



**Development Permit Panel
Wednesday, May 15, 2013**

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.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, April 24, 2013, be adopted.

CARRIED

2. Development Permit 09-506645

(File Ref. No.: DP 09-506645) (REDMS No. 3550302)

APPLICANT: Timothy Tse

PROPERTY LOCATION: 7840 Bennett Road

INTENT OF PERMIT:

1. To permit the construction of two (2) back-to-back duplexes on a site zoned "Infill Residential (RI2)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to permit a 0.83 m building projection beyond the vertical height envelope.

Applicant's Comments

Timothy Tse and Keith Ross, Landscape Architect, gave a brief overview of the project highlighting the following salient points:

1.

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- there have been approximately 14 front to back orientated duplex units developed in the area due to lot width;
- the proposed development is compatible in character, form, scale and material to the existing duplex buildings in the area providing a consistent streetscape;
- the variance requested will permit the construction of a gable roof facade that is consistent with other similar projects in the area;
- the landscape design is uniform with the neighbourhood;
- an existing Honey Locust tree on the adjacent property will be protected throughout the construction phase;
- the rear yards are completely fenced and contain a patio, small planting area and privacy screening from the front units;
- individual unit entrances are visible from the public street and delineation of public to private areas is achieved through the use of fences, gates, and landscape features; and
- on site bicycle storage enclosures and parking spaces are provided.

Panel Discussion

In response to queries from the Panel it was noted that no common amenity space is proposed for the development as each unit has private space and that there are a total of 3 parking spaces provided per duplex lot.

Staff Comments

Wayne Craig, Director of Development, advised that the development includes a servicing agreement for frontage improvements along Bennett Road (i.e. curb, gutter, boulevard and sidewalk improvements including culvert/ditch infilling) and the construction of the rear lane. The variance is consistent to other variances that have been granted in the area. There are 2 convertible units included in the proposal and all units have Aging-In-Place features.

Correspondence

Rob Bodnar & Norma Miller, 7800 Bennett Road (Schedule 1)

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Staff Comments

Mr. Craig acknowledged receipt of the correspondence from Mr. Bodnar and Ms. Miller and confirmed that there is no on-street parking on the north side of Bennett Road and that staff were advised by Community Bylaws that an average of 2 parking complaints are received each year for this area. It is standard procedure that the development drawings not include any proposed frontage improvements as the drawings are intended to reflect the on-site development. The clustering of trees in question at the northwest corner of the site are hedge and shrub plantings and not tree plantings. The last concern related to a desire to have an existing hydro and telephone pole removed; however, until the entire hydro line along Bennett Road has been placed underground BC Hydro is unlikely to remove individual poles.

Gallery Comments

None.

Panel Discussion

The Panel was in support of the project noting the compact design and use of the site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of two (2) back-to-back duplexes at 7840 Bennett Road on a site zoned "Infill Residential (RI2)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to permit a 0.83 m building projection beyond the vertical height envelope.*

CARRIED

3. Development Permit 11-575759

(File Ref. No.: DP 11-575759) (REDMS No. 3820085)

APPLICANT: Oris Development (Kawaki) Corp.

PROPERTY LOCATION: 6160 London Road (formerly 6160 London Road and 13100, 13120, 13140, 13160 & 13200 No. 2 Road)

INTENT OF PERMIT:

1. To permit the construction of a mixed-use development containing 76 residential units distributed in three levels over a 1,311.0 m² (14,112 ft²) commercial ground floor level and on-site parking for 193 cars on a site zoned "Commercial/Mixed Use (ZMU20) – London Landing (Steveston)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:

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- a) reduce the west side required setback for columns supporting a roof forming part of the building from 1.8 m to 1.6 m and to 0.60 m at the corner of London Road and No. 2 Road; and
- b) reduce the required east side setback for a storey above the first storey from 7.0 m to 6.20 m for the second level of the building only.

Applicant's Comments

Dana Westermarck, Oris Development (Kawaki) Corp., Rob Whetter, Cotter Architects, and Joseph Fry, Hapa Collaborative, provided the following information regarding the salient features of the proposed development:

- the proposed development is directly associated to the design and construction of a waterfront public park and new dike along the south side of the site and the southern end of No. 2 Road;
- the reduction of the west side setback is for columns supporting a roof forming part of the building;
- the setback variance at the corner of London Road and No. 2 Road is due to the corner cut road dedication at London Road and No. 2 Road bringing the building closer to the property line;
- a Montessori School, music studio, and commercial units are proposed in building 'B' while a restaurant space and smaller commercial units wrap around building 'A';
- offsite servicing agreements associated with the development cover the following works: Waterfront Park, Dike, and frontage upgrades on London Landing and Dyke Road;
- the overhead hydro lines along No. 2 Road and London Road will be removed as part of the redevelopment;
- the 2 buildings have been designed to reflect local historical structures (i.e. cannery buildings) and storefronts that have evolved over time;
- the two buildings are separated by a north-south pedestrian Mews and public access of the Mews will be secured by a Public Right-of-Passage Right-of-Way; and
- the proposed development landscaping and open space design is interrelated with and influenced by the public open spaces to achieve a natural integration between the waterfront park/dike public spaces and the outdoor areas of the proposed development.

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Panel Discussion

In response to queries it was noted that public parking is provided within the buildings for the commercial spaces and is accessible at grade level. There are 9 additional public parking spaces along No. 2 Road and underground parking is provided for the buildings. It was further noted that the development will meet LEED Silver standards equivalency through standard features, such as, energy efficient lighting, Low E glazing systems, and eco-friendly paints and sealants. As well, the development proposes the integration of a Geothermal heating and cooling system. The development will be built out in one phase.

Staff Comments

Mr. Craig advised that the proposed development includes 45 Basic Universal Housing units.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel commended the exemplary efforts of the consultants and staff in re-creating a village at London's Landing and were in support of the project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a mixed-use development containing 76 residential units distributed in three levels over a 1,311.0 m² (14,112 ft²) commercial ground floor level and on-site parking for 193 cars at 6160 London Road (formerly 6160 London Road and 13100, 13120, 13140, 13160 & 13200 No. 2 Road) on a site zoned "Commercial/Mixed Use (ZMU20) – London Landing (Steveston)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the west side required setback for columns supporting a roof forming part of the building from 1.8 m to 1.6 m and to 0.60 m at the corner of London Road and No. 2 Road; and*
 - b) *reduce the required east side setback for a storey above the first storey from 7.0 m to 6.20 m for the second level of the building only.*

CARRIED

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4. Development Permit 13-630025

(File Ref. No.: DP 13-630025) (REDMS No. 3839203)

APPLICANT: Traschet Holdings Ltd.

PROPERTY LOCATION: 9091, 9111 and 9131 Beckwith Road

INTENT OF PERMIT:

1. To permit the construction of two (2) equal-sized buildings with a total floor area of 43,150 ft² (4,009 m²) on a site zoned “Industrial Business Park (IB2)”; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum parking lot drive aisle width from 7.5 m (24.6 ft.) to 6.7 m (22.0 ft.);
 - b) reduce the front yard setback to Beckwith Road from 3.0 m (10.0 ft.) to 1.5 m (5.0 ft.) for the buildings; and
 - a) reduce the east yard setback to the adjacent lot with an older single-family residence from 3.0 m (10.0 ft.) to 0.0 m (0.0 ft.).

Applicant's Comments

David Sanford, Sanford Design Group, & Rob Chetner, Trasolini Chatner Construction Development, gave a brief overview of the development as follows:

- the development proposes the construction of 2 small light industrial buildings on 3 existing lots to be consolidated;
- the buildings will be tilt-up concrete construction style with extensive storefront glazing to provide a commercial look to the development;
- the use of cultured stone and articulation by stepping the panels and entrances provide interest;
- the proposed development will meet LEED Silver equivalency;
- the project will include the development of a rear lane;
- enlarged landscape islands at the front of the buildings will provide great street presentation; and
- the loading area to the rear will be fenced to provide shielding.

Panel Discussion

In response to a query it was noted that the intended uses would be independent small business or light manufacturing.

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Staff Comments

Mr. Craig noted that the servicing agreement will include frontage improvements on Beckwith Road and the rear lane construction. The development will meet LEED Silver equivalency and provide for 2 electrical vehicle parking stalls.

Panel Discussion

Mr. Craig advised that the east yard setback variance is due to the property to the east being residential. A 0.0 metre setback would be permitted provided that adjacent property is not residential. The city has a letter on file from the residential property owner noting that there was no objection to the 0.0 m setback. Beckwith Road is intended to be redeveloped for industrial uses in keeping with the City Centre Area Plan.

Correspondence

None.

Gallery Comments

Helmut Ott, 9151 Beckwith Road, questioned how this proposal would affect any future redevelopment of his property. It was noted that the current project would not affect his redevelopment potential.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of two (2) equal-sized buildings with a total floor area of 43,150 ft² (4,009 m²) at 9091, 9111 and 9131 Beckwith Road on a site zoned "Industrial Business Park (IB2)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum parking lot drive aisle width from 7.5 m (24.6 ft.) to 6.7 m (22.0 ft.);*
 - b) *reduce the front yard setback to Beckwith Road from 3.0 m (10.0 ft.) to 1.5 m (5.0 ft.) for the buildings; and*
 - b) *reduce the east yard setback to the adjacent lot with an older single-family residence from 3.0 m (10.0 ft.) to 0.0 m (0.0 ft.).*

CARRIED

5. New Business

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6. **Date Of Next Meeting: Wednesday, May 29, 2013**

7. **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, May 15, 2013.

Joe Erceg
Chair

Heather Howey
Acting Committee Clerk

**Schedule 1 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
May 15, 2013.**

14 May 2013

Development Permit and Variance – 09-506645
7840 Bennett Road

As owners of the adjacent lot (7800 Bennett), we are unable to support the variance application without resolution of the following items:

- 1) Page two, point one advises street parking is available on both sides of Bennett Road – this is not the case, as there is no parking on the whole north side of Bennett. As can be seen every day, people park their vehicles perpendicular to the road on both Bennett and Acheson, which is an eyesore and an indication that the adequacy of parking spaces has not been addressed. We encourage council to review the number of parking complaints received in this small area.
- 2) Page two, point three indicates that a sidewalk is anticipated, but the drawing on page 12 does not depict any sidewalk – only culverts. Without a sidewalk, perpendicular parking is far more likely to occur on this redeveloped lot.
- 3) Page two, point two advises of additional trees clustered in the north west corner of the west lot (as depicted on page 14). These trees will, with time, diminish the sunlight at the north end of 7800 Bennett. The proposed variance would also diminish the sunlight to our meager green space at the north end and provide an absolute blockage of sunlight to the dwelling (previously good natural light with only a six foot hedge). Therefore, we don't understand the staff comment that the variance would improve the streetscape.
- 4) Page two, point three advises that the utility pole at the west end could be removed, as it is inconsistent with the 16 adjacent lots to the west, which have no utility poles. Yet, there is no firm plan to remove the pole. We encourage the developer to work with BC Hydro, Telus and the City to confirm the removal of this pole, which detracts from the appeal of both 7840 and 7800 Bennett.

Frankly, all points west of 7840 Bennett are consistent with the official community plan. Council has a clear opportunity to extend its vision for the subdivision.

We are willing to meet with the developer, and a city representative, to address our concerns.

Rob Bodnar
Norma Miller
215 Creekside Drive
Saltspring Island V8K2E4

