



Development Permit Panel

Wednesday, April 29, 2009

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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, April 15, 2009, be adopted.

CARRIED

2. Development Permit 08-429636

(Report: April 6, 2009 File No.: DP 08-429636) (REDMS No. 2595400)

APPLICANT: Urban Design Group Architects Ltd
PROPERTY LOCATION: 8140 Garden City Road
INTENT OF PERMIT: To permit the construction of a single storey commercial building consisting of a drive-through restaurant and a commercial retail unit at 8140 Garden City Road on a site zoned Community Commercial District (C3).

Applicant's Comments

With the aid of a model and various artist renderings, Paul Chiu, Architect, Urban Design Group Architects Ltd., provided the site context and advised the following regarding the proposed development:

Development Permit Panel
Wednesday, April 29, 2009

- the site, currently vacant, is a single piece of property on the same block as Garden City Shopping Centre;
- the proposed development of this site would complete the commercial uses of the block as a neighborhood shopping complex;
- the proposed development is for two single-storey commercial retail units with a north-south split;
- the proposed south unit will house an A&W restaurant with a drive through and the proposed north unit has not yet been determined;
- the single storey design is consistent with the other single storey buildings along the shopping centre's perimeter;
- lighting is primarily provided from lights attached to the building;
- the south side of the site will use landscaping and downward-directed lighting fixtures to avoid glare onto nearby residential properties; and
- a high wall will be provided on the roof to screen the roof top units from adjacent residential properties.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supported the development permit as the applicant responded well to comments from the Advisory Design Panel and has addressed concerns related to pedestrian connections, the roof top units and diversification of landscaping.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In reply to queries from the Panel, Mr. Chiu advised that class two bicycle stalls are provided adjacent to the building, and dense hedging will be planted in order to screen headlights. It was also noted that the site would be consolidated in a timely manner.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a single storey commercial building consisting of a drive-through restaurant and a commercial retail unit at 8140 Garden City Road on a site zoned Community Commercial District (C3).

CARRIED

3. Development Permit 08-441184

(Report: April 6, 2009, File No.: DP 08-441184) (REDMS No. 2596135)

APPLICANT: David J. Ho

PROPERTY LOCATION: 13191 Princess Street

INTENT OF PERMIT: To permit the construction of a new addition to the existing building at 13191 Princess Street on a site zoned "Light Industrial District (I2)".

Applicant's Comments

Fred Liu, Landscape Architect, Fred Liu Associates Inc., gave a site overview and drew attention to the following features of the proposed development:

- the small addition is proposed at the north edge of the east side of the existing building, fronting onto Princess Street; and
- the proposed addition would ameliorate the operational needs of Soo Singapore Jerky.

Mr. Liu noted that the onsite landscaping improvements have been focused on the Princess streetscape due to its adjacency to residential properties. He highlighted that landscaping will be added adjacent to the existing sidewalk to screen the existing surface parking area, and the existing chain link fence will be repaired in consideration of adjacent residential dwellings. Mr. Liu also commented on the proposed selection of landscaping.

Staff Comments

Brian J. Jackson, Director of Development, advised that the proposed development is a small addition to an existing jerky plant and noted that the surrounding area has seen lots of redevelopment. He also mentioned that the proposed development complies with the intent of the applicable sections of the Official Community Plan and that a development permit is required for this site due to its proximity to properties whose zoning permits residential use.

Mr. Jackson advised that staff supported the development permit, noting that the landscaping changes were satisfactory for the scale of the proposed development.

**Development Permit Panel
Wednesday, April 29, 2009**

In reply to queries from the Panel, Mr. Jackson advised that (i) there are two industrial lots to the north, one with an industrial building and the other with an existing nonconforming residential dwelling; and (ii) screening of such development is typically provided adjacent to permanent residential units.

Mr. Jackson further advised that the applicant had confirmed that they would comply with the City's Good Neighbour program regarding construction in proximity to residences and that a construction traffic and parking management plan would be provided as a part of the Building Permit process.

Correspondence

Daphne Cheng, #6 – 13400 Princess Street (Schedule 1).

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a new addition to the existing building at 13191 Princess Street on a site zoned "Light Industrial District (I2)".

CARRIED

4. New Business

Mr. Jackson advised that no items were available for the Wednesday, May 13, 2009 meeting.

It was moved and seconded

That the Development Permit Panel meeting tentatively schedule for Wednesday, May 13, 2009 be cancelled.

CARRIED

5. Date Of Next Meeting: Wednesday, May 27, 2009

**Development Permit Panel
Wednesday, April 29, 2009**

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:52 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 29, 2009.

Joe Erceg
Chair

Hanieh Floujeh
Committee Clerk