



**Development Permit Panel
Wednesday, September 10, 2014**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Dave Semple, General Manager, Community Services
John Irving, Director, Engineering

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

- 1. That the minutes of the meeting of the Development Permit Panel held on Wednesday, July 30, 2014, be amended to read as follows in the second Panel Discussion under Item No. 2:***

"The Chair spoke of the proposed reduction in visitor parking and noted that the 0.125 spaces/unit rate will provide a buffer in the event that more visitor parking spaces are required than the surveys indicate. In addition, due to undeveloped sidewalk connections, access to the Canada Line is restricted. Furthermore, it was noted that the Panel is not inclined to consider any further visitor parking reductions for this project. Also, concern was raised that the reduction in visitor parking spaces commoditize the parking spaces and comes at the expense of available public parking."

- 2. That the minutes of the meeting of the Development Permit Panel held on Wednesday, August 27, 2014, be adopted.***

CARRIED

2. Development Permit 13-646028
(File Ref. No.: DP 13-646028) (REDMS No. 4267725)

APPLICANT: Sandhill Homes Ltd.

Development Permit Panel

Wednesday, September 10, 2014

PROPERTY LOCATION: 9080 No. 3 Road

INTENT OF PERMIT:

1. Permit the construction of 12 townhouse units at 9080 No. 3 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width on major arterial road from 50.0 m to 43.3 m;
 - b) reduce the front yard setback to Unit A at the southwest corner of the site from 6.0 m to 5.18 m;
 - c) increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units; and
 - d) replace three (3) standard residential parking stalls with small car stalls - one (1) in each of the side-by-side double car garages.

Applicant's Comments

Yoshi Mikamo, Yamamoto Architecture Inc., and Marlene Messer, PMG Landscape Architects Ltd., gave a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design. Mr. Mikamo noted that access to the site is through an existing driveway on the south side of the site and that the driveway will not be extended farther north or east. Mr. Mikamo added that the proposed development will be two and three storeys in height and that the proposed development will include one convertible unit and have accessible parking.

Mr. Mikamo noted that the proposed amenity area is located on the south east corner of the site. He then commented on the tree retention plan and advised that there is a proposal to remove one tree on-site due to the tree's poor condition.

Mr. Mikamo commented on the sustainability features of the proposed development including (i) Low-E Energy Star rated windows, (ii) Energy Star rated appliances, (iii) low flow fixtures, and (iv) individual temperature controls in each room.

Ms. Messer spoke of the proposed landscaping features with respect to (i) the natural play elements in the amenity area, (ii) the edible plants proposed for the site, and (iii) the permeable pavers that will be used in the driveway.

Panel Discussion

In reply to queries from the Panel, Ms. Messer advised that the amenity area will include natural play elements but will not have traditional play structures.

Discussion ensued regarding the variance to reduce the minimum lot width and the front yard setback to Unit A. Mr. Mikamo advised that the proposed variances would allow the site's streetscape and setback to be consistent with the adjacent townhouse development.

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In reply to queries from the Panel, Ms. Messer described the natural play elements of the amenity space including a ramp, a stage deck, balance beam logs and large flat boulders. She also noted that the amenity space will include seating and that edible plants will be added.

Staff Comments

In reply to queries from the Panel, Wayne Craig, Director, Development, advised that the adjacent lot on the north side of the site was a former gas station and is currently designated as a commercial site in the Official Community Plan. He noted that there is currently no indication that a gas station is proposed for the site and that commercial rezoning of the site may be required in the future.

Panel Discussion

In reply to queries from the Panel, Mr. Mikamo advised that there are trees proposed along the north side of the site.

Mr. Craig commented on the developer's efforts to retain trees on the site. He noted that the lot width variance was proposed as a result of the proposed development occurring on an orphaned site. He added that the setback variance on Unit A is consistent with the variance granted for the adjacent townhouse development which will result in a consistent streetscape along No. 3 Road. Also, he advised that there is an additional visitor parking space on-site.

Discussion ensued regarding Council's direction on a reduction of tandem parking. In reply to queries from the Panel, Mr. Craig advised that the development permit was submitted prior to the bylaw amendment related to tandem parking approved by Council in March 2013. He added that staff have worked with the developer to modify the number of tandem parking spaces to work towards reflecting the changes in the bylaw, however a variance is required.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. ***permit the construction of 12 townhouse units at 9080 No. 3 Road on a site zoned "Medium Density Townhouses (RTM2)"; and***

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2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
- a) reduce the minimum lot width on major arterial road from 50.0 m to 43.3 m;*
 - b) reduce the front yard setback to Unit A at the southwest corner of the site from 6.0 m to 5.18 m;*
 - c) increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units; and*
 - d) replace three (3) standard residential parking stalls with small car stalls - one (1) in each of the side-by-side double car garages.*

CARRIED

3. Development Variance 14-665249
(File Ref. No.: DV 14-665249) (REDMS No. 4305450)

APPLICANT: Priority Permits Ltd.

PROPERTY LOCATION: 6951 Elmbridge Way

INTENT OF PERMIT:

- 1. Allow fascia, canopy and projecting signs for the commercial uses in the development; and
- 2. Allow installation of two (2) additional freestanding signs along Elmbridge Way for the existing mixed-use building located at 6951 Elmbridge Way.

Applicant's Comments

Jordan Desrochers, Priority Permits Ltd., and Eric Hughes, Onni Group, briefed the Panel on the proposed application that includes fascia and canopy signs and two additional freestanding signs along Elmbridge Way. Using visual aids, Mr. Hughes described the design and locations of the proposed commercial frontage and freestanding signs. Mr. Hughes anticipates that the commercial portion of the development will open in October, 2014.

Panel Discussion

In reply to queries from the Panel, Mr. Hughes showed the location of the frontage signs in relation to the anchor tenant and the commercial retail units. He added that a variance would be required to allow canopy signs on-site and that tenants would be responsible for applying for individual sign permits.

Discussion ensued with respect to T&T Supermarket's signage plan and Mr. Hughes noted that the said signage plan was currently not available.

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Mr. Hughes and Mr. Desrochers gave a brief description of the design and function of the proposed freestanding signs noting that (i) the pedestrian directional signs would be approximately seven feet tall, (ii) the sign along the corner of Elmbridge Way and Hollybridge Way would be approximately 16 feet in height, (iii) the signs would be porous in design to reduce visual impact, (iv) parking directions will be included on the signs, (v) the signs will not use a light box, and (vi) aluminum panels along with low energy consumption LED lights will be used.

In reply to queries from the Panel, Mr. Craig advised that the pedestal tenant signs are not part of this proposed application.

Staff Comments

In reply to queries from the Panel, Mr. Craig advised that Sign Bylaw No. 5560 does not permit canopy or fascia signs for Residential/Limited Commercial (RCL3) zone. He added that an amendment to Sign Bylaw No. 5560 and/or a Zoning Text Amendment to the RCL3 zone to allow signage for the commercial portion of a mixed use development will be brought forward to Council for review. Also, he noted that since the businesses on-site are scheduled to open soon, an application for a variance permit was being pursued to facilitate signage when the businesses open.

Mr. Craig spoke of the proposed signage and noted that the proposed main freestanding sign will be approximately 16 feet tall and the total signage area would be approximately less than half of what is typically permitted in Sign Bylaw No. 5560. He noted that the canopy and fascia signs would be located along the commercial retail units and that individual tenants will be responsible to apply for sign permits. Also, he added that the size of the canopy and fascia signs would need to comply with Sign Bylaw No. 5560.

Discussion then took place regarding the location and the aesthetics of the proposed freestanding signs in relation to the building's design and architecture.

Correspondence

Crystal Yan, 6971 Elmbridge Way (**Schedule 1**).

Richard Wong, 5511 Hollybridge Way, September 2, 2014 and September 8, 2014 (**Schedule 2**).

Lillian Wong, 5511 Hollybridge Way, September 2, 2014 and September 8, 2014 (**Schedule 3**).

Discussion ensued with regard to the location of the proposed freestanding signs in relation to the addresses of the correspondence received.

Gallery Comments

None.

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Panel Discussion

Discussion ensued regarding (i) the design of the proposed freestanding signs in relation to the design of the buildings on-site and the surrounding neighbourhood, (ii) whether the proposed freestanding signs were needed to direct customers, and (iii) other areas in the Lower Mainland with higher population densities, such as Vancouver, with little or no commercial freestanding signs at new commercial developments.

In reply to queries from the Panel, Mr. Craig advised that the proposed freestanding signs were reviewed by Transportation staff for sightline clearance at the intersection.

Mr. Hughes spoke of the design and features of the proposed freestanding signs and was of the opinion that the sign's design blends with the architecture in the area.

Steve Bernier, Onni Group, provided input on the proposed freestanding signs and noted that based on feedback received, tenants of the development have expressed interest in the installation of freestanding signs. Also, he noted that the proposed commercial units have significant setbacks and could face visibility challenges. He added that one of the anchor tenants, T&T Supermarket, is a specialty grocery store and attracts customers living outside the area. He was of the opinion that customers who are unfamiliar to the area would benefit from the direction that the proposed freestanding signs provide.

Panel Decision

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

It was moved and seconded

That a Development Permit be issued which would vary the provisions of Sign Bylaw No. 5560 to allow fascia, canopy and projecting signs for the commercial uses in the development.

CARRIED

Discussion then ensued regarding the proposed additional freestanding signs and the possible implications for future applications if the permit was granted.

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

It was moved and seconded

That staff work with the applicant to examine options for the installation of freestanding signs on the subject site and report back.

CARRIED

4. New Business

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5. Date Of Next Meeting: September 24, 2014

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:28 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, September 24, 2014.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
September 10, 2014.

CityClerk

To Development Permit Panel

Date: Sept 10 2014

Item # 2

Re:

DV 14-665249

	INT
DW	
MJ	
DB	
✓UR	

From: Amy Yan [amyyan28@gmail.com]
Sent: September 7, 2014 22:44
To: CityClerk
Subject: Re: An objection to vary the provision of Sign Bylaw No.5560. Development variance permit
DVD 14-665249

Categories: 08-4105-20-2014665249 - 6951 Elmbridge Way - Priority Permits Ltd

On Fri, Sep 5, 2014 at 12:47 PM, Amy Yan <amyyan28@gmail.com> wrote:
5 September, 2014

Attention to Director, City Clerk's Office

Dear Sir,

Re: An objection on the Variance Permit of allowing to install two more freestanding signs and canopy signs
along 6951 Elmbridge Way for the commercial uses.

Regarding the application for a development variance permit DV 14-665249- Applicant-Priority Permits Ltd, I
have an objection on allowing to install two more freestanding signs and canopy signs along Elmbridge Way,
Richmond.

I am a resident of unit #1110-6971 Elmbridge Way, Richmond. My concern is too many signs, the complex
will not look very nice and the building is going to look too commercialized. The result will affect the re-sell
values for the residential owners in the future. Therefore, I do not agree and have my objection on this issue.

Thank you very much for your attention.

Best regards
Crystal Yan
1-250-507-8866



Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
September 10, 2014.

To Development Permit Panel	
Date:	Sept. 10 2014
Item #	2
Re:	DV 14-665249

September 8, 2014

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

Dear Sir/Madam:

Re: Notice of application
Development Variance Permit DV 14-665249
Applicant: Priority Permits Ltd.

I write to respond to your letter concerning the subject application, I strongly
object and oppose to this application.

Both myself and my wife are in our eighties, we have recently purchased and
moved into this new building, both of us are extremely sensitive to lights and
we are located on the lower part of the building.

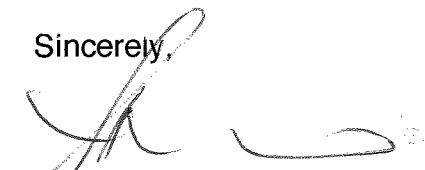
We would very much like to spend the rest of our time in a peaceful environment.
With the installation of these extra signs, both of our bedroom and our living room
are facing 6951 Embridge Way, it will further jeopardize our lives in
addition to dealing with already existed health issues.

We are also concern with the value of our residence as the outlook will become
too commercialized.

In that, we would like to request that you decline the subject application.

Thank you for your consideration.

Sincerely,



Richard Wong
(604) 447-5511

3018- 5511 Hollybridge Way
Richmond BC



CityClerk

From: R Wong [rshwong6@gmail.com]
Sent: Tuesday, 02 September 2014 3:27 PM
To: CityClerk
Subject: Re: Object & Oppose to application for development Variance Permit DV 14-665249
Categories: 08-4100-02-02 - Development- Inquiries and Complaints - Residential

To Development Permit Panel	
Date:	<u>Sept. 10 2014</u>
Item #	<u>2</u>
Re:	<u>DV 14-665249</u>

		INT
DW		
MJ		
DB		

I would like to respond to your letter regarding the following application:

Applicant : Priority Permits Ltd
Property Location: 6951 Elmbridge Way, Richmond BC

Intent of Permit:

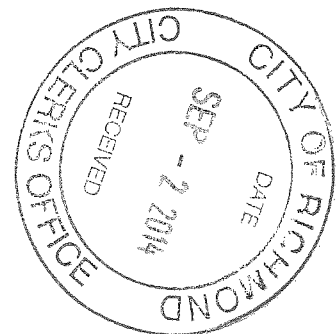
1. Allow facia, canopy and projecting signs for the commercial uses in the development
2. Allow installation of two (2) additional freestanding signs along Elmbridge Way for the existing mixed-use building located at 6951 Elmbridge Way.

AS A RESIDENT OF 3018-5511 Hollybridge Way, Richmond.

I OBJECT AND OPPOSE TO THIS APPLICATION.

Regard,

Richard Wong
(604)447-5511



To Development Permit Panel	
Date:	<u>Sept 10 2014</u>
Item #	<u>2</u>
Re:	<u>DV 14-665249</u>

September 8, 2014

Director, City Clerk's Office
6911 No 3 Road
Richmond BC

Re: Notice of application
Development Variance Permit DV 14-665249

I write to respond to your letter concerning the subject application, I strongly
object and oppose to this intention.

I had worked over 40 years and spent my life time savings to purchase this
condo unit to live and enjoy my retirement years. I have eye problem
and extremely sensitive to lights. Being on the third floor, commercial signs will
seriously affect my daily life.

My condo unit is located right in front of 6951 Elmbridge Way, although my
civic address shows a different on indicated below.

Although this is a mixed-use building, however, the majority use are being
residential. Once it becomes too commercialized, I am sure it will bring negative
impact on the value.

Thank you in advance for your kind consideration.

Regards,


Lillian Wong
(604) 649-1737

3017 - 5511 Hollybridge Way



To Development Permit PanelDate: Sept. 10 2014Item # 2

Re:

DV 14-665249

		INT
✓	DW	
	MJ	
	DB	

CityClerk

From: L Wong [lillianw26@hotmail.com]
Sent: Tuesday, 02 September 2014 2:23 PM
To: CityClerk
Subject: Oppose to the application for development variance permit DVD 14-665249 - Applicant- Priority Permits Ltd

Categories: 08-4100-02-02 - Development- Inquiries and Complaints - Residential

I write to respond to your letter that I have received from your office to my address of 3017-5511 Hollybridge Way, BC.

As a resident,

I would like to put in my objection and oppose to the application of the followings:

1. Allow facia, canopy and projecting signs for the commercial uses in the development
2. Allow installation of two additional freestanding signs along Elmbridge Way for the existing mixed use building located at 6951 Elmbridge.

Regards,

Lillian Wong
(604)649-1737

