



CITY OF RICHMOND

REPORT TO COUNCIL

TO: Richmond City Council

DATE: November 22, 2000

FROM: David McLellan
Chair, Development Permit Panel

FILE: 0100-20-DPER1

RE: Development Permit Panel Meeting Held on November 15, 2000

PANEL RECOMMENDATION

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 00-178190) for the property at 11020 Williams Road be endorsed, and the Permits so issued.

A handwritten signature in cursive script, appearing to read "David McLellan".

David McLellan
Chair, Development Permit Panel

PANEL REPORT

The Development Permit Panel considered two applications at its meeting held on November 15, 2000. One of the items was referred back to staff and the applicant for redesign and the application for consideration by Council is as follows:

DP 00-178190 – RICHARD IREDALE – 11020 WILLIAMS ROAD

The proposal to revise the design of the commercial centre under construction at the south east corner of Williams Road and Shell Road did not generate any public comment. The revision to the design eliminates the second floor and adds to the amount of green space at the rear of the building, while maintaining the architectural qualities of the original. The Panel was pleased with the revisions as they are an obvious improvement to the project.

The Panel recommends that the permit be issued.

DJM:djm



MINUTES

DEVELOPMENT PERMIT PANEL

Wednesday, November 15th, 2000

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: David McLellan, General Manager, Urban Development, Chair
Lauren Melville, Manager, Policy & Research
Jeff Day, Director, Engineering

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

The Chair introduced the members of the Development Permit Panel to the audience and explained the procedures.

1. MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on October 11th, 2000, be adopted as circulated.

CARRIED

2. DEVELOPMENT PERMIT DP 00-178190

(Report: October 23/00, File No.: DP 00-178190) (REDMS: 201439)

APPLICANT: Richard Iredale

PROPERTY LOCATION: 11020 Williams Road

INTENT OF PERMIT: To permit the construction of a one-storey, mixed-use building consisting of retail/commercial space, an amenity space and a manager's suite.

APPLICANT'S COMMENTS

Mr. Keith Hemphill, of Rositch Hemphill and Associates, representing the applicant, reviewed the proposed changes which had been made to Lot A, the commercial component of the development currently under construction at 11020 Williams Road, subsequent to the approval of the original Development Permit. Through the use of site plans and an artist's renderings, he explained the changes in greater detail, during which he advised that: with the construction of the Ironwood Shopping Centre Complex at No. 5 Road and Steveston Highway, the demand for neighbourhood commercial space had been reduced. He noted that the amenity area was now on one level and that the caretaker's suite was now located at ground level. Mr. Hemphill, during his presentation, also reviewed (i) the overall development of the property in relation to the proposed changes, and (ii) the proposed landscaping.

Mr. Hemphill further advised that the reduction in the amount of retail space had resulted in a decrease in the number of parking stalls to be provided. He stated that a redesign of the area now connected the south-east corner of the development to the amenity area, and had allowed the inclusion of a larger play area. In concluding the presentation, he noted that the Advisory Design Panel were in agreement that the proposal now being considered was an improvement over the previous plan.

STAFF COMMENTS

The Development Co-ordinator, Holger Burke, noted that the proposed building had been shifted slightly back from Shell Road resulting in a somewhat larger setback which would be landscaped appropriately. He advised that staff had worked with the applicant with respect to the architectural details to ensure that they were not overlooked in the new proposal. Mr. Burke stated that staff were recommending approval of the permit.

PANEL DISCUSSION

Discussion ensued among Committee members and the delegation on the proposed changes, during which, in response to questions, the following information was provided:

- with regard to signage, the gable facing the Shell Road/Williams Road intersection would contain the main address for the property; while retail store signs would be located directly over the individual stores; the intent was to promote neighbourhood service retail at the pedestrian level
- with regard to the benches to be installed in the plaza, the benches would be bolted down as a permanent fixture (advice was given that this information should be included on the plans)
- the proposed bus stop was shown on the plans, but had been relocated south to come under the store front overhang to provide shelter to waiting transit users
- the loading bay located adjacent to Williams Road included an enclosed, ventilated area for garbage collection and recycling.

GALLERY COMMENTS

None.

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WRITTEN CORRESPONDENCE

None.

PANEL DECISION

It was moved and seconded

That the following recommendation be forwarded to Council for adoption:

That a Development Permit (DP 00-178190) be issued for 11020 Williams Road, which would permit the construction of a one-storey, mixed-use building consisting of retail/commercial space, an amenity space and a manager's suite.

CARRIED

3. DEVELOPMENT VARIANCE PERMIT DV 00-179925

(Report: October 24/00 File No.: DV 00-179925) (REDMS: 204015)

APPLICANT: Inderjeet K. Dha

PROPERTY LOCATION: 7931 McLennan Avenue

INTENT OF PERMIT: To vary Subdivision Bylaw No. 6530 in order to not extend McLennan Avenue to the northern property line of 7931 McLennan Avenue and to not build McLennan Avenue to full City standards.

APPLICANT'S COMMENTS

Mr. Bob Ransford, representing the applicant, stated that the purpose of the application was to vary the requirements of Subdivision Bylaw No. 6530 regarding standard road improvements. He added that the goal of Council was to ensure that McLennan Road would not be extended beyond the 2 properties which would result from the subdivision of 7931 McLennan Road. Mr. Ransford stated that the applicant was requesting that the road be extended a further 8 metres to facilitate easier access to both lots at the common property line. He indicated that the applicants were prepared to provide bonding.

STAFF COMMENTS

Mr. Burke advised that staff were recommending approval of the Development Variance Permit. He noted that staff had worked with the applicants to suggest the variances, however staff did not want the road extended a minimal amount and the gravel area removed, as it was felt that this would apply pressure for the future development of the properties located north of the Dha property.

PANEL DISCUSSION

The Chair noted that during the discussion at the Council Meeting when the rezoning application was dealt with, it was noted that this was really a residential enclave in the agricultural area. Discussion then ensued between the delegation and the Chair on the impact which development of the road to full standards might have on the character of the surrounding area. The comment was made that development of McLennan Road to full standards would change the rural character of the area and put pressure on the quarter-section for future development. It was noted by Mr. Burke during the discussion

that the remainder of McLennan Road would not be developed to full standards, and that staff were concerned that the small portion which would be developed to these standards would not connect with Blundell Road, and would not 'start or finish anywhere'.

Concern was expressed by the Chair about the lack of (i) drainage in the road right-of-way, and (ii) a turning area at the end of the road, and discussion took place with Mr. Ransford on whether there would be sufficient space available to accommodate vehicles turning at the end of the street. Information was provided by Mr. Ransford that the shoulders of the road should be wide enough to accommodate vehicles turning around even though a cul-de-sac would not be constructed. The Chair commented during the discussion that the area should be adequately drained and the road extension paved, and suggested that the application be referred to staff to examine these issues in greater detail.

Reference was made to previous comments about the impact that constructing the road extension to full standards might have on the area. Concern was expressed about the precedent which would be set for similar roads if McLennan Road was not developed to full standards, and a question was raised about whether there was a 'middle' standard which could be considered which would be more in character for the area.

Concern was also expressed that the road extension, if developed to full standards, would be out of place with the surrounding area, however, it was noted that as other development occurred, it would gradually blend in. The opinion was also expressed that any future development to the north of the road extension would place a liability on that developer because that person would be responsible for the development of the road as well as the subject property. However, the point was made that it should be clear that the road extension ended with an asphalt turn-around.

As a result of the discussion, the Chair suggested that the application should be referred to staff to design a turn-around for the end of the McLennan Road extension, which would include a suitable turning radius and appropriate drainage. He further advised that attention should be paid to the width of the road and how the undeveloped portion of the road would be designed.

Discussion continued briefly, during which Mr. Burke noted that rezoning of the two properties located to the south of the subject property would be required before development could take place and because of the size of these properties did not support rezoning, subdivision potential to the south would be minimal.

GALLERY COMMENTS

None.

WRITTEN CORRESPONDENCE

None.

PANEL DECISION

It was moved and seconded

That the application for Development Variance Permit (DV 00-179925) for property at 7931 McLennan Avenue, be referred to staff to work with the applicant on the redesign of the road extension to incorporate a turn-around and the appropriate drainage.

CARRIED

4. DATE OF NEXT MEETING

The next meeting of the Development Permit Panel is scheduled to be held on Wednesday, November 29th, 2000.

5. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 3:58 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, November 15th, 2000.

David McLellan
Chair

Fran J. Ashton
Executive Assistant