



City of Richmond

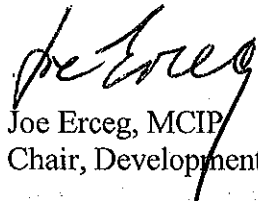
Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: October 22, 2008
File: 0100-20-DPER1
Re: **Development Permit Panel Meeting Held on October 15, 2008**

Panel Recommendation

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

- i) a Development Permit (DP 08-438237) for the property at 7551 Westminster Highway
be endorsed, and the Permit so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 15, 2008.

DP 08-438237 – CHERCOVER MASSIE & ASSOCIATES – 7551 WESTMINSTER HIGHWAY
(October 15, 2008)

The Panel considered a Development Permit application to permit the construction of alterations to the Westminster Highway ground floor facade and improvements to the landscaping in the surface parking lots at 7551 Westminster Highway on a site zoned Downtown Commercial District (C7). No variances are included in the proposal.

Mr. Robert Weber, Architect, Chercover Massie & Associates, and Mr. Jonathan Losee, Landscape Architect, provided brief descriptions of the proposal. It was noted that new tree landscaping beds would be added to the Westminster Highway and Elmbridge Way surface parking areas.

Staff advised that: (i) the facade renovation is small in scope and that the applicant responded well to staff's facade improvement suggestions; (ii) the proposal includes landscaping improvements; and (iii) pedestrian access would be enhanced.

There were no public letters received.

Ms. Barbara Jackson, a suite owner in the adjacent Vancouver Airport Marriot Hotel, questioned whether the proposal would create a barrier to the Marriott Hotel access. In response, the Chair advised that the project is a minor one and an improvement to both the facade and to the surface parking area with new landscaping areas in front of the Marriott Hotel.

In response to a Panel query regarding proposed materials, Mr. Weber clarified that the existing concrete on the building's facade would be replaced with: (i) cultured ledge stone veneer; and (ii) new stucco finish panels. A new pre-finished copper element would be added onto the canopy. Mr. Weber added that glazed areas were interspersed along the building elevation facade.

The Panel recommends that the Permit be issued.