



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: Febraury 23, 2005
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on January 12, 2005 and February 2, 2005**

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 04-271746) for the property at 8171 No. 2 Road; and
 - ii) a Development Permit (DP 04-277201) for the property at 8011 Saba Roadbe endorsed, and the Permit 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 January 12, 2005 and February 2, 2005:

DP 04-271746 – AMRIK & MUKHTIAR SIAN – 8171 NO. 2 ROAD
(January 12, 2005 & February 2, 2005)

The Panel considered a Development Permit to permit the construction of ten (10) townhouse units on a site zoned Townhouse District (R2 - 0.7). Included with the proposal are variances to reduce the front yard setback and to permit tandem parking. The project was originally presented to the Development Permit Panel on January 12, 2005 but was referred to the February 2, 2005 meeting in order to allow Planning Committee and Council to review proposed amendments to the Arterial Road Redevelopment and Lane Establishment Policies. At the January 12, 2005 meeting, Mr. Patrick Cotter provided a brief overview of the project, including the site context, building design, site plan and outdoor amenity space. Three area residents, at the January 12, 2005 meeting, identified concerns related to traffic safety, building height and density. Staff indicated that Transportation Department staff had reviewed the application and the form of development was consistent with the site zoning. At the February 2, 2005 meeting, staff advised that the Arterial Road Redevelopment and Lane Establishment Policy review was ongoing and, as an in-stream application, it was appropriate for this application to proceed as proposed. There were no additional comments from the public at the February 2, 2005 meeting.

The Panel recommends the permit be issued.

DP 04-277201 – INTEGRA ARCHITECTURE INC. – 8011 SABA ROAD
(January 12, 2004 & February 2, 2004)

The Panel considered a Development Permit application to permit the existing two-storey commercial building (approximately 1,601 m²) to be retained and the construction of two (2) 16-storey residential towers, containing approximately 251 apartments above a three-storey parking structure, approximately 1,293 m² of ground oriented retail space and a separate free-standing four-storey parking structure on a site zoned Downtown Commercial District (C7). Included with the proposal are variances to increase the maximum building height to 45.5 m (149 ft.), to reduce the parking structure manoeuvring aisle width and to reduce the required residential parking. At the January 12, 2005 Development Permit Panel Meeting, the architect, Mr. Wayne Siegrist, and landscape architect, Masa Ito, provided a brief overview of the project including site context, building design, amenity space, the skywalk connecting the parking structures at the third level, and the landscape concept. Two area residents expressed concerns over traffic and the future development potential of the area north of the subject site. Staff advised that a development concept for the area north of the subject site was provided and that Transportation Department staff had reviewed the application. The Panel referred to the project to the February 2, 2005 meeting to allow the viability of the development of the properties to the north and any potential liability issues associated with the skyway connecting the parking structures to be further assessed.

At the February 2, 2005 meeting, staff advised that the applicant and staff were working on an agreement to address any potential liability issues and this agreement was a condition of final approval. Staff also noted they had met with the adjacent property owner to the north, a development concept for the area north of site was provided, and the current proposal was reasonable. An area resident cited additional concerns over the lane alignment and requested staff provide a letter indicating that the proposed development concept to the north would be acceptable in the future. Staff indicated the development concept provided was consistent with current City plans and policies and the lane alignment would not impede the functional operation of the lane. There were no additional comments from the public.

The Panel recommends the permit by issued.



Development Permit Panel

Wednesday, February 16th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development - 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 3:30 p.m.

1. Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on Wednesday, February 2nd, 2005, be adopted.

CARRIED

2. Development Permit DP 04-273897

(Report: February 2/2005 File No.: DP 04-273897) (REDMS No. 1421596, 1374407, 1345736)

APPLICANT: Bosa Properties (Richmond) Inc.

PROPERTY LOCATION: 5811 and 5851 No. 3 Road

INTENT OF PERMIT:

1. To permit one (1) 17-storey residential tower above three (3) levels of parking with 175 dwelling units and 793 m² of commercial area at 5811 and 5851 No. 3 Road, on this site zoned Downtown Commercial District (C7); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - a) reduce the required building setback to No. 3 Road for commercial uses from 3 m to 1.7 m; and
 - b) reduce the required building setback along the future Ackroyd Road for the live/work townhouses from 3 m to 2.1 m; and

- c) vary the required residential parking spaces from 263 to 240 in accordance with the City's practice in City Centre.

Applicant's Comments

Mr. Foad Rafii, architect, accompanied by Mr. Dave Bosa, Bosa Properties (Richmond) Inc., and Ms. Jennifer Stamp, Durante Kreuk Ltd., with the aid of a model and various material boards, reviewed the project and the reasons for the chosen design. Included was a review of the site context, the access to the site, the visitor and resident parking, the location of the amenity areas, the six townhouses provided as live/work units, the stepping down of the building to the corner, and, the potential retail or public oriented uses provided for at grade along No. 3 Road.

Mr. Rafii then responded to questions from the Panel regarding the separation of the residential parking spaces and those provided for commercial purposes; the access and ramping to the visitor parking; the small truck lay-by in the lane; the adaptability and accessibility of units and the amenity areas; and, the interim and future plans for the landscaping of the extension of Ackroyd Road.

Staff Comments

The Director of Development, Raul Allueva, spoke about the large floorplate of the building, and the efforts of staff, through a lengthy discussion process, to modify the project. Mr. Allueva noted the sculpting that had taken place at the upper portions of the towers, and, that the Advisory Design Panel had been very supportive of the project. Mr. Allueva said that staff supported the experimental design due to its attractiveness and because of the number of other benefits provided by the design, such as the consolidated podium, positive shadowing results, and, the number of streetscape and corner elements to Ackroyd Road.

In response to questions from the Panel, Mr. Allueva said that staff were satisfied that the design concerns raised during the rezoning process had been appropriately addressed. Those concerns related to the usable open space on the podium roof, the enhancement of views and sun penetration, attractive streetscapes, a more interesting skyline, and, the reflection of the south building to the intersection.

Correspondence

None

Gallery Comments

None

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued which would permit one (1) 17-storey residential tower above three (3) levels of parking with 175 dwelling units and 793 m² of commercial area at 5811 and 5851 No. 3 Road, on this site zoned Downtown Commercial District (C7); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:*
 - a) *reduce the required building setback to No. 3 Road for commercial uses from 3 m to 1.7 m;*
 - b) *reduce the required building setback along the future Ackroyd Road for the live/work townhouses from 3 m to 2.1 m; and*
 - c) *vary the required residential parking spaces from 263 to 240 in accordance with the City's practice in City Centre.*

CARRIED

3. New Business

There was no new business.

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:50 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, February 16th, 2005.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant