



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Robert Gonzalez, P.Eng.  
Chair, Development Permit Panel  
**Date:** March 5, 2014  
**File:** 01-0100-20-DPER1-  
01/2014-Vol 01  
**Re:** **Development Permit Panel Meeting held on March 13, 2013**

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### Staff Recommendation

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

- i. a Development Permit (DP 12-601311) for the property at 2760, 2780 and 2800 Smith Street;

be endorsed, and the Permit so issued.

Robert Gonzalez, P.Eng.  
Chair, Development Permit Panel

### Panel Report

The Development Permit Panel considered the following item at its meeting held on March 13, 2013.

DP 12-601311 – INTERFACE ARCHITECTURE – 2760, 2780 AND 2800 SMITH STREET  
(March 13, 2013)

The Panel considered a Development Permit application to permit the construction of a two-storey industrial building on a site zoned Light Industrial (IL). The proposal includes variances for reduced setbacks to Smith Street and Douglas Street.

Architect Ken Chow, Interface Architecture Inc., and Landscape Architect, Al Tanzer, LandSpace Design, provided a brief presentation regarding the proposal, including:

- The reduced setbacks allow massing to occur along the front of the property and the future park site on Douglas Street while accommodating parking at the rear of the site.
- The development will be a two (2) tenant building, an auto repair garage and a tire centre, with a small storefront appearance emphasized along the frontage and the service bays accessed from the rear of the site.
- The proposed landscaping for the site includes: (i) a wider buffer strip along Douglas Street with three (3) Ginko trees; (ii) a Yew Hedge and seven (7) Honey Locust trees which will provide screening to the workspace on the east property line; (iii) a more urban landscaped design is proposed along Smith Street complete with grass boulevard, two (2) 7 cm trees, plantings, and sidewalk; and (iv) a new Yew Hedge is proposed along a portion of the north property line to provide screening from the parking area of the adjacent property.
- A bioswale is proposed in the landscape strip along the eastern edge of the site to dissipate parking lot runoff in order to reduce the stress on the storm system.

Discussion followed and it was noted that the reduced setback on the south side was primarily as a result of the functional needs of the development particularly observing parking requirements and vehicle access to the bays. The applicant had not considered providing waste receptacles along Smith Street.

Staff supported the Development Permit application and requested variances. Staff advised that the setback variances are consistent with the urban design objectives of an urban commercial character. The area is in transition from industrial to commercial, which is why this industrial building has been designed with a commercial flavour. He further noted that in terms of the Douglas Street setback, staff has worked carefully with the City's Parks Department to ensure the design of the building respects the proposed future park area to the south.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel recommends that the Permit be issued.