



**Development Permit Panel
Wednesday, November 12, 2014**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
John Irving, Director, Engineering
Victor Wei, Director, Transportation

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, October 15, 2014, be adopted.

CARRIED

1. Development Permit 13-652010
(File Ref. No.: DP 13-652010) (REDMS No. 4308100)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 8400 General Currie Road and 7411/7431 St. Albans Road

INTENT OF PERMIT:

1. Permit the construction of 12 three-storey townhouse units at 8400 General Currie Road and 7411/7431 St. Albans Road on a site zoned "High Density Townhouses (RTH2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to 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.

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Applicant's Comments

Xuedong Zhao, Zhao XD Architect Ltd., provided a brief overview of the proposed application regarding (i) urban design, (ii) the location of the driveway, (iii) landscape design, and (iv) architectural form and character.

Panel Discussion

In reply to queries from the Panel, Mr. Zhou noted that the landscape architect was not in attendance.

Mr. Zhao spoke of the conditions of adjacency and advised that the architectural form and character of the proposed development is consistent with other properties in the neighbourhood and that the adjacent townhouse properties are two storeys.

Staff Comments

In reply to queries from the Panel, Wayne Craig, Director, Development, advised that (i) the proposed development will require a servicing agreement for frontage improvements, (ii) a development variance is proposed to increase the number of tandem parking spaces, (iii) the proposed variance enables the site to provide 27 parking spaces which exceeds the bylaw requirements for the site, (iv) the proposed development is anticipated to achieve an EnerGuide rating of 82, and (v) there will be one convertible unit.

Panel Discussion

Discussion ensued with regard to the amenity area and in reply to queries from the Panel, Mr. Zhou advised that landscaping the area will include bushes and that benches will be located outside of the landscaped perimeter to maximize the amenity area. He added that the landscaping will consist of low vegetation to maximize visibility of the play area.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion ensued with respect to the Applicant's presentation and it was noted that the presentation was not comprehensive; therefore the Panel was not provided with sufficient information to consider the proposed recommendation.

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Discussion then ensued regarding the conditions of adjacency and the Panel requested that the applicant provide more information regarding the adjacent properties and the potential impact of the proposed development in the area.

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

It was moved and seconded

That the staff report titled Application by Zhao XD Architect Ltd. for a Development Permit at 8400 General Currie Road and 7411/7431 St. Albans Road, dated November 4, 2014, from the Director, Development, be referred to the November 26, 2014 Development Permit Panel meeting.

CARRIED

2. Development Permit 14-663402

(File Ref. No.: DP 14-663402) (REDMS No. 4371832)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 3200 Sweden Way

INTENT OF PERMIT:

1. Permit the construction of 1,765.16 m² (19,000 ft²) one-storey building consisting of one (1) commercial retail unit (CRU) for a furniture showroom located at 3200 Sweden Way on a site zoned Industrial Retail (IR1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required number of parking spaces from 61 to 46.

Applicant's Comments

Sinéad Hugh, Christopher Bozyk Architects Ltd., gave an overview of the proposed development regarding (i) the showroom design, (ii) the proposed reduction in parking spaces, (iii) the shared vehicle access with the Ikea store, (iv) the pedestrian access to the site, (v) the totem pole feature, (vi) architectural form and character, (vii) water features, and (viii) landscape design.

Panel Discussion

Discussion ensued with respect to the proposed parking variance to decrease the number of parking spaces from 61 to 46. In reply to queries from the Panel, Ms. Hugh advised that the store would primarily be a showroom and the number of proposed parking spaces was based on anticipated customer behaviour. She added that three stores sites similar to the proposed development were studied to assess the anticipated parking demand.

In reply to queries from the Panel, Ms. Hugh noted that the north-south walkway on the eastern edge of the site will not have any vegetation planted. She added that the portion of the walkway within the property will be 1.2 metres in width.

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Staff Comments

In reply to queries from the Panel, Mr. Craig noted that the zoning bylaw would only allow warehouse sales, not general retail uses to be on the site.

Discussion ensued regarding the shared access to the site. In reply to queries from the Panel, Mr. Craig advised that staff reviewed the access to the site when the Ikea application was brought forward. He added that the primary customer vehicle access will be the same as the Ikea store. The access located near the Sweden Way intersection will be restricted for loading vehicles and will be a controlled exit. Also, he noted that some modifications to the site access may be required to ensure clearance for emergency vehicles.

In reply to queries from the Panel, Mr. Craig advised that vehicles coming from Knight Street would have to exit onto Bridgeport Road and turn left on Sweden Way to access the site's main entrance. He added that another vehicle access option would be through Jacombs Road via the new connector road to Knight Street, Mannini Way.

Panel Discussion

Discussion ensued with regard to the totem pole feature. In reply to queries from the Panel, Ms. Hugh noted that the totem pole feature can be used as a landmark and will be located on the plaza.

Discussion then ensued regarding the proposed development's access and landscaping. Ms. Hugh noted that pedestrians can access the building from the north or south and that the landscaping was coordinated with the adjacent development.

Staff Comments

Mr. Craig advised that frontage improvements will be completed through a servicing agreement.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion ensued with regard to (i) the proposed frontage improvements, (ii) the totem pole feature, and (iii) the development's design.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 1,765.16 m² (19,000 ft²) one-storey building consisting of one (1) commercial retail unit (CRU) for a furniture showroom located at 3200 Sweden Way on a site zoned Industrial Retail (IR1); and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required number of parking spaces from 61 to 46.*

CARRIED

3. Development Permit 14-666057

(File Ref. No.: DP 14-666057) (REDMS No. 4376137)

APPLICANT: Madison Pacific Properties Inc.

PROPERTY LOCATION: 3200 Sweden Way

INTENT OF PERMIT:

Permit the construction of 866 m² (9,320 ft²) gross leasable floor space in a 1-storey building consisting of three (3) commercial retail units (CRU) including a White Spot restaurant located at 3200 Sweden Way on a site zoned Industrial Retail (IR1).

Applicant's Comments

Glen Bury, Madison Pacific Properties Inc., Aaron Vornbrock, Urban Design Group Architects Ltd., and Landscape Architect, Cheryl Bouwmeester, ETA Landscape Architecture, gave a brief overview of the proposed development with respect to (i) rezoning and subdividing the site, (ii) urban design, (iii) architectural form and character, and (iv) landscape design.

Mr. Vornbrock spoke of the proposed development and noted the following:

- vehicle access to the site will be through the Ikea parking lot;
- tenants for the proposed development will primarily be restaurants;
- the proposed building is positioned along Bridgeport Road and will act as a screen to the parking lot;
- the applicant anticipates low pedestrian traffic on the north side of the site and the proposed north-south walkway would direct pedestrian flow onto the site;
- building height and setbacks all meet bylaw requirements;
- the proposed building is elevated approximately one metre from the Bridgeport Road elevation;

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- patios are proposed along the wide section of sidewalk on the south side of the site; and
- exterior features would include, building articulation, glazing and metal siding.

Ms. Bouwmeester spoke of the landscape design and noted the following:

- similar plant species used in the adjacent properties will be used on-site;
- signs and landscaping will direct pedestrians to the proposed north-south walkway;
- trees will be planted along the Bridgeport Road frontage;
- the open area in front of the proposed building will include planters;
- landscaping within the parking lot is limited due to turning radius requirements for large loading vehicles;
- the parking lot will include stamped paving features; and
- the east side of the site will include a staggered row of trees.

Panel Discussion

In reply to queries from the Panel, Ms. Bouwmeester commented on the proposed north-south walkway and noted that (i) a vehicle overhang will occur on a limited portion of the walkway but will not impact the function, (ii) trees will be planted in between parking stalls, (iii) pedestrian lamps will be installed, (iv) the total width of the walkway is three metres, (v) a marked crossing will be installed from the north-south walkway to the proposed building, and (vi) the north side of the CRUs will have service access.

Mr. Vornbrock spoke of the building's façade along the north side of the site and noted that there will be a landscaped berm with trees and that the CRU section will include some glazing.

In reply to queries from the Panel, Mr. Vornbrock advised that there are no pedestrian connections on the eastern edge of the site. He added that the proposed north-south walkway aligns with the walkway to the Ikea store. Also, Mr. Vornbrock noted that signs will be installed advising pedestrians of the ending northern sidewalk and directing pedestrian traffic to the north-south walkway.

Discussion ensued with regard to the installation of lights and trees along the proposed north-south walkway. Mr. Vornbrock and Mr. Bury noted that the trees will be offset and vehicle wheel stops will be installed.

Discussion then ensued regarding the turning radius and addition of landscaping in the parking lot. In reply to queries from the Panel, Mr. Bury advised that adding a landscaped median on the parking lot is not possible due to turning radius requirements for large loading vehicles.

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Discussion continued regarding the potential extension of the northern sidewalk along Bridgeport Road until the Knight Street on-ramp. In reply to queries from the Panel, Mr. Bury noted that a reconfiguration of the building's entrance to face the north side in order to connect to an extended northern sidewalk would not be advisable due to the potential loss of patio space for the tenant and a lack of pedestrian connections along Knight Street.

Staff were then directed to examine options to finish the extension of the sidewalk along Bridgeport Road to the Knight Street on-ramp as part of the servicing agreement process.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 866 m² (9,320 ft²) gross leasable floor space in a 1-storey building consisting of three (3) commercial retail units (CRU) including a White Spot restaurant located at 3200 Sweden Way on a site zoned Industrial Retail (IR1).

CARRIED

4. New Business

5. Date Of Next Meeting: Wednesday, November 26, 2014

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:24 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, November 12, 2014.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk