



City of Richmond

Report to Council

To: Richmond City Council

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From: Joe Erceg, MCIP
Deputy CAO

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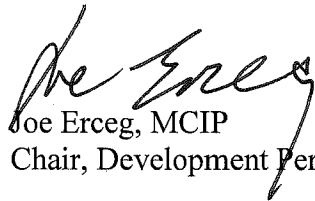
Re: Development Permit Panel Meeting Held on October 16, 2013 and
November 12, 2009

Staff Recommendation

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

- i. a Development Permit (DP 13-634493) for the property at 7551 Westminster Highway;
and
- ii. a Development Variance Permit (DV 04-275356) for the property at 6911 Graybar Road;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following items at its meetings held on October 16, 2013 and November 12, 2009.

DP 13-634493 – RICHMOND INN INVESTMENTS LTD. – 7551 WESTMINSTER HIGHWAY
(October 16, 2013)

The Panel considered a Development Permit application to permit the construction of a 1,651 m² (17,768 ft²) building addition at the south-west corner of the existing hotel for a conference centre and moving the existing liquor store within the building on a site zoned Downtown Commercial (CDT1). The proposal includes a variance to reduce required off-street parking from 439 to 412 parking spaces.

Architects Douglas Massie and Robert Weber, Chercover Massie and Associates, Ltd., and Landscape Architect Mark Vaughan, Vaughan Landscape Planning provided a brief presentation, including:

- The project would more than double the current conference space in the existing Sheraton Hotel complex, making it one of the largest conference venues in the City and boosting the City's hotel industry.
- The proposed addition is approximately 18,000 ft² including a new 10,000 ft² conference hall with ancillary spaces.
- The existing liquor store will be relocated within the building.
- Sustainability features include solar heating in the window wall, large overhangs to provide sun shield, strategic location of the mechanical room to harvest warm air, and roofing material made of concrete topped rigid insulation panel board.
- Large overhangs provide noise protection to the neighbourhood and the lit red cedar soffits underneath provide a welcoming experience at night.
- Colours of proposed building materials will match the existing materials used on the hotel, including the use of stucco as a building material.
- Some existing trees will be relocated within the site.
- A new 2 m wide sidewalk will be provided along the Westminster Highway frontage.
- Existing trees along the Westminster Highway frontage will be replaced with more appropriate tree species and a hedge at the southeast corner of the site.
- Three (3) pedestrian accesses are provided from Westminster Highway to the proposed building addition.

In response to Panel queries, the following additional information was provided:

- The proposed pedestrian entries are currently raised and will be lowered for accessibility.

- The applicant would consider widening the sidewalk on the south side of the liquor store to provide convenient access for pedestrians coming from the proposed conference centre.
- There is adequate parking on-site even during peak demand periods and signage for additional parking in other parking areas within the site are provided.
- The applicant considered a green roof for the proposed conference centre but it is not possible due to structural issues.

Staff supported the Development Permit application and requested variance. Staff advised that Transportation Division staff reviewed the Parking Impact Assessment report prepared for the applicant and agreed with the finding that existing parking facilities shared between three (3) neighbouring hotels are sufficient during peak demand periods. Transportation Demand Management measures agreed to by the applicant include provisions for (i) five (5) electric car charging stalls, (ii) a new sidewalk on Westminster Highway, (iii) a new crosswalk on Elmbridge Way and Cedarbridge Way, and (iv) an upgraded traffic signal at Alderbridge Way and Westminster Highway.

Correspondence was submitted to the Panel by Westminster Highway resident Lei Pan, expressing concern regarding the potential noise from the rooftop mechanical unit on the proposed conference centre.

The Panel expressed support for the proposed project and commended the applicant for its work on the proposed building addition, noting that it will be a welcome addition to the existing hotel complex. The proposed conference centre will also help bring the hotel building closer to the street and generate more activities.

With regard to the concerns raised by the Panel, the applicant was directed to consult with staff and submit an amended plan showing roof details of the proposed conference centre and the widening of the sidewalk on the south side of the relocated liquor store prior to the development permit application moving forward for Council consideration.

Subsequent to the Panel meeting, the design was revised to widen the sidewalk on the south side of the relocated liquor store in response to Panel comments. Proposed mechanical equipment is located inside the building and no rooftop equipment is proposed so no further roof details are required. However, the roof design was revised from the previous grey insulated roof panels to include a pattern of alternate banding of off-white and gray to enliven the roof while still using the same insulated roof panel material and still achieving reflectivity to reduce the "heat island effect" of the roof.

The Panel recommends that the Permit be issued.

DV 04-275356 – URBAN DESIGN GROUP ARCHITECTS LTD. – 6911 GRAYBAR ROAD
(November 12, 2009)

The Development Permit Panel considered a Development Variance Permit to vary the provisions of Land Use Contract 127 (LUC127) to reduce the required setback from 7.5 m (24.606 ft.) to 0.0 m (0.0 ft.) along the Graybar Road frontage to permit a covered patio.

Architect Paul Chiu, Urban Design Group Architects Ltd. provided a brief presentation of the proposal, including:

- A covered patio was built on the east side of Tugboat Annie's Pub and Restaurant without a building permit. The covered patio was situated: (i) within the Graybar Road setback, and (ii) on top of the Statutory Right-of-Way (SROW) along the Graybar Road frontage.
- The applicant, in an effort to retain the covered patio structure, has (i) applied to the City for a Development Variance Permit, and (ii) agreed to the terms of the encroachment agreement as a condition to the issuance of the Development Variance Permit.
- One of the conditions is registration of an encroachment agreement on title, to allow the covered patio to be located on the SROW. Mr. Chiu remarked that the applicant would cover the cost of any minor modifications, such as cutting a wood wall at the north end of the covered patio back to the property line.

In response to Panel queries, Mr. Chiu advised:

- The Development Variance Permit would legalize the covered patio structure and that the applicant would meet all the conditions set out by the City.
- In the late 1990s the pub owners erected an open trellis, as a landscape element, and, over the ensuing years, the trellis feature evolved incrementally into a covered patio to address weather conditions and the City's smoking requirements outlined in the Public Health Protection Bylaw.
- The applicant and City staff had conversed, since 2007, regarding safety codes, and that all safety measures have been met.

Staff supported the Development Variance Permit application, with the conditions set out in the staff report.

In response to a Panel query, staff advised that in order to provide adequate on-site parking, a Reciprocal Parking Easement has been registered on the title of the property to the north, ensuring over 100 parking stalls are available for the use of the pub, between the subject property and the property to the north.

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

The Chair stated his satisfaction with the explanation of how the covered patio had evolved from a trellis landscape element. He noted that staff was supportive of the Development Variance Permit application, and he was satisfied with the management of the technical issues involved.

The Panel recommends that the Permit be issued.