



City of Richmond

Report to Council

To: Richmond City Council
From: Robert Gonzalez
Development Permit Panel
Date: March 4, 2015
File: 01-0100-20-DPER1-
01/2014-Vol 01
Re: **Development Permit Panel Meetings held on November 26, 2014 and
November 14, 2012**

Staff Recommendation

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

1. A Development Permit (DP 14-672669) for the property at 9191 and 9231 Alexandra Road; and
2. A Development Permit (DP 10-535726) for the property at 4111 Boundary Road;

be endorsed, and the Permits so issued.

Robert Gonzalez
Development Permit Panel

SB:rg

Panel Report

The Development Permit Panel considered the following items at its meetings held on November 26, 2014 and November 14, 2012.

DP 14-672669 – S-8135 HOLDINGS LTD. – 9191 AND 9231 ALEXANDRA ROAD
(November 26, 2014)

The Panel considered a Development Permit application to permit the construction of a development with 40 town housing units and nine (9) live/work dwelling units on a site zoned “Residential/Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie).” No variances are included in the proposal.

Architect, Karen Smith, of Robert Ciccozzi Architecture Inc., and Landscape Architect, Meredith Mitchell, of M2 Landscape Architecture, gave a brief overview of the proposal, including: (i) live/work units have a different architectural character and front onto Alexandra Road; (ii) there is one (1) convertible unit; (iii) the internal driveway will be articulated with permeable pavers; (iv) the amenity area will include an open lawn, stepping stones, logs and benches; (v) a dog wash and bicycle parking will be available; and (vi) internal street trees will be planted.

Staff supported the Development Permit application and noted that the proposed development will: (i) connect to the Alexandra District Energy Utility; (ii) take measures to address the City’s aircraft noise requirements; and (iii) make improvements to adjacent roads which will benefit the neighbourhood.

Correspondence was submitted by a neighbouring resident to the Panel regarding the Development Permit application.

In reply to queries from the Panel, Ms. Smith advised that: (i) the live/work units would face Alexandra Road and no live/work units are planned for the side facing Dubbert Street; (ii) opportunities for street play on the internal streets is supported by pedestrian flow and anticipated reduced speed for on-site traffic; (iii) the proposed development will be three (3) storeys; and (iv) the proposed development will meet the grade of the higher adjacent site with raised rear yards along the shared property line.

In response to Panel queries, staff advised that: (i) properties to the north are four (4) storeys and the proposed development to east of the site will also be four (4) storeys; (ii) the proposed development meets the City’s guidelines for on-site amenity space; (iii) the area is anticipating the development of parks and green space; (iv) the Garden City Lands is in close proximity to the site; (v) the proposed development will provide a 10 m road dedication for the widening of Tomicki Avenue; and (vi) once properties to the east of the site are developed, Tomicki Avenue will be fully developed between Dubbert Street and May Drive.

The Panel recommends that the Permit be issued.

DP 10-535726 – THE SOUTH COAST BRITISH COLUMBIA TRANSPORTATION
AUTHORITY (“TRANSLINK”) – 4111 BOUNDARY ROAD
(November 14, 2012)

The Panel considered a Development Permit application to permit the construction of a new bus operations and maintenance facility on a site zoned Light Industrial (IL). No variances are included in the proposal.

Joe Halhead, of TransLink, Architect, Steve Rayner, of PBK Architects, and Landscape Architect, Dan van Haastrecht, of Durante Kreuk Landscape Architects, provided a brief presentation and the following information:

- The purpose of the facility which is essentially to provide operation and maintenance support for a maximum of 300 buses such as bus dispatch, service and maintenance.
- There are separate buildings for maintenance, bus wash, refueling, waste water treatment and service delivery, a small tire storage shed and areas for employee parking and bus parking.
- The buildings have different sizes and shapes, but have a common language to unify them as a family of buildings on the site. There is a common palette of materials and building forms echo from one building to the next. At the suggestion of the Advisory Design Panel, touches of green and yellow have been added to provide a stronger identity to the buildings.
- An amenity space patio adjacent to the service delivery building is surrounded with tree and shrub planting.
- There are two (2) large planting beds, shrub planting and row of trees in the service delivery parking lot and feature landscaping in front of the wastewater treatment building.
- There is a landscape buffer against the Boundary Road sidewalk and a significant landscape buffer along Westminster Highway.

Staff supported the Development Permit application, noting the collaboration between the applicant and the City and mentioned that there have been a number of amenities provided through the rezoning and development stages; such as the park dedication, dike improvement, contributions toward the daycare in the area, and working with adjacent neighbours regarding access along Boundary Road. The project is deemed to be in compliance with the City's Green Roof Bylaw based on the project meeting LEED Silver rating, increased landscaping, direct discharge of surface storm water to the Fraser River, and the bioswale along Westminster Highway.

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

In reply to queries from the Panel, Mr. van Haastrecht, Mr. Halhead and Sean Kennedy, Manager, of Industrial Group, advised the following:

- Landscaping along Westminster Highway includes large swathes of shrubs, a river rock bioswale adjacent to the sidewalk, retaining walls, and fencing.
- There is a grade change of roughly 1.5 m from the bus parking lot and the adjacent existing grade of Westminster Highway.

- Perimeter fencing and concrete walls along Westminster Highway provide security and visual screening from the street and see-through permeability.
- The parkland provides a buffer between the site and daycare facility.
- Chain link fencing and climbing vines are being proposed along the dike on the north side.
- The City has access to the dike through the employee parking lot.
- The bioswale along Westminster Highway collects water coming down the slope.
- The waste water treatment plant collects oily water generated in buildings on the site, removes oil and grease from the water and discharges the treated water to a sanitary sewer.
- The facility has a storm water collection system that discharges surface storm water directly to the Fraser River.
- Lighting on the facility lot is targeted at five (5) foot-candles in terms of brightness.
- The sidewalk along Boundary Road is 1.5 m to 2 m wide.
- Building designs are aimed at meeting LEED Silver rating; sustainable features included: permeable paving in the employee parking area, oil water separators, heat recovery, heat pump systems, sensor controls, radiant heating, and efficient mechanical equipment.

In response to a query from the Panel, staff spoke about the present lack of pedestrian access to the dike at the subject location and further to the east.

The Panel commended the work done by the applicant to make the facility environmentally sensitive and energy efficient. The Panel also took note of the applicant's efforts to come up with a common language for the buildings and the enhanced landscaping along Westminster Highway.

The Panel recommends that the Permit be issued.