



**Development Permit Panel
Wednesday, July 13, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Catherine Volkering Carlile, General Manager, Community Services
Victor Wei, Director, Transportation

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 June 29, 2016, be adopted.

CARRIED

1. Development Permit 11-566011
(REDMS No. 4880630 v. 10)

APPLICANT: Ecowaste Industries Ltd.

PROPERTY LOCATION: 15111 Williams Road and Richmond Key 1095

INTENT OF PERMIT:

1. Permit the construction of a 65.22 ha (161.14 acres) Industrial Logistics Park at 15111 Williams Road and Richmond Key 1095 on a site zoned "Industrial (I)" that is adjacent to the Agricultural Land Reserve and several Environmental Sensitive Areas, and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Increase the maximum building height from 12.0 m to 13.0 m and that the building height is to be measured from the finished foundation slab and further to apply the Geological Survey of Canada (GSC) datum shown on the phase

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block plan attached as “Schedule B” as the maximum elevation limits for the tallest point on each building, and

- (b) Reduce the minimum number of parking spaces required to 0.56 spaces per 100 m² of gross leasable floor area for those portions of the building used for freight forwarding services or warehouse storage services.

Applicant’s Comments

Angus Beattie, Development Manager, Omicron, provided an overview of the project, noting that (i) the proposed industrial logistics park is centrally located and designed to be a world class and state of the art facility, (ii) the project’s sustainability features address the condition of the subject site, (iii) the project will significantly increase the City’s industrial building inventory, and (v) the project will provide substantial economic benefits to the City.

Alisa Bailey, Project Manager, Omicron, provided background information on (i) the proposed site lay-out of the five-phase project which will be built over a period of up to 20 years, (ii) the applicant’s rationale for the proposed variance on maximum building height and required parking spaces, (iii) that the building height variance request results from the raised land fill site elevation and the industry demand for ceiling height clearance and the parking variance results from appropriate parking rates identified by a parking study reviewed and approved by the City, (iv) proposed treatment of grade differences between the public roads adjacent to the site and the anticipated future final site grade, (v) the proposed off-site infrastructure construction and upgrades including, among others, construction of a new two-lane bridge over the No. 7 Road Canal, improvements to adjacent public roads, and stormwater system discharging directly to the Fraser River.

In response to a query from the Panel, the applicant team confirmed that the greatest grade difference between the site and Blundell Road is nearly 30 feet, with a buffer zone that is sloped 2:1 and planted with trees, shrubs and grasses.

In response to a query from the Panel, Ms. Bailey confirmed that the proposal accommodates cycling and internal roadways are designed with accessible slopes.

Ken Larsson, Connect Landscape Architecture, reviewed (i) the proposed development’s overall landscape design rationale inspired by the Fraser River estuarian habitat, (ii) the planting strategy on its northern and western sides which are bounded by Agricultural Land Reserve (ALR), and (iii) the project’s Riparian Management Area (RMA) and Environmentally Sensitive Area (ESA) impacts and proposed compensations including the proposed construction of an upland wetland habitat in the subject site.

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In response to a query from the Panel, Ms. Bailey advised that (i) the proposed construction of a bridge on Blundell Road over the No. 7 Road Canal will impact on the RMA, (ii) proposed RMA and ESA compensation includes removal of invasive plant species and enhancement of planting on the portion of the subject property adjacent to the No. 7 Road Canal, (iii) future improvements along Savage Road and the proposed construction of the stormwater direct discharge system to the Fraser River will have ESA impacts, (iv) the proposed triangle-shaped upland wetland habitat will provide ESA and RMA compensation.

Panel Discussion

In response to further queries from the Panel, Mr. Beattie confirmed that (i) the requested parking variance for the proposed development was based on the parking study on warehousing and freight forwarding industrial sites in the area and in other municipalities, (ii) the requested variance on maximum building height was based on best practices for new logistics and freight forwarding industrial sites and ceiling heights market demand by potential tenants, (iii) the design and configuration of the future buildings in the subject development will be built to suit the requirements of prospective tenants, and (iv) construction of Phase 1 of the five-phase project is expected to commence in 2017.

Staff Comments

Wayne Craig, Director, Development, advised that the proposal is an adaptive reuse of an existing industrial site and development will be phased. The project's ALR buffer strategy and ESA and RMA compensation schemes respond to the specific conditions in the subject site and the City's sustainability objectives. He added that staff are studying the possibility of introducing amendments to the City's Zoning Bylaw in relation to maximum building height and parking requirements in industrial sites to reflect current best practices. The ALR buffers were reviewed and endorsed by the City's AAC.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support to the proposed development, noting that (i) the grade differences in the subject site are satisfactorily addressed by the applicant, and (ii) the project will add a strong presence in the City's industrial land inventory.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 65.22 ha (161.14 acres) Industrial Logistics Park at 15111 Williams Road and Richmond Key 1095 on a site zoned "Industrial (I)" that is adjacent to the Agricultural Land Reserve and several Environmental Sensitive Areas, and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Increase the maximum building height from 12.0 m to 13.0 m and that the building height is to be measured from the finished foundation slab and further to apply the Geological Survey of Canada (GSC) datum shown on the phase block plan attached as "Schedule B" as the maximum elevation limits for the tallest point on each building, and*
 - (b) *Reduce the minimum number of parking spaces required to 0.56 spaces per 100 m² of gross leasable floor area for those portions of the building used for freight forwarding services or warehouse storage services.*

CARRIED

2. Development Permit 16-727168

((REDMS No. 5007440 v. 2)

APPLICANT: Pritam Samra

PROPERTY LOCATION: 7311 No. 5 Road

INTENT OF PERMIT:

Permit the construction of a single-family dwelling with a garage on a site with an Environmentally Sensitive Area designation at 7311 No. 5 Road, on a site zoned Agriculture (AG1).

Applicant's Comments

Warren Appleton, Project Manager, Keystone Environmental Ltd., accompanied by Jaswinder Singh, designer for the proposed development, and Pritam Samra, property owner, provided background information on the proposed development, noting that (i) approximately half of the subject site is designated as Environmentally Sensitive Area (ESA), (ii) invasive plant species encroach on the ESA and some portions of the ESA are devoid of vegetation, (iii) the proposed development will encroach into the ESA to accommodate the construction of a house and driveway and replacement and upgrading of an existing septic field, and (iv) the proposed ESA compensation scheme includes removal of invasive plant species within the ESA and planting enhancement to diversify the mix of native plants.

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In response to queries from the Panel, Mr. Appleton stated that (i) proposed new planting along the northern property line and the property frontage is intended to diversify native planting and provide a more suitable habitat for a wider variety of birds, and (ii) the detached garage is proposed to be located at the rear of the site due to the location of the septic tank at the front of the property for easier maintenance.

Panel Discussion

In response to queries from the Panel, Mr. Appleton advised that (i) portions of the ESA with higher value vegetation will be retained, and (ii) the proposed planting enhancement at the rear of the site is intended to improve the quality of the retained ESA.

Staff Comments

Mr. Craig noted that the proposed development's approach to areas retained for ESA is to enhance their quality.

Panel Discussion

The Chair noted that the design of the proposed development will significantly reduce the amount of ESA in the subject site and was of the opinion that relocating the septic tank and garage and reducing the paved area within the subject site will lessen the impact to the ESA.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That DP 16-727168 be referred back to staff to work with the applicant to consider redesigning the proposed development in order to lessen its impact to the Environmentally Sensitive Area (ESA) within the subject site.

CARRIED

3. New Business

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Panel Decision

It was moved and seconded

That the Development Permit Panel meetings scheduled on Wednesday, July 27, 2016, and Wednesday, August 10, be cancelled.

CARRIED

4. Date of Next Meeting: August 24, 2016

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:31 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, July 13, 2016.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk