

# Development Permit Panel

Wednesday, October 15, 2008

Time: 2:00 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

The meeting was called to order at 2:00 p.m.

## 1. Minutes

It was moved and seconded  
*That the minutes of the meeting of the Development Permit Panel held on Wednesday, August 27, 2008, be adopted.*

**CARRIED**

## 2. Development Permit DP 07-390790

(Report: September 25, 2008 File No.: DP 07-390790) (REDMS No. 2481340)

APPLICANT: Estlin Holdings Ltd.

PROPERTY LOCATION: 13720 Smallwood Place

### INTENT OF PERMIT:

1. To permit the redevelopment of the existing car dealership at 13720 Smallwood Place on a site zoned Automotive Park District (AUP) in order to accommodate the new Auto West Infiniti car dealership; and
2. To vary the minimum north side yard setback for the rear building from 3.0 m to 0.45 m.

### Applicant's Comments

Representing Kasian Architecture Interior Design and Planning Ltd., Architect Ken Mah, accompanied by Project Manager Leon Viger, addressed the panel and used drawings to illustrate the following features of the proposed redevelopment of the former Auto West BMW car dealership located at 13720 Smallwood Place in the Richmond Auto Mall:

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- the Richmond Auto West Infiniti car dealership building is the second project in North America that is being designed to reflect Infinity's international program of rebranding;
- the two components of the project are: (i) the rear auto detailing building will be renovated and (ii) a new double height show room where the existing show room is located;
- the renovated show room area will feature a glass entry façade that will be illuminated and that will glow at night; the glass will be both transparent and frosted, to provide natural light and to ensure enough transparency to view the vehicles on display;
- a new pedestrian walkway adjacent to the new vehicle display area would connect the building to the boulevard sidewalk;
- an access elevator to the second floor would accommodate disabled employees;
- reconstruction of the car wash and detailing area would include the addition of a second floor open deck for staff use and benefit;
- the existing wood roof will be replaced and a preparation centre will be retained and upgraded

Mr. Mah noted that the design had been reviewed and supported by the Auto Mall, by staff and by Richmond's Advisory Design Panel. Mr. Mah added that new landscaping elements would include shrub and ornamental grasses. He concluded by advising that the proposed changes will raise the profile of the Infinity dealership.

**Staff Comments**

Brian J. Jackson, Director of Development, advised that staff recommends in favour of issuing a development permit for the proposed project and he emphasized that the design elements, as presented by the architect and project manager, will enhance the appearance of the former BMW dealership.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

In response to a query regarding not including irrigation and the choice of hardy drought-tolerant plants in the landscaping plans, Mr. Mah remarked that they would be irrigated in their first year to ensure they are well established, and that, with annual precipitation, they will survive and thrive.

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A brief discussion took place with regard to the removal of the undersized small Norway Maple tree (located where the glass showroom will be) and the planting of two 6 cm Katsura trees. One of the replacement trees will be located at the southwest corner of the main building, and the other will be at the northeast corner of the building.

In response to a query from the Chair regarding whether the applicant had adhered to the Auto Mall's design process and guidelines, Mr. Mah advised that the building design and landscaping plans had been presented to the Richmond Auto Mall Association's Board of Directors for review before the applicant applied for a Development Permit. The Auto Mall had approved the building design plans and the landscaping plans.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the redevelopment of the existing car dealership at 13720 Smallwood Place on a site zoned Automotive Park District (AUP) in order to accommodate the new Auto West Infiniti car dealership; and*
2. *vary the minimum north side yard setback for the rear building from 3.0 m to 0.45 m.*

**CARRIED**

**3. Development Permit DP 07-398708**

(Report: September 12, 2008 File No.: DP 07-398708) (REDMS No. 2482074)

APPLICANT: Sandhill Development Ltd.

PROPERTY LOCATION: 11000 No 5 Road

INTENT OF PERMIT:

1. Permit the construction of a hotel with approximately 96 hotel rooms at 11000 No 5 Road on a site zoned "Comprehensive Development District (CD/161)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Increase permitted small car off-street parking spaces from 30% to 32.1% (51 of 159 parking spaces); and
  - b) Decrease the minimum manoeuvring aisle width from 7.5 m to 7.3 m.

**Applicant's Comments**

Architect Pete Lovick, of PJ Lovick Architect Ltd., accompanied by applicant Amar Sandhu, owner of Sandhill Development Ltd., addressed the Panel and highlighted the following features of the proposed seven storey hotel at the south east corner of No. 5 Road and Steveston Highway:

- the hotel represents Phase II of the Sands Plaza commercial mall site and comprises: (i) 96 hotel rooms, and (ii) an enclosed parking structure at grade;

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- this area of the City is a growing commercial node, and a recent traffic study concluded that the hotel development will add no additional congestion in the area;
- there are 159 parking spaces on the site and the majority of the required hotel parking spaces are located within the proposed enclosed structure;
- no new accesses to the complex are proposed as there are two existing vehicle accesses from No. 5 Road; on-site drivers would follow way finding signs to direct them to the lobby and to the hotel parking structure;
- three architectural features enhance the proposed hotel which is highly visible due to its location near the intersection of Highway 99 and Steveston Highway: (i) a one-storey party wall facing Steveston Highway features details of spandrel glass and cultured stone cladding; (ii) the east elevation features bay and cornice projections; and (iii) the upper building includes vertical bays, cornices and projecting roof edge detail;
- the proposed building materials and colour palette are similar to, and a continuation of, those used in Phase I;
- following the applicant's presentation to the City's Advisory Design Panel, small changes were made to the layout of some suites, Crime Prevention Through Environmental Design (CPTED) issues such as lighting near the hotel lobby windows and reconsideration of the trim of windows were addressed;
- landscaping elements are complimentary to those used in Phase I of the complex.

Mr. Lovick stated that the hotel would make an appropriate addition to the commercial plaza and would be a valuable asset to the community.

**Staff Comments**

Mr. Jackson stated that staff recommends that a development permit be issued along with the noted variances for the project. He noted that the developer had considered alternative locations for the proposed hotel, but that given the constraints presented, and the unique configuration of the site at the southeast corner of No. 5 Road and Steveston Highway, the architect and applicant had created a good design. The applicant had addressed staff comments and the application was well received by the Advisory Design Panel.

In response to a query from the Chair, Mr. Jackson advised that no rezoning was necessary to accommodate a hotel structure as the Comprehensive Development District (CD/161) zoning in place allows for a hotel.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

During a brief discussion regarding the flow of traffic and pedestrians around and through the complex, Mr. Lovick advised that a small auto court near the lobby would be used to delineate the parking area from the pedestrian path.

In response to Panel queries Mr. Lovick and Mr. Sandhu advised that:

- there were outdoor bicycle racks onsite; the hotel design does not include a bicycle storage room, but guests could take their bicycle to their hotel rooms; a bike locker component could be added in the future should the need arise;
- the hotel will be marketed as a commercial hotel, but if sports teams are not able to be accommodated at other hotels in the City, they could book into the proposed hotel at the Sand Plaza complex;
- the outstanding charge of \$15,000 for a broken water main would be addressed by the developer before the application was forwarded to City Council to consider permit issuance.

In response to a landscaping inquiry to staff, Mr. Jackson stated that the seven new trees to be planted on the Steveston Highway frontage meet the City's size requirements for trees, as set out in the Tree Protection Bylaw.

In conclusion, the Chair remarked that a hotel is of benefit to the area. He added that the variances requested were minor and common.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of a hotel with approximately 96 hotel rooms at 11000 No 5 Road on a site zoned "Comprehensive Development District (CD/161)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
  - a) *increase permitted small car off-street parking spaces from 30% to 32.1% (51 of 159 parking spaces); and*
  - b) *decrease the minimum manoeuvring aisle width from 7.5 m to 7.3 m.*

**CARRIED**

**4. Development Permit DP 08-438237**

(Report: September 15, 2008 File No.: DP 08-438237) (REDMS No. 2502476)

APPLICANT: Chercover Massie & Associates

PROPERTY LOCATION: 7551 Westminster Highway

**INTENT OF PERMIT:**

To permit the alteration of the Westminster Highway ground floor facade and improvements to the landscaping in the surface parking lots at 7551 Westminster Highway on a site zoned Downtown Commercial District (C7).

**Applicant's Comments**

Robert Weber, Architect, accompanied by Iryna Veverytza, of Chercover Massie & Associates Ltd., addressed the Panel and noted that the project included: (i) a façade renovation improvement to the existing one-storey entry portion of the Richmond Inn's Westminster Highway building facade; and (ii) improvements to the landscaping in the surface parking areas of the Best Western Richmond Inn Hotel, in the Elmbridge Way/Westminster Highway portions of the parking area.

Jonathan Losee, Landscape Architect, reported that new landscaping beds would be added to the Westminster Highway and Elmbridge Way surface parking areas, and would feature new trees. The new beds and trees would break up the surface parking areas but still accommodate easy access to the site. He stated that a pedestrian crossing access with concrete inserts would be added, and an upgrade of the island in the west parking lot would be undertaken.

**Staff Comments**

Mr. Jackson advised that: (i) the facade renovation is small in scope and that the applicant responded well to staff's façade improvement suggestions, (ii) the proposal includes landscaping improvements and, (iii) pedestrian access would be enhanced.

**Correspondence**

None.

**Gallery Comments**

Barbara Jackson, 4500 Westwater Drive, stated that the suite she owns in the Vancouver Airport Marriot Hotel overlooks the location of the façade alterations and the surface parking area that will be enhanced with landscaping elements. She questioned whether the applicant's proposed changes would result in impediments with regard to accessing the Marriott Hotel.

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In response the Chair advised that the project is a minor one, and that the proposed changes to the ground floor façade of the Richmond Inn Hotel would be an improvement on the current appearance of the façade, and that the introduction of new landscaping elements would soften the transition of the parking surface where it interfaces with the surface parking area of the Marriott Hotel.

**Panel Discussion**

In response to a query regarding the proposed materials to be used in the renovation, Mr. Weber clarified that the existing concrete on the building's façade would be replaced by the application of: (i) cultured ledge stone veneer and (ii) new stucco finish panel in limited areas would be applied to the façade, topped with a combination of pre-finished copper coloured corrugated metal roofing and glazing. Mr. Weber added that there were glazing panels interspersed along the building elevation façade.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the alteration of the Westminster Highway ground floor facade and improvements to the landscaping in the surface parking lots at 7551 Westminster Highway on a site zoned Downtown Commercial District (C7).*

**CARRIED**

**5. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled for Wednesday, October 29, 2008 be cancelled.*

**CARRIED**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 2:40 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, October 15, 2008.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk