



Development Permit Panel Wednesday, May 13, 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, April 29, 2015, be adopted.

CARRIED

1. Development Permit 14-677130
(File Ref. No.: DP 14-677130) (REDMS No. 4541141)

APPLICANT: Grafton Enterprises Ltd.

PROPERTY LOCATION: 20599 Westminster Highway

INTENT OF PERMIT:

Permit the construction of two light industrial buildings and landscape buffers at 20599 Westminster Highway on a site zoned "Industrial Business Park (IB1)."

Applicant's Comments

Wayne Grafton, Grafton Enterprises Ltd., briefed the Panel on the proposed application, noting that the proposed industrial buildings will facilitate the expansion of the existing business.

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In reply to queries from the Panel, Mr. Grafton noted that the subject site is adjacent to Agricultural Land Reserve land and that adequate landscape buffers are proposed.

Mr. Grafton noted that Council previously issued a Development Permit for the subject site and an adjacent site; however the applicant only proceeded with the development of the adjacent site. The Development Permit previously issued for the subject site has since expired.

Staff Comments

In reply to queries from the Panel, Wayne Craig, Director Development, noted that (i) the applicant is proposing to install a storm water reduction system and purchase LEED Green Power Credits to achieve the minimum 100 points required by the *Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw 8385*, and (ii) the proposed landscape buffer is acceptable due to the adjacent land uses, the existing roads adjacent to the site and the planting density of the proposed buffer.

Discussion ensued with regard to the point system of the Green Roof Bylaw and Mr. Craig noted that in lieu of a green roof, applicants must pursue a feature or a combination of features that would achieve the minimum 100 points required such as roof top parking and enhanced landscaping. In lieu of installing features, applicants may opt to gain a portion of the points required by purchasing LEED Green Power Credits. He added that the applicant has opted to pursue a storm water reduction system which translate to 70 points and purchase LEED Green Power Credits which translate to 30 points. Also, it was further noted that the extensive landscaping provided in the agricultural buffer will provide long-term benefits.

Panel Discussion

Discussion ensued with regard to the LEED Green Power Credit's two-year renewable energy contract. The Chair suggested that staff review the Credit's term length.

In reply to queries from the Panel, Mr. Craig noted that access to the adjacent farmland is from the east and no change is contemplated to this agricultural access road.

Correspondence

None.

Gallery Comments

None.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two light industrial buildings and landscape buffers at 20599 Westminster Highway on a site zoned "Industrial Business Park (IB1)."

CARRIED

2. New Business

3. Date of Next Meeting: Wednesday, May 27, 2015

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:38 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, May 13, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk