



City of Richmond

Report to Council

To: Richmond City Council

Date: March 3, 2010

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on February 10, 2010

Panel Recommendation

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

i) a Development Permit (DP 08-429756) for the property at 6031 River Road

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 February 10, 2010.

DP 08-429756 – OVAL 2 HOLDINGS LTD. – 6031 RIVER ROAD
(February 10, 2010)

The Panel considered an application to permit the construction of a residential development consisting of approximately 432 apartment units and 26 townhouses in four (4) high-rise buildings on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”. Variances are included in the proposal for a reduced road setback.

Architect, James Cheng, of James KM Cheng Architects Inc., John Ryan, Vice President, Development of ASPAC Developments Ltd., and Landscape Architect, Chris Phillips, of Phillips Farevaag Smallemberg, provided brief descriptions of the project, including:

- The proposal includes three (3) levels of parking, with no commercial component.
- Terraced building heights range from a 14-storey tower at the south end of the site, to an 8-storey tower closer to the riverfront, and a 4-storey building near the setback, along the dyke.
- A governing concept of the project is an East-West Promenade, the main pedestrian link between No. 2 Road Bridge and the Olympic Oval, that provides a pedestrian and a cycling path, and features a double row of trees on its north side and a ramped path that ‘zig-zags’ down toward River Road.
- The “Arrival Court” is located at the centre of the proposed development.
- Six (6) separate recycling rooms prevent noise issues for residents.
- The project design exceeds LEED silver standards, and almost meets LEED gold standard. Features on site include: (i) green roofs, (ii) green walls, (iii) water features and (iv) a bio-swale that extends between the development site and the dyke.
- The landscaping makes reference to native indigenous vegetation and agricultural plants.
- An internal garden with natural landscaping at the south end of the site provides views to a secondary route of natural grasses along the bio-swale.
- A public open space, ‘the Fish Trap Way’, is provided on private property at the east end of the subject site, and provides public access to the dyke.
- A proposed set of steps at the dyke edge to facilitate observing such river activities as rowing.
- A public area, open and formal lawn area, small children’s play area, and a water feature.
- The ‘zig-zag’ ramp has a 5% slope that is feasible for wheelchairs, cyclists and pedestrians.
- The north courtyard sits above River Road, while a landscaped berm faces River Road.
- A variety of street trees are planted around the edges of the subject site.
- High quality materials that do not demand high maintenance include: (i) three types of stone; (ii) extensive use of glass on the building facades and elevators; and (iii) metal edges are a feature of the penthouse level.
- A lookout point has been created to enable the public to view the transition area between the proposed development and the dyke along the waterfront.

- There is a series of viewing platforms to observe and enjoy the terraced water surfaces and landscaped central open space between the residential buildings.
- Residential units include a variety of design layouts.
- There is an indoor swimming pool with a green roof to blend with the central landscaped space.
- Crime Prevention Through Environmental Design (CPTED) features include: (i) extensive use of glazing to allow for good surveillance; and (ii) appropriate pedestrian scale lighting to illuminate the Fish Trap Way open space area.

Staff supported the Development Permit application and the variance. Staff noted that the project represents a paradigm shift for Richmond, in the high quality of the development overall, and the materials. Staff noted the unique relationship of the buildings to the dyke and that the open space responded to the City's guidelines as set out in the Request For Proposals. Staff added that design issues have been addressed in a sensitive manner.

Discussion ensued among the Panel, staff and the presenters, and the following information was given:

- The dyke trail would be designed to the City's standard, and the applicant would connect to the dyke trail with a main pathway link provided by a paved connection; (ii) the construction of the paved link would not impact negatively on the Fraser River Estuary Management Program; (iii) grasses and other native plants would enhance the paved connection; and (iv) all riparian objectives would be met.
- A short ramp and a portion of a stone wall would be exposed near the paved link between the dyke and the pathway, and would receive landscaping treatments.
- Deciduous trees would be planted along the waterfront, and a combination of Shore Pine and Maple would be featured in the courtyards.
- The 'zig-zag' ramp is designed for use by wheelchairs, cyclists and pedestrians, and consideration has been given to potential skateboarders, and measures would be taken to prevent skateboarding damage to the ramp.
- The existing City dyke elevation is 3.50 m; the dyke will be raised to 4.5 m, and the dyke's future proposed elevation is 4.70 m; the proposed buildings are set above the future proposed dyke height.
- The open space with landscaping and seating established at the upper end of the East-West Promenade would attract residents and members of the public to stop, sit, and enjoy the riverfront views.
- ASPAC and the City would work together to plan an efficient and seamless design for the interface between the property and the City's portion of the dyke north of the property line.
- Additional CPTED features include: (i) apartment units at the ends of buildings oriented toward the street; (ii) townhouse doors are pushed right out to the street thereby eliminating hiding places; (iii) all arrival points on the site are secured; (iv) visitor parking is separated from residential parking; and (v) instead of smooth walls at street level, rough stone surfaces were deliberately chosen to discourage graffiti spraying.
- With regard to phased building, the entire underground parking level will be constructed at the same time, with the two (2) towers closest to No. 2 Road Bridge constructed first, followed by construction of the two (2) towers closest to the Olympic Oval.

- Confirmation was given that the proposed development includes eight (8) adaptable units for universal accessibility.
- The Fish Trap Way public open space is sited on private property and a public right-of-way (ROW) will be registered to ensure unrestricted access and use of the landscaped space providing access to the dyke; ASPAC will design, install and maintain all landscaping in the space.
- The green roof areas are over the north lobby, the south lobby and, as the building steps back, the terraces would feature planting areas, as well as green walls in three (3) other locations.

No public correspondence was received regarding the application.

The Chair remarked that the proposed buildings set a high quality standard for the design of developments in the City.

The Panel recommends that the Permit be issued.