



## Development Permit Panel Wednesday, July 16, 2014

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
John Irving, Director, Engineering

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, June 25, 2014, be adopted.*

**CARRIED**

### 2. Development Permit 14-662568

(File Ref. No.: DP 14-662568) (REDMS No. 4266509)

APPLICANT: 616147 BC Ltd.

PROPERTY LOCATION: 4220 Vanguard Road

INTENT OF PERMIT:

To permit the construction of a 283 m<sup>2</sup> industrial storage warehouse building with mezzanine level at 4220 Vanguard Road on a site zoned "Industrial Retail (IR1)."

#### Applicant's Comments

Wendy Andrews and Reiner Siperko, 616147 BC Ltd., gave a brief overview of the proposed industrial storage warehouse building with respect to (i) urban design, (ii) architectural form and character, (iii) landscape and open space design, and (iv) vehicle accessibility.

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#### Panel Discussion

Discussion ensued with regard to the proximity of the proposed structure to residential areas and the potential for excessive noise. Ms. Andrews advised that she anticipates that the building will mainly be used for storage and no external mechanical equipment will be used.

Discussion then ensued regarding pedestrian access to the site and in reply to queries from the Panel, Ms. Andrews advised that no new crossings are planned and she anticipates low pedestrian traffic to the site. She added that she anticipates that the existing driveway will be maintained and that a sidewalk along the side of the building will be added.

#### Staff Comments

Wayne Craig, Director, Development, noted that additional landscaping will be added on site to provide additional buffering.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

***That a Development Permit be issued which would permit the construction of a 283 m<sup>2</sup> industrial storage warehouse building with mezzanine level at 4220 Vanguard Road on a site zoned "Industrial Retail (IR1)."***

**CARRIED**

### 3. Development Permit 14-657502

(File Ref. No.: DP 14-657502) (REDMS No. 4254762)

APPLICANT: Kasian Architecture Interior Design and Planning Ltd.

PROPERTY LOCATION: 11380 Steveston Hwy.

INTENT OF PERMIT:

To permit the construction of an 882 m<sup>2</sup> addition and exterior renovation to the building at 11380 Steveston Hwy on a site zoned "Industrial Community Commercial (ZC6) – Ironwood Area."

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#### **Applicant's Comments**

Andrew Gordon, Architect, Kasian Architecture Interior Design and Planning Ltd. and Florian Fisch, Landscape Architect, Durante Kreuk Ltd., provided an overview of the proposed site addition and renovation with respect to architectural form and character and landscape and open space design. Mr. Gordon noted that parking stalls will be updated to include small car spaces and that an electric vehicle recharging station will be included in the proposed development.

Discussion ensued regarding the renovation components included in the application. In reply to queries from the Panel, Mr. Gordon advised that renovation of other buildings in the site will be completed in stages and that the proposed renovations will be fully integrated with the original structure.

Mr. Fisch gave an overview of the proposed landscaping and tree retention plan. He added that a wide walkway with seating elements will be included.

#### **Panel Discussion**

Discussion ensued with regard to the addition of parking spaces. Mr. Gordon noted that parking space lines will be repainted to accommodate new parking spaces.

In reply to queries from the Panel, Mr. Fisch commented on the placement of the proposed landscaping features and noted that there will be a net gain of landscaping elements in the proposed renovation.

In reply to queries from the Panel, Mr. Gordon advised that renovations to the structure will include updates to the façade and overhang as well the addition of glazing.

Discussion ensued regarding the access points to the site and Mr. Gordon advised that accessibility and sustainability features will include (i) widening of the sidewalk, (ii) increasing planting in the area, and (iii) installing an electric vehicle recharging station.

Farouk Babul, Westbank, suggested modifying the conditions of the development permit in order to expedite the application process. The Chair advised that the application would need to be referred back to staff in order to modify the development permit conditions.

#### **Staff Comments**

Mr. Craig advised that staff have worked with the applicant on aspects of (i) pedestrian and mobility access to the site, (ii) landscaping upgrades, and (iii) adding an electric vehicle charging station.

In reply to queries from the Panel, Mr. Craig noted that the proposed application meets the requirements for the total number of parking spaces as well as the ratio of small vehicle and regular vehicle parking spaces.

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#### Correspondence

None.

#### Gallery Comments

Referring to letters from businesses in the area, (attached to and forming part of these minutes as **Schedule 1**) and images of the site, (attached to and forming part of these minutes as **Schedule 2**) David Porte and Daniel Bar-Dayana, Porte Realty Ltd., expressed concerns with regard to the proposed application and was of the opinion that:

- the size and location of the proposed application may restrict visibility of and connectivity to the adjacent buildings;
- the design of the proposed application does not reflect the retail nature of the adjacent buildings;
- visibility restrictions may negatively affect tenants of the adjacent building;
- the proposed design may restrict access and lead to traffic congestion; and
- the proposed design may restrict access to the adjacent loading bay and compromise pedestrian safety.

Alex Cairns, Cushman and Wakefield, expressed concerns with regard to the proposed application and was of the opinion that the proposed application may restrict access to adjacent buildings and negatively impact traffic.

#### Panel Discussion

Discussion ensued with regard to further design enhancements to the proposed application that would address concerns related to (i) accessibility to the neighbouring site, (ii) the ratio of small vehicle and regular vehicle parking spaces, and (iii) possible traffic congestion.

The Chair encouraged that the applicant examine the option of including the renovation of the entire site into the permit application. He also encouraged the applicant to undertake further consultation with neighbouring businesses to address concerns related to design.

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**Panel Decision**

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

*That the staff report titled Application by Kasian Architecture Interior Design and Planning Ltd. For a Development Permit at 11380 Steveston Hwy, dated June 20, 2014, from the Director, Development, be referred back to staff to examine:*

- (1) enhancements to urban design and architectural form and character that would improve integration with other buildings on the site and accessibility to neighbouring sites;*
- (2) changes to the location and ratio of small vehicle and regular vehicle parking spaces;*
- (3) options to include the renovation of the entire site in the development permit; and report back.*

**CARRIED**

**4. Development Variance 13-634940**

(File Ref. No.: DV 13-634940) (REDMS No. 4245844)

APPLICANT: Onni 7731 Alderbridge Holding Corp.

PROPERTY LOCATION: 5311 and 5399 Cedarbridge Way

INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 to further reduce the visitor parking requirement from 0.15 spaces/unit, as per Development Permit (DP 12-615424), to 0.10 spaces/unit for a portion of the development located at 5311 and 5399 Cedarbridge Way on a site zoned "High Density Low Rise Apartments (RAH2)."

**Applicant's Comments**

Eric Hughes, Onni 7731 Alderbridge Holding Corp., gave a brief overview of the methodologies of the traffic and parking study related to the proposed application to reduce visitor parking on the proposed development. Mr. Hughes noted that the study compared parking rates of other developments in proximity to the site and the Canada Line. Also, Mr. Hughes advised that the overall parking rate between the two sites would be approximately 0.125 spaces/unit and that there will be interim visitor parking available during the construction phase of the east lot.

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#### Panel Discussion

In reply to queries from the Panel, Mr. Hughes advised that the parking rate on the east lot would remain at 0.15 spaces/unit and that any future reduction to parking rates would be based on market demand.

#### Staff Comments

Mr. Craig noted that visitors will have access to both parking lots which will provide an average parking rate of 0.125 spaces/unit.

#### Panel Discussion

Discussion ensued with respect to pedestrian access to the Canada Line. Victor Wei, Director, Transportation, noted that sidewalk enhancements along Landsdowne Road will provide a continuous connection to Canada Line.

Discussion then ensued with regard to the development contributions to sidewalk enhancements.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Decision

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

***That the staff report titled Application by Onni 7731 Alderbridge Holding Corp. for a Development Variance Permit at 5311 and 5399 Cedarbridge Way, dated June 27, 2014, from the Director, Development, be referred to staff to examine options to reduce the visitor parking requirement from 0.15 spaces/unit to 0.125 spaces/unit and report back to the Development Permit Panel meeting on July 30, 2014.***

**CARRIED**

#### 5. New Business

#### 6. Date Of Next Meeting: July 30, 2014

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**7. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 5:02 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 16, 2014.

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Joe Erceg  
Chair

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Evangel Biason  
Auxiliary Committee Clerk

To : Porte Realty Ltd

Attn: Mr.David Porte

July 7, 2014

Dear Mr. David Porte,

I would like to inform you that I have received the "Notice of Application for a Development Permit" DP 14-657502 from City of Richmond as attached for your reference.

I am uncertain as to what is going to happen later on, as there will be an extended 882 m<sup>2</sup> of space which would block off the view of my business. I have informed your office about the development permit sign that was placed at the front of the soon to be site of construction. My business has already been dwindling because of "Biz" closing down for over 3 months, as well as the upper offices that were occupied before by BC Assessment being empty for almost 2 years. With this new addition to 11380 Steveston Hwy, my business would take another big hit. And it is very difficult for such small business to survive due to potential customers cannot see my restaurant clearly.

Is there any way to either stop or lessen the space of the addition? I heard that even the traffic that leads to my business will be hindered. The passage from Coppersmith Farm Market to our business would be cut off (North to South). I will send a letter to the City Hall that explains why I do not agree with this addition. I would like to keep my business here at your property, and this is all I can do to protect my business.

Thank you so much for you kind attention and I am looking forward to hear your good news.

Best Regards

Eric Pun



Owner of Neptune Bistro

(604-277-6647)

c.c. Mr.Misha Ratner / Ms Tracy Gu



July 7, 2014

To whom it may concern,

I would like to inform you that I have received the "Notice of Application for a Development Permit" DP 14-657502 from City of Richmond.

During lunch time in the weekdays, you can see that some big trucks park in the middle of the coppersmith corner parking lot. Now some long trailers park at the West side of our building, even though the driver is going to coppersmith corner. The load area at the back of Canadian Tire is already very busy, when the truck arrives it sometimes blocks the whole road. Once the parking area is reduced due to the new extension, the congestion will be even worse than before. In addition, not only will the new building block our vision, it will block the emergency vehicles that would come from the north side. Lastly, our existing customers all come from the north side, which means from the back of the main building.

Is there any way to either stop or lessen the space of the addition? I am afraid that even the traffic that leads to my business will be hindered. The passage from Coppersmith Farm Market to our business would be cut off (North to South).

By approving this extension, the City Hall will be creating business at the cost of making us lose business. Please consider these factors before approving the development application.

Thank you so much for you kind attention and I am looking forward to hear your good news.

Best Regards

Eric Pun



Owner of Neptune Bistro

(604-277-6647)

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July 14<sup>th</sup>, 2014

Development Applications Division  
City of Richmond

Re: Development Permit at Ironwood

To whom it may concern,

I am the owner of Steveston Medi-Spa, a business at 11331 Coppersmith Way. This letter concerns the notice of application for DP 14-657502. The proposed extended 882 m<sup>2</sup> of space is unreasonable considering the amount of traffic congestion we already have in our parking lot.

Everyday, there are big trucks in the parking lot for various retailers. The supermarket, Cora, Nando's, and especially Canadian Tire all have large trucks for their inventory. There are also various truck drivers who park their vehicles in the parking lot while they get lunch. This congestion already blocks our view to the Ironwood plaza, if the extension is approved, the situation will get even worse.

Most of our customers approach our shop from the North side of Ironwood Plaza, the extension will not only block their view of our store, it will make vehicle access a lot more difficult for our customers -> please see diagram below.

The City will really negatively impact all businesses at 11331 Coppersmith Way by approving this application. I strongly implore the development panel to consider rejecting this application. It doesn't make sense to create more business for only one retailer while taking away business from 6 or 7 other stores.

Sincerely,

Jun Gu  
Steveston Medi-Spa  
#130 - 11331 Coppersmith Way





# RICHMOND MARTIAL ARTS

**To City of Richmond**

**Re: Development in Ironwood Mall**

I own Richmond Martial Arts in the Coppersmith Mall area and I oppose the development in Ironwood mall because the loss of visibility will decrease our walk in traffic as well hinder people coming for the first time if they can't find the location and since we have competitors in the back of us they may end up going there instead.

Regards,

Johnny Ahmed  
Richmond Martial Arts  
604-780-4001

July 15, 2014

**Director, City Clerk's Office**  
**City of Richmond**  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

Dear Madam/Sir:

**Re: Application for a Development Permit DP 14-657502**

This letter is to express our concerns with regards to the proposed Development Permit DP 14-657502 – 11380 Steveston Highway, Richmond, BC.

Our concerns relate to the following:

Impact on Existing Tenants – 11380 Steveston Highway.

The proposed development will eliminate much needed and used customer parking to existing businesses such as Coppersmith Farm Market and Cora's Restaurant.

Additional retail space will increase the demand for customer and staff parking, whereas the proposed development plans will in fact reduce the available parking spaces for both new and existing businesses.

The proposed development will reduce the access for the delivery of goods to the existing businesses. In particular, vehicle access of semi-trailer trucks and sanitation trucks will create significant problems for the truck drivers, creating significant possibilities for accidents with parked vehicles as well as with pedestrians, customers.

Impact on Tenants and Landlord – 11331 Coppersmith Way.

The proposed development will have significant negative impact on the retail customers of the north side of 11331 Coppersmith Way. The visibility of these retail shops and services will be greatly reduced. Similarly the vehicle access from 11380 Steveston Highway will be significantly difficult to maneuver. The landlord will also experience significant rental value devaluation as a result of the negative impact of the proposed development application.

Thank you for giving us the opportunity to express our concerns in this regards.

Yours very truly,  
**FAIRHOLM & COMPANY**  
Chartered Accountants



**D. FAIRHOLM & COMPANY INC.**  
/ao

**Daniel Bar-Dayan**

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**From:** Daniel Bar-Dayan  
**Sent:** Friday, July 04, 2014 11:18 AM  
**To:** Daniel Bar-Dayan  
**Subject:** pics of Coppersmith - issues with proposal

Issues with having one lane next to Canadian Tire (Google maps – not purposely chosen time by us)  
No way anyone is parking around the side of Cdn Tire







These are left there for extended periods of time – note no truck connected to the cargo. Clearly, very tight for Canadian Tire already.



11331 Coppersmith Way

Richmond, BC V7A 5J9 – approximate address

© 2014 Google

Street View - Sep 2007



Proper Animated Corner













