



**Development Permit Panel
Wednesday, April 15, 2015**

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, Community Services

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 Wednesday, March 25, 2015, be adopted.

CARRIED

1. Development Permit 14-657872
(File Ref. No.: DP 14-657872) (REDMS No. 4537814 v.2)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9055 Dayton Avenue (Formerly 9051 and 9055 Dayton Avenue)

INTENT OF PERMIT:

Permit the construction of 23 two-storey townhouse units at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)."

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Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., and Patricia Campbell, PMG Landscape Architects, briefed the Panel on the proposed development, noting that (i) the entire existing perimeter hedge will be replaced with new hedges, (ii) 10 feet tall replacement hedges and wood fencing will be used for most of the site's perimeter, (iii) some sections of the replacement perimeter hedge will be 15 feet tall and a section will have hedges but no wood fence, (iv) new five feet tall hedges will be provided along the driveways, and (v) a tree removal permit has been issued to a neighbour for the removal of three trees from an adjacent property.

Discussion ensued with regard to the applicant's commitment to retain the existing hedges at the rezoning application process. In reply to queries from the Panel, Mr. Yamamoto noted that changes to the existing hedge were necessary due to its location along the property line and possible unsavoury appearance when trimmed.

In reply to queries from the Panel, Ms. Campbell advised that all of the existing hedges will be removed and replaced with new hedges. She added that upon the request of some adjacent property owners, sections of the property line will not have a fence and will only have a hedge.

Gallery Comments

Kathy Stephens, 8371 Heather Street, expressed concern with regard to (i) privacy and adequate screening of her property, (ii) trimming of the hedges, and (iii) health of the hedges.

The Chair advised that (i) the Development Permit continues with the property and that hedges cannot be removed or altered below the specified height, (ii) a landscaping security is held for one year following the completion of the proposed development, and (iii) distressed hedges are required to be replaced before the landscape security is released.

In reply to queries from the Panel, Ms. Campbell noted that the perimeter hedge and fence will be installed prior to construction of the proposed townhouses and that the hedges will be watered.

In reply to queries from the Panel, Wayne Craig, Director, Development, noted that (i) options are available to extend the landscape security, (ii) 90% of the landscape security is released after completing a landscape inspection of the site prior to final occupancy, (iii) 10% of the security is withheld for one year following completion, and (iv) the applicant estimates that the hedges would be in place approximately one to two years prior to final occupancy.

Discussion ensued with regard to the mature height of the proposed hedges facing Ms. Stephens's property. Ms. Campbell noted that she anticipates that the mature height of the proposed hedges would reach 18 to 20 feet.

In reply to queries from the Panel, Jackson Lee, Jacken Homes, noted that the applicant would have no control over the future maintenance of the proposed hedges however; the applicant has made an offer to Ms. Stephens to install additional hedges on her property.

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In reply to queries from the Panel, Ms. Stephens noted that screening of her property would be compromised since adjacent property owners have declined the offer from the applicant to plant hedges within their property.

In reply to queries from the Panel, Kerin Matthews, Mountain Maple Ltd., advised that hedges are typically only trimmed approximately three years after planting and was of the opinion that strata corporations generally have limited budgets allocated for hedge trimming.

Irene Webster, 8291 Heather Street, spoke of the proposed development, noting that concerns regarding the removal of three large trees on her property have be resolved.

Panel Discussion

In reply to queries from the Panel, Mr. Craig advised that is possible to register a legal agreement on title to maintain the perimeter hedges.

Correspondence

Ray and Rita Luetzen, 8351 Heather Street (Schedule 1)

Gallery Comments

Mr. Lee advised that concerns from adjacent property owners regarding the pruning of the proposed perimeter hedges have been resolved and that the proposed perimeter hedges will not be pruned below 15 feet in height.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 23 two-storey townhouse units at 9055 Dayton Avenue on a site zoned "Low Density Townhouses (RTL2)."

CARRIED

2. Development Permit 14-657502

(File Ref. No.: DP 14-657502) (REDMS No. 4540854)

APPLICANT: Kasian Architecture Interior Design and Planning Ltd.

PROPERTY LOCATION: 11380 Steveston Highway

INTENT OF PERMIT:

Permit the construction of a 558 m² addition to the building at 11380 Steveston Highway on a site zoned "Industrial Community Commercial (ZC6) – Ironwood Area."

3.

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Applicant's Comments

With the aid of a PowerPoint Presentation (attached to and forming part of these minutes as Schedule 2) Alan Nakaska, Kasian Architecture, briefed the Panel on the proposed development and noted that the proposed addition will incorporate a similar architectural design and use the same building materials and colour schemes as the existing development.

Mr. Nakaska spoke of the proposed design changes made to the proposed development since the initial submission and highlighted the following:

- the proposed building area was reduced;
- the north frontage was reduced by eight feet;
- glazing was added along the south façade;
- landscaping will be installed along the southern property line;
- the proposed addition will incorporate a glass canopy;
- there will be a direct pedestrian connection to the proposed addition;
- the public plaza adjacent to the site will be enlarged; and
- 432 vehicle parking stalls are proposed and will include a more equitable distribution of small vehicle stalls throughout the site.

Florian Fisch, Durante Kreuk Ltd., spoke of the proposed landscape and open space design and noted that (i) the proposed public plaza has been enlarged, (ii) the proposed public plaza will be multi-functional (iii) there will be a wide sidewalk and a landscape strip along the eastern side of the proposed addition, and (iv) there will be a landscaped screen along the south side of the proposed addition.

Farouk Babul, Westbank Projects Corp., spoke of the consultation done with adjacent property owners and advised that the applicant proposed to install way-finding signs and align drive aisles to the adjacent site in order to address concerns expressed by the adjacent business owners however, an agreement could not be made.

In reply to queries from the Panel, Mr. Nakaska noted that efforts were made to minimize visual obstruction to the adjacent property.

Panel Discussion

Discussion ensued with regard to the proposed loading access area and Mr. Nakaska noted that the proposed loading area can be accessed entirely within the site.

In reply to queries from the Panel, Mr. Nakaska advised that historical bylaws at the time of design as well as tenant preference required specific dimensions for the proposed loading area. He added that due to the required dimensions, the area behind the proposed addition is the optimal location for the loading area.

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Staff Comments

Mr. Craig wished to thank the applicant for their efforts in working with staff to address the urban design concerns.

In reply to queries from the Panel, Mr. Craig advised that the zoning bylaw does not require the loading area to be behind the building.

Correspondence

David Porte, Porte Realty Ltd. (Schedule 3)

In reply to queries from the Panel, Mr. Craig advised that the pedestrian connection is part of the Development Permit. He added that way-finding signs are permitted and may be provided by the applicant.

Gallery Comments

Beth Lee, 9591 No. 5 Road, owns a business adjacent to the proposed development and expressed concern with regard to the potential for (i) the visual obstruction of neighbouring businesses, (ii) an increase in truck traffic, and (iii) a shortage of vehicle parking space at the shopping plaza.

Johnny Ahmed, Richmond Martial Arts, owns a business adjacent to the proposed development and expressed concern with regard to (i) available vehicle parking space, and (ii) business signage.

Panel Discussion

In reply to queries from the Panel with regard to the relocation of the easement, Sonali Hingorani, Transportation Engineer, noted that a reconfiguration of the easement to the east could potentially have a 90 degree entrance to the southern property.

In reply to queries from the Panel, Mr. Babul noted that the applicant and Porte Realty Ltd. agree on the relocation of the access easement however are unable to agree on other aspects of the proposed application.

Discussion ensued with respect to alternate configurations of the loading area to allow for the proposed addition to be moved west.

In reply to queries from the Panel, Mr. Babul noted that it is technically feasible to relocate the loading area along the side of the proposed addition and move the proposed addition towards the west however as a consequence, the proposed addition would lose frontage and reduce exposure of the future tenants. He added that a hydro kiosk is located along the western property line and that reconfiguring the drive aisle adjacent to the loading area could potentially reduce vehicle parking space for adjacent business owners. Also, he noted that the applicant is willing to relocate the access easement and provide way-finding signs that meet City regulations at the applicant's cost.

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Discussion ensued regarding the applicant's consultation with Porte Realty Ltd. in relation to relocating the access easement.

As a result of the discussion, the applicant was directed to consult with Porte Realty Ltd. on the relocation of the access easement and the installation of way-finding signs and the pedestrian connection.

Mr. Craig noted that staff can gather information with regard to the final agreement between the applicant and adjacent property owners prior to forwarding the application to Council.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 558 m² addition to the building at 11380 Steveston Highway on a site zoned "Industrial Community Commercial (ZC6) – Ironwood Area."

CARRIED

3. Development Permit 14-677729

(File Ref. No.: DP 14-677729) (REDMS No. 4525605 v.2)

APPLICANT: Buttjes Architecture

PROPERTY LOCATION: 13600 Smallwood Place

INTENT OF PERMIT:

Permit the construction of a 546.9 m² (5,887 ft²) addition at 13600 Smallwood Place on a site zoned "Vehicle Sales (CV)."

Applicant's Comments

Brian Gee, Buttjes Architecture Inc., briefed the Panel on the proposed application regarding (i) urban design, (ii) architectural form and character, (iii) site access, and (iv) circulation of vehicles being serviced on-site.

Panel Discussion

In reply to queries from the Panel, Mr. Gee noted that the applicants are proposing to enclose the service centre and car wash to allow for all weather operation and that the architecture is integrated with the existing building.

Staff Comments

In reply to queries from the Panel, Mr. Craig noted that staff reviewed the proposed designs and that the Richmond Auto Mall Association supports the proposed application.

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Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 546.9 m² (5,887 ft²) addition at 13600 Smallwood Place on a site zoned "Vehicle Sales (CV)."

CARRIED

4. New Business

5. Date of Next Meeting: Wednesday, April 29, 2015

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:48 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 15, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 15, 2015.

To Development Permit Panel
Date: April 15, 2015
Item # 1
Re: 9055 Dayton Ave
DP 14-657872

		INT
✓	DW	
	MJ	mk
	DB	

April 2, 2015

City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Director, City Clerks Office

Subject: DP 14-657872

Unfortunately, we will not be able to attend the meeting scheduled for April 15, 2015, regarding the above mentioned development.

However, we would like the following submission to be entered into the meeting record.

When first made aware of the townhouse development and subsequent detailed site plan, we were delighted that the tree line separating the properties would be kept(except for some trimming). The privacy screening that we have enjoyed over a 35 year period will stay intact, confirmed again in writing by the city planners.

Much to our surprise, an apparent oversight by the developer, then made the tree line, unhealthy, unmanageable and expendable. Home owners that have been affected by this change in plan, were now told by the city to take up the issue with the developer.

Alternatives offered by the developer, have only provided "band-aid" solutions to a much greater issue of, privacy.

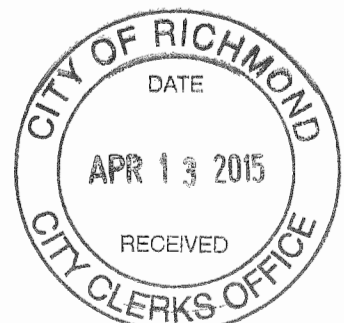
We are also experiencing flooding, of our back yard since pre-loading has taken place. We need to hear assurance from the city that the proposed perimeter drainage will handle the excess run-off from the higher grade site. Conversations with the developer have not given us any confidence that this situation will improve, basically "not our problem".

Very disappointed tax payer.....for 35 years

Ray and Rita Luetzen
8351 Heather Street
Richmond, B.C.
V6Y 2R3

luetzen8351@shaw.ca

604-277-0393





Coppersmith Corner Proposed Expansion

April 15, 2015 DP Panel Presentation



Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
April 15, 2015.



Brief Project Summary

- Previous DP submission July 03, 2014
- Proposed tenant - Bulk Barn
- Proposed expansion area - 557 sq m
- Proposed parking stalls – 432 stalls. 17 over bylaw parking requirement



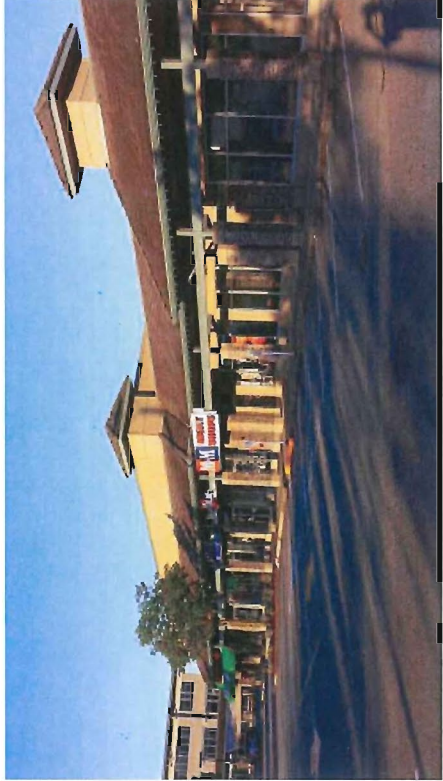
Comments from July 2014 DP Panel

Enhancements to urban design and architectural form and character that would improve integration with other buildings on the site and accessibility to neighbouring site.

This comment was addressed in the revised submission through:

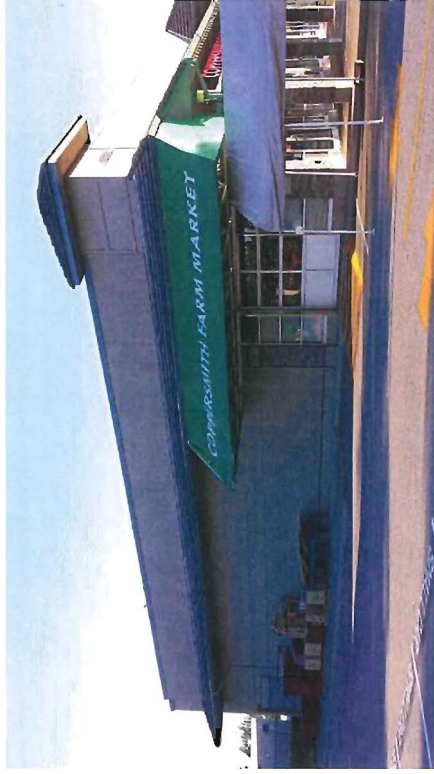
- Matching the governing heights, matching window heights and modules, repetition of the steel canopy detail, employing a simpler and more unified materials palette drawn mostly from the existing Centre and incorporating a feature entry to continue the theme of 'feature towers'.

Integration Into Existing Centre

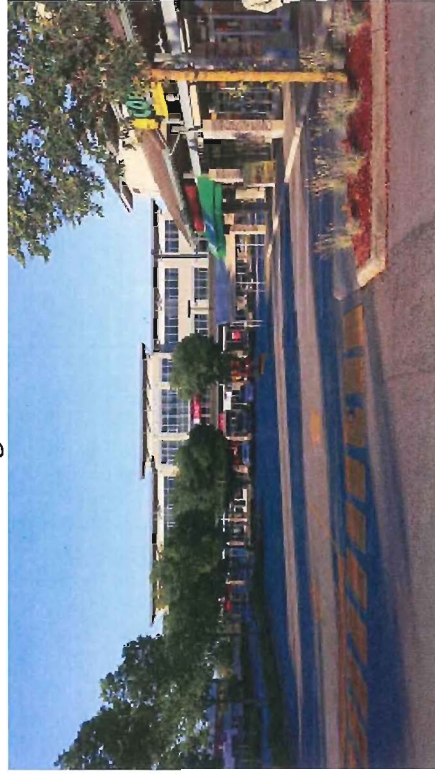


Views of existing CRU 1 & 2

Integration Into Existing Centre



Views towards existing farm market

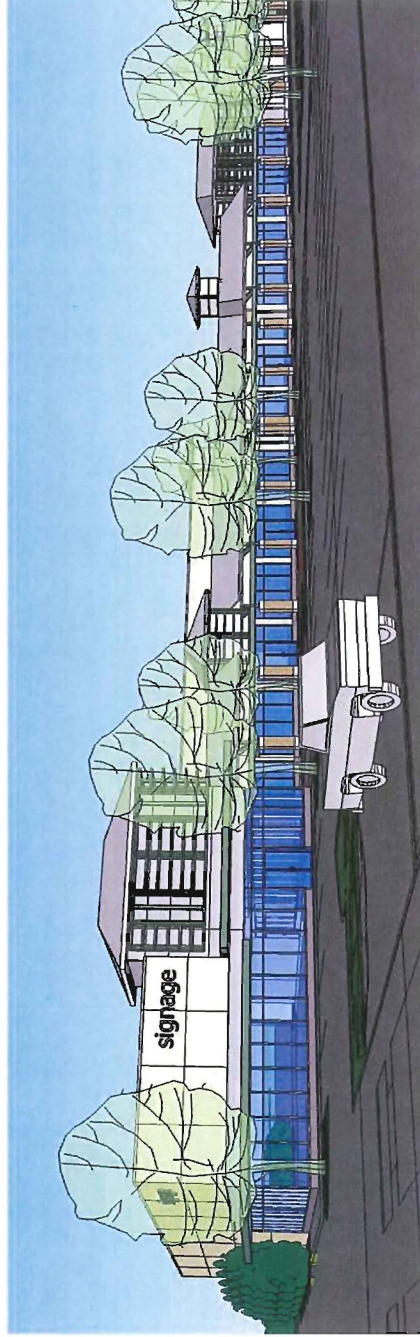


View to south property

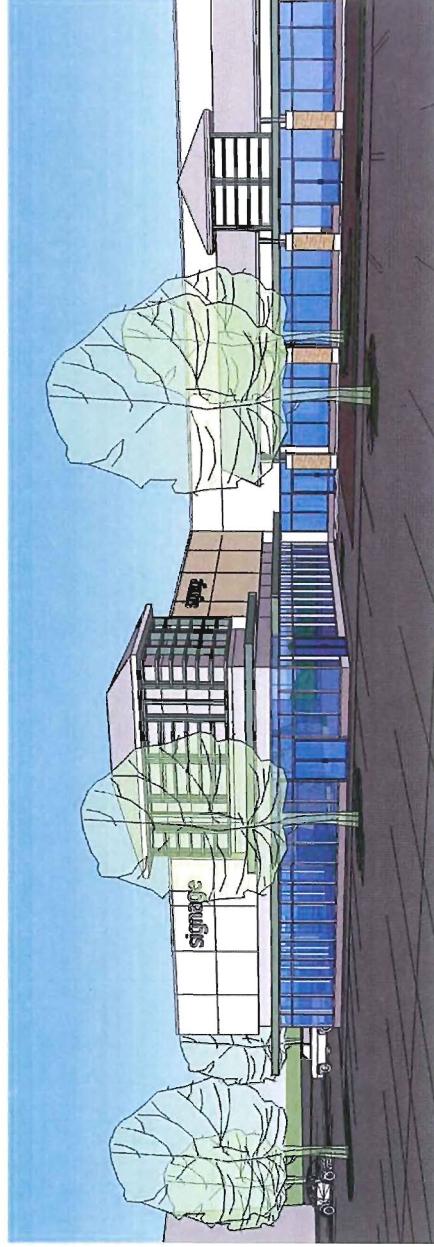


View to east of site

Integration Into Existing Centre



View of expansion from south east



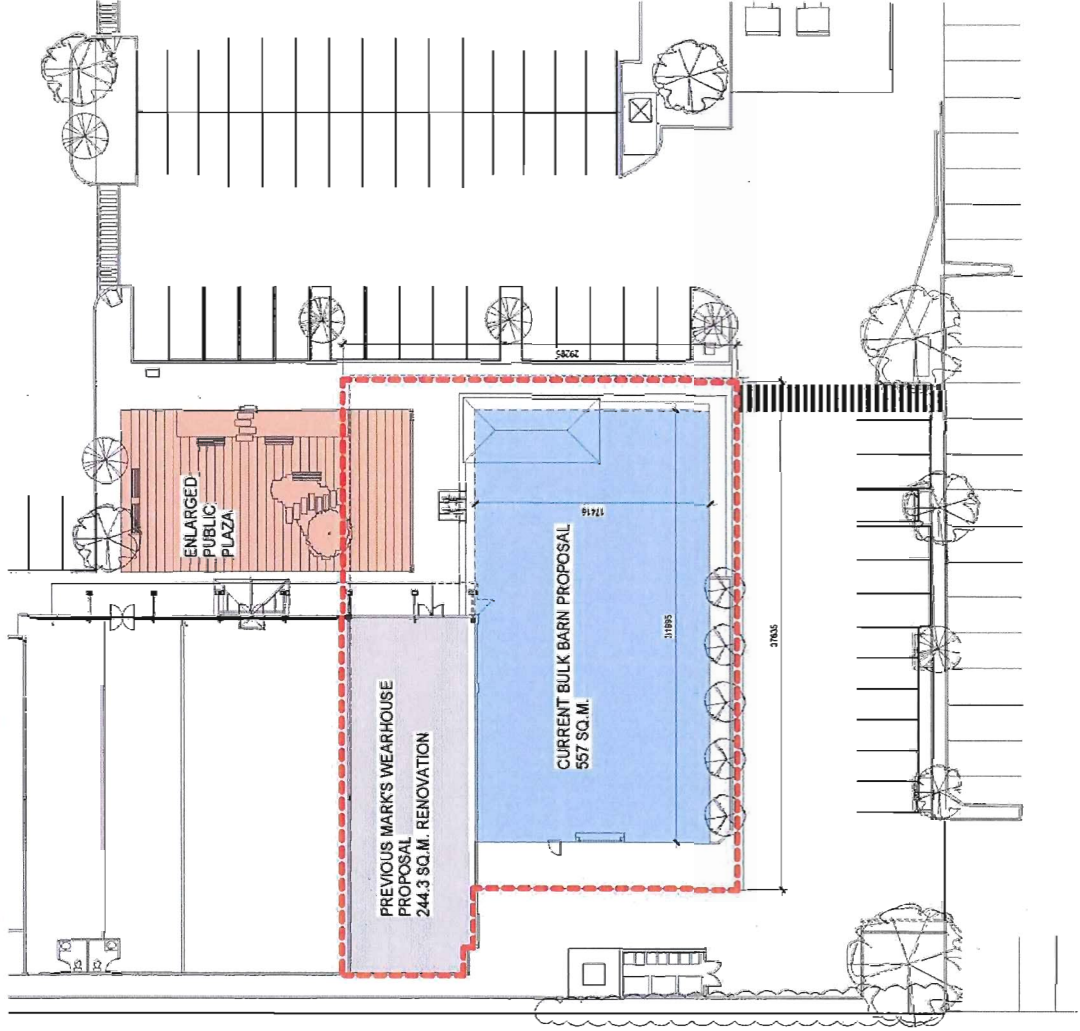
Front view of the expansion



Comments from July 2014 DP Panel

- Mitigating the impact of the proposed addition on the south neighbour by:
 - reducing the building area by 1/3 (879 sm vs. 557 sm),
 - reducing the north frontage by approx. 8 feet,
 - adding glazing to the south façade, and
 - re-instating the landscaping on the south property line.
 - replacing the sloped canopy with a glazed canopy to improve visibility to the neighbors building
 - encouraging a direct pedestrian connection from our new development to the neighbour's retail units

Mitigating the Impact



Previous expansion area: 879 sm

Revised expansion area: 557 sm





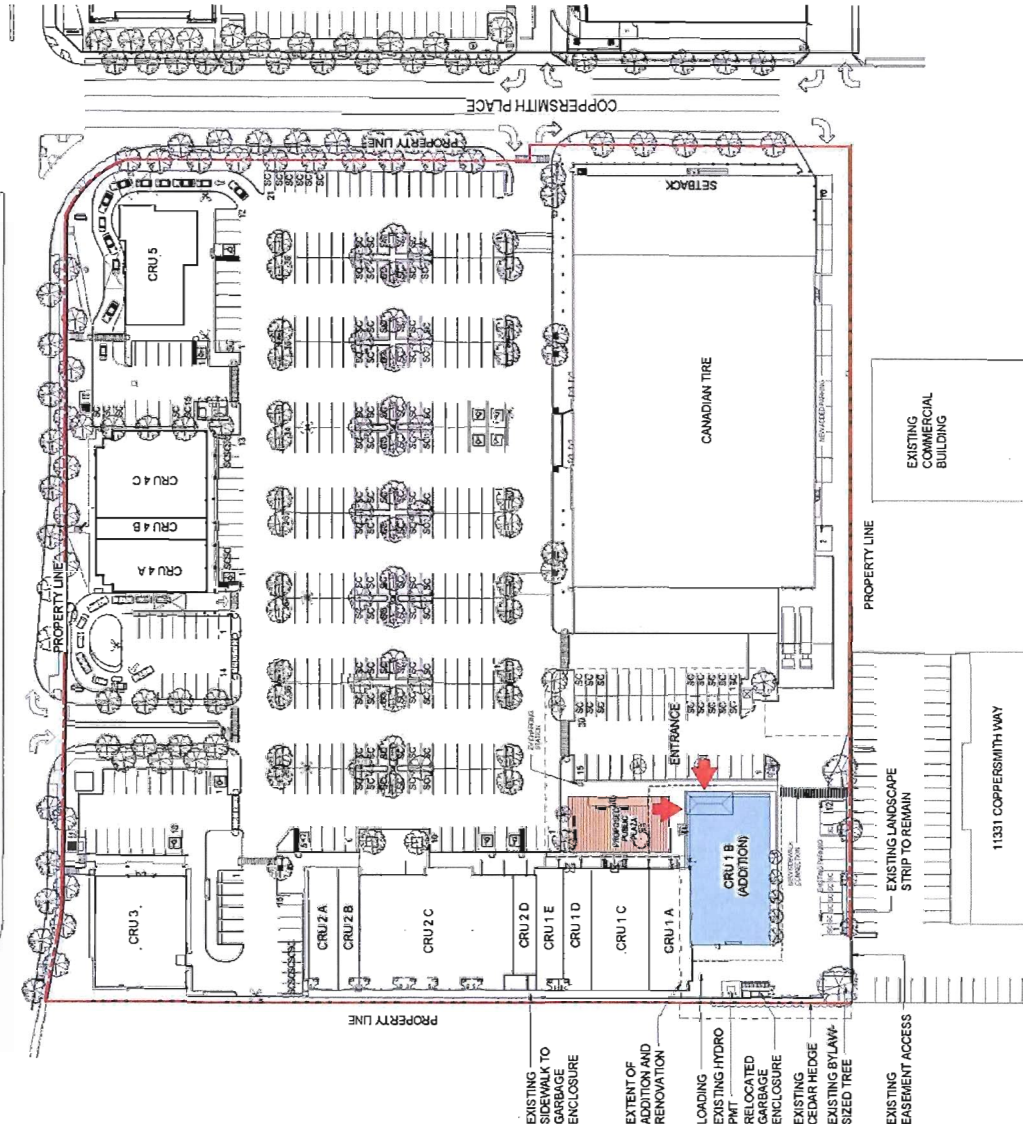
Comments from July 2014 DP Panel

Changes to the location and ratio of small vehicle and regular vehicle

This comment was addressed in the revised submission through:

- Parking layout revised and have distributed the small car stalls throughout the entire Centre's parking area.

Re-distributing Parking



Existing parking required : 397
 Existing parking provided: 471

Proposed parking required: 419
 Proposed parking provided: 432



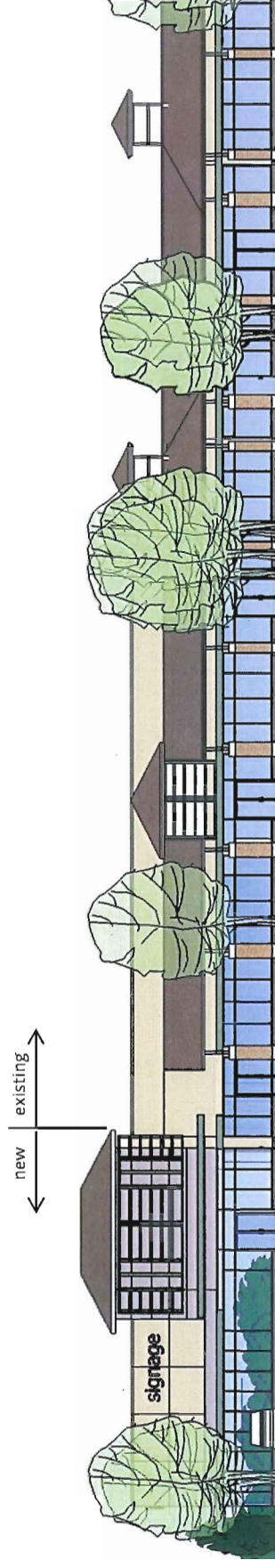


Comments from July 2014 DP Panel

Options to include the renovation of the entire site in the development permit.

This comment is no longer applicable. The current revised proposal is compatible with the existing centre. The extent of the application has been reduced to the new building only.

Compatible with the Existing Centre

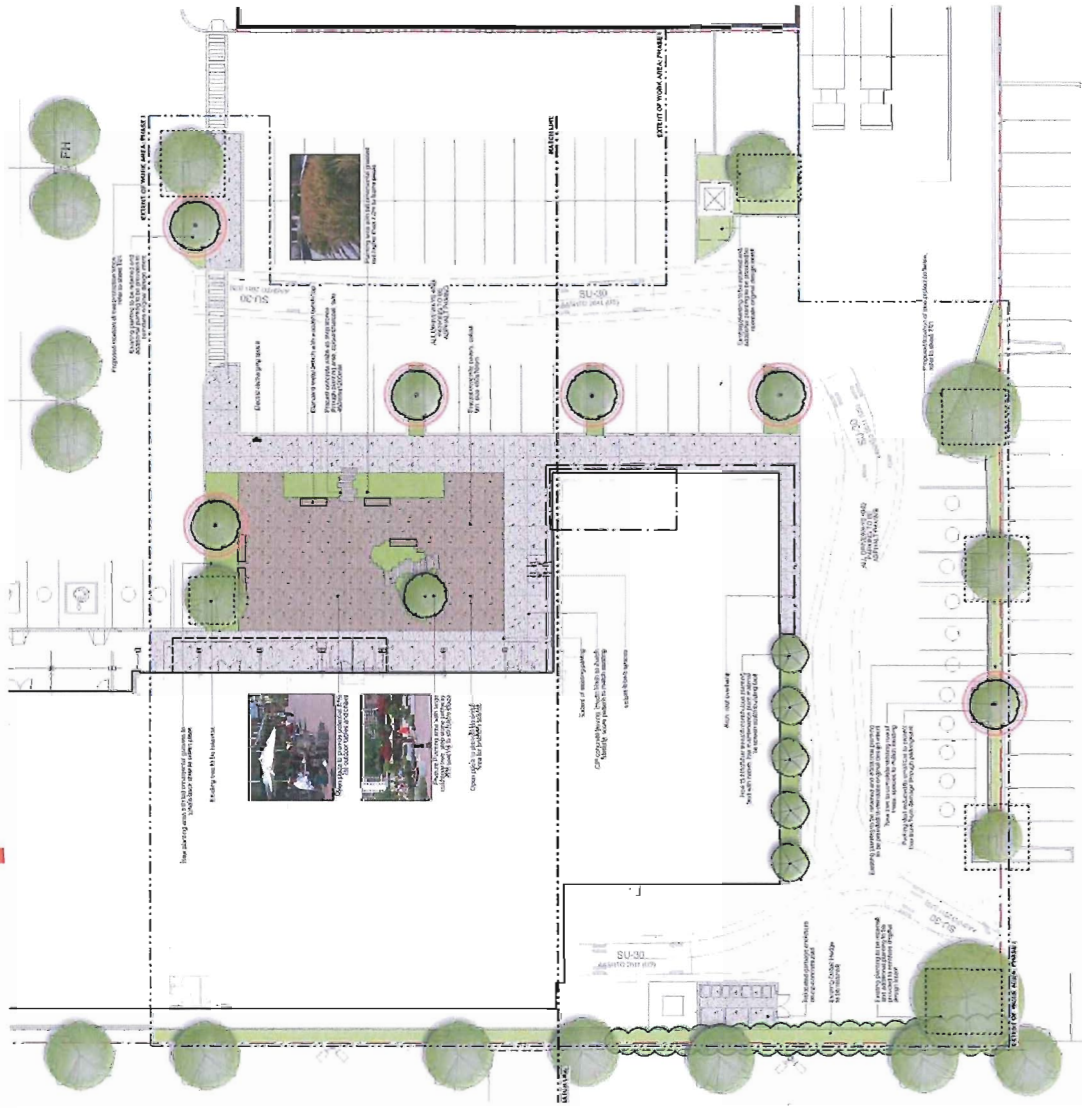


Proposed East Elevation

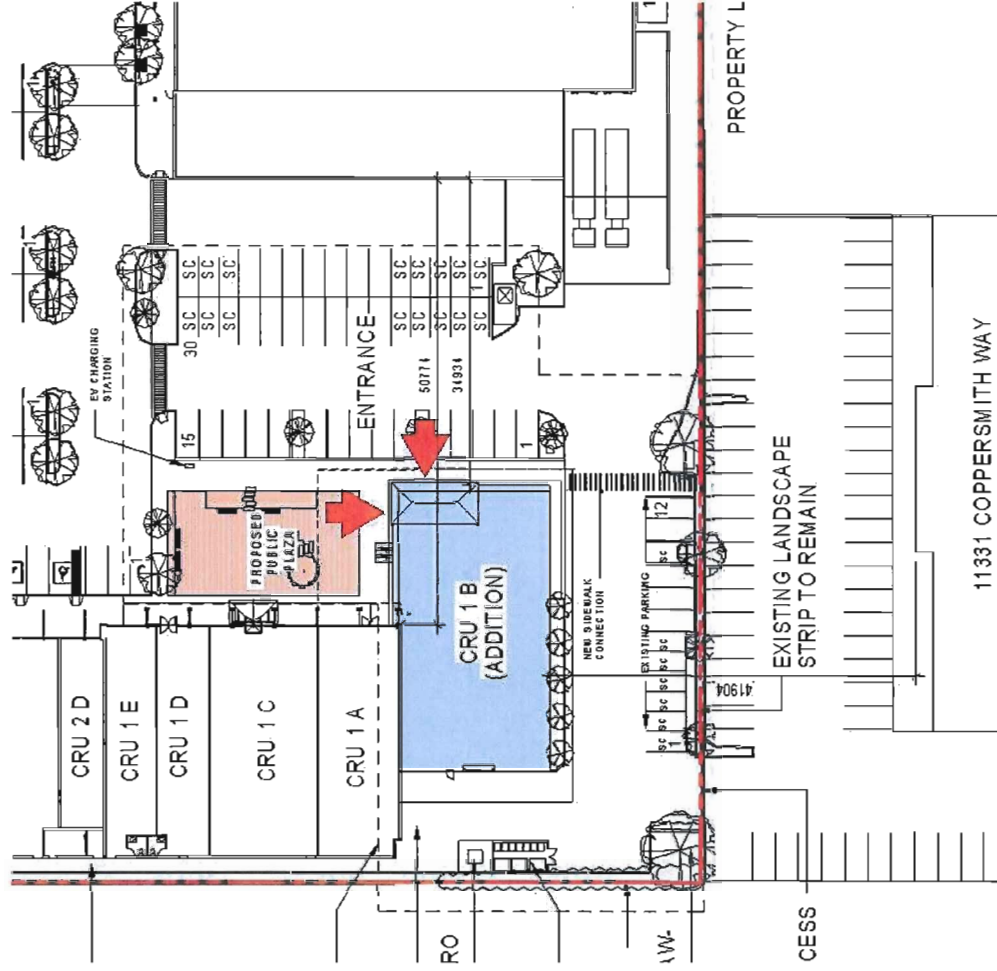


Proposed South Elevation

Landscape Plan



View Analysis - plan



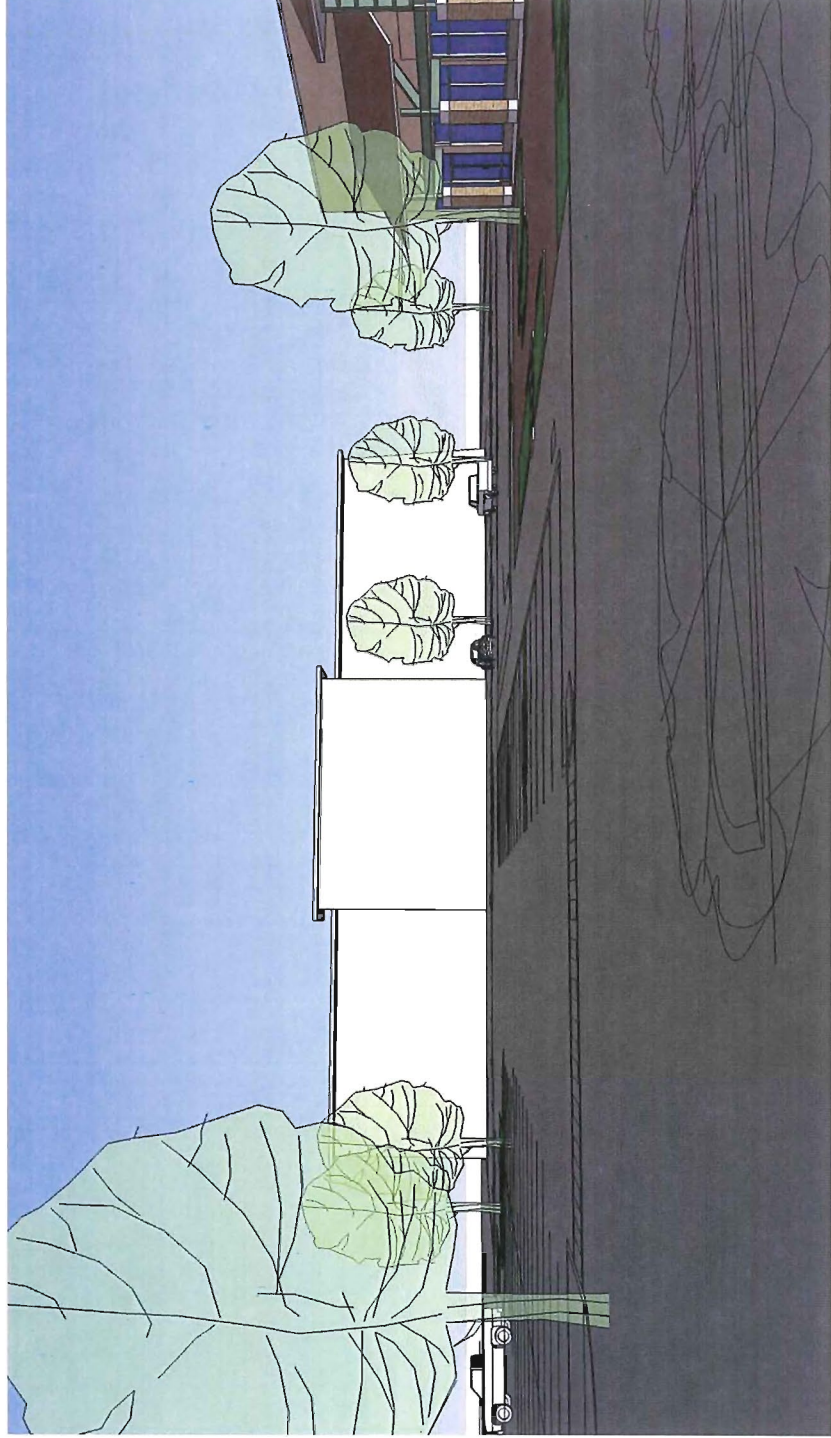
Distance between CRU # 1&2 and CT:

Previous: 50 meters

Current: 35 meters

View reduced by : 30%

View Analysis – before and after



Before

View Analysis – before and after



After

Schedule 3 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 15, 2015.

To Development Permit Panel
Date: <u>April 15, 2015</u>
Item # <u>2</u>
Re: <u>11380 Steveston Hwy</u> <u>DP 14-657502</u>



Porte Realty Ltd.
380 -1665 West Broadway
Vancouver BC V6J 1X1
t 604.732.7651
f 604.732.4673
porte.ca

April 13, 2015

Development Permit Panel
c/o Director, City Clerk's Office
6911 No. 3 Road
Richmond, BC V6Y 2C1

Re: File DP 14-657502 – 11380 Steveston Highway

Dear Members of the Development Permit Panel,

Over the past several months, we have attempted to work with the applicant to find a solution to our concerns regarding their proposed expansion. Our last proposal was sent in January of this year and is attached. We have not been able to come to an agreement and therefore cannot support the proposed expansion in its current state.

One of our biggest concerns is that the location of the proposed addition severely limits the visibility and connection between our two properties. Many of our retailers have expressed their concerns over the negative impact this could have on their businesses seeing that almost 70% of our building will be blocked when driving down the new main drive aisle. The joint easement which connects our two properties will also be challenging to locate. It's important to note that the first recommendation from the Development Permit Panel meeting on June 20, 2014 commented on finding a solution to better integrates our two shopping centres.

Another concern is with the proposed loading. This was a concern at the previous panel discussion as there were safety concerns with the trucks reversing into the proposed loading area. We are now even more concerned since the number of loading docks has increased to 2. Plan 2b in the staff report shows how the trucks will manoeuvre into the loading bays. We are concerned whether this loading set up includes the proper turning radius and believe a more thorough analysis should be undertaken by a traffic engineer.

Crime Prevention is a topic discussed in the staff report and while the design of the new building incorporates this, it does the complete opposite for our site. Many of our retail stores will face the back of this new building reducing the natural surveillance and creating a "no-man's land".

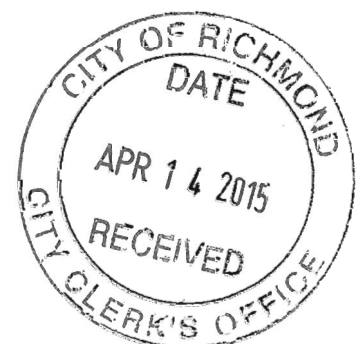
We have proposed a solution to slide the building further west to improve the visibility of our building and investigate how loading could be done on the south end of the new building. This would eliminate the awkward loading situation that exists with the current proposal. The existing joint easement could then be moved further east which would allow for a better connection between the two properties.

We appreciate your consideration of our comments and remain open to finding a solution that works for both parties.

Sincerely,

Porte Realty Ltd.

per: David Porte



To Development Permit Panel
Date: <u>April 15, 2015</u>
Item # <u>2</u>
Re: <u>11380 Steveston Hwy</u> <u>DP 14-657502</u>



Porte Realty Ltd.
380 -1665 West Broadway
Vancouver BC V6J 1X1
T 604.732.7651
F 604.732.4673
porte.ca

January 20, 2015

Mr. Farouk Babul
Westbank Corp.
501 - 1067 West Cordova Street
Vancouver, BC V6C 1C7

Dear Mr. Babul,

Re: Coppersmith Corner at 11380 Steveston Highway – Proposed Addition

Thank you for consulting with us regarding your proposed addition at 11380 Steveston Highway in Richmond. I represent the Landlord who owns the property to the south - 11331 Coppersmith Way. Our preference is for the frontage of your new addition to be no more than 40 feet to minimize the frontage of our building that will be blocked. We understand the tenant you are negotiating with will not accept a frontage that is less than 50 feet and so we will agree to support the proposal with the following conditions:

1. We would like for the glazing on the south side of the addition to run the length of the building until the loading area. We would also like to see a secondary entrance to the store on the south side of the addition. This way, the retail stores in our building will not be looking at the back of a building. Our retail stores were built with the idea that they would be an extension of your shopping centre and there would be a connection between our two properties. This addition is putting a barrier between that connection and we feel an entrance on the south side would help to maintain some continuity.
2. We would like for the joint easement to be moved to the middle of our property and for Westbank to pay all costs involved, including legal. This new easement will avoid accidents and congestion that will likely arise from the joint easement remaining where it currently is. The current easement should be closed off by extending the landscaping island. We will then relocate a couple of parking stalls that we will lose due to the new easement.
3. We would like an exclusive directional/way-finding sign, listing our retail tenants, to be installed in your parking lot, somewhere east of the new addition. The location of the sign is to be agreed upon by both parties. We would like to be consulted on the design and layout of the sign. We would like Westbank to pay for and install the sign; however, we will be responsible for maintaining the sign and updating the signage as our tenants change over.
4. We would like a marked pathway that connects our two properties adjacent to the new easement. This is to be installed at Westbank's expense. The pathway should connect our two properties appropriately at the property line.

5. We have some concerns relating to the proposed double dock loading and the number of trucks that will be driving through the plaza, now that two more docks are being added to the existing ones for Canadian Tire. We require a transportation engineer to confirm that the appropriate turning radiuses can be achieved.

Best Regards,

PORTE REALTY LTD.

A handwritten signature in black ink, appearing to be 'D. Bar-Dayan', written over a horizontal line.

Per: Daniel Bar-Dayan
Director of Asset and Property Management

cc: Cynthia Lussier, City of Richmond