

Development Permit Panel

Wednesday, April 30, 2008

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 16, 2008, be adopted.

CARRIED

2. Development Variance 07- 374149

(Report: April 3, 2008 File No.: DV 07-374149) (REDMS No. 2351609)

APPLICANT: Sanford Design Group

PROPERTY LOCATION: 12020 No. 5 Road and 12040 Rice Mill Road

INTENT OF PERMIT:

Vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- a) reduce the minimum road setback from 6 m to 3 m along No. 5 Road and 3.65 m along Rice Mill Road;
- b) reduce the minimum parking setback from 3 m to 1.75 m along Rice Mill Road; and
- c) permit 10% small car parking spaces (2 of 20 parking spaces)

in order to permit the construction of an industrial warehouse building at on a site zoned "Light Industrial District (I2)".

Applicant's Comments

Dave Sanford. Sanford Design Group, 3751 Jacombs Road, explained that the proposed building comprises 17,000 square feet. He added that due to the size of the site, a rear lane dedication to the south is necessary. Mr. Sanford further advised that in order to accommodate the lane the warehouse building was moved and situated more forward on the site, closer to No. 5 Road. The new siting is further advantageous as it gives the building more street presence.

Mr. Sanford stated that during the design period, an effort was made to ensure that the building's architectural features, such as the stepped articulation of the building, were more attractive and pleasing. He added that the landscape plan includes trees and permeable paving that will also serve to enhance the site's overall appearance.

Staff Comments

Brian Jackson, Director of Development stated that staff recommends the requested variances. He further advised that: (i) two setback variances are for a portion of the property and are a result of staff's suggestion to the applicant to push the building forward on the site, and (ii) the third variance involves small car parking spaces and that the variance is for staff parking spaces.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query, with respect to additional trees being planted on Rice Mill Road, Mr. Sanford advised that the landscape design includes trees and shrubs that are to be planted along Rice Mill Road. He added that the owner proposes to place a small water feature at the northwest corner of the site.

In response to a query regarding the adequate number of parking spots on site for both employees and visitors, staff advised that even with the requested parking setbacks, the parking design accommodates vehicles belonging to employees and visitors.

In response to the Chair's query with respect to tree retention and replacement, Mr. Sanford stated that 22 trees are to be removed from the site as they conflict with the requirement to raise the site, to meet the flood plain construction level conditions. The 22 removed trees will be replaced with 28 new trees. He added that the project arborist recommended that 14 other trees be removed due to their poor health and structure.

Mr. Sanford responded to a further question from the Chair regarding the outcome of the applicant's exploration into the possibility of providing a green roof on the industrial warehouse, and advised that a private contractor had quoted that a green roof would cost \$13.45 per square foot, over and above the typical cost per square foot for a standard roof.

The quote Mr. Sanford received meant that, at minimum, an extra \$100,000 would be added to the cost of the project. The owner had investigated insurance costs for a green roof, and had decided that the anticipated cost of a green roof, plus the insurance required, could not be absorbed.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of the Zoning and Development Bylaw No. 5300 to:

- a) reduce the minimum road setback from 6 m to 3 m along No. 5 Road and 3.65 m along Rice Mill Road;*
- b) reduce the minimum parking setback from 3 m to 1.75 m along Rice Mill Road; and*
- c) permit 10% small car parking spaces (2 of 20 parking spaces)*

In order to permit the construction of an industrial warehouse building at 12020 No. 5 Road and 12040 Rice Mill Road on a site zoned "Light Industrial District (I2)".

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:43 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 30, 2008.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk