



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: April 19, 2017
File: 01-0100-20-DPER1-
01/2017-Vol 01
Re: **Development Permit Panel Meetings Held on April 13, 2016, April 27, 2016 and February 15, 2017**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a. A Development Permit (DP 15-697654) for the property at 8191 Alexandra Road;
and
 - b. A Development Permit (DP 16-743848) for the property at 6622 and 6688 Pearson Way;be endorsed, and the Permits so issued.

Joe Erceg
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following items at its meetings held on April 13, 2016, April 27, 2016 and February 15, 2017.

DP 15-697654 – CANADA HAOTIAN INVESTMENT LTD. – 8191 ALEXANDRA ROAD
(April 13, 2016 and April 27, 2016)

The Panel considered a Development Permit application to permit the construction of a two-storey commercial building on a site zoned “Auto-Oriented Commercial (CA)”. A variance is included in the proposal for a reduced west interior side yard.

The application was considered by the Panel at both the meetings held on April 13, 2016 and April 27, 2016.

At the Panel meeting held on April 13, 2016, Patrick Xu Yang, of Pacific West Architecture, and Landscape Architect Lu Xu, LUXU Studio, provided a brief presentation, noting that:

- A covered barrier-free sidewalk along the entry driveway will be provided between the parking area and the main entry of the building.
- The enclosed garbage and recycling facility is located at the back of the building and away from the adjacent residential development to the north.
- A 1.8 meter wood fence and a five foot wide landscaping bed with evergreen hedge and trees is proposed along the north property line to protect the privacy of the adjacent residential development.
- Light grey metal panels and two different tones of stucco finishes are used at the back of the building to add visual interest.
- Sustainability features include (i) areas of permeable pavers, (ii) high Solar Reflectance Index (SRI) material roof, (iii) daylight sensors, (iv) low-consumption flush fixtures and low-flow rate faucets, and (v) high performance glazing.
- Pedestrian-friendly permeable pavers are introduced in front of the entry driveway.
- A free standing trellis with vine planting is along the east side of the entrance driveway.
- Red maple, evergreen and deciduous trees will be planted at the parking lot.

In response to Panel queries, Mr. Yang and Ms. Xu confirmed that:

- Proposed bicycle parking at the front of the building will not conflict with the entrance.
- The handicapped parking stall is located adjacent to the loading area.
- The garbage and recycling area is enclosed and covered.
- The loading area will not be used during the operating hours of the restaurant and will not conflict with the accessible barrier-free walkway.
- The presence of water pipes on the neighbouring building near the west property line of the subject site necessitated the proposed 0.46 metre setback instead of a zero lot line setback.

- The proposed variance would result in a few feet of space between the subject building and the existing adjacent building to the west, the exact distance of the adjacent building to the west from the west property line of the subject site could not be confirmed.
- The applicant is willing to discuss with the property owner of the adjacent development to the west for the installation of a fence between the two buildings.

In response to Panel queries, staff advised that:

- Tenant signage will be subject to future permits in accordance with the Sign Bylaw.
- The associated Servicing Agreement includes frontage improvements along Alexandra Road.
- Staff will discuss with the applicant appropriate measures to address the narrow gap between the proposed building and the west property line.
- There is also a slight gap between the existing building to the west and the west property line of the subject site and any proposed screening between the two adjacent buildings would require the cooperation of the property owner of the neighbouring building.

The Panel referred DP 15-697654 back to staff with direction to:

1. investigate the exact distance of the west side of the proposed building in the subject site from its west property line;
2. examine the existing condition of the adjacent building to the west and its exact distance from the subject site's west property line;
3. enable the applicant to hold further discussions with staff and initiate discussion with the property owner of the adjacent building to the west of the subject site regarding appropriate treatment to address the narrow gap between the two buildings; and
4. report back to the April 27, 2016 Development Permit Panel meeting.

At the Panel meeting held on April 27, 2016, staff advised that to address the referral, the applicant is proposing to add an architectural feature wall at the front and the rear (adjacent to the garbage enclosure) of the proposed building's west side extending to the east side of the neighbouring building to the west. The narrow gap between the two buildings would remain accessible for the maintenance of equipment on the east wall of the neighbouring building.

Patrick Yang, of Pacific West Architecture, confirmed that the materials to be used for the architectural feature wall will be the same materials proposed for the subject building.

In response to Panel queries, Mr. Yang commented that sustainability features of the proposed development include, among others, (i) the cantilevered roof at the top of the northeast corner of the building which provides shading to the glazed wall, (ii) use of energy-efficient kitchen equipment, and (iii) installation of a future heat exchange system for the building.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.

DP 16-743848 – OVAL HOLDINGS LTD. – 6622 AND 6688 PEARSON WAY
(February 15, 2017)

The Panel considered a Development Permit application to permit the construction of a mixed-use complex that includes two (2) 13-storey and one (1) low rise building with 284 residential units; including 14 2-storey units with street-oriented patio decks, and 1,562 m² (16,813 ft²) of street fronting commercial space; for a combined total area of approximately 35,793 m² (385,272 ft²) on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)”. No variances are included in the proposal.

Architect James Cheng, of James Cheng Architects, and Landscape Architect Christopher Phillips, of PFS Studio, provided a brief presentation, noting that:

- A significant improvement to the public realm for the overall project since the rezoning in 2011 is the provision of an on-site publicly accessible open space on the subject site that connects to the dike.
- A larger public plaza is proposed on the south side facing River Road including public art.
- Proposed street level “internal covered street” provides customer parking and access to commercial retail units (CRUs) along River Road.
- A seven-meter wide Hollybridge Way Greenway is proposed along the west side.
- Building A setback at the corner of Hollybridge Way and Pearson Way increases open space.
- The proposed arrival/drop off courtyard with water feature on East-West Pearson Way provides main access to the residential units in Buildings A and B.
- The central outdoor courtyard in Level 2, divided into active and quiet amenity spaces, is a visual extension to the indoor amenity spaces surrounding the courtyard which includes the indoor swimming pool.

In response to Panel queries, Mr. Philipps and Mr. Cheng advised that:

- The proposed species for street trees was recommended by City staff.
- A portion of Building A at the corner of River Road and Hollybridge Way was set back so as not to interrupt the sidewalk and provide weather protection to pedestrians.

Staff advised that:

- The subject Development Permit application considered the location for a potential public art piece to ensure the proposed public plaza along River Road was designed accordingly, but any endorsement of the Development Permit application does not include approval for the proposed public art piece as public art selection is done through a separate review process.
- The project will contribute significantly to the public realm.
- Off-site parking will be provided for the benefit of the neighbouring property at 5111 Hollybridge Way.
- 23 Basic Universal Housing Units will be provided.

- The project will be District Energy Utility ready and will achieve a LEED Silver equivalency.
- The project is designed to meet the City's Aircraft Noise standards.
- There will be a Servicing Agreement for frontage improvements along the four frontages.

The Panel acknowledged support for the project in terms of its form and character; however, it was noted that it is beyond the jurisdiction of the Panel to approve the proposed public art piece and its proposed location.

Subsequent to the Panel meeting, the applicant revised the permit drawings to remove reference to the public art proposal, which is reviewed through a separate process.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.