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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** September 15, 2014  
**File:** 01-0100-20-DPER1-  
01/2014-Vol 01  
**Re:** **Development Permit Panel Meetings held on September 10, 2014,  
July 16, 2014 and January 29, 2014**

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**Staff Recommendation**

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

1. A Development Variance Permit (DV 14-665249) for the property at 6951 Elmbridge Way;
2. A Development Permit (DP 14-662568) for the property at 4220 Vanguard Road; and
3. A Development Permit (DP 13-630032) for the property at 6711, 6771 and 6791 Williams Road;

be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on September 10, 2014, July 16, 2014 and January 29, 2014

DV 14-665249 – PRIORITY PERMITS LTD. – 6951 ELMBRIDGE WAY  
(September 10, 2014)

The Panel considered a Development Variance Permit application to vary the provisions of Zoning Bylaw 8500 to allow: (i) facia, canopy and projecting signs for the commercial uses in the development; and (ii) installation of two (2) additional freestanding signs along Elmbridge Way for the existing mixed-use building on a site zoned “Residential/Limited Commercial (RCL3)”.

Jordan Desrochers, of Priority Permits Ltd., and Eric Hughes, of Onni Group, provided a brief presentation regarding the proposal, including:

- Pedestrian directional signs would be approximately 7 ft. tall.
- The sign at the corner of Elmbridge Way and Hollybridge Way and would be approximately 16 ft. in height.
- The signs would be porous in design to reduce visual impact, will include parking directions, will not use a light box, and aluminum panels along with low energy consumption LED lights will be used.

In response to Panel queries, Mr. Hughes provided the following information:

- A variance would be required to allow canopy signs on-site and that tenants would be responsible for applying for individual sign permits.
- Anchor tenant; T&T Supermarket’s signage plan was currently not available.
- The sign’s design blends with the architecture in the area.

In response to Panel queries, Steve Bernier, of Onni Group, advised that tenants have expressed interest in the installation of freestanding signs. The commercial units have significant setbacks to the roads and could therefore face visibility challenges. Anchor tenant; T&T Supermarket is a specialty grocery store that attracts customers living outside the area. These customers who are unfamiliar to the area would benefit from the direction that the proposed freestanding signs provide.

Staff supported the Development Variance Permit application.

In response to Panel queries, staff advised that:

- The pedestal tenant signs are not part of this proposed application.
- Sign Bylaw No. 5560 does not permit canopy or facia signs for Residential/Limited Commercial (RCL3) zone. An amendment to Sign Bylaw 5560 and/or a Zoning Text Amendment to the RCL3 zone to allow signage for the commercial portion of a mixed-use development will be brought forward to Council for review.

- A Development Variance Permit was applied for since the businesses on-site are scheduled to open soon.
- The proposed main freestanding sign will be approximately 16 ft. tall and the total signage area would be approximately less than 1/2 of what is typically permitted. The canopy and fascia signs would be located along the commercial retail units and that individual tenants will be responsible to apply for sign permits. The size of the canopy and fascia signs would need to comply with Sign Bylaw No. 5560.
- The proposed freestanding signs were reviewed by Transportation Division staff for sight line visibility.

Correspondence was submitted to the Panel regarding the Development Variance Permit application.

Discussion ensued regarding: (i) the design of the proposed freestanding signs in relation to the design of the buildings on-site and the surrounding neighbourhood; (ii) the necessity of the proposed freestanding signs to direct customers; and (iii) other areas in the Lower Mainland with higher population densities, such as Vancouver, with little or no commercial freestanding signs.

The Panel recommends that the Permit be issued to vary the provisions of Sign Bylaw No. 5560 to allow fascia, canopy and projecting signs for the commercial uses in the development.

The Panel referred the second variance request back, directing staff to work with the applicant to examine options for the installation of freestanding signs on the subject site and report back.

Subsequent to the Panel meeting, and in accordance with Panel direction, the Development Variance Permit was revised to only include fascia, canopy and projecting signs for the commercial uses in the development.

The Panel recommends that the Permit be issued.

DP 14-662568 – 616147 BC LTD. – 4220 VANGUARD ROAD  
(July 16, 2014)

The Panel considered a Development Permit application to permit the construction of a 283 m<sup>2</sup> industrial storage warehouse building with mezzanine level at 4220 Vanguard Road on a site zoned “Industrial Retail (IR1).” No variances are included in the proposal.

Architect, Wendy Andrews and Contractor, Reiner Siperko provided a brief presentation regarding the proposal.

In response to Panel queries, Ms. Andrews provided the following information:

- The building is anticipated to mainly be used for storage and no external mechanical equipment will be used.
- No new crossings are planned and low pedestrian traffic is anticipated to the site. The existing driveway will be maintained and a sidewalk along the side of the building will be added.

Staff supported the Development Permit application and requested variance and advised that additional landscaping will be added on site to provide additional buffering.

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

The Panel recommends that the Permit be issued.

DP 13-630032 – INTERFACE ARCHITECTURE INC.

-- 6711, 6771 AND 6791 WILLIAMS ROAD

(January 29, 2014)

The Panel considered a Development Permit application to permit the construction of 14 townhouse units at 6711, 6771 and 6791 Williams Road on a site zoned “Low Density Townhouses (RTL4)”. The proposal includes a variance to allow 58% tandem parking.

Architect, Ken Chow, of Interface Architecture Inc. and Landscape Architect, Mary Chan Yip, of PMG Landscape Architects, provided a brief presentation regarding the proposal.

In response to Panel queries, Mr. Chow provided the following information:

- End units were at 2 1/2 storeys, with no windows overlooking into the adjacent properties and that existing hedges in the back end of the site will be retained.
- The hedges along the back of the site are in good condition, with some other sections requiring some maintenance.
- The King Crimson Maple tree will be preserved.
- With input from the Yarmish Family, the development will include metal plaques that will acknowledge the history of Yarmish House.
- Previous tenants and members from the Yarmish Family were able to salvage some building materials from Yarmish House; including some coloured glass windows.
- Additional tandem parking spaces were needed to maintain access to the outdoor amenity area and because of the landscaping and site layout.
- Staff worked with the applicant and Heritage Planner during the rezoning stage to ensure appropriate documentation of the Yarmish House.
- Subsequent to the panel meeting, staff worked with the applicant to develop appropriate wording for a commemorative plaque to be installed on the property. The Heritage Advisory Commission reviewed and endorsed the proposed wording at the March 19, 2014 meeting.

Staff supported the Development Permit application and requested variance and advised:

- Staff is working with the applicant to ensure that design intent of the stepping back of the end unit is achieved. The roof form is designed to mimic Yarmish House.
- The development includes a Servicing Agreement for frontage improvements and storm sewer upgrades.

In response to Panel queries, staff advised that adding an additional surface parking stall in the front of the amenity space would remove the need for the tandem parking variance, but would compromise access to the amenity space.

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

The Panel recommends that the Permit be issued.