



Development Permit Panel

Wednesday, October 27, 2010

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

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, October 13, 2010, be adopted.

CARRIED

2. Development Permit 10-539427

(File Ref. No.: DP 10-539427) (REDMS No. 2996246)

APPLICANT: Buttjes Architecture Inc.

PROPERTY LOCATION: 13800 Smallwood Place

INTENT OF PERMIT:

To permit construction to extend the existing car dealership showroom ground floor towards the south side by 1.06 m at 13800 Smallwood Place on a site zoned Vehicle Sales (CV).

Staff Comments

David Brownlee, Planner, advised that the project's contractor was in attendance, but that the Architect was not in attendance.

Panel Discussion

The Chair stated that the Panel would consider Items 3. and 4., and would then return to Item 2., at the end of the meeting.

(See Page 6 for the outcome of Item 2.)

3. Development Permit DP 10-542528
(File Ref. No.: DP DP 10-542528) (REDMS No. 2980410)

APPLICANT: Urban Design Group Architects

PROPERTY LOCATION: 8040 Garden City Road

INTENT OF PERMIT:

To permit the addition of an elevator and associated machine room to an existing building at 8040 Garden City Road on a site zoned "Community Commercial (CC)".

Applicant's Comments

Paul Chiu, Architect, Urban Design Group Architects provided information regarding the addition of an elevator and associated machine room to an existing two-storey building at the Garden City Shopping Centre. Using design boards and photographs, Mr. Chiu drew the Panel's attention to the following details:

- the elevator and machine room are to be located at the northwest corner of the shopping centre, to access the Royal Restaurant located on the second storey;
- there is an existing Cedar tree at the location of the proposed elevator and machine room that has been assessed as showing signs of decline; the recommendation is to remove the tree;
- the plan would provide for conversion of the restaurant's VIP room into a lobby that would allow use of the elevator by second storey tenants in the future;
- the elevator will feature glazed panels and anodized aluminium creating a lantern feature of the proposed addition; and
- at present the northwest corner of the shopping mall is plain and bare, so the addition of an elevator tower that features articulated glass, as well as lighting from above so the elevator cab can be seen as it travels, would be a subtle and pleasing addition to the design of the mall.

In response to a query from the Chair, Mr. Chiu advised that the plan to reconfigure the interior now, provides versatility for the future.

Panel Discussion

In response to queries from the Panel, Mr. Chu provided further information:

- at present a sidewalk exists on the shopping mall site that leads directly to the location of the proposed elevator;
- no reconfiguration of pavement, curbs or walkways is necessary, due to the presence of a ramp that provides handicap accessibility to the proposed elevator;

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- the proposed elevator will enhance the prominent northwest corner of the shopping mall; and
- the existing Cedar tree, planted in 1978 when the mall was constructed, is not a heritage tree.

Staff Comments

Brian J. Jackson, Director of Development, advised that a tree on Dixon Avenue had died, and was replaced with a mature shrub which will be replaced by a Red Maple, and that the landscape design for the project includes the addition of a flowering Cherry tree. He added that the applicant was applying the 2-to-1 ratio for tree replacement on the site.

With regard to the design of the proposed elevator, given the northwest corner position, the applicant does not plan a typical, stucco tower, but a lighted tower. For these reasons staff supports the application.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the addition of an elevator and associated machine room to an existing building at 8040 Garden City Road on a site zoned "Community Commercial (CC)".

CARRIED

4. Development Permit 07-363924

(File Ref. No.: DP 07-363924) (REDMS No. 2938462)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7411 and 7431 Moffatt Road

INTENT OF PERMIT:

1. Permit the construction of 12 townhouse units at 7411 and 7431 Moffatt Road on a site zoned High Density Townhouse (RTH4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building; and

- b) allow a total of 24 tandem parking spaces in 12 townhouse units.

Applicant's Comments

Matthew Cheng, Architect, introduced arborist Catherine MacDonald. With regard to the status of the four London Plane trees on the adjacent property south of the subject site, Ms. MacDonald advised that:

- the trees are identified as: tree 1, tree 2, tree 3 and tree 4;
- the health and hardiness of trees 2 and 3 would not be adversely affected by the proximity of parking spaces;
- the health and hardiness of trees 1 and 4 would not worsen during construction of the proposed townhouse units and affiliated parking spaces; and
- London Plane trees are hardy, and it is highly unlikely that they would have rooted down past the retaining wall along the property line, so construction should not adversely affect their current state.

In response to a query from the Chair, Ms. MacDonald advised that trees 1 and 4 have some decay, and trees 2 and 3 are healthier. She was able to ascertain this information by surveying the trees from the subject site, as the trees are located on private property. She added that trees 1 and 4 are not associated with the townhouse unit project, and it is not urgent that trees 1 and 4 be cut down.

A brief discussion ensued between the Panel, Mr. Cheng, and Landscape Architect Patricia Campbell, DMG Landscape Architects, with regard to the elevation of the proposed wall for the subject site. It was noted that at its proposed finished grade, the wall would be lower than the existing retaining wall along the west and south property lines on the adjacent property.

Ms. Campbell noted that the existing Fir tree on Moffatt Road is at a .67 grade, and in order to retain the tree, and the grade, four steps rising up to the townhouse unit front porch/entrances are part of the architectural design.

Staff Comments

Mr. Jackson noted that the applicant and the arborist have addressed the concerns raised at the October 13, 2010 meeting of the Development Permit Panel to the satisfaction of staff.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair stated that he was pleased with the additional information regarding landscaping.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 12 townhouse units at 7411 and 7431 Moffatt Road on a site zoned High Density Townhouse (RTH4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the south side yard setback from 2.0 m to 1.36 m for a single-storey electrical closet attached to the building; and*
 - b) *allow a total of 24 tandem parking spaces in 12 townhouse units.*

CARRIED

2. Development Permit 10-539427

(File Ref. No.: DP 10-539427) (REDMS No. 2996246)

APPLICANT: Buttjes Architecture Inc.

PROPERTY LOCATION: 13800 Smallwood Place

INTENT OF PERMIT:

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Applicant's Comments

Using design plans, Jeff Knoblauch, Contractor, advised the Panel that, regarding the proposed extension to the front building on the site of the Signature Mazda car dealership at the Richmond Auto Mall, a key element of the renovation work is raising a parapet to a new elevation.

In response to a query from the Chair, Mr. Knoblauch stated that structural steel would be used to replace the roof over the showroom, and to replace an existing canopy that will feature a corporate logo.

A brief discussion ensued between the Panel and Mr. Knoblauch. Advice was given that:

- the existing wood frame showroom would be replaced with: (i) a new light steel structure; and (ii) curtain wall glazing; and
- interior renovations include new carpeting in office and public areas.

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Staff Comments

Mr. Jackson advised that staff supports the application. The proposed design would freshen the appearance of the Mazda dealership, and would do so with a very small net addition. He noted that the current on site landscape design was unaffected.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit construction to extend the existing car dealership showroom ground floor towards the south side by 1.06 m at 13800 Smallwood Place on a site zoned Vehicle Sales (CV).

CARRIED

5. New Business

None.

6. Date Of Next Meeting: Wednesday, November 10, 2010

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:04 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, October 27, 2010.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk