



To: Richmond City Council
From: Joe Erceg, MCIP
General Manager, Planning and
Development
Re: **Development Permit Panel Meeting Held on October 26, 2005**

Date: January 02, 2007
File: 01-0100-20-DPER1-
01/2007-Vol 01

Staff Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 03-249328) for the property at 8120 Lansdowne Road
be endorsed, and the Permit so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel

SB:rg

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 26, 2005:

DP 03-249328 – CHRIS DIKEAKOS ARCHITECTS INC. – 8120 LANSDOWNE ROAD
(October 26, 2005)

The Panel considered a Development Permit application to permit the construction of two 16-storey high-rise buildings, a 9-storey mid-rise building and a parking structure on a site zoned Downtown Commercial District (C7). Variances to increase the maximum building height, to reduce the number of resident parking stalls and the parking structure manoeuvring aisle and to permit tandem parking are included in the proposal. Mr. Dikeakos, the project architect, provided an overview of the proposed variances and then provided details on the building form and character, exterior building materials and landscaping. Staff advised that the project's shade analysis indicated that shadows would be cast onto the street. In response to queries from the Panel, Mr. Dikeakos provided details on the Lansdowne Road frontage and stated that shadowing would not affect the existing residential building to the east.

A petition from the Richmond Towers Strata Council (signed by 70 property owners) objecting to the proposed building height variance was provided. Mr. Lawrence Yu, suite 502 – 8248 Lansdowne Road, speaking on behalf of the Richmond Towers Strata Council, stated that the project signage was not installed until recently and objected to the increased building height. In response to the concerns of the development sign, staff advised that the project signage was installed previously but may have been inadvertently knocked down since the application process began in 2003. In response to a query from the Panel, the architect advised that the height variance was requested to accommodate the elevator penthouse. There were no additional comments from the public on the proposal.

The Panel recommends that the permit be issued.