



City of Richmond

Report to Council

To: Richmond City Council
From: Cathryn Volkering Carlile
Development Permit Panel
Date: March 18, 2015
File: 01-0100-20-DPER1-
01/2015-Vol 01
Re: **Development Permit Panel Meeting held on March 10, 2015**

Staff Recommendation

1. That the changes to the design for "Phase 2" (addressed as 8988 Patterson Road) be deemed to be in General Compliance with the Development Permit (DP 13-642725) issued for the property at 8888 Patterson Road and 3333 Hazelbridge Way.

A handwritten signature in cursive script, appearing to read 'C. Carlile'.

Cathryn Volkering Carlile
Development Permit Panel

SB:blg

Staff Report

The Development Permit Panel considered the following item at its meeting held on March 10, 2015.

GENERAL COMPLIANCE TO DP 13-642725 – GBL ARCHITECTS
– 8888 PATTERSON ROAD AND 3333 HAZELBRIDGE WAY
(March 10, 2015)

The Panel considered an application for changes to the design of “Phase 2” (addressed as 8988 Patterson Road) to be considered in General Compliance with the approved Development Permit (DP 13-642725).

Architect, Amela Brudar, of GBL Architects, and Landscape Architect, Grant Brumpton, of PWL Partnerships, provided an overview of the proposed design changes and noted the following:

- Proposed design changes will accommodate Vancouver Coastal Health (VCH) and structural design requirements, however, the overall design of the proposed development would be sustained or improved.
- Design changes are proposed for the amenity areas, the roof top mechanical areas, and to the landscaping and park.
- The basketball court has been relocated from level three to level two to raise ceiling height.
- The swimming pool will be accessed through change rooms and will have separate adult and children areas as a result of VCH requirements.
- Additional mechanical equipment for boilers, water tanks and HVAC components are located on the rooftop and will be enclosed or screened using metal panels.
- Straight columns will be used instead of V columns along the amenity area.
- There will be a canopy on the swimming pool area for shading.
- Screening was added in the pavilion area to address privacy concerns in areas facing the pool and private residential units.
- Patios and walls along the Garden City Road have been lifted by 0.67 m and plant screening has been added to compensate for the lift.
- Amenities; such as play and urban agriculture areas remain, but have been rearranged on Level 11 to accommodate for the added mechanical structures.
- The water feature will be flowing over a weir and will be located right up to the road.
- The Garden City Road frontage will have seating elements and a tiered landscape with multi layers of vegetation and include edible plants and the ramp system will utilize a 5% grade.
- Air intake vents will be integrated into some of the park’s play structure.
- The electrical kiosk in the lobby has been replaced with a gas meter, which will be screened by plant material.

Staff supported the General Compliance request and acknowledged the applicant's effort in working with staff to maintain the original design intent. He added that the proposed changes to the park landscaping design were reviewed in consultation with Parks Department staff.

No correspondence was submitted to the Panel regarding the General Compliance application.

In response to Panel queries, Mr. Brumpton noted that: (i) public and private areas will be defined by using the water feature and vegetation; (ii) paving material will be textured to deter any skateboarding activities on-site; (iii) the exposed wall adjacent to Garden City Road ramp system will use a stone veneer and will feature vines; and (iv) the shrubbery along the Garden City Road frontage will not impact the adjacent sidewalk.

The Panel recommends that the revisions be approved.