



City of Richmond

Report to Council

To: Richmond City Council
From: Jeff Day, General Manager, Engineering & Public Works
Acting Chair, Development Permit Panel
Date: October 6, 2004
File: 0100-20-DPER1
Re: Development Permit Panel Meeting Held on September 29, 2004

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 03-248226) for the property at 3880 Chatham Street;
and
 - ii) a Development Permit (DP 04-265053) for the property at 8811 River Road
be endorsed, and the Permits so issued.

Jeff Day
Acting Chair, Development Permit Panel

RA/WC:blg
Att.

Panel Report

The Development Permit Panel considered the following items at its meeting held on September 29, 2004:

DP 03-248226 – PATRICK COTTER ARCHITECT INC. – 3880 CHATHAM STREET

The Panel considered a Development Permit application to permit the construction of 116.2 m² (1,251 ft²) of commercial space at grade with four (4) dwelling units above at 3880 Chatham Street on a site zoned Steveston Commercial (Three-Storey) District (C5). Included with the Development Permit application is a variance to permit six (6) tandem parking spaces. Mr. Patrick Cotter, Patrick Cotter Architect Inc., provided a brief overview of the project including the form, character and siting of the proposed building and how the building is consistent with the future vision of Chatham Street. The applicant also provided information on vehicle access and parking, including vehicle queuing and storage, total number of parking stalls provided, and how the building siting would delineate the lane edge as a street edge which would improve the safety of the lane and deter ad hoc parking in the lane.

In response to questions from the Panel, staff indicated that the proposed development met all bylaw parking requirements on site, that the west wall was a fire rated wall due to the 0 m (0 ft.) setback and that the applicant would work with the planning staff to articulate the wall in an appropriate manner, that new trees would be added at the front of the property in addition to the screening being added along the rear property line.

The Panel also received comments from area residents regarding traffic and safety concerns in the existing lane and how the proposed density of development would intensify vehicle congestion and safety concerns. Concerns were also expressed regarding the proposed building setback from Chatham Street and how this was inconsistent with the existing development pattern along Chatham Street.

The Panel indicated that the proposed development was the start of a change for Chatham Street and while the problems associated with vehicle traffic and parking are recognized, the proposed development would add vibrancy to the area and detract from the wide street with front yard parking lots that currently exists. The Panel further recommended that area residents continue to lobby for a parkade in the Steveston area and support bylaw enforcement efforts to address ad hoc parking.

The Panel recommends that the permit be issued.

DP 04-265053 – RANDY KNILL ARCHITECT – 8811 RIVER ROAD

The Panel considered a Development Permit application to permit the construction of a four-storey free-standing parkade ancillary to the Great Canadian Casino Resort at 8811 River Road on a site zoned Comprehensive Development District (CD/87). Included with the Development Permit application are variances to reduce the road setback from the east parkade façade along a portion of River Road from 6 m (20 ft.) to 2.4 m (8 ft.), to allow a 1.2 m (4 ft.) setback to the trellis at the southeast corner of the parkade, to increase the height limit from 12 m (40 ft.) to 15 m (50 ft.) for the stair tower elements only and to reduce the manoeuvring aisle width in the parkade from 7.5 m (25 ft.) to 6.7 m (22 ft.). The applicant, Mr. Randy Knill, Randy Knill Architect Ltd., gave an overview of the project, including the reduction of the existing parkade to a three-storey structure with a recommendation to relocate a second smaller parkade elsewhere on the site. The applicant also provided a brief overview of the ongoing discussions with RAVCO about the possibility of a shared parking opportunity across the street from the casino.

There were no comments from the public on this application. Staff indicated that they supported the proposed development. The Acting Panel Chair complimented the applicant on the green wall element of both the existing and the proposed parkades.

The Panel recommends that the permit be issued.



Development Permit Panel

Wednesday, September 29th, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, General Manager, Engineering and Public Works, Acting Chair
Mike Kirk, General Manager, Human Resources
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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, September 15th, 2004, be adopted.

CARRIED

2. Development Permit DP 03-248226

(Report: September 8/04 File No.: DP 03-248226) (REDMS No. 1328321)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 3880 Chatham Street

INTENT OF PERMIT:

1. To permit the construction of 116.2 m² (1,251 ft²) of commercial space at grade and four (4) dwelling units above at 3880 Chatham Street on a site zoned Steveston Commercial (Three-Storey) District (C5); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit six (6) tandem parking spaces.

Applicant's Comments

Mr. Patrick Cotter, Patrick Cotter Architect Inc., with the aid of a site plan, a model and a concept plan, reviewed the major issues that had been identified in response to the proposed development, and in particular that: the form, character and siting of the building were appropriate for the vision for the redevelopment; the lane at the rear of the property is 4m wider than the typical lane; the access to the parking area was not in conflict with any other driveway on the opposite of the lane; the wide road alignment on Chatham Street combined with the wide lane provided a full stacking dimension for delivery trucks or two vehicles; the three access points of the lane provided multiple opportunities for ingress/egress from the lane resulting in the project having little impact on surrounding properties; the requirement for residential parking had been met with additional spaces provided for visitor parking and also a designated loading area; and, that the flanking edge of the building and the delineation of the lane edge as a street edge would improve the safety of the lane and deter ad hoc parking in the lane.

Staff Comments

The Director of Development, Raul Allueva, indicated that a variance for the tandem arrangement of the parking would be required.

In response to questions information was provided that: the applicant had the option of reducing the number of parking space and provide a cash payment in lieu; the west wall was a fire rated wall due to the 0 lot line and work would continue with the Planning Department to articulate the wall in an appropriate manner; new trees would be added at the front of the property in addition to screening being added along the rear property line; and, a tap on the front of the building or irrigation could be accommodated.

Correspondence

Mr. D. Jarry, 3880 Chatham Street – Schedule 1.

Gallery Comments

Mr. Leo Hop, the owner of two commercial properties on Moncton St., said that he was fed up with the congestion in the lane, including that caused by truck drivers who block access to premises. Mr. Hop felt that the site was overdeveloped, and that the design was an affront to Steveston, and he questioned the build out to Chatham Street. Mr. Hop noted that having been in Richmond since 1975, he did not like the current trend of reducing front setbacks which would detract from the uniqueness of Steveston frontages and flowers.

Development Permit Panel
Wednesday, September 29th, 2004

Mr. Dominique Jarry, owner of half of the adjacent building and also a business on the corner, said that this was the first building to be located so close to the street. Mr. Jarry spoke about the lane congestion, which posed a significant problem for area businesses, and the number of accidents that regularly occur in the area of No. 1 Road and the lane. Mr. Jarry was also concerned about the size of the building proposed for a small lot especially as it would relate to his property, which was larger with a much smaller building.

Panel Discussion

Ms. Volkering Carlile said that if the building was pulled back from Chatham Street with parking in the front it would detract from the Chatham Street frontage. Further to this, Ms. Volkering Carlile said that she was not opposed to the parking in the rear, and that although the problems associated with the intersection in the lane were recognized, it should not impede the new style of Chatham Street. Ms. Volkering Carlile recommended that residents continue to lobby for a parkade in Steveston and support bylaw enforcement efforts to address ad hoc parking and lane congestion.

The Chair concurred with the previous comments, and said that this was the start of a change for Chatham Street, a change that would add vibrancy to the area and detract from the wide street with parking lots.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 116.2 m² (1,251 ft²) of commercial space at grade and four (4) dwelling units above at 3880 Chatham Street on a site zoned Steveston Commercial (Three-Storey) District (C5); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit six (6) tandem parking spaces.*

CARRIED

3. Development Permit DP 04-265053
 (Report: August 30/04 File No.: DP 04-265053) (REDMS No. 1329880, 1326154)

APPLICANT: Randy Knill Architect

PROPERTY LOCATION: 8811 River Road

INTENT OF PERMIT:

1. To permit a four-storey free-standing parkade ancillary to the Great Canadian Casino Resort on a site zoned Comprehensive Development District (CD/87); and
2. To vary the provisions of Comprehensive Development District (CD/87) to permit the following:

- a) Reduce the road setback from the east parkade façade along a portion of River Road from 6 m to 2.4 m and to allow a 1.2m setback to the trellis at the southeast corner of the parkade; and
- b) Increase the height limit for the stair tower elements on the parkade only from 12 m to 15 m; and
- c) Reduce the manoeuvring aisle in the parkade from 7.5 m to 6.7 m.

Applicant's Comments

Mr. Randy Knill, Randy Knill Architect Ltd., with the aid of site plans, elevations, and an aerial photograph, gave an overview both of the project, including the reduction of the existing parkade to 3 storey with a recommendation to relocate a second smaller parkade elsewhere on the site, and also the discussions that continue to be held with RAVCO about the possibility of a shared parking opportunity across the street from the casino.

Staff Comments

The Director of Development, Raul Allueva, had no further comment.

Correspondence

None

Gallery Comments

None

Panel Discussion

Mr. Day complimented the green wall element of both the existing and the proposed parkades.

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued that would permit a four-storey free-standing parkade ancillary to the Great Canadian Casino Resort on a site zoned Comprehensive Development District (CD/87); and*
2. *Vary the provisions of Comprehensive Development District (CD/87) to permit the following:*
 - a) *Reduce the road setback from the east parkade façade along a portion of River Road from 6 m to 2.4 m, and to allow a 1.2m setback to the trellis at the southeast corner of the parkade;*
 - b) *Increase the height limit for the stair tower elements on the parkade only from 12 m to 15 m; and*

- c) *Reduce the manoeuvring aisle in the parkade from 7.5 m to 6.7 m.*

CARRIED

4. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:12 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 29th, 2004.

Jeff Day
Acting Chair

Deborah MacLennan
Administrative Assistant

SCHEDULE 1 TO THE MINUTES OF
THE DEVELOPMENT PERMIT PANEL
MEETING HELD ON SEPTEMBER 29,
2004.

To: Development Permit
Panel

September 29, 04

Item 2

Date: September 27, 2004

To: Sarah
Urban Development Division,
City Hall, Richmond
Fax: 604.276.4177

From: Dominique Jarry
Tel/Fax: 604.271.8803

Addendum to Letter of February 16, 2004

Re: File #DP 03-248226
Address: 3880 Chatham St. Steveston Village, Richmond

Once again, I speak for the owners of units 110, 150, 160, 210, 250, and 260 at 12000 1st Ave. Steveston Village, Richmond and the operator/owner of Dominique Jarry Sugar Art located in unit #110-12000 1st Avenue, Richmond, in expressing concerns regarding the above mentioned proposed development which is adjacent to our property.

The principle concern is one of safety. Already the Super Grocer building has an extension into the alley which constricts the alley's width at that point. On top of this, Super Grocer does not have a loading dock which results in many large trucks parking in the alley to discharge goods being delivered to the grocery store. This blocks the access for other business owners, employees and clients to other establishments that are accessed from the alley, resulting in confrontations on an almost daily basis. On top of this, the alley is used by many pedestrians and there have been near misses as trucks back-up and otherwise try to maneuver in a narrow and congested area.

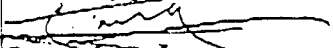
As well, the exit from the alley onto Chatham Street is very narrow and is often congested with incoming traffic having to wait for the outgoing traffic to pass, resulting in lineups of traffic along Chatham Street. On average, there is at least one accident per month in this area.

To replace a single family dwelling with a multi-family plus commercial building accessed uniquely from the alley could be a recipe for serious problems. Automatically, according to the plans, there will be at least six more vehicles added to the already overwhelming mix.

Another consideration is the fact that the other buildings in that block are recessed in from Chatham Street with parking in front. If the proposed development is built right up to the sidewalk, it will radically change the look of the block, rule out putting some of the parking on the Chatham side, put all the traffic impact from the building on the alley side, and decrease the visibility for traffic entering and exiting the alley.

We feel that it is very important to express our concerns at this time, in order to bring to the attention of the people who have the ability to remedy the serious traffic congestion in the alley, just how hazardous it is, before a serious accident and/or fatality occurs.

Sincerely yours


Dominique Jarry



Development Permit Panel

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Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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(Report: September 8, 04 File No.: DP 03-248226) (REDMS No. 1328321)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 3880 Chatham Street

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APPLICANT: Randy Knill Architect

PROPERTY LOCATION: 8811 River Road

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MEETING HELD ON SEPTEMBER 29,
2004.

To: Development Permit
Panel

September 29.04
Item 2

Date: September 27, 2004

To: Sarah
Urban Development Division,
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Fax: 604.276.4177

From: Dominique Jarry
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