



**Development Permit Panel  
Wednesday, June 28, 2017**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
Cecilia Achiam, General Manager, Community Safety

The meeting was called to order at 3:34 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on June 14, 2017, be adopted.*

**CARRIED**

**1. Development Permit 17-766428**  
(REDMS No. 5406662 v. 5)

APPLICANT: Shaw Communications Inc.

PROPERTY LOCATION: 8480 River Road

INTENT OF PERMIT:

Permit the construction of a new telecommunications services building and renovate an existing building at 8480 River Road on a site zoned "Light Industrial (IL)".

**Applicant's Comments**

Barry Weih, Wensley Architecture Ltd., accompanied by Kate Gibney, provided background information on the proposed development and with the aid of a video presentation (copy on file, City Clerk's Office), highlighted the following:

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- the proposed project intends to expand and upgrade Shaw Communications services in the neighbourhood, including high-speed internet, cable television, telephone and online video-on-demand;
- the two telecommunications services buildings are not open to the public, will be used infrequently by Shaw technicians, and incorporate security features;
- the project design is consistent with the current zoning of the site and the high quality of its design and materials complements the proposed high-density adjacent developments and the type of development anticipated in the area;
- proposed materials for the front façade of the building facing River Road include wood-grain metal panels, horizontal metal siding and spandrel glass which provide a contemporary character to building;
- large window-like glass spandrel panels on the southwest corner of the front building are proposed to create a sense of openness to the building;
- the front of the building is well landscaped and public art is incorporated on a cast-in-place concrete wall to accentuate the front façade and provide visual interest; and
- vehicle entrance is proposed along River Road which is secured with a high quality finish steel gate that ties in with the architecture of the building.

In addition, Mr. Weih noted that (i) the applicant worked with staff to achieve the proposed design and accommodated features that are not standard to Shaw telecommunications services buildings, (ii) the applicant gave attention to improving the street frontage and landscaping, and (iii) the applicant will make a voluntary contribution to the City's Public Art Fund.

In response to a query from the Panel, Mr. Weih stated that the building will contain primarily racks of computer and computer-related equipment.

Mary Chan Yip, PMG Landscape Architects, briefed the Panel on the main landscaping features for the project and highlighted the following:

- proposed landscaping and street frontage improvements for the subject site take into consideration the future developments in the neighbourhood;
- native and adapted plant species and ornamental grasses are proposed to be planted on site; and
- a mini plaza with a bench surrounded by planting beds is proposed between the River Road frontage and the front building façade.

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#### Panel Discussion

In response to queries from the Panel, the project design team advised that (i) the proposed painted metal fence along the north side of the subject site is intended to enhance the appearance of the north side of the proposed development in anticipation of the future construction of a public road adjacent to the site's north property line, (ii) the south side and rear of the site are proposed to be enclosed with a chain link fence as they are not facing a street, and (iii) installing solid fencing around the subject site is not recommended considering that the site is contained and the proposed chain link fencing provides adequate control to site access.

In response to a query from the Panel, Ms. Chan Yip acknowledged that (i) irrigation for planting at the front of the building is not currently proposed; however, a hose bib will be installed for initial plant maintenance, and (ii) proposed low planting includes native grasses.

In response to a query from the Panel, Neilesh Joshi, Shaw Communications Inc., confirmed that the building's street number will be installed on the concrete wall of the building.

#### Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed development will provide a statutory right-of-way along River Road for future frontage improvements including sidewalk widening prior to the issuance of a Building Permit, and (ii) the applicant will register standard City covenants for flood indemnification and aircraft noise and indemnification.

In response to a query from the Panel, Mr. Craig confirmed that the two buildings will be exclusively for the use of Shaw Communications employees.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a new telecommunications services building and renovate an existing building at 8480 River Road on a site zoned "Light Industrial (IL)".*

**CARRIED**

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**2. New Business**

It was moved and seconded

*That the cancelled Development Permit Panel meeting on August 9, 2017, be reinstated and proceed as originally scheduled.*

**CARRIED**

**3. Date of Next Meeting: July 12, 2017**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:50 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, June 28, 2017.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk