



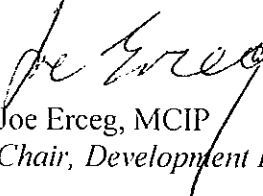
To: Richmond City Council
From: Joe Erceg,
Chair, Development Permit Panel
Date: December 12, 2007
File: 0100-20-DPER1
Re: **Development Permit Panel Meeting Held on November 14, 2007**

Panel Recommendation

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

- i) a Development Permit (DP 07-359529) for the property at 8840 River Road

be endorsed, and the Permits so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB/WC:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 14, 2007.

DP 07-359529 – GREAT CANADIAN GAMING CORPORATION – 8840 RIVER ROAD
(November 14, 2007)

The Panel considered a Development Permit application to permit the construction of a seven-storey parkade with commercial uses at grade and a 192-room, five-storey hotel above to expand the River Rock Casino Resort at 8840 River Road and a portion of the rail right-of-way (ROW) on Lot 102, Section 21 and 22 Block 5 North Range 6 West New Westminster District Plan 46989 on a site zoned "Comprehensive Development District (CD/87)". The parkade will provide approximately 1200 public transit park-and-ride spaces and an additional 288 commercial and hotel parking spaces. Variances are included in the proposal to: reduce the public road setbacks for the building and the proposed sky bridges, one connecting to the existing resort hotel at 8840 River Road and one to the Canada Line Bridgeport Station, increase the lot coverage, and reduce the manoeuvring aisle width.

Mr. Randy D. Knill, Architect with Downs Archambault & Partners, provided a brief description of the proposal for a five-storey hotel atop a seven-storey parkade with sky bridge connections to Canada Line's Bridgeport Station and the existing casino/hotel complex. The parkade included commercial space at grade, public, commercial and hotel parking spaces. The hotel design and massing was complimentary and more subdued than the existing casino/hotel complex. The parkade façade included commercial units, vertical vine growing screens and vertical presentation screens which may present graphic coloured lighting patterns, promotions for events at the resort, or promotions for community events. The sky bridge to the casino/hotel complex is designed as an extension of the lobby with a high level of finish. The sky bridge to the Canada Line Station is designed as an extension of the station.

Staff noted that the developer has agreed to provide a Public Art financial contribution for Public Art at the Canada Line Bridgeport Station. In response to a question from the Chair regarding the sky bridges, staff confirmed that a separate encroachment agreement is required to permit the sky bridge to cross over River Road and that the sky bridge to the Canada Line Station was located on private land and was not subject to a rezoning application. CLCO and GCGC have assured the City that when an agreement is in place between them, the City will be advised.

The Chair commended the applicant, CLCO and City staff for their diligence in ensuring that the proposed parkade/hotel structure integrated well with the existing casino complex.

No public comments were received regarding the proposal.

The Panel recommends that the Permit be issued.