



Development Permit Panel

Council Chambers

Wednesday, October 12, 2011

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, September 14, 2011.



2. Development Variance Permit DV 11-565153

(File Ref. No.: DV 11-565153) (REDMS No. 3355558)

TO VIEW ePLANS CLICK HERE

APPLICANT: Standard Land Company Inc.

PROPERTY LOCATION: 16300 River Road

INTENT OF PERMIT:

To vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height of "Light Industrial (IL)" from 20 m (66 ft.) to 45 m (148 ft.), in order to permit the construction of a telecommunication antenna tower at 16300 River Road.

Manager's Recommendations

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height of "Light Industrial (IL)" from 20 m (66 ft.) to 45 m (148 ft.), in order to permit the construction of a telecommunication antenna tower at 16300 River Road.



3. New Business

4. Date Of Next Meeting: Wednesday, October 26, 2011

5. Adjournment



Development Permit Panel

Wednesday, September 14, 2011

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

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 Wednesday, August 24, 2011, be adopted.

CARRIED

2. Development Permit 10-553531

(File Ref. No.: DP 10-553531) (REDMS No. 3347578)

APPLICANT: Andrew Cheung Architects Inc.

PROPERTY LOCATION: 4340 No. 3 Road

INTENT OF PERMIT:

1. Permit the construction of approximately 1,075 m² (11,573 ft²) of commercial space and 174 m² (1,877 ft²) of office space at 4340 No. 3 Road on a site zoned "Auto-Oriented Commercial (CA)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Vary the interior side yard setbacks and rear yard setback from 3 m to 0 m;
 - b) Permit parking spaces to be located closer than 1.5 m to the interior and rear property lines; and
 - c) Vary the minimum width of the drive aisle to 6.7 m on the western portion of the site.

Applicant's Comments

Francis Yau, Architect with Andrew Cheung Architects Inc., provided the following information regarding the proposal to develop commercial and office space on No. 3 Road, at a site vacated by previous fast food tenant:

- the Canada Line runs past the front of the proposed development, while to the south and the east are two significant shopping centres: (i) Parker Place, and (ii) Aberdeen Mall;
- to better design the pedestrian pattern for the subject site, the applicant and City staff referred to the vision outlined in the City Centre Area Plan (CCAP);
- the development has a dominant No. 3 Road presence, and the design features the entire length of the frontage occupied by the building, with just a small gap in the façade for access to parking spaces in the interior and at the rear of the property;
- an existing east-west access easement through the site provides a wide sidewalk to Hazelbridge Way to the east;
- a further existing access easement, granted to Parker Place Shopping Centre in the past, connects, or provides a “bridge” between No. 3 Road and Hazelbridge Way;
- two vertical, or tower, elements, one on either side of the access easement entry on No. 3 Road, provide mass and balance;
- the development does not present as a typical strip mall design;
- a skylight, or light well in the architectural “bridge”, provides natural light onto the drive aisle and pedestrian sidewalk below the bridge element;
- the appearance of the northern wall of Parker Place that abuts the subject site is softened by a proposed landscaped screen;
- the presence of a City right-of-way dictated the No. 3 Road setback; and
- the internal drive aisle will feature brushed concrete that includes a wavelike scoring pattern.

Panel Discussion

In response to queries regarding landscaping, Mr. Yau advised that:

- specific places, not a continuous element, will be identified for the vines on trellis structures proposed for the south property line that is defined by Parker Place’s parking structure;
- the outdoor space at the second storey would feature planters; and
- with regard to the scored concrete paving treatment of the public boulevard, an organic shape with “flow” is proposed, not geometric lines.

In response to a query regarding the accommodation of pedestrian traffic on No. 3 Road, Mr. Yau stated that the pedestrian frontage measures almost 36 metres in width, and can comfortably accommodate pedestrian traffic, and even sidewalk sales of merchandise.

A brief discussion took place regarding the view that riders of the Canada Line would have as they pass the site, and Mr. Yau explained that during the design process that question was considered. He noted that the vertical architectural components fronting No. 3 Road are the predominant view, while rooftop mechanical elements are virtually hidden away behind them.

In response to a further query, Mr. Yau confirmed that office space is within the second storey portion of the building.

Staff Comments

Brian J. Jackson, Director of Development stated that staff supports the development, and the requested variances. He noted that the design responded well to the very constrained site, and that the drive aisle that allows for vehicular traffic, and loading for the commercial units, was an innovative plan.

In reference to the requested variances, Mr. Jackson advised that: (i) the 0 metre variance for the lot line to the north and to the east property lines is due to the required easement through the site and it is consistent with the City Centre Area Plan (CCAP); (ii) the CCAP allows parking spaces to be located closer than 1.5 metres to the interior and rear property lines; and (iii) there is a small area where the drive aisle is less than 6.7 metres.

In response to the Chair's queries, Mr. Jackson advised that:

- (i) there is a 0.3 metre difference in the small area where the drive aisle is 6.7 metres, (ii) staff examined what the zoning requirements would be in terms of the requested setbacks, and (iii) the applicant has done what is necessary to meet CCAP guidelines; and
- the project more than conforms to the CCAP requirements, which requires only a 3 metre setback from No. 3 Road.

Gallery Comments

None.

Correspondence

Lane Vance, President, Budget Brake and Muffler Auto Centres, #120-4280 No. 3 Road (Schedule 1)

Mr. Jackson noted that the correspondent expressed concern that if the requested variance of the interior side yard and rear yard setback was granted, it would interfere with the visibility of the Auto Centre business.

Mr. Jackson explained that the requested variance does not apply to the front yard, and that the requested setback is in excess of what the CCAP's guidelines set out for the subject site.

Panel Discussion

There was general agreement among Panel members that the applicant and architect had presented a good project, and that the vertical architectural components fronting No. 3 Road was an attractive feature.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of approximately 1,075 m² (11,573 ft²) of commercial space and 174 m² (1,877 ft²) of office space at 4340 No. 3 Road on a site zoned "Auto-Oriented Commercial (CA)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *Vary the interior side yard setbacks and rear yard setback from 3 m to 0 m;*
 - b) *Permit parking spaces to be located closer than 1.5 m to the interior and rear property lines; and*
 - c) *Vary the minimum width of the drive aisle to 6.7 m on the western portion of the site.*

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, September 28, 2011 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, October 12, 2011.

CARRIED

4. Date Of Next Meeting: Wednesday, October 12, 2011

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:00 p.m.

CARRIED

**Development Permit Panel
Wednesday, September 14, 2011**

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 14, 2011.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

To Development Permit Panel
Date: <u>SEPT. 14, 2011</u>
Item # <u>2</u>
Re: <u>DP 10-553531</u>

September 13, 2011

To The City of Richmond
11 No.3 Road Richmond BC
V6Y 2C1

**Schedule 1 to the Minutes of
the Development Permit
Panel held on Wednesday,
September 14, 2011.**

Attention:
Director, City Clerk's Office

With regards to the "Notice of application for a development permit DP 10-553531, by Andrew Chung Architects for variance to Richmond zoning bylaw 8500 to:

- a) "Vary the interior side yard and rear yard setback to 0 meters"

We Budget Brake and Muffler of #120- 4280 # 3 Road, Richmond are the anchor tenant on the adjacent northern property. We strongly oppose this amendment to the current bylaw. Allowing the developer to construct his building with 0 setbacks to the side yard will significantly interfere with the sight lines and visibility of our business.

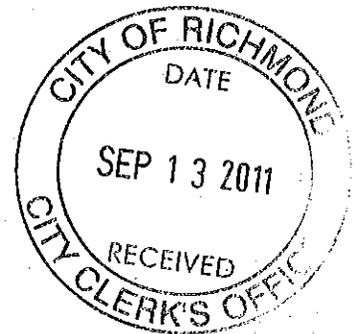
With the previous changes in the design of #3 RD. and with the Sky Train structure placement we have suffered significantly with regards to exposure and access to our business. We are a retail business that relies on our location having good visibility and easy access. Any further erosion of either of these qualities would be very costly to our business and therefore unacceptable.

Your's truly,



Lane Vance
President
Budget Brake and Muffler Auto Centres

CC: Phil Murray, Franchise Owner, Richmond BC



Budget Brake & Muffler Auto Centres

200-185 Golden Drive, Coquitlam, British Columbia V3K 6T1
1-800-746-9659 Fax: 604-464-1426 info@budgetbrake.com



City of Richmond
Planning and Development Department

Report to Development Permit Panel

To: Development Permit Panel
From: Brian J. Jackson, MCIP
Director of Development
Date: September 19, 2011
File: DV 11-565153
Re: **Application by Standard Land Company Inc. for a Development Variance Permit at 16300 River Road**

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height of "Light Industrial (IL)" from 20 m (66 ft.) to 45 m (148 ft.), in order to permit the construction of a telecommunication antenna tower at 16300 River Road.

Brian J. Jackson, MCIP
Director of Development

BJJ:ke
Att.

Staff Report

Origin

Standard Land Company Inc. (on behalf of Telus Corp.) has applied to the City of Richmond for permission to vary the maximum accessory structure height from 20 m (66 ft.) to 45 m (148 ft.) to develop a new telecommunication antenna tower with related accessory uses at 16300 River Road (refer to Schedule A for a location map).

The site is currently zoned "Light Industrial (IL)" and is vacant of buildings with the exception of a small residential dwelling at the north edge of the site. Outside storage of commercial vehicles is also occurring on remaining portions of the site. The proposed variance will apply to a new telecommunication antenna tower only located at the rear of the site.

Project Description

The telecommunication antenna tower and all related equipment enclosures are contained within a fenced compound with a total footprint area of 225 sq. m (2,422 sq. ft.) The fenced compound area is located at the southwest corner of the site and is setback 25 m (82 ft.) from the rear (south) property line and 5 m (16.5 ft.) from the side (west) property line. The tower holding the telecommunication antenna is a 45 m lattice self-support structure. Access to the telecommunication area compound will be through a private access road secured through the property and arranged between the service provider and property owner.

Background

Development surrounding the subject site is as follows:

- To the north: River Road and the foreshore of the Fraser River;
- To the east: A property zoned Golf Course (GC) that is currently vacant with no development;
- To the south: A rail line and right-of-way. Further south are lots zoned Agriculture (AG1); and
- To the west: A property zoned Light Industrial (IL).

Staff Comments

Official Community Plan Land Use and Zoning Designation

The subject site is designated for "Business and Industry" in the General and Specific Land Use Map of the Official Community Plan. The subject site is zoned Light Industrial (IL).

Telecommunication antenna and related infrastructure is considered an accessory use on "Business and Industry" designated land so long as the installation is sensitive to any site-specific features on the property and surrounding adjacencies.

Telecommunication antenna are a permitted use in all zoning districts throughout the City and are subject to the appropriate accessory structure height limitations applicable to each zone. The definition of accessory structure in the Zoning Bylaw also specifically permits telecommunication antenna installations. The subject site's Light Industrial (IL) zoning identifies a maximum accessory structure height limitation of 20 m (66 ft.), therefore requiring a variance to permit the proposed 45 m (148 ft.) structure.

Flood Plain Designation and Protection Bylaw 8204

The City's Flood Plain Designation and Protection Bylaw 8204 requires a minimum Flood Construction Level (FCL) of 3.1 m. As a result, all equipment and installations associated with the tower proposal that are susceptible to damage by flood waters is required to comply with the minimum Flood Construction Level established for this area. The proponent has confirmed that the tower and all related installations will comply with the Bylaw provisions.

Status of City of Richmond Draft Telecommunication Antenna Consultation and Protocol

Richmond staff are working on revising and redrafting a Telecommunication Antenna Consultation and Siting Policy. Work on this initiative began in 2009 with revised regulations being included in the City's new Zoning Bylaw (8500). Additional work is being undertaken to develop a Policy for Richmond that includes:

- Specific consultation requirements based on surrounding land uses.
- Develop site-specific siting criteria and design guidelines.
- Provisions to support locating on existing building/structures and co-location of antenna equipment.
- Takes into account Federal jurisdiction over telecommunication antenna and installations, which includes exemptions granted by the Federal agency (Industry Canada).
- Outlines a specific review process for telecommunication antenna installations within the City.

As a result of preliminary consultation with telecommunication service providers (wireless/cellular) and Federal (Industry Canada) representatives, a number of revisions and comments were made that require additional work and review by City staff. Follow-up work on the policy and additional consultation with industry stakeholders is planned for the fall, 2011. Depending on the outcome of the consultation and any additional feedback, the earliest anticipated date that a revised policy on telecommunication towers and related installations will be brought forward to Council is in the spring, 2012.

In the absence a specific telecommunication installation policy for Richmond, Industry Canada has a default public consultation process to be followed by all telecommunication installations. The proponent has adhered to all the public consultation requirements and related guidelines identified in the Federal Industry Canada policy. Additional information on consultation and adherence to other Federal guidelines is contained in the upcoming section of the report.

Federal Requirements Addressed by Telecommunication Antenna Tower Proposal

Federal Public Consultation Requirements

Public consultation as per Industry Canada policy require a notification area of 3 times the proposed height of the tower measured as a radius from the base of the tower. Based on this, a total of 6 property owners were notified with an information package about the proposal. The proponent received one comment from the neighbouring property owner to the east (16360 River Road), who voiced concerns about the operation of such an installation and any related impacts on local health and safety.

The proponent responded to the neighbouring property owner that the installation will comply with Health Canada's regulations pertaining to the operation of antenna installations. No additional public comments were received. In addition to notification of surrounding property owners, the proponent posted an advertisement in the local paper requesting comments on the proposal. The public consultation period was from March 18, 2011 to April 18, 2011.

Public notification and consultation is also included as part of the statutory process for the Development Variance Permit application. This includes posting of necessary signage on the property, mailed notification and advertisements in a local paper of the Development Variance Permit application proceeding to the Development Permit Panel.

Compliance with Federal Health and Safety Provisions

The telecommunication installation is required to adhere to all Federal standards and guidelines involving radio frequency exposure. Health Canada establishes these guidelines, with the service provider required to comply with all provisions. Telecommunication towers also are required to comply with all Transport Canada/NAV Canada aeronautical safety requirements, depending on the height and design of the installation.

Analysis

Summary of Co-Location of Service Providers

This telecommunication tower will accommodate antenna installations for 3 different service providers located on the higher elevations of the tower. Based on the lattice structure of the tower and engineered capacity, the proponent has identified that this structure can accommodate additional telecommunication antenna to enable the 3 service providers to expand installations on lower elevations of the tower. The equipment compound surrounding the base of the tower is also sized to accommodate the equipment enclosures required by each service provider.

If all related telecommunication equipment is located on the tower structure (proposed and future installations), the proponent has indicated that the structure would be at capacity. Without the proposed height of 45 m (148 ft.), it is unlikely that a smaller tower would be able to facilitate opportunities for co-location or provide the necessary coverage that a taller structure is able to provide. The potential outcome of which may involve the unnecessary proliferation of a number of smaller telecommunication towers throughout the area to provide the same service coverage that one larger structure can provide.

Location of Telecommunication Tower

The subject tower site is located in an area in Richmond where the land use is designated and/or zoned for industrial uses. Active industrial sites are located to the west of the subject site with farming (predominantly cranberry bogs) located to the south across from the rail line. The service provider has also identified this site as a critical component of their overall strategy to improve telecommunication service in the area.

Residential development is limited to single-family dwellings situated along properties that front River Road to the east and No. 7 Road to the west. An approximate measured distance from the base of the tower to the nearest single-family dwelling is 350 m to a single-family dwelling on No. 7 Road and 225 m to a single-family dwelling on the subject site directly to the north (fronting River Road). Therefore, the proposed installation of a 45 m (148 ft.) tower will have minimal impacts on surrounding industrial, agricultural and residential land uses.

Compliance with Richmond Draft Policy on Telecommunication Installations

Upon review of the proposed 45 m (148 ft.) tower and related structures, general compliance with the provisions of Richmond's Draft Policy related to Telecommunication Installations is achieved on the following basis:

- The tower is not located on or adjacent to residential areas.
- Location of telecommunication in industrial areas is supported, so long as site specific design and siting issues are addressed.
- No existing structures or buildings in the surrounding area can accommodate the proposed telecommunication equipment.
- The proposal maximizes opportunities for the co-location of antenna equipment (including future expansion) for up to 3 service providers on the same tower.
- The tower and related installations do not involve the removal of any existing trees, landscaping or disturbance of natural habitat areas.
- A metal chain link fence around the perimeter secures the enclosure containing the tower and related equipment. In addition to the chain link fence, a 1.8 m (6 ft.) high cedar fence is located around the west, south and east sides of the compound for additional screening. The wooden fence does not extend along the north side to allow for access to the equipment.

Siting of Tower in Relation to Future Industrial Road

A long-term transportation objective for this portion of River Road is to facilitate improved vehicle access to industrial zoned and designated lands, while also enhancing pedestrian/cyclist use of River Road and other City infrastructure objectives (i.e., dyke and/or drainage upgrades). As a result, a parallel running road south of River Road and located along the south edge of properties in the 16,000 block of River Road has been identified as one item that would be required upon redevelopment of industrial properties in this area. To take this future road alignment into consideration, the tower and related installations are setback 25 m (82 ft.) from the rear property line. The proposed location of the tower and fenced compound will allow for development of a new industrial service road along the subject site's south property line upon industrial redevelopment of the site and surrounding properties in this area.

Conclusion

Standard Land Company Inc. has applied to vary the maximum height limitation of an accessory structure to allow for a 45 m (148 ft.) tall telecommunication antenna tower to be constructed on a Light Industrial (IL) zoned property at 16300 River Road. All technical issues, siting and adjacency concerns have been resolved as part of this proposal. Staff recommend support of the Development Variance Permit application.



Kevin Eng
Planner 1

KE:cas

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond
Planning and Development Department

Development Variance Permit

No. DV 11-565153

To the Holder: STANDARD LAND COMPANY INC.

Property Address: 16300 RIVER ROAD

Address: C/O CHAD MARLATT
610 – 688 WEST HASTINGS STREET
VANCOUVER, BC V6B 1P1

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to increase the maximum accessory structure height of "Light Industrial (IL)" from 20 m (66 ft.) to 45 m (148 ft.) in order to permit the construction of a telecommunication antenna tower as shown on Plan #1 to #3 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

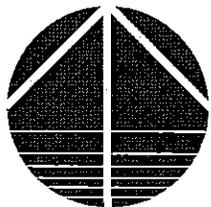
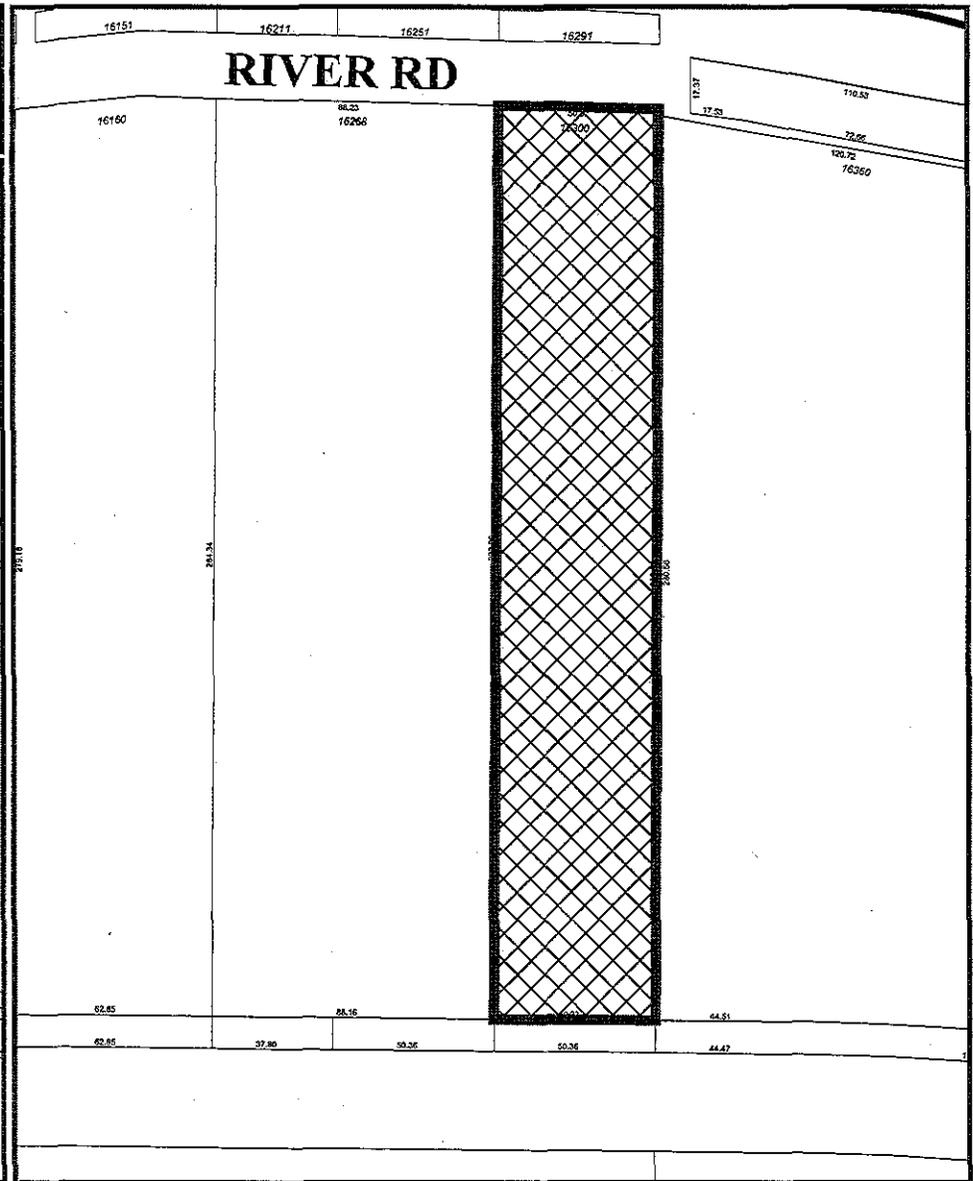
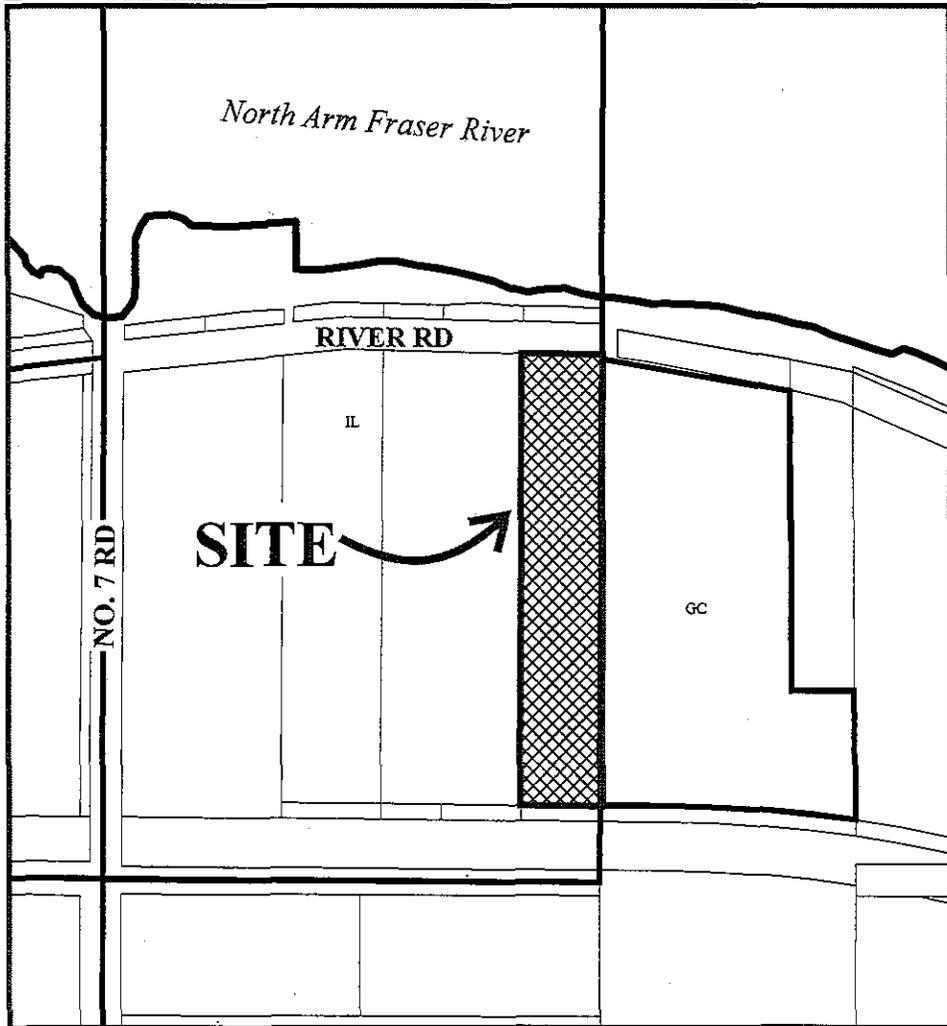
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DV 11-565153
 SCHEDULE "A"

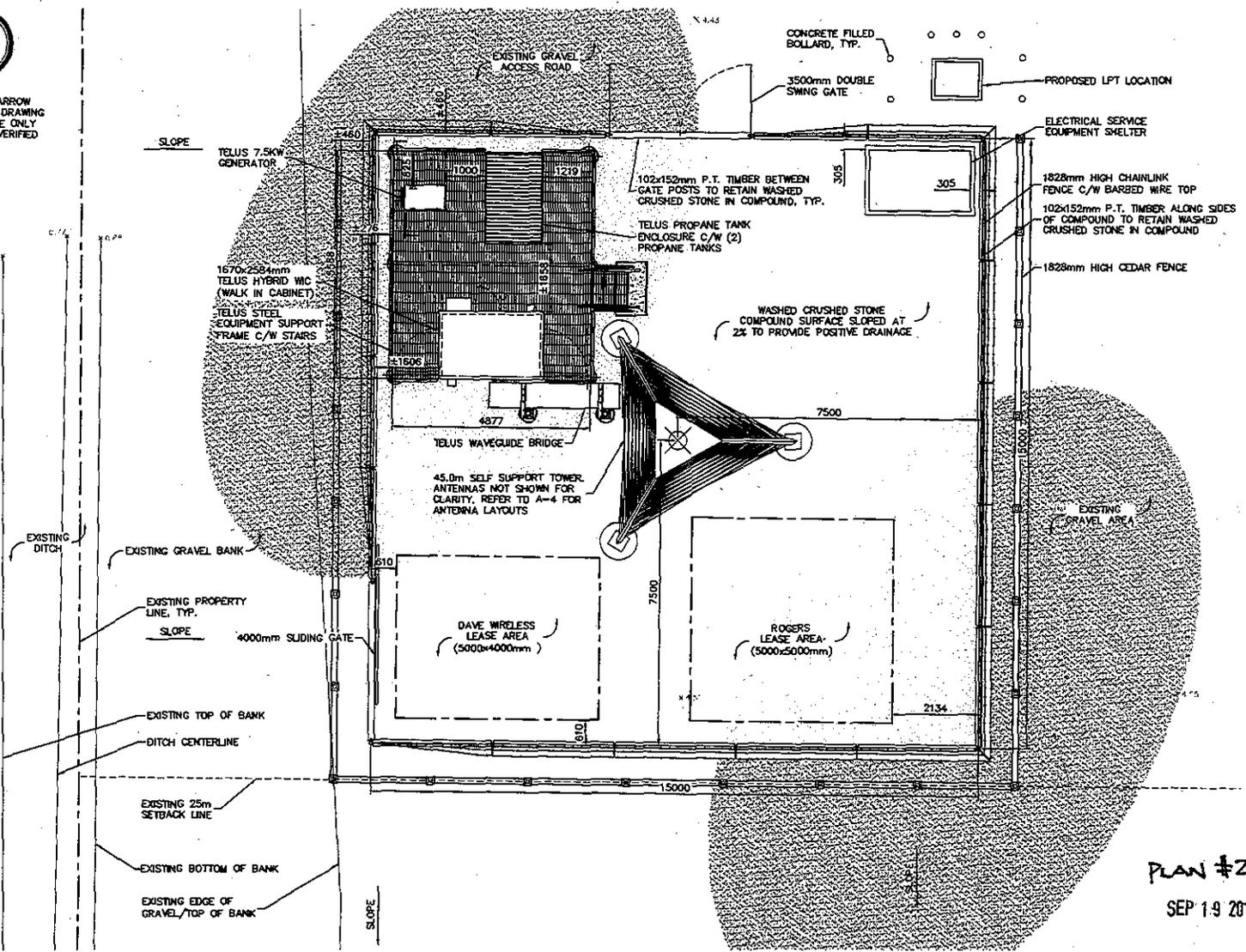
Original Date: 02/28/11

Revision Date:

Note: Dimensions are in METRES



TRUE NORTH ARROW SHOWN ON THIS DRAWING IS APPROXIMATE ONLY AND MUST BE VERIFIED



1 COMPOUND LAYOUT
1:100
0 1m 2m 4m

PLAN #2
SEP 19 2011

DV 11-565153

REV.	DESCRIPTION	BY	DATE
G	GENERAL REVISIONS	RM	AUG 31/11
F	SURVEY UPDATED	RM	JUN 20/11
E	SURVEY ADDED	RM	JAN 11/11
D	REVISED PER TELUS	RM	JAN 4/11
C	GENERAL REVISIONS	RM	DEC 20/10
B	ISSUED FOR REVIEW	RM	DEC 07/10
A	ISSUED FOR REVIEW	RM	NOV 26/10

CLIENT:



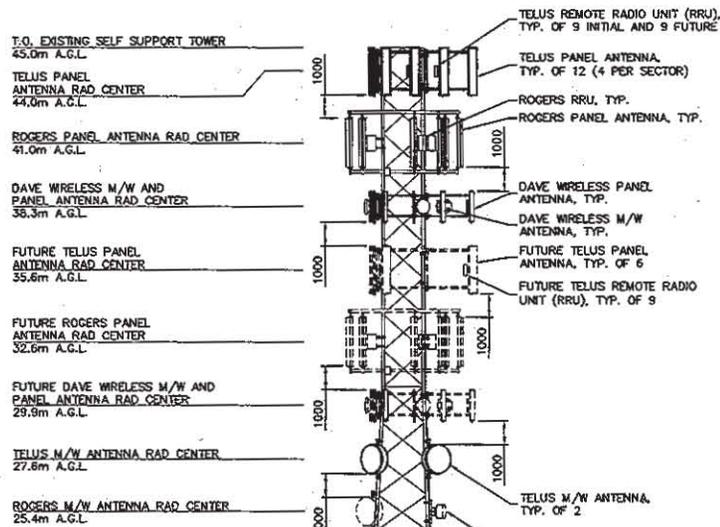

401-17688 66TH AVE
SURREY, BC V3S 7X1
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mol@trkeng.com
WEB: www.trkeng.com

PROJECT:
FRASERVIEW
16300 RIVER ROAD
BC V2A 4G4

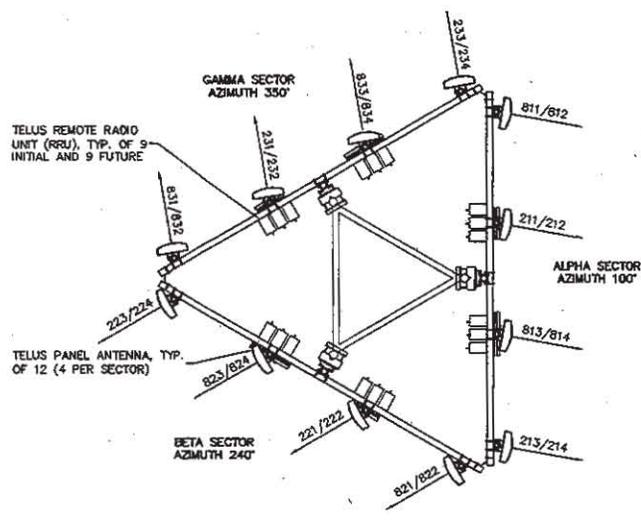
RICHMOND BRITISH COLUMBIA

DRAWING TITLE:
COMPOUND LAYOUT

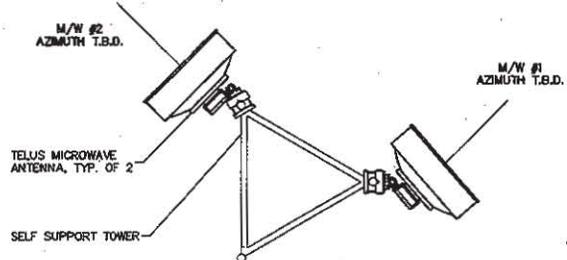
SCALE:	AS NOTED	DRAWING NO.
CHECK BY:	R.M.	A-3
DRAWN BY:	A.F.	
DATE:	NOV 26/10	
CAD FILE:	1010-068A3	
PROJECT NUMBER:	1010-068	



1 NORTH ELEVATION
1:200
0 2m 4m 8m



2 ANTENNA LAYOUT
1:60
0 600 1.2m 2.4m



3 ANTENNA LAYOUT
1:60
0 600 1.2m 2.4m



- NOTES:
- ELEVATION IS DIAGRAMATIC ONLY.
 - IF REQUIRED, PROVIDE OBSTRUCTION LIGHTING IN ACCORDANCE WITH TRANSPORT CANADA REQUIREMENTS.

REV.	DESCRIPTION	BY	DATE
G	GENERAL REVISIONS	RM	AUG 31/11
F	SURVEY UPDATED	RM	JUN 20/11
E	SURVEY ADDED	RM	JAN 11/11
D	REVISED PER TELUS	RM	JAN 4/11
C	GENERAL REVISIONS	RM	DEC 28/10
B	ISSUED FOR REVIEW	RM	DEC 07/10
A	ISSUED FOR REVIEW	RM	NOV 26/10

CLIENT:
TELUS

TRK ENGINEERING
#201-17688 66TH AVE
SURREY, BC V3S 7X1
TEL: (604) 574-6432
FAX: (604) 574-6431
EMAIL: mol@trkeng.com
WEB: www.trkeng.com

PROJECT:
FRASERVIEW
16300 RIVER ROAD
BC V2O 4
RICHMOND BRITISH COLUMBIA

DRAWING TITLE:
NORTH ELEVATION AND
ANTENNA LAYOUTS

SCALE:	AS NOTED	DRAWING NO.	
CHECK BY:	R.M.		
DRAWN BY:	A.F.		
DATE:	NOV 26/10		
CAD FILE:	1010-068A4		
PROJECT NUMBER:	1010-068		

Plan #3
SEP 19 2011

DV 11-565153

A-4