second floor and roof top additions at 6020 Steveston Highway on a site zoned "Neighbourhood Commercial (CN)" and "Agriculture (AG1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *increase the maximum permitted building height from 9.0 m to 10.2 m;*
 - (b) *reduce the required 3.0 m minimum east side yard setback from 3.0 m to 2.3 m for a mechanical closet that is approximately 3.4 m in height and 3 m in width; and*
 - (c) *reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m.*

CARRIED

2. **Date of Next Meeting: March 28, 2018**

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3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:50 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 14, 2018.

Robert Gonzalez
Chair

Rustico Agawin
Committee Clerk