



**To:** Richmond City Council  
**From:** Dave Semple  
Chair, Development Permit Panel

**Date:** July 19, 2012  
**File:** 0100-20-DPER1

**Re:** Development Permit Panel Meeting Held on April 11, 2012

---

**Panel Recommendation**

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

- i) a Development Permit (DP 11-564405) for the property at 10011 & 10111 River Drive and portion of 10199 River Drive (Phase 1)

be endorsed, and the Permit so issued.



Dave Semple  
Chair, Development Permit Panel

SB:rg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on April 11, 2012.

DP 11-564405 – ORIS DEVELOPMENT (RIVER DRIVE) CORPORATION  
– 10011 & 10111 RIVER DRIVE AND PORTION OF 10199 RIVER DRIVE (PHASE 1)  
(April 11, 2012)

The Panel considered a Development Permit application to permit the construction of five (5) residential buildings, one (1) commercial and residential building and one (1) commercial and resident amenity building at 10011 and 10111 River Drive and portion of 10199 River Drive (Phase 1) on a site zoned “Residential Mixed-Use Commercial (ZMU17)-River Drive/No.4 Road (Bridgeport)”. Variances are included in the proposal to: increase building height at the south end of Building G; reduce the west side yard of Building B to the West Park; and reduce the east side yard of Buildings C & E to the Phase 2 property.

The applicant, Mr. Dana Westermark, of Oris Development (River Drive) Corporation, and architect, Mr. Simon Ho, of Cotter Architects, provided a brief presentation, including:

- The residential buildings rise to six (6) storeys at the river and step down to two (2) storeys townhouses along River Drive.
- 1.38 acres of parkland are provided at the west end of the site with Phase 1, and three (3) acres of parkland is provided in the middle of the site with Phase 2.
- With the overall development, the applicant will construct a daycare facility, provide 67 affordable housing units, contribute up to \$1 million for a community space adjacent to Tait Elementary School and \$500,000 to the Amenity Reserve Fund.

In response to queries by the Panel, Mr. Westermark and Mr. Ho advised that:

- Phase 1 starts at No. 4 Road and Phase 2 extends eastward, close to Shell Road.
- New dyke work will be provided along the entire site frontage and public access to the waterfront can be maintained for the majority of the time.
- Public access to the site includes a main courtyard, elegant walkways along the waterfront, and as the work progresses, these will be upgraded from gravel surfaces to paved surfaces.
- The West Park includes a water feature, a natural amphitheatre with a gentle slope down to the stage at the No. 4 Road pump station, paths that act as wheelchair ramps, and an alley of trees along the No. 4 Road access, with special events parking.
- The parking structure is broken into sections, and is completely buried underground.
- The geothermal district energy utility for this project will be privately owned by the Strata.
- Two (2) driveways and three (3) entries access the parking structure.
- Building B features a lap pool, a hot pool, and children’s play area adjacent to a linear park.
- The six-storey buildings step down toward the riverfront.

- The area's industrial history is reflected in the landscape design boardwalk aesthetic and architectural character.
- The affordable housing and amenity buildings have a modern design character.
- The colour palette helps to break up and define the buildings in the large development.

Staff supported the Development Permit application and requested variances. Staff advised:

- Two (2) of the requested variances are internal to the development and would have no impact on the existing neighbours, and is acceptable to Parks staff.
- Building C will block street views of the increased height for Building G.
- The applicant is providing West Park and dyke improvements. The outdoor amenities are contributed on a phase-by-phase basis.

Ms. Susan Hodges, Delta resident and owner of a River Road home, submitted correspondence and addressed the Panel describing the proposal as nice, but expressed the following concerns:

- The increased building height will create a wall separating the riverfront, and increase density and increase traffic in the area.
- The requested setback variance would intensify the tension of the population, remove roadway visibility, compromise road safety, and cast building shadows all day.
- The character and the standard of the neighbourhood should be maintained.
- There should be a bicycle network in the area to access the Bridgeport Canada Line station.

In response to the delegate's concerns, staff advised that:

- The applicant is constructing a new bicycle lane in both directions.
- The townhouse units will completely block street views of the six-storey building behind, and the west side of Building B would not be visible from River Drive.
- Studies show that the development will not shadow homes to the south, with the only potential exception being early on winter mornings.
- Both the proposed grade and the presence of large open park space on the site will ensure views in the neighbourhood are maintained.

Correspondence regarding the application was submitted to the Panel meeting from Ms. Susan Hodges, Delta resident and owner of a River Road home.

There was agreement that the design of the proposed development is sensitive toward the neighbourhood, the overall design of the project provides valuable and significant amenities to the area, and the geo-thermal system is a long-term benefit to the community.

The Panel recommends that the Permit be issued.