



**Development Permit Panel
Wednesday, July 26, 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 3:31 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on July 12, 2017, be adopted.

CARRIED

1. Development Permit 16-741123
(REDMS No. 5433324)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 13100 Smallwood Place

INTENT OF PERMIT:

1. Permit the construction of a two-storey auto dealership building and a single-storey car wash building at 13100 Smallwood Place on a site zoned Vehicle Sales (CV); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Reduce the minimum required number of on-site loading spaces from two medium size and two large size, to 1 medium size on-site loading space; and
 - (b) Increase the maximum permitted height for the principal building from 12.0 m to 15.5 m.

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Applicant's Comments

Keiran Walsh, Christopher Bozyk Architects, Ltd., provided background information on the proposed development, noting that the design rationale for the proposed development was driven by the applicant's objective of addressing the main frontages of the two-storey auto dealership which contains retail sales, auto services, and rooftop parking.

In response to queries from the Panel, Mr. Walsh acknowledged that (i) the building massing and facades along Westminster Highway and Jacombs Road are visually broken down through subtle variations in materials, colours and heights, (ii) new trees are proposed to be planted along the Westminster Highway and Jacombs Road frontages, (iii) the northern end of the solid fencing along Jacombs Road will be removed to provide openness and visibility to the main vehicular entrance near the northwest corner of the subject site, and (iv) the south façade of the building fronting Westminster Highway is well treated and features a protruding vehicle element which provides visual interest.

In response to queries from the Panel, Ken Larsson, Connect Landscape Architecture, noted that (i) a surface infiltration swale will be installed off the service area at the south side of the proposed development, (ii) smaller compact trees are proposed along the south property line fronting Westminster Highway, (iii) the south side of the subject site is screened by existing solid fencing consistent with Richmond Auto Mall guidelines, and (iv) the applicant is open to considering alternate fencing materials which provide partial screening of the service areas at the south side of the building to allow more visual permeability and sunlight penetration into on-site landscaping.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there are two proposed variances associated with the proposed development, (ii) the proposed loading variance is supported by staff as it is consistent with those that have been granted to other nearby auto dealerships in recent years, and (iii) the proposed maximum building height variance is likewise supported by staff as it increases the building's functional efficiency and supports on-site densification within the auto mall.

Gallery Comments

None.

Correspondence

None.

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Panel Discussion

The Panel expressed support for the proposed project, noting that the existing perimeter fencing along the south and west sides of the subject site could be improved. Staff were then directed to work with the applicant to replace the solid fencing material with an alternate material to provide more visual interest and permeability to the proposed development prior to Council consideration of the subject development permit application.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit the construction of a two-storey auto dealership building and a single-storey car wash building at 13100 Smallwood Place on a site zoned Vehicle Sales (CV); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Reduce the minimum required number of on-site loading spaces from two medium size and two large size, to 1 medium size on-site loading space; and*
 - (b) *Increase the maximum permitted height for the principal building from 12.0 m to 15.5 m.*

CARRIED

2. Development Permit 16-750045

(REDMS No. 5422081)

APPLICANT: Bontebok Holdings Ltd.

PROPERTY LOCATION: 18399 Blundell Road

INTENT OF PERMIT:

Permit the construction of two single-storey buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)".

Applicant's Comments

Ron Emerson, Emerson Real Estate Group, introduced the project, noting that (i) the proposed development is sited within an overall industrial park and consists of two one-storey buildings and parking with five commercial units, including two drive-through restaurants, (ii) the development will provide food services primarily to employees in the surrounding industrial area, and (iii) a Zoning Text Amendment to allow for the use of the subject property for drive-through restaurants is associated with the proposal.

John Kristianson, CTA Design Group, provided background information on the proposed development and highlighted the following:

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- the proposed layout of the site was driven by the requirements of the two drive-through restaurants within the site;
- vehicular access to the site are provided off the two streets fronting the proposed development;
- proposed design and materials for the two buildings are consistent with the surrounding industrial area;
- scale of the two proposed buildings fits the size of the site and allows adequate vehicle manoeuvring within the site; and
- the number of proposed vehicle parking stalls exceeds the minimum Zoning Bylaw requirement.

Elsteph Reddish, Jonathan Losee Ltd. Landscape Architecture, briefed the Panel on the main landscaping features for the project, noting that (i) three pedestrian walkways are proposed to provide direct access to the site from the street, (ii) three Class 1 and four Class 2 bicycle parking spaces will be provided, (iii) an outdoor plaza with benches, picnic tables, and planters will be incorporated between the two buildings, (iv) permeable pavers are proposed for surface treatment of the outdoor plaza and pedestrian walkways, (v) deciduous and coniferous trees are proposed to be installed on site, and (vi) structural soil trenches will be provided to ensure adequate soil volume for trees.

Panel Discussion

In response to queries from the Panel, Ms. Reddish advised that (i) the proposed location of bicycle parking is accessible to and has clear sightlines from the two buildings, (ii) additional locations for bicycle parking could be identified if needed, and (iii) solar shading could be installed in the outdoor plaza.

Staff Comments

Mr. Craig noted that (i) Transportation staff have reviewed the proposal to ensure adequate drive aisle circulation and drive-through vehicle queuing areas, and (ii) there is a Servicing Agreement for frontage improvements along Blundell Road and Nelson Road associated with the proposal.

Gallery Comments

None.

Correspondence

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 single-storey buildings with drive-through restaurant uses at 18399 Blundell Road on a site zoned "Industrial (I)".

CARRIED

3. GENERAL COMPLIANCE – REQUEST BY ORIS DEVELOPMENTS (HAMILTON) CORP. FOR A GENERAL COMPLIANCE RULING AT PARCEL 3, HAMILTON VILLAGE (FORMERLY PORTIONS OF 23241 AND 23281 GILLEY ROAD, AND A PORTION OF 23060, 23066, 23080, AND PART OF 23100 WESTMINSTER HIGHWAY)

(File Ref. No.: DP 15-716274) (REDMS No. 5459649)

APPLICANT: Oris Developments (Hamilton) Corp.

PROPERTY LOCATION: Parcel 3, Hamilton Village (Formerly Portions of 23241 and 23281 Gilley Road, and a Portion of 23060, 23066, 23080, and Part of 23100 Westminister Highway)

INTENT OF PERMIT:

The attached plans involving changes to the design of the parkade wall and interim landscaping buffer on part of the east elevation of the project be considered to be in General Compliance with Development Permit (DP 15-716274).

Applicant's Comments

Nathan Curran, Oris Consulting Ltd., briefed the Panel on the proposed minor modifications to the Development Permit issuance for a 130-unit senior housing building on Parcel 3 in Hamilton Village, and noted the following:

- the current proposal provides for a north-south greenway proposed to be constructed on the eastern edge of the building's podium parkade and a temporary landscape berm is proposed along the east side of Parcel 3 as an interim grade transition to adjacent single-family lots to the east until their redevelopment in the future;
- the owners of 4651 Smith Crescent, one of the adjacent lots to the east, have requested that the proposed landscape berm and the easement placed on their property be removed;
- the removal of the landscape berm will necessitate decorative treatment for the parkade wall with over-hanging landscaping and the section of the parkade wall adjacent to 4651 Smith Crescent will be set back six inches from the property line instead of the original zero setback; and

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- the remainder of the east parkade wall adjacent to the other single-family lots will be maintained and the original landscape berm will be raised by one meter with a corresponding increase in berm slope.

Panel Discussion

In response to a query from the Panel, Mr. Craig acknowledged that the statutory right-of-way (SRW) over the public greenway along the eastern edge of the building's podium parkade permits the proposed six inches gap between the eastern parkade wall and the east property line, to be filled and the public greenway will be widened when the adjacent property at 4651 Smith Crescent redevelops in the future.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the design of the parkade wall and interim landscaping buffer on part of the east elevation of the project be considered to be in General Compliance with Development Permit (DP 15-716274).

CARRIED

- 4. Date of Next Meeting: August 9, 2017**

- 5. Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:04 p.m.

CARRIED

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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 26, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk