




To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: November 23, 2005
File: 0100-20-DPER1-
01/2005-Vol 1
Re: **Development Permit Panel Meeting Held on November 16, 2005**

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 04-279174) for the property at 6111, 6225 & 6233 London Road;
- ii) a Development Permit (DP 05-296789) for the property at 9440 Ferndale Road;
- iii) a Development Permit (DP 05-297694) for the property at 9420 Ferndale Road;
- iv) a Development Permit (DP 05-302568) for the property at 10760 & 10780 Cambie Road;
- v) a Development Permit (DP 05-303895) for the property at 11688 Steveston Highway;
and
- vi) a Development Permit (DP 05-307245) for the property at 13220 Smallwood Place;

be endorsed, and the Permits so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on November 16, 2005:

DP 04-279174 – ORIS DEVELOPMENT (LONDON LANDING) CORP.
– 6111, 6225 & 6233 LONDON ROAD (November 16, 2005)

The Panel considered a Development Permit application to permit the construction of a mixed-use building consisting of a ground floor commercial/light industrial space, approximately 74 dwelling units, a guest suite and an underground parking garage. A variance to reduce the drive aisle width in the parking garage is included in the proposal. The architect, Mr. Patrick Cotter, provided an overview of the project including how the project architectural design responded to the site's history while also presenting a strong street fronting pedestrian character. Staff advised that the variance being requested was consistent with other parking garages within the city. In response to a query from the Panel, the applicant, Mr. Dana Westermarck, advised that the private amenity areas adjacent to the public greenway abutting the site would have adequate lighting. Mr. Westermarck further stated that the internal walkways would be accessible to the public. There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.

DP 05-296789 – TOYU GARDEN CITY DEVELOPMENT LTD. – 9440 FERNDALE ROAD
(November 16, 2005)

The Panel considered a Development Permit application to permit the construction of a 24-unit townhouse complex on a site zoned Comprehensive Development District (CD/168). Included in the proposal are variances to permit minor building projections into the Ferndale Road and Hemlock Drive setback area and to permit a recycling/mailbox enclosure along the Ferndale Road frontage. The architect, Mr. Tom Yamamoto, indicated this project was proceeding in conjunction with a Development Permit on the adjacent lot to the west (9420 Ferndale Road - DP 05-297694) and that both projects shared a central drive aisle and outdoor amenity areas. Mr. Yamamoto then provided specific details on the project form and character, building materials, drive-aisle design and landscaping. Staff indicated that the variances requested were minor in nature and noted that the adjacent lot the east was currently under a rezoning application to permit a townhouse development. Ms. Mona Chan, the owner of 9400 Ferndale Road, asked about the number of visitor parking spaces being provided and expressed concerns over traffic and safety in the immediate area. Mr. Yamamoto and staff advised that five (5) visitor parking stalls were provided on each of the two (2) lots and that this met the zoning bylaw requirements. Staff further advised that a portion of Hemlock Drive to the south would be dedicated as part of this development and a new road pattern for the area would be achieved in conjunction with area redevelopment. In response to a Panel query, Mr. Yamamoto advised that visitor parking would be separated from the children's amenity area. There were no additional comments from the public on the proposed development.

The Panel recommends that the Permit be issued.

DP 05-297694 – AM-PRI CONSTRUCTION LTD. – 9420 FERNDALE ROAD
(November 16, 2005)

The Panel considered a Development Permit application to permit the construction of a 24-unit townhouse complex on a site zoned Comprehensive Development District (CD/167). Included in the proposal are variances to permit minor building projections into the Ferndale Road and Hemlock Drive setback area, to permit a recycling/mailbox enclosure along the Ferndale Road frontage and to permit a third storey building projection on one (1) building into the side yard setback area. The architect, Mr. Yamamoto, indicated this project was proceeding in conjunction with a Development Permit on the adjacent lot to the east (9440 Ferndale Road - DP 05-296789). In response to queries from the Panel, Mr. Yamamoto advised that there were two (2) adaptive units within the project and that an existing evergreen hedge and a new Magnolia tree would provide privacy screening for the adjacent single-family dwelling to the west. Further to Panel discussion on the privacy screening the architect agreed to increase the calliper size of the Magnolia tree being provided. A revised landscape plan reflecting a larger Magnolia tree adjacent to 9400 Ferndale Road has been provided. Staff further advised that adequate drive aisle width was available to allow either of the developments to occur independent of each other.

The Panel recommends that the Permit be issued.

DP 05-302568 – HYWEL JONES ARCHITECT LTD. – 10760 & 10780 CAMBIE ROAD
(November 16, 2005)

The Panel considered a Development Permit application to permit the construction of an automobile dealership on a site zoned Automobile-Oriented District (C6). Included in the proposal are variances to reduce the setback for parking stalls located along the south and west property lines and to reduce the number of parking stalls required. The applicant, Mr. Newman, advised that he was available to answer any questions on the project. Staff advised that the parking stall setback variance along the south property line was supported because a substantial grass boulevard separated these parking stalls from the Highway 99 roadway and hard and soft landscaping was provided to visually soften this display parking area while the parking stalls along the west property line abutted an existing building. Staff also indicated that the overall parking reduction was supported as the total number of parking stalls provided exceeded the zoning bylaw requirement if display stalls were included and the applicant had agreed to reduce the number of display vehicles stored on the site if a parking shortage became evident. Mr. Keith Takeshima, General Manager for the Holiday Inn at 10720 Cambie Road, requested clarification on the parking stall setback variances and stated he supported the proposed development. There were no additional comments from the public.

The Panel recommends that the Permit be issued.

DP 05-303895 – KASIAN ARCHITECTURE LIMITED – 11688 STEVESTON HIGHWAY
(November 16, 2005)

The Panel considered a Development Permit application to permit the construction of an approximately 42 m² addition to the existing McDonald's Restaurant on a site zoned Community Commercial District (C3). While the applicant was not present, staff advised the proposed addition was for an indoor play area and while the addition would result in the loss of some parking spaces, the Ironwood Shopping Centre would still meet on-site vehicle parking requirements. There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.

DP 05-307245 – RICHMOND NISSAN LTD. – 13220 SMALLWOOD PLACE
(November 16, 2005)

The Panel considered a Development Permit application to permit the construction of an approximately 575 m² addition to the existing Richmond Nissan automobile dealership on a site zoned Automotive Park District (AUP). Included in the proposal are variances to reduce the parking stall setback for some display vehicle spaces and to permit a portion of the front entry feature within the public road setback area. The architect, Mr. Dirk Buttjes, indicated that Richmond Nissan was upgrading the facility to meet new corporate guidelines and that the variances being requested were for existing conditions. In response to a query from the Panel, Mr. Buttjes indicated the proposal had been through the Richmond Auto Mall design review process. There were no additional comments from staff or the public on the proposal.

The Panel recommends that the Permit be issued.



Development Permit Panel

Wednesday, November 16th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development Division, Chair
Robert Gonzalez, Acting General Manager, Engineering and Public Works
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

The meeting was called to order at 3:35 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on October 26th, 2005, be adopted.

CARRIED

2. Development Permit DP 04-279174

(Report: October 26th, 2005; File No.: DP 04-279174) (REDMS No. 1602408)

APPLICANT: Oris Development (London Landing) Corp.

PROPERTY LOCATION: 6111, 6225 and 6233 London Road

INTENT OF PERMIT:

1. To permit the construction of a mixed-use building with approximately 870 m² of ground floor commercial/light industrial space, 74 dwelling units, a one-bedroom guest suite on the second floor, and an underground parking structure at 6111, 6225 and 6233 London Road on a site zoned Comprehensive Development District (CD/83); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the drive aisle width in the parking garage from 7.5 m to 6.7 m.

Applicant's Comments

Mr. Patrick Cotter, Architect, indicated that the project is a mixed-use development consisting of commercial space at grade, 1 level of underground parking, 74 dwelling units with one guest suite on the second floor. Historical reference to the cannery is expressed in building form, design and material. The project presents a very strong street presence and starts the process of developing a pedestrian style village presence in the area.

Staff Comments

Mr. Holger Burke, Acting Director of Development, advised that the rezoning for this site was already adopted. At the Public Hearing for the rezoning application, no public concerns were expressed. Staff is pleased with the development and the variance requested was typical of that allowed for parking garages. He noted that a quite extensive servicing agreement for the site had also been approved.

In response to queries from the Panel, the applicant advised that the area within the property line abutting the greenway would be lit. That public access through the site was possible, although no legal agreement for public access was provided and the outdoor amenity area for children's play would be shared with the adjacent development and can be easily accessed from this site.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair complimented the applicant on the level of detail put into the development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. Permit the construction of a mixed-use building with approximately 870 m² of ground floor commercial/light industrial space, 74 dwelling units, a one-bedroom guest suite on the second floor, and an underground parking structure at 6111, 6225 and 6233 London Road on a site zoned Comprehensive Development District (CD/83); and*
- 2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the drive aisle width in the parking garage from 7.5 m to 6.7 m.*

CARRIED

3. Development Permit DP 05-296789

(Report: October 11th, 2005, File No.: 05-296789) (REDMS No. 1660622)

APPLICANT: Toyu Garden City Development Ltd.

PROPERTY LOCATION: 9440 Ferndale Road

INTENT OF PERMIT:

1. To permit the construction of 24 townhouse dwellings at 9440 Ferndale Road on a site zoned Comprehensive Development District (CD/168); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum Ferndale Road setback from 6.0 m to 5.39 m for secondary bay and window dormers;
 - b) Reduce the minimum Ferndale Road setback from 2 m to 0.3 m for a trellis covered landscape structure; and
 - c) Reduce the minimum Hemlock Drive setback from 5.0 m to 4.5 m for third storey window dormers.

Applicant's Comments

Mr. Tom Yamamoto, representing the applicant, briefly reviewed this application. He advised that internal driveway would be shared with the property on 9420 Ferndale Road, which was being developed through DP 05-297694. Mr Yamamoto noted that this shared drive aisle was widened in the centre to break up the linear form and to provide better access to the amenity areas located on each side of the drive-aisle. It was further noted that there would be a cross-access agreement in place for use of the amenity areas. There were 2 existing single-family houses on either side of the development. The house on the east side is slated for redevelopment in the near future. The privacy of the house on the west side would not be compromised as the proposal for 9420 Ferndale Road (DP 05-297694) would retain the existing evergreen hedge and would plant a tree to buffer the development and the units to the west were stepped down to two stories, there were no windows, major living spaces or balconies facing the west, and there was no visitor parking on that side either. The material used consisted of brick with hardiboard accents. The variances asked for were minor and would help improve the architectural expression and character of the development.

Staff Comments

Mr. Burke, Acting Director of Development advised that this site as well as the one on 9420 Ferndale Road were being developed at the same time. The variances requested were minor. The applicant had tried to address the concerns of the owner of the single family home to the west by stepping down the western units to two stories, providing landscaping and an evergreen fence to buffer the properties. He noted that the single family home to the east would be rezoned to multi-family housing.

In response to a query from the Panel, the applicant advised that the visitor parking would be separated from the children's amenity area and there would be a cross-access agreement between the two developments for use of the amenity area.

Correspondence

None.

Gallery Comments

Mona Chan, 9400 Ferndale Road queried the number of visitor parking that would be provided. Mr. Yamamoto advised that there were 5 visitor parking stalls for each of the 2 developments. She stated that she was concerned about the increase in traffic and safety issues that would occur if this development were allowed. In response, the Chair advised that transportation staff had reviewed this proposal and did not foresee any traffic concerns in this area.

In response to a query from the Panel, Mr. Burke advised that the visitor parking provided met the City's bylaw requirements for the site and that the resident parking provided exceeded the bylaw requirements. He also stated that the portion of Hemlock Drive that abutted this site would be completed by the applicant and as new development occurred in the area, a new road pattern would be developed between Ferndale Road and Westminster Highway which should alleviate the concerns expressed by Ms. Chan.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 24 townhouse dwellings at 9440 Ferndale Road on a site zoned Comprehensive Development District (CD/168); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the minimum Ferndale Road setback from 6.0 m to 5.39 m for secondary bay and window dormers;*
 - b) *Reduce the minimum Ferndale Road setback from 2 m to 0.3 m for a trellis covered landscape structure; and*
 - c) *Reduce the minimum Hemlock Drive setback from 5.0 m to 4.5 m for third storey window dormers.*

CARRIED

4. Development Permit DP 05-297694

(Report: October 11th, 2005 File No.: 05-297694) (REDMS No. 1655302)

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 9420 Ferndale Road

INTENT OF PERMIT:

1. To permit the construction of 24 townhouse dwellings at 9420 Ferndale Road on a site zoned Comprehensive Development District (CD/167); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum Ferndale Road setback from 6.0 m to 5.39 m for secondary bay and window dormers;
 - b) Reduce the minimum Ferndale Road setback from 2 m to 0.3 m for a trellis covered landscape structure;
 - c) Reduce the minimum Hemlock Drive setback from 5.0 m to 4.5 m for third storey window dormers; and
 - d) Reduce the minimum side yard setback from 3.0 m to 2.1 m for a third storey dormer on Building 5.

Applicant's Comments

Mr. Yamamoto advised that he was available to answer questions on the proposed development.

Staff Comments

Mr. Burke advised that there were no additional staff comments.

In response to queries from the Panel, Mr. Yamamoto advised that there were three units with adaptable floor plans in this development. He also noted that the existing evergreen fence would provide enough privacy for the single family home to the west and that the magnolia tree was 1.8 metres high and of 6cm calliper. Discussion occurred on the size of the tree being provided and Mr. Yamamoto agreed that he would replace the Magnolia tree with a 10cm calliper tree.

In response to a query from the Panel, Mr. Burke advised that if both developments were not started at the same time, the drive aisle would still be large enough for use.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair thanked Mr. Yamamoto for agreeing to increase the calliper of the tree that would be planted.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 24 townhouse dwellings at 9420 Ferndale Road on a site zoned Comprehensive Development District (CD/167); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the minimum Ferndale Road setback from 6.0 m to 5.39 m for secondary bay and window dormers;*
 - b) *Reduce the minimum Ferndale Road setback from 2 m to 0.3 m for a trellis covered landscape structure;*
 - c) *Reduce the minimum Hemlock Drive setback from 5.0 m to 4.5 m for third storey window dormers; and*
 - d) *Reduce the minimum side yard setback from 3.0 m to 2.1 m for a third storey dormer on Building 5.*

CARRIED

5. Development Permit DP 05-302568

(Report: October 24th, 2005 File No.: 05-302568) (REDMS No. 1673742)

APPLICANT: Hywel Jones Architect Ltd.

PROPERTY LOCATION: 10760 & 10780 Cambie Road

INTENT OF PERMIT:

1. To permit the construction of a BMW Automobile Dealership at 10760 and 10780 Cambie Road on a site zoned Automobile-Oriented Commercial District (C6); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the parking setback from 3 m to 0 m for the display vehicle stalls abutting the public road along the southern property line of the site;
 - b) Reduce the side yard parking setback from 1.5 m to 0 m for parking stalls abutting the western property line of the site; and
 - c) Reduce the number of parking stalls required to accommodate visitors and staff from 89 stalls to a minimum of 59 stalls.

Applicant's Comments

Mr. Newman, the applicant, advised he was available to answer questions.

Staff Comments

Mr. Holger Burke, Acting Director of Development, advised that the variance being requested on the southern property line was supported by staff since it fronts onto an on ramp to Highway 99 which incorporated a 9m wide grassed boulevard strip between the site and the roadway. He noted that the applicant would introduce planting islands and porous paving to break up the display parking in this area. Staff also supported the variance to the west property line as this abutted an existing wall face of the building on the abutting property. He noted that the reduction in parking stalls was also supported by staff since the applicant will provide a total of 253 parking stalls on site, including display stalls, and that the number of display stalls could be reduced should a parking shortfall become evident.

Mr. Losee, Landscape Architect, briefly reviewed the green roof being provided by the development.

Correspondence

None.

Gallery Comments

Keith Takeshima, General Manager of Holiday Inn, 10720 Cambie Road, stated that he was in favour of this development and requested some clarification on the parking stall setback variances.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a BMW Automobile Dealership at 10760 and 10780 Cambie Road on a site zoned Automobile-Oriented Commercial District (C6); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to*
 - a) *Reduce the parking setback from 3 m to 0 m for the display vehicle stalls abutting the public road along the southern property line of the site;*
 - b) *Reduce the side yard parking setback from 1.5 m to 0 m for parking stalls abutting the western property line of the site; and*
 - c) *Reduce the number of parking stalls required to accommodate visitors and staff from 89 stalls to a minimum of 59 stalls.*

CARRIED

6. Development Permit DP 05-303895

(Report: October 24th, 2005; File No.: DP 05-303895) (REDMS No. 1687223)

APPLICANT: Kasian Architecture Limited

PROPERTY LOCATION: 11688 Steveston Highway

INTENT OF PERMIT To permit the construction of a 41.9 m² addition to an existing McDonald's restaurant on a site zoned Community Commercial District (C3).

Applicant's Comments

The applicant was not available.

Staff Comments

Mr. Burke, Acting Director of Development advised that this was a very small addition to the McDonald's restaurant play area. He noted that the applicant would lose a couple of parking spaces but noted that there was enough parking in the Ironwood mall to accommodate the loss.

Correspondence

None.

Gallery Comments

None

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 41.9 m² addition to an existing McDonald's restaurant on a site zoned Community Commercial District (C3) located at 11688 Steveston Highway.

CARRIED

7. Development Permit DP 05-307245

(Report: October 27th, 2005; File No.: 05-307245) (REDMS No. 1675479)

APPLICANT: Richmond Nissan Ltd.

PROPERTY LOCATION: 13220 Smallwood Place

INTENT OF PERMIT:

1. To permit the construction of a 574 m² (6,179 ft²) building addition with façade improvements and landscaping enhancements at 13220 Smallwood Place on a site zoned “Automotive Park District (AUP)”; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the parking setback from 3.0 m to 0.0 m for the display vehicle stalls abutting the public road (Smallwood Place); and
 - b) Reduce the road setback from 6.0 m to 4.8 m for the front entry feature of building.

Applicant’s Comments

Mr. Dirk Buttjes, Architect, advised that the applicant was in the process of upgrading the dealership to meet the criteria of the new Nissan corporate image. The architect further advised that the variances requested were for existing site features.

Staff Comments

In response to Panel queries the architect advised that the project had been through the Richmond Auto Mall design review process.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 574 m² (6,179 ft²) building addition with façade improvements and landscaping enhancements at 13220 Smallwood Place on a site zoned "Automotive Park District (AUP)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the parking setback from 3.0 m to 0.0 m for the display vehicle stalls abutting the public road (Smallwood Place); and*
 - b) *Reduce the road setback from 6.0 m to 4.8 m for the front entry feature of building*

CARRIED

8. New Business

Chair asked Mr. Burke to thank staff on behalf of the Panel, for the concise and well-documented reports being presented to Panel.



9. Date Of Next Meeting: November 30th, 2005

10. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:20 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 16th, 2005.

Joe Erceg, General Manager, Urban Division
Chair

Desiree Wong
Committee Clerk