



## City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** July 20, 2006  
**File:** 01-0100-20-DPER1-  
01/2006-Vol 01  
**Re:** **Development Permit Panel Meetings held on April 12, 2006, May 10, 2006 and July 20, 2006**

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### Staff Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
  - i) a Development Permit (DP 05-320899) for the property at 3060 No. 3 Road;
  - ii) a Development Permit (DP 05-315410) for the property at 12060 Steveston Highway;
  - iii) a Development Permit (DP 05-293643) for the property at 7360 St. Albans Road; and
  - iv) a Development Permit (DP 05-309265) for the property at 10688 No. 6 Road (formerly 14060 Triangle Road);

be endorsed, and the Permits so issued.

*FOR:*   
Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### **Panel Report**

The Development Permit Panel considered the following items at its meetings held on April 12, 2006, May 10, 2006 and July 20, 2006:

DP 05-320899 – WENSLEY ARCHITECTURE LTD. – 3060 NO. 3 ROAD  
(May 10, 2006)

The Panel considered a Development Permit application to permit the construction of three (3) one-storey commercial buildings with approximately 1,312 m<sup>2</sup> of retail floor space. Variances to reduce the public road setbacks to parking spaces, trellis structure and garbage and recycling enclosure are included in the proposal.

Mr. Jim Wensley, architect, provided a description of the project. He advised that a 25 ft. wide area immediately adjacent to No. 3 Road along the western edge of the property was dedicated to the City during the Rona project, and that how this area would be landscaped would be addressed as part of a Servicing Agreement.

Staff advised that the placement of the garbage and recycling enclosure on the west side of the property allowed the provision of a generous amount of landscaping around the area that only a small corner of the garbage and recycling enclosure would encroach into the required setback.

In response to Panel queries, the applicant advised that it was felt that the proposed bicycle storage location was one of the most central locations on the property and would be visible from many areas. Further advice was given that the location could be refined and a second bicycle parking area was located to the east of the large retail building on the north side of the property.

There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.

DP 05-315410 – P. J. LOVICK ARCHITECT INC. – 12060 STEVESTON HIGHWAY  
(May 10, 2006)

The Panel considered a Development Permit application to permit the construction of two (2) one-storey commercial buildings with approximately 651 m<sup>2</sup> of retail floor space. There are no variances included in the proposal.

Mr. Pete Lovick, architect, provided a brief description of the project.

There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.

DP 05-293643 – WILLIAM RHONE ARCHITECT – 7360 ST. ALBANS ROAD  
(April 12, 2006)

The Panel considered a Development Permit application to permit the construction of four (4) townhouse units on a site zoned Comprehensive Development District (CD/120). A variance to increase the size of permitted porch/balcony projections is included in the proposal. The architect, Mr. William Rhone, provided a brief description of the project as an articulated craftsman style with extensive landscape treatment.

Staff advised that new reference drawings had been provided at the Development Permit Panel Meeting, with an accessible floor plan for an adaptable unit, which could accommodate a chair lift.

There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.

DP 05-309265 – BURROWES AND HUGGINS ARCHITECTS – 10688 NO. 6 ROAD  
(FORMERLY 14060 TRIANGLE ROAD)  
(July 20, 2006)

The Panel considered a Development Permit application to permit the construction of a hotel of approximately 5,525 m<sup>2</sup> with approximately 105 rooms. There are no variances included in the proposal.

Mr. Philip Burrowes, applicant and architect, provided a brief description of the project.

In response to a query from the Panel, staff advised that vehicle access was provided through an easement to an existing vehicle access to No. 6 Road adjacent to the site. The entrance to the site of the proposed hotel was modified slightly to provide for queuing and stacking so that access and egress would be easier at peak times.

In response to queries from the Chair, Mr. Burrowes advised that: the design did not address skateboarding activity; visitors' bicycle storage could be accommodated; there were rooms for sports team equipment storage; and there was a footpath linking the hotel with the adjacent rink. Illumination and emphasis would be refined during the working drawings. The Chair advised that Mr. Burrowes consider the possibility that when hotel guests walk from the hotel to the rink, they will probably seek the shortest route, create their own footpath, and may thereby damage landscaping features that are planted between the rink and the hotel parking lot.

There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.



## Development Permit Panel

Thursday, July 20, 2006

Time: 11:30 a.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Cathy Volkering Carlile, Chair  
Mike Kirk, General Manager, Corporate Services  
Robert Gonzalez, Director, Engineering

The meeting was called to order at 11:30 a.m.

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on June 28, 2006 be adopted.*

**CARRIED**

### 2. Development Permit 05-309265

(Report: July 10, 2006 File No.: 05-309265) (REDMS No. 1996355)

APPLICANT: Burrowes and Huggins Architects

PROPERTY LOCATION: 10688 No. 6 Road (formerly 14060 Triangle Road)

INTENT OF PERMIT: To permit the construction of a hotel of approximately 5,525 m<sup>2</sup> (59,500 sq. ft.) with approximately 104 rooms at 10688 No. 6 Road (formerly 14060 Triangle Road) on a site zoned "Athletics and Entertainment District (AE)".

#### Applicant's Comments

Mr. Philip Burrowes, Applicant/Project Architect, advised that the project is a hotel of approximately 59,500 sq. feet, with 105 rooms, and is located at the corner of No. 6 Road and Triangle Roads, on the western edge of the Riverport Entertainment District. The entrance to the proposed hotel is from No. 6 Road through an easement to the south of the hotel, and not directly from No. 6 Road

The facilities on the ground floor of the hotel include a main lobby with a high ceiling, a breakfast area, small meeting rooms, a pool, and service space. Upper floors have hotel rooms along corridors.

The proposed hotel has been set on the site so that the building comes out to No. 6 Road, with the parking spaces behind the hotel, facing the west wall of the skating rink that is situated adjacent to the hotel. The hotel has been sited to give it some presence and to try to address the street. A courtyard feeling has been developed where the L-shaped hotel wraps around the parking area. Landscaping will assist in breaking up the parking area into smaller parking portions.

Other buildings in the area are large and this was taken into consideration when the proposed hotel was designed. The applicant/architect felt he had to respond to the scale of the surrounding buildings and has developed a hotel that reflects some of the flavour of the larger buildings but at the same time has included some smaller scale elements into his design. These elements include: stucco running horizontally along the lower floors, the building is slightly higher at the corners, the top floor is broken up with bays that have bris-soleil of heavy timber brackets and steel, the windows are all articulated, the trellis on the top floor is repeated on the lower floor and again at the main entrance, and around the pool

The building will feature an earth-tone palette, and a range of cladding materials and such components as timber, metal panels, stucco and timber and steel trellising.

Mr. Burrowes stated that the washrooms in the hotel units allow for wheelchair manoeuvring. There are 6 units for hearing impaired guests, and 3 of these are also designed for the physically disabled.

Stamped concrete and pavers were included in the landscape treatment.

To minimize light spillage onto adjacent sites, the parking lot lighting will be oriented directly into the hotel's parking lot and will be pedestrian oriented.

There are no existing trees on the site. Landscaping elements include: trees and shrubs planted and maintained around the perimeter of parking lots; extensive plantings of ground cover and ornamental grasses, and a small water fall feature.

### **Staff Comments**

Jean Lamontagne, Director of Development, stated that no variance in the zoning on the site is required.

### **Correspondence**

None.

### **Gallery Comments**

None.

### Panel Discussion

In response to a query from the Panel, regarding the access easement vs. vehicle access directly off No. 6 Road, staff responded that there was an existing access to No. 6 Road that was adjacent to the site and would be used by the hotel through an easement. The entrance to the site of the proposed hotel was modified a little to provide for queuing and stacking so that access and egress would be easier at peak times.

In response to queries from the Chair Mr. Burrowes advised:

- that nothing has been done to date to prevent skateboarding activity on the site;
- that a service room on the ground floor could accommodate visitors' bicycles for safe storage;
- that service rooms on the ground floor that are accessible from both the outside and from the interior corridor would be used to store sports equipment when teams are accommodated at the proposed hotel;
- teams that would stay at the proposed hotel would be able to leave their vehicles parked at the hotel and would use a footpath from the hotel to the parking lot of the adjacent rink and the pedestrian path to the entertainment precinct would be illuminated and emphasized during the working drawings;

The Chair advised that Mr. Burrowes consider the possibility that when hotel guests walk from the hotel to the rink they will probably create their own footpath, and thereby damage landscaping features that are planted between the rink and the hotel parking lot.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a hotel of approximately 5,525 m<sup>2</sup> (59,500 ft<sup>2</sup>) with approximately 105 rooms at 10688 No. 6 Road (formerly 14060 Triangle Road) on a site zoned "Athletics and Entertainment District (AE)".*

**CARRIED**

### 3. New Business

None.

### 4. Date of Next Meeting: Wednesday, July 26, 2006

### 5. Adjournment

It was moved and seconded

*That the meeting be adjourned at 11:50 a.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  
Thursday, July 20, 2006.

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Cathy Volkering Carlile  
Chair

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Sheila Johnston  
Committee Clerk