



Development Permit Panel Wednesday, January 16, 2013

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Dave Semple, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Victor Wei, Director, Transportation

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, November 14, 2012, be adopted.

CARRIED

2. Development Permit DP 12-626299

(File Ref. No.: DP 12-626299) (REDMS No. 3722367)

APPLICANT: Christopher Bozyk Architects Ltd.
PROPERTY LOCATION: 10780 Cambie Road
INTENT OF PERMIT: Permit the construction of a 212.28 m² showroom addition to the BMW automobile dealership at 10780 Cambie Road on a site zoned Auto-Oriented Commercial (CA)

Applicant's Comments

Christopher Bozyk, Architect, Christopher Bozyk Architects Ltd., provided the following information regarding the proposed showroom addition:

- Autowest BMW have been strong proponents of integrating sustainability into their buildings and business practices. The building is designed to house the first electric vehicles that BMW is bringing on to the market. The project is a custom showroom

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for this purpose;

- in essence they have designed a glass box that is simple, elegant and complements both the existing building and the vehicles on display;
- the showroom is 2200 ft² and located at the north end of the existing site in an area that was formerly an outdoor vehicle display space; and
- the proposed building will not impact the existing parking or landscaping on the site.

Panel Discussion

Mr. Bozyk, in response to a query from the Panel, confirmed:

- that the proposal is a conversion of an outdoor hard surface area into an indoor showcase; and
- a sign permit is required and the design is intended to be subtle and understated.

Staff Comments

Wayne Craig, Director of Development, stated that there is no need for frontage improvements as a result of the proposed expansion. All the frontages were upgraded through the rezoning process for the existing building. Mr. Craig also advised that staff are pleased with the design of the showroom; the design is in keeping with the existing form and character of the development.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 212.28 m² showroom addition to the BMW automobile dealership at 10780 Cambie Road on a site zoned Auto-Oriented Commercial (CA).

CARRIED

3. Development Permit DV 11-565153

(File Ref. No.: DV 11-565153) (REDMS No. 3722229)

APPLICANT: Standard Land Company Inc.

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PROPERTY LOCATION: 16300 River Road

INTENT OF PERMIT: To vary the provisions of the Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height of "Light Industrial (IL)" zoning from 20 m (66 ft.) to 45 m (148 ft.), in order to permit the construction of a telecommunication antenna tower at 16300 River Road.

Staff Comment

In response to an inquiry, Mr. Craig advised that the cell tower development variance application was presented to the Development Permit Panel in October 2011. It was referred back to staff with specific direction, which the applicant has now addressed.

Applicant's Comments

Chad Marlatt, Manager, Land Project Manager, Standard Land Company, advised

- that the property is long and narrow with the length of more than 250 metres. The tower site was originally located approximately 30 metres from the south property line. The site has been relocated with a 60 m setback from the south property line to accommodate any future road along the rear of the property;
- at the prior meeting there were four issues that were of concern to the Panel. The first was that the City had not adopted their telecommunications policy and therefore Standard land Company was premature in bringing the application forward. The Policy has since been adopted and the City of Richmond's Zoning Bylaw has been revised to allow Telecommunication Towers;
- the tower is a basic lattice design type. The design is largely driven by the amount of equipment that is proposed for the site. The tower will accommodate three separate telecommunication carriers, promoting the co-location of TELUS, Rogers, and Mobilicity. The three carriers have equipment ranging from approximately 25 to 45 metres on this tower. The tower was designed to provide the necessary structural support for the proposed equipment and to allow for easier upgrading should additional equipment be required;
- the compound layout is fairly simple with the tower in the middle and a few outdoor passages and shelters at the base to hold radio equipment;
- the fencing around the perimeter will be chain link. As well, on three sides of the site, cedar fencing will be constructed to provide a solid visual screen; and
- an analysis of a 20m tower installation as opposed to the proposed 45 m tower was completed noting that a tower installation complying with zoning at a height of 20 m (66 ft.) would provide significantly decreased amounts of coverage than the tower proposed at 45 m (148 ft.). It is estimated that as many as 12 total individual 20 m (66 ft.) towers in the surrounding areas would need to be installed to provide similar

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service coverage that one 45 m (148 ft.) tower is able to accommodate.

Panel Discussion

In reply to queries from the Panel, Mr. Marlatt provided the following information:

- the tower can be painted green if the Panel desires. Typically they would not paint a tower in an open area as, in their view, the tower is less noticeable if left galvanized; and
- although it is technically possible to mount the antennas laterally, which would potentially reduce the tower height, practically it would require multiple and larger support structures which would be more expensive and require further technical assessment.

Staff Comments

Mr. Craig advised that staff's primary review was for conformity to Council's newly adopted Telecommunication Antenna Consultation and Siting Protocol. The application does conform to the protocol and the applicant has responded to the four areas of the previous referral.

Staff considered the Siting Protocol which identified industrial sites as preferred locations and also provides a processing option for increased height through a Development Variance Permit.

Mr. Craig stated that there would be a number of issues that would come into play with a lower structure mainly more towers would be required. One of the guiding principles in Council's policy is to limit the proliferation of towers and ensure co-location among service providers which this proposal does. By looking at this higher structure in one location we are able to avoid, potentially, twelve structures in multiple locations within the same vicinity.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel commented that, though the structure itself is not attractive, the elimination of multiple towers by permitting the proposed variance was considered a positive move.

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Panel Decision

It was moved and seconded

That

1. *Richmond City Council grant concurrence to the proposed telecommunication antenna tower installation at 16300 River Road; and*
2. *A Development Variance Permit be issued which would vary the provisions of the Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height of "Light Industrial (IL)" zoning from 20 m (66 ft.) to 45 m (148 ft.), in order to permit the construction of a telecommunication antenna tower at 16300 River Road.*

CARRIED

4. New Business

5. Date Of Next Meeting: Wednesday, January 30, 2013

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:53 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, January 16, 2013.

Dave Semple
Chair

Heather Howey
Acting Committee Clerk