



**Development Permit Panel
Wednesday, April 10, 2013**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Dave Semple, 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, March 27, 2013, be adopted.

CARRIED

2. Development Permit DP 12-616142

(File Ref. No.: DP 12-616142) (REDMS No. 3723626)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8751 Cook Road

INTENT OF PERMIT:

1. To permit the construction of eight (8) three-storey townhouse units on a site zoned High Density Townhouses (RTH3); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m; and
 - b) allow a total of fourteen (14) tandem parking spaces in seven (7) townhouse units.

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Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., and Patricia Campbell, PMG Landscape Architects, provided the following information regarding the proposed development:

- a total of eight (8) three-storey units are proposed in two (2) buildings;
- the outdoor amenity space includes: mailboxes, bench, bicycle parking spaces, and two small play features;
- the property falls under the Aircraft Noise Policy Area which required the installation of air conditioning for the units;
- one 24" cedar tree will be retained and protected in the southwestern corner of the site, however, all other trees will be removed and replaced with a mix of 15 coniferous and deciduous trees, as well as, a variety of shrubs and ground covers;
- an existing right-of-way prevents tree planting along the north property line; and
- permeable concrete pavers are proposed along the drive isle.

Panel Discussion

In response to queries from the Panel the following additional information was provided:

- security for the play amenity space includes a 42" high metal fence and hedge along Cook Road;
- the amenity space is proposed for the south side of the property to allow for maximum sun exposure;
- the garbage and recycling enclosure is located inside the ground floor of the south building and the containers are wheeled out for collection purposes;
- the convertible unit has been designed: (i) to accommodate a vertical lift in the stacked storage space; (ii) to provide wheel chair access directly from the sidewalk; and (iii) to accommodate accessible parking in the garage area; and
- architectural features include pillars and porch that allow two balconies to overlook the street and amenity area for usual interest.

Staff Comments

Wayne Craig, Director of Development, commented that the variances were identified at the time of rezoning. The tandem variance is supported as it provides 15 residential parking spaces for the development which is in excess of the minimum parking requirements by the Zoning Bylaw. He commended the applicant in their efforts to retain the tree on the southwest corner of the site as well as the trees on the neighbouring property.

Mr. Craig noted there was discussion with the applicant regarding alternative locations for the amenity space and the visitor parking. The amenity space was located along Cook Road to capitalize on the sun exposure in that area.

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In response to queries, Mr. Craig stated that the proposal exceeds the 50% limit for tandem parking. However, parking requirements within the City Centre are reduced in comparison to the City as a whole and by permitting the proposed tandem parking, five (5) additional resident parking spaces have been accommodated on the site.

He further noted that the convertible unit has been designed with wider doors, hallways, and turning radius in the bathroom, bedroom and kitchen.

Correspondence

None.

Gallery Comments

Ian Stewart, 14-8691 Cook Road, expressed his concern that the development may obstruct the sun reaching his residential unit and inquired about the proposed setbacks from the street and the west property line for the proposed south building.

In response to the aforementioned concerns, Mr. Craig advised that proposed 6 metre setback from the Cook Road property line is greater than the 4.5 metre minimum requirement under the Zoning Bylaw. In addition, the proposed approximately 3 metre setback for the west side yard is greater than the minimum setback required in the Zoning Bylaw.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of eight (8) three-storey townhouse units at 8751 Cook Road on a site zoned High Density Townhouses (RTH3); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum lot area from 1,800 m² to 1,347 m² and the minimum lot width from 40.0 m to 25.0 m; and*
 - b) *allow a total of fourteen (14) tandem parking spaces in seven (7) townhouse units.*

CARRIED

3. Development Permit DP 12-622136
(File Ref. No.: DP 12-622136) (REDMS No. 3807886 v.2)

APPLICANT: Chandler Associates Architecture Inc.

PROPERTY LOCATION: 3388 Sweden Way (formerly 12751 Bathgate Way)

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INTENT OF PERMIT:

1. To permit the renovation of an existing building including an approximate building addition of 1,114 m² (11,991 ft²) on a site zoned Industrial Retail (IR1); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) increase in lot coverage from 60% to 68.4%; and
 - b) allow a maximum of 8 tandem parking spaces for employee use only.

Applicant's Comments

Christopher Block, Chandler Associates Architecture Inc., and Patricia Campbell, PMG Landscape Architects, provided the following information regarding the proposed development:

- the proposal is to renovate an existing 1970 vintage concrete block warehouse, including the construction of additional 12,000 ft² of office space on the east side of the building;
- the development design was to create a modern westcoast aesthetic with new architectural features (i.e. canopies, metal panels, and lifestyle imagery);
- a small upper floor amenity space for staff, including gym and showers, has been provided;
- a key factor in considering renovation and addition, rather than demolition and construction, was the 68% reduction in waste material achieved through renovating;
- the proposed tandem parking spaces are intended for staff parking;
- sustainable features included: (i) keeping the existing building; (ii) suspending the second storey addition over the parking area negating the need for underground parking and mitigating the heat island effect by using a new light coloured roofing material; and (iii) natural lighting through extensive glazing and the installation of skylights;
- the landscape design provides for: (i) new sidewalks and street trees along Sweden and Bathgate Ways; (ii) fencing and plant screening around the hydro kiosk and the loading and garbage pickup area; (iii) significant landscaping along the building foundation; and (iv) porous pavers along the pedestrian and vehicular aisle; and
- an existing cypress on the adjacent property will be protected throughout the redevelopment.

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Panel Discussion

In response to queries from the Panel, it was noted that an existing walkway through the IKEA site connecting to Sweden Way will provide pedestrian access to the key entrance from Sweden Way. In addition, pedestrian traffic from the direction of Bathgate Way will be through the drive aisle that will be constructed using porous pavers to delineate a pedestrian zone within the parking area. It was further noted that the tandem parking spaces would be dedicated for staff use only.

Staff Comments

Mr. Craig noted that the development includes a Servicing Agreement for the construction of the perimeter sidewalks along Sweden Way and Bathgate Way. The development also includes a comprehensive Transportation Demand Management package to allow for a 10% reduction in the parking requirements. The Transportation Demand Management package includes contributions to a bus shelter in the area, cycling and end of trip facilities within the building, and 10% of the parking spaces being electrical vehicle ready.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support of the project as it is a great example of the intensive development desired by the City.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the renovation of an existing building including an approximate building addition of 1,114 m² (11,991 ft²) at 3388 Sweden Way (formerly 12751 Bathgate Way) on a site zoned Industrial Retail (IR1); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *increase in lot coverage from 60% to 68.4%; and*
 - b) *allow a maximum of 8 tandem parking spaces for employee use only.*

CARRIED

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4. New Business

5. Date Of Next Meeting: Wednesday, April 24, 2013

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:30 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, April 10, 2013.

Joe Erceg
Chair

Heather Howey
Acting Committee Clerk