



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 6, 2014

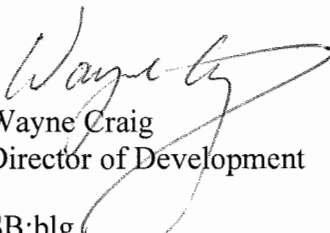
From: Wayne Craig
Director of Development

File: DP 11-564405

Re: Application by Oris Development (River Drive) Corporation for a General Compliance Ruling at 10011, 10111 & 10197 River Drive and portion of 10199 River Drive (formerly 10011 & 10111 River Drive and portion of 10199 River Drive)

Staff Recommendation

1. That the attached plans involving changes to the design of building "A" (addressed as 10011 River Drive) be considered in General Compliance with Development Permit (DP 11-564405).


Wayne Craig
Director of Development

SB:blg
Att.

Staff Report

Origin

Oris Development (River Drive) Corporation has requested a General Compliance Ruling regarding Development Permit DP 11-564405 for proposed development at 10011, 10111 & 10197 River Drive and portion of 10199 River Drive (formerly 10011 & 10111 River Drive and portion of 10199 River Drive) (**Attachment 1**), which was endorsed by the Development Permit Panel at its meeting held on April 11, 2012 and approved by Council on July 24, 2012.

Copies of the relevant approved plans (**Attachment 2**) and the plans outlining proposed changes (**Attachment 3**) are attached to this report.

Findings of Fact

Background

The approved Development Permit (DP 11-564405) includes seven (7) buildings identified as buildings “A” through “G” as Phase 1 of a larger multi-phase development (**Attachment 2**).

In conformance with the approved Development Permit, building permits have been issued for the parking structure and four (4) of the seven (7) buildings at 10033, 10119, 10133 and 10155 River Drive.

As part of the approved rezoning (RZ 07-380169) and Development Permit, mixed-use building “A” (now addressed as 10011 River Drive) included two (2) levels of commercial/office space at the west end of the building and 67 affordable housing units in four (4) levels of residential apartments at the east end of the building. The provision of the affordable housing units was secured through the rezoning. Subsequent to the rezoning and Development Permit approval, a Zoning Text Amendment (ZT 12-611282) was approved, removing the requirement to provide affordable housing units on the site and securing a cash contribution to the City’s capital affordable housing reserve fund to facilitate the construction of affordable housing special development circumstance projects elsewhere within Richmond.

As a result of the approved zoning text amendment, revisions to the design of building “A” (10011 River Drive) are proposed to decrease the number of residential units from 67 to 56 and other minor modifications while reflecting the character of the development. Building “A” will be strata-titled along with the other buildings on the site.

Staff Comments

Building Design

The main changes to the approved Development Permit include the following proposed design modifications to the exterior facades of building “A”:

- The height of the two-storey commercial component of the building is lowered by 2.3 m.
- The canopy area is increased at the west commercial area fronting onto River Drive and red metal clad columns are introduced to reflect the design of adjacent mixed use building “B”.

- The building articulation is enhanced by widening the vertical bays of recessed balconies and simplified architectural framing of the building volumes.
- The length of the River Drive building facade is mitigated and the residential entry is enhanced by introducing a recessed bay with red fibre cement panels. The panel system with aluminum trim matches the treatment of adjacent buildings “E” and “F”.

The proposed building footprint and elevations include shifted recessed and projecting building bays to accommodate wider balconies and building articulation in a manner that is consistent with the overall architectural form and character approach of the approved design for other buildings in the development.

Landscape Design

The landscape design remains largely unchanged, with the exception of minor localized changes to accommodate wheelchair ramps connecting the River Drive sidewalk to the commercial and residential entry lobbies to the building and required hydro equipment.

Accessible Housing

The approved Development Permit includes all residential units in the overall development incorporating aging in place features to accommodate mobility constraints associated with aging. These features include provisions for ease of use throughout the unit relating to manoeuvring clearances, easy to use hardware, and solid blocking in washroom walls to facilitate future grab bar installation for toilets, bathtubs and showers.

Analysis

The proposed changes to the mixed-use building are within the scope of the General Compliance Guidelines as adopted by Council.

Conclusions

Oris Development (River Drive) Corporation has requested a General Compliance Ruling on the approved mixed-use development project at 10011, 10111 & 10197 River Drive and portion of 10199 River Drive (formerly 10011 & 10111 River Drive and portion of 10199 River Drive) to modify the architectural plans for building “A” (addressed as 10011 River Drive). The proposed modification is within the scope of the General Compliance Guidelines as adopted by Council. Staff have no objection to the proposed revisions. Staff recommends support of this General Compliance request for the proposed changes to the approved Development Permit.

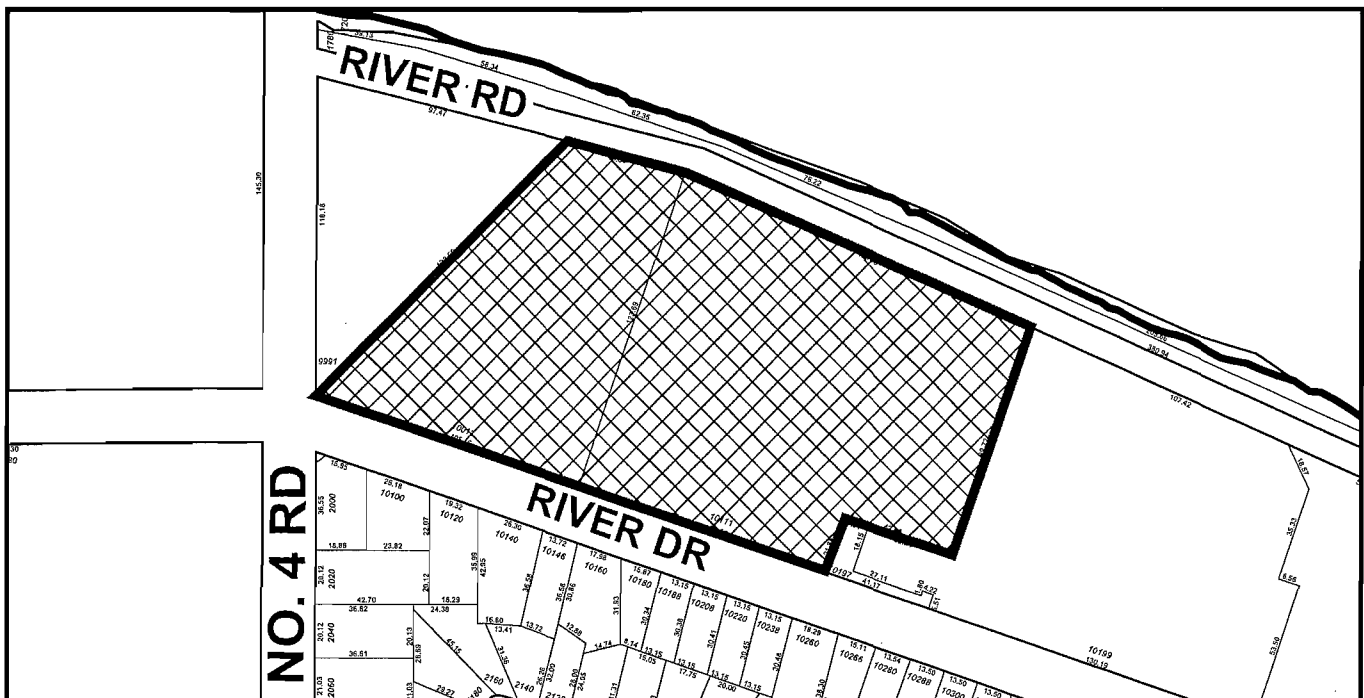


Sara Badyal
Planner 2
(604-276-4282)

SB:blg

- Att. 1 Location Map
Att. 2 Copies of relevant approved Development Permit plans
Att. 3 Proposed new Development Permit plan

A map showing the location of a proposed site. The site is a rectangular area shaded with a cross-hatch pattern, located between RIVER RD and NO-4 RD. To the north of the site is the North Arm Fraser River. To the west of the site is NO-4 RD. To the south of the site are several residential lots labeled RS1/B, RS1/C, RS1/D, and RS1/E. A large parcel labeled ZMU17 is located to the east of the site. The word "SITE" is written above the site area with an arrow pointing to it. Other labels include IS, SI, and RIVER DR.



DP 11-564405
SCHEDULE "A"

Note: Dimensions are in METRES

- ## CPTED PRINCIPLES

 $\frac{1}{30}$  $\frac{2}{30}$ [illegible]

softer

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TEL: 604-271-1417 FAX: 604-272-0471 info@algonquin-journal.com
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PARC RIVIERA
A DIVERGENT COMMUNITY
Mixed-Use Development
10071-10311 River Drive &
1680 No. 4 Road
Richmond, B.C.

DAVA Development Ltd.
(River Drive) Corp.
Oris Consulting
(River Drive) Corp.

[illegible]

CHAVIN I MESA 1000

SCALE : 1/18 = 1" = 8'

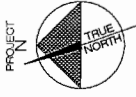
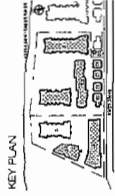
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SITE ELEVATIONS

REV. DATE

A-301





Proposed
Plan 3a
To supplement Plan 3
with revisions at
Building A only

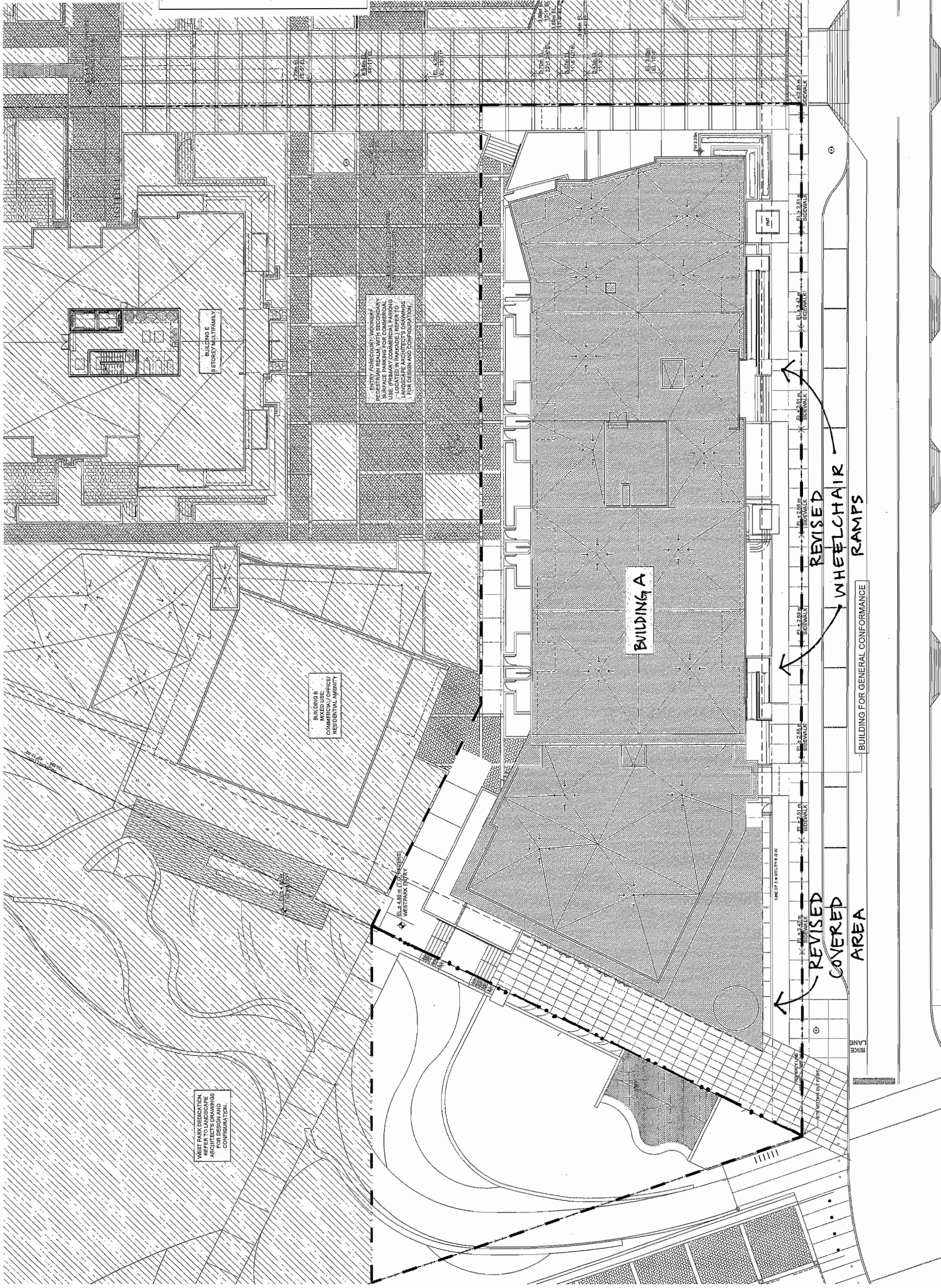
Plan 3a
Mar 6, 2014
DP 11-564405

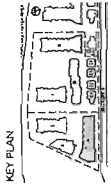
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PARC RIVIERA
A Mixed-Use Development
1011 & 1011 1/2 First Drive
San Francisco, CA 94107
PARC RIVIERA
PROJECTS INC.

PARTIAL SITE PLAN
DATE: 03-06-14
SCALE: 1" = 10'-0"
SHEET: 1 OF 1
DRAWN BY: J. RIVIERA
CHECKED BY: J. RIVIERA
APPROVED BY: J. RIVIERA





LEGEND
1 A — COLOUR
1 A — MATERIAL

NOTE
1. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.

MATERIAL LIST

1. FINEST COARSEST PANEL DESIGN W/7
2. FINEST COARSEST PANEL DESIGN W/7
3. FINEST COARSEST PANEL DESIGN W/7
4. FINEST COARSEST PANEL DESIGN W/7
5. FINEST COARSEST PANEL DESIGN W/7
6. FINEST COARSEST PANEL DESIGN W/7
7. FINEST COARSEST PANEL DESIGN W/7
8. FINEST COARSEST PANEL DESIGN W/7
9. FINEST COARSEST PANEL DESIGN W/7
10. FINEST COARSEST PANEL DESIGN W/7
11. FINEST COARSEST PANEL DESIGN W/7
12. FINEST COARSEST PANEL DESIGN W/7
13. FINEST COARSEST PANEL DESIGN W/7
14. FINEST COARSEST PANEL DESIGN W/7
15. FINEST COARSEST PANEL DESIGN W/7
16. FINEST COARSEST PANEL DESIGN W/7
17. FINEST COARSEST PANEL DESIGN W/7

Proposed
To replace Plan 12 with
revised elevations for
Building A only

- COLOR LIST
- | | |
|---|---------------|
| A | CHARCOAL GREY |
| B | CHARCOAL GREY |
| C | CHARCOAL GREY |
| D | CHARCOAL GREY |
| E | CHARCOAL GREY |
| F | CHARCOAL GREY |
| G | CHARCOAL GREY |
| H | CHARCOAL GREY |
| I | CHARCOAL GREY |
| J | CHARCOAL GREY |
| K | CHARCOAL GREY |
| L | CHARCOAL GREY |
| M | CHARCOAL GREY |
| N | CHARCOAL GREY |
| O | CHARCOAL GREY |
| P | CHARCOAL GREY |
| Q | CHARCOAL GREY |
| R | CHARCOAL GREY |

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1001 & 1011 River Drive
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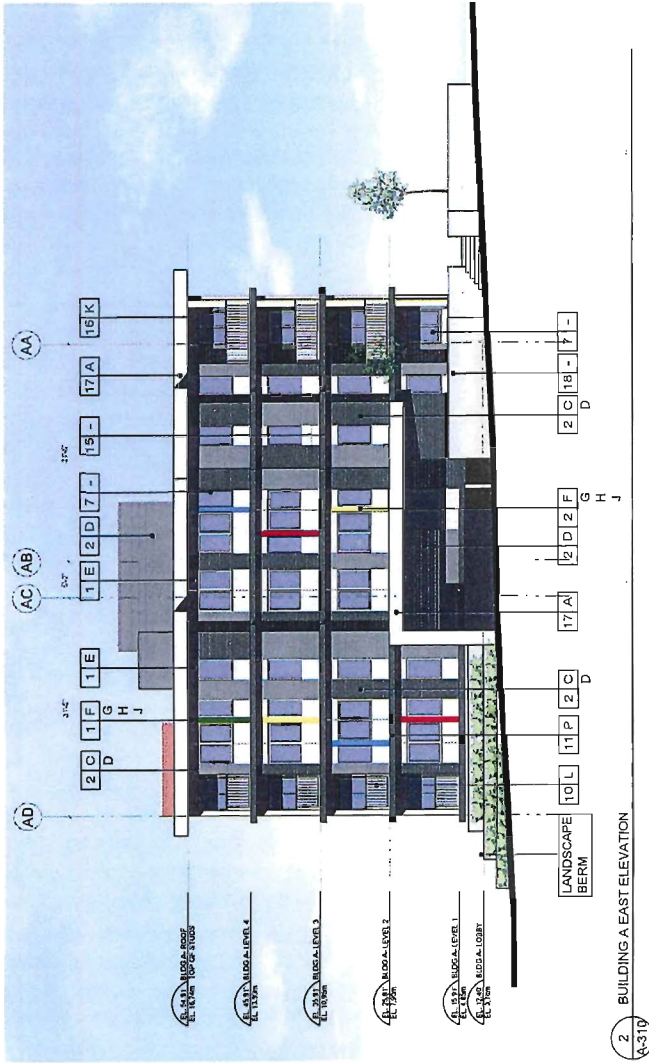


PARC RIVIERA
Mixed-use Development
1001 & 1011 River Drive
Birmingham, AL 35203
PARC RIVIERA
PROJECTS INC.

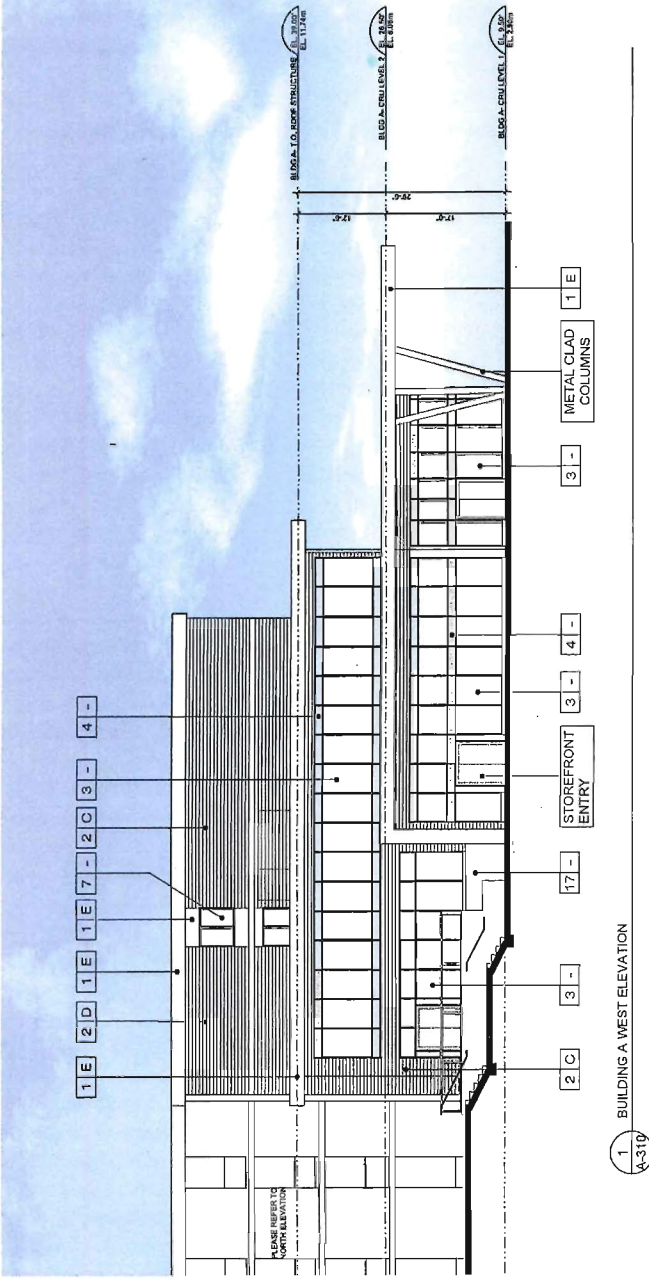
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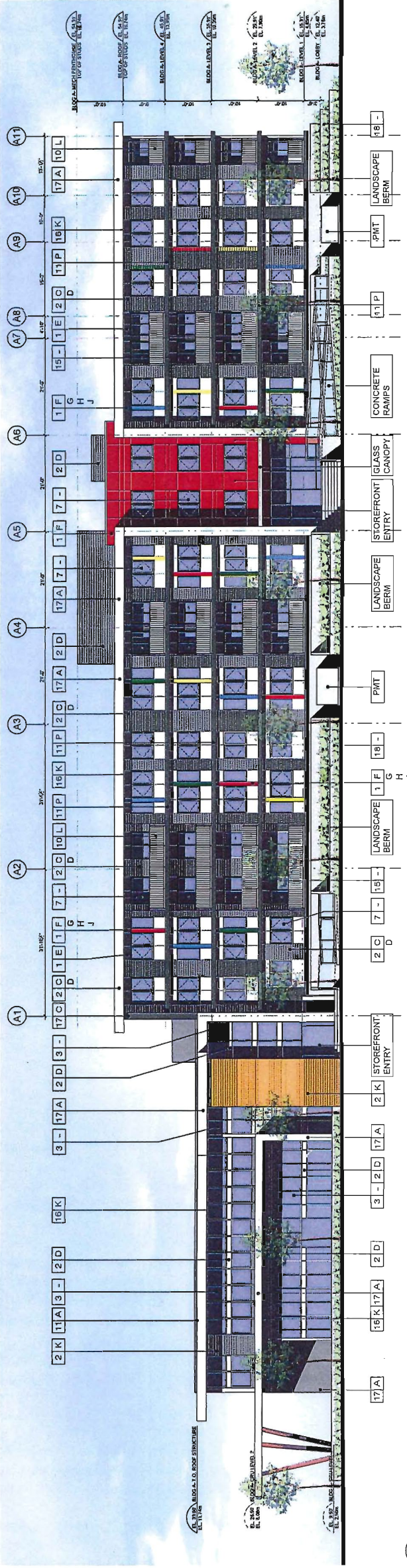
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1. BUILDING A WEST ELEVATION
A-310



2. BUILDING A EAST ELEVATION
A-310



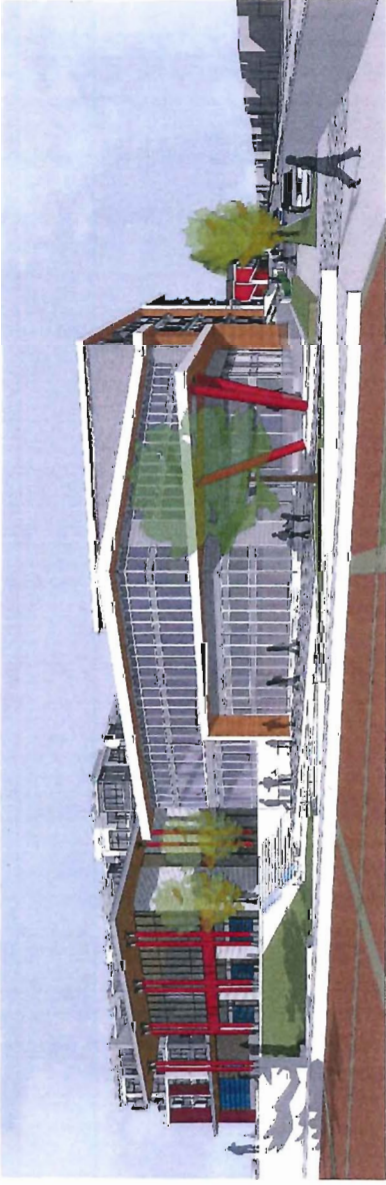
3. BUILDING A SOUTH ELEVATION
A-310



4. BUILDING A NORTH ELEVATION
A-310



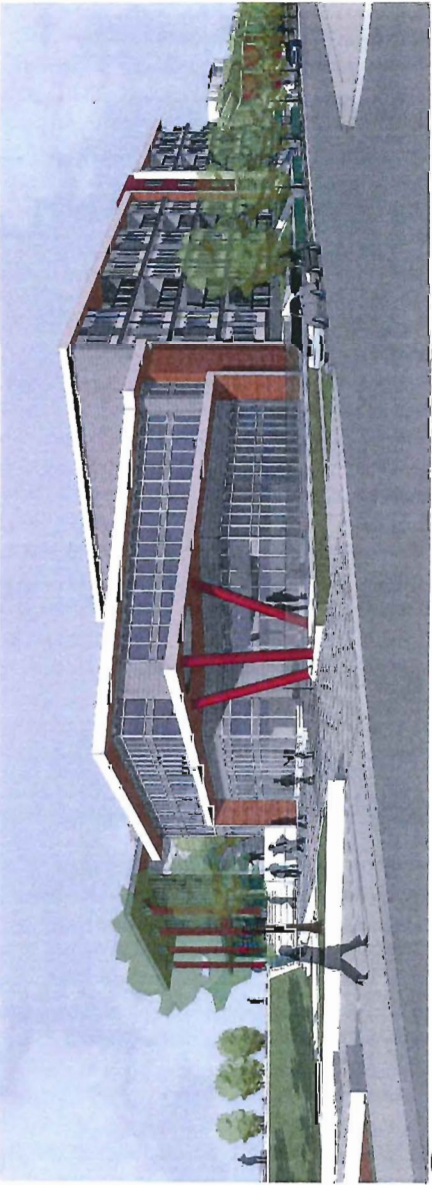
1 PROPOSED BUILDING A
A-001 VIEW ALONG RIVER DRIVE



2 PROPOSED BUILDING A
A-001 VIEW ALONG WEST PARK



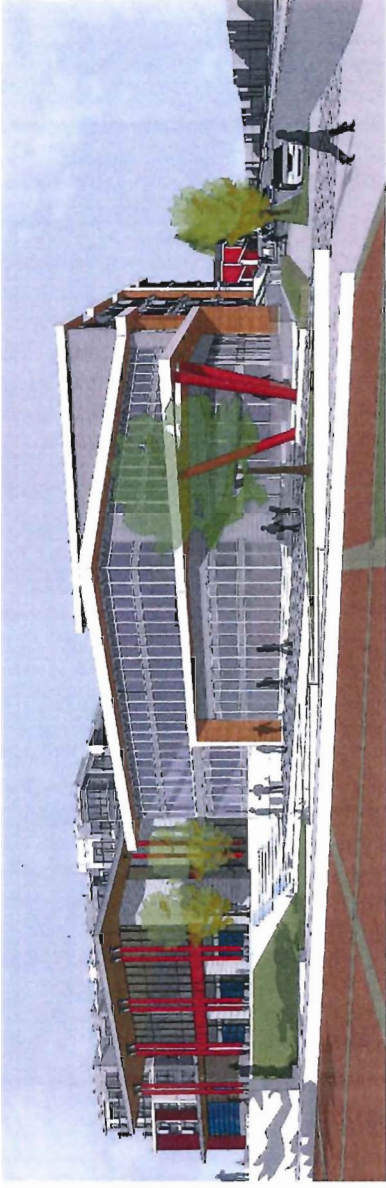
3 PROPOSED BUILDING A
A-001 VIEW ALONG RIVER DRIVE



4 PROPOSED BUILDING A
A-001 VIEW OF REVISED COMMERCIAL SPACE



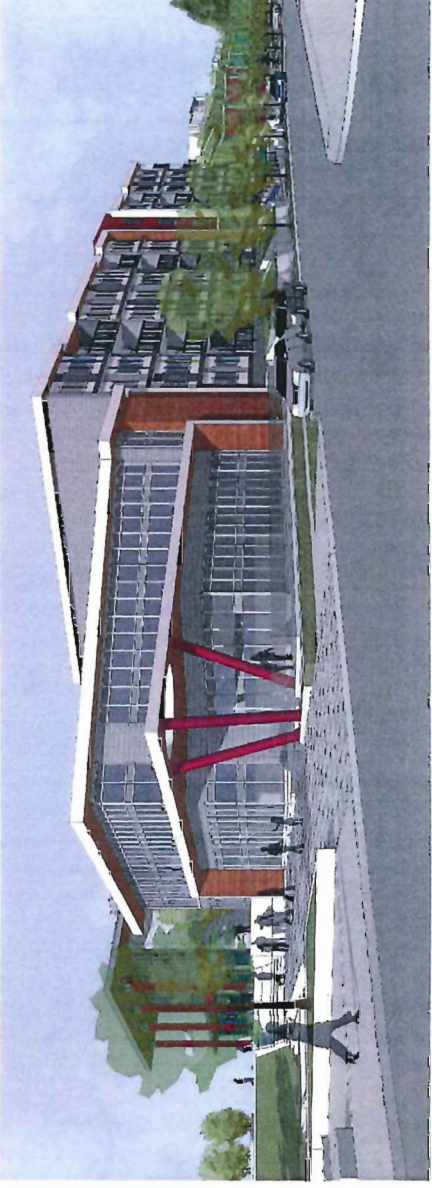
5 PROPOSED BUILDING A WITH BROKEN ROOF LINE
A-001 VIEW ALONG RIVER DRIVE



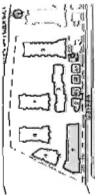
6 PROPOSED BUILDING A WITH BROKEN ROOF LINE
A-001 VIEW ALONG WEST PARK



7 PROPOSED BUILDING A WITH BROKEN ROOF LINE
A-001 VIEW ALONG RIVER DRIVE



8 PROPOSED BUILDING A WITH BROKEN ROOF LINE
A-001 VIEW OF REVISED COMMERCIAL SPACE



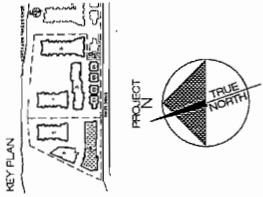
Reference Plan
Revised Building A floor plans
Proposed



PARC RIVIERA
10011 & 10111 River Drive
Richmond BC
PROJECTS INC.

PROJECT
BUILDING A
PROPOSED OPTIONS
SKETCHES

Reference Plan
Mar 6, 2014
DP 11-564405



Reference Plan
Proposed
Revised Building A floor plans

Reference Plan
Mar 6, 2014
DP 11-564405

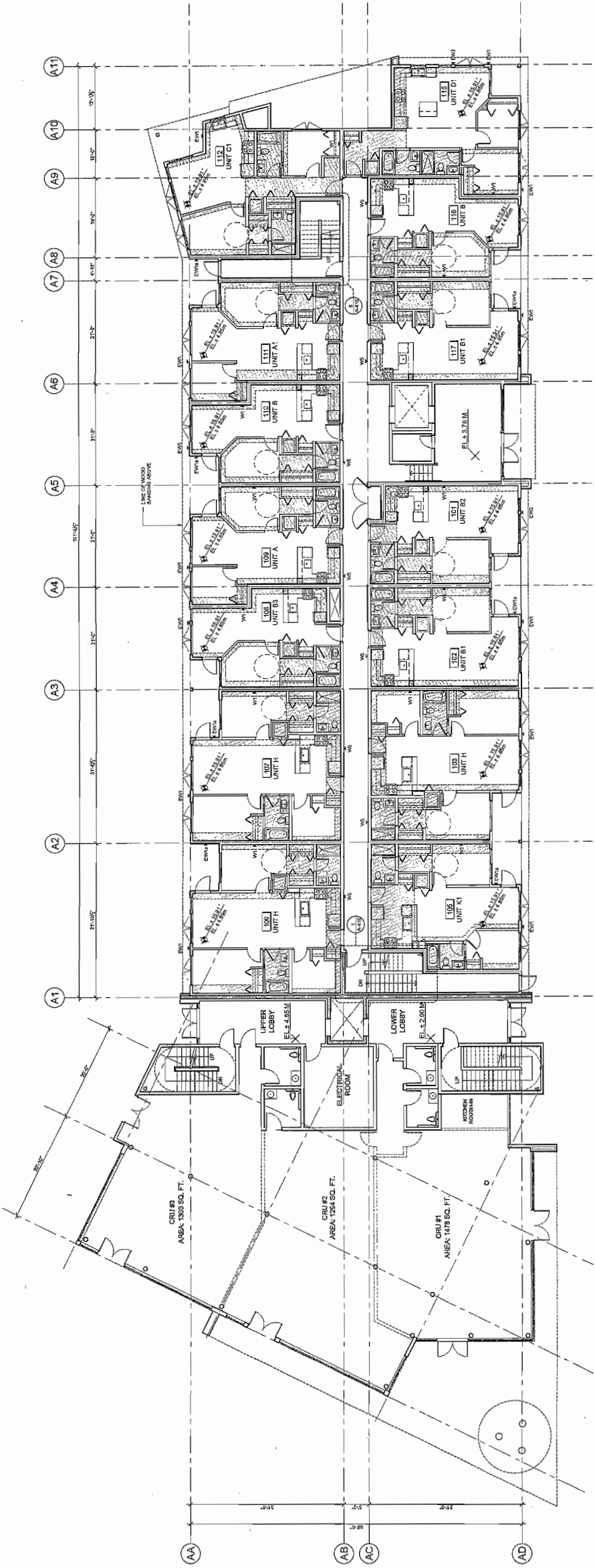
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PARC RIVIERA
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OWNER:
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PROJECTS INC.

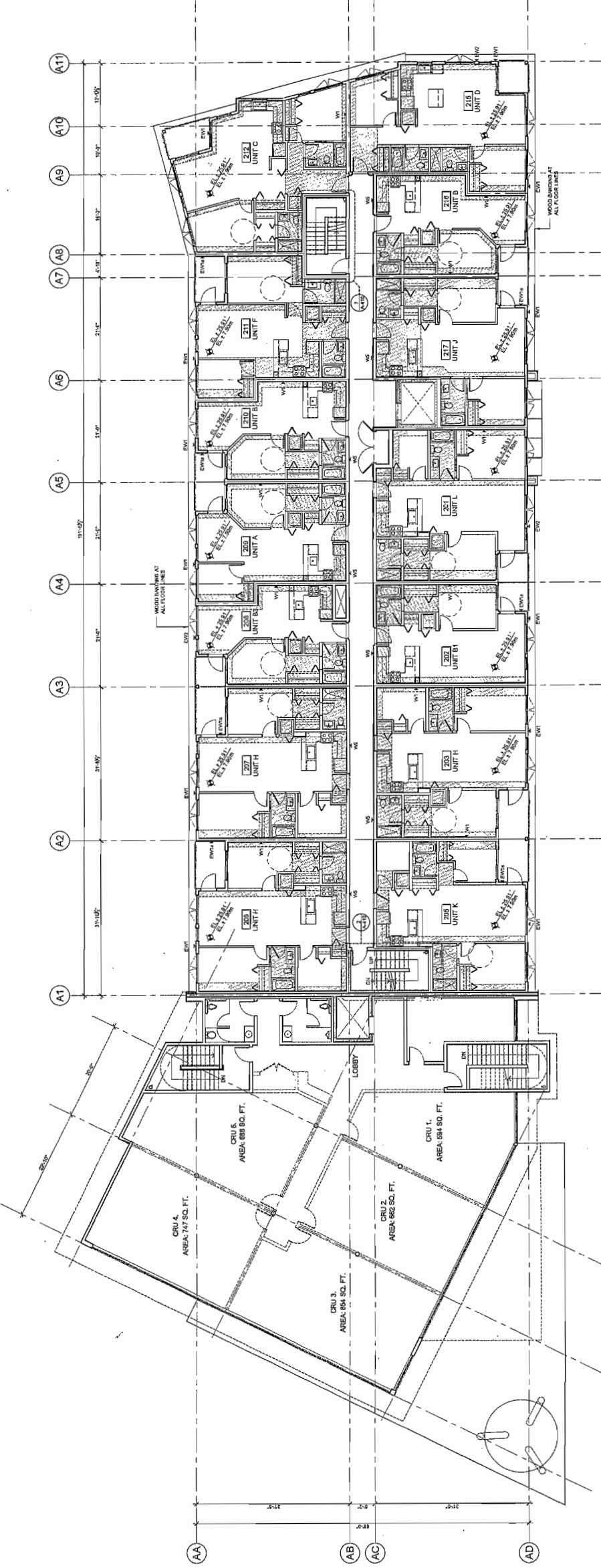
DATE: 10-01-14
SCALE: 1/8" = 1'-0"
SHEET: 1 OF 1
PROJECT: 11-564405
DRAWN BY: J. [illegible]
CHECKED BY: [illegible]
APPROVED BY: [illegible]

BUILDING A
LEVEL 1 & 2 FLOOR PLANS

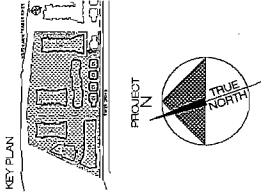
A-201



1 BUILDING A-LEVEL 1 FLOOR PLAN
A-201



2 BUILDING A-LEVEL 2 FLOOR PLAN
A-201



Reference Plan
Revised Building A floor plans
Proposed

Reference Plan
Mar 6, 2014
DP 11-564405

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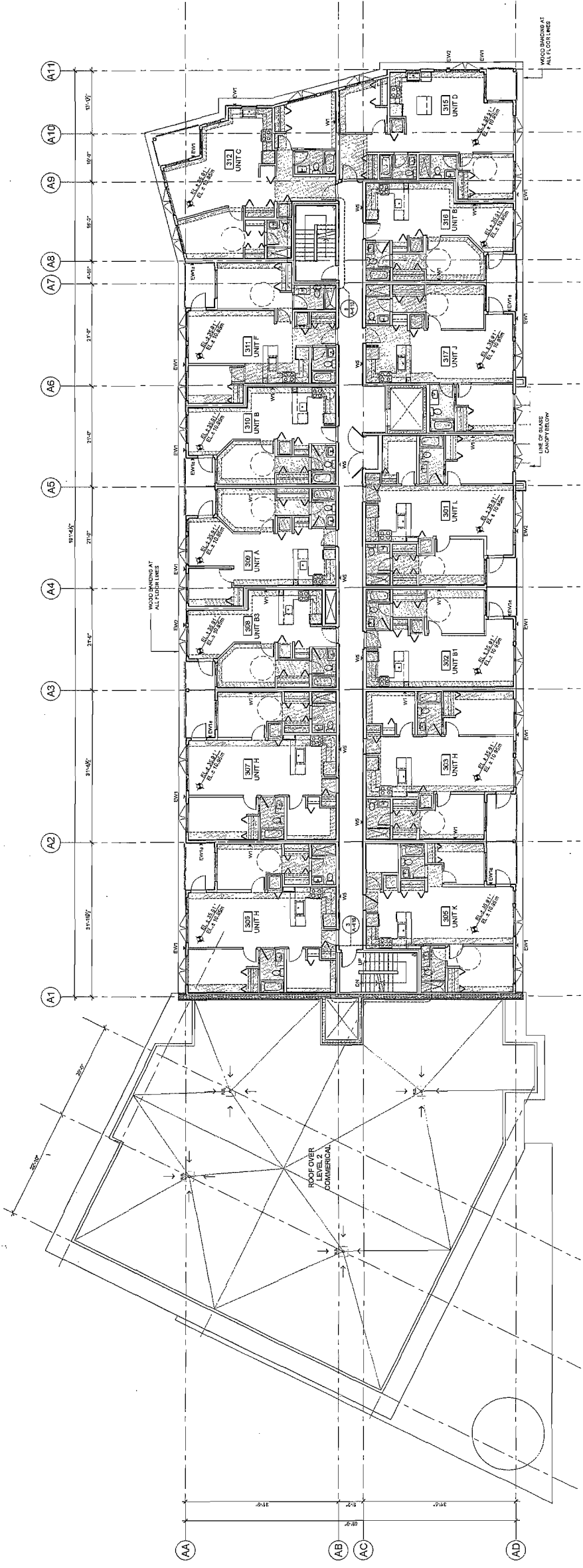


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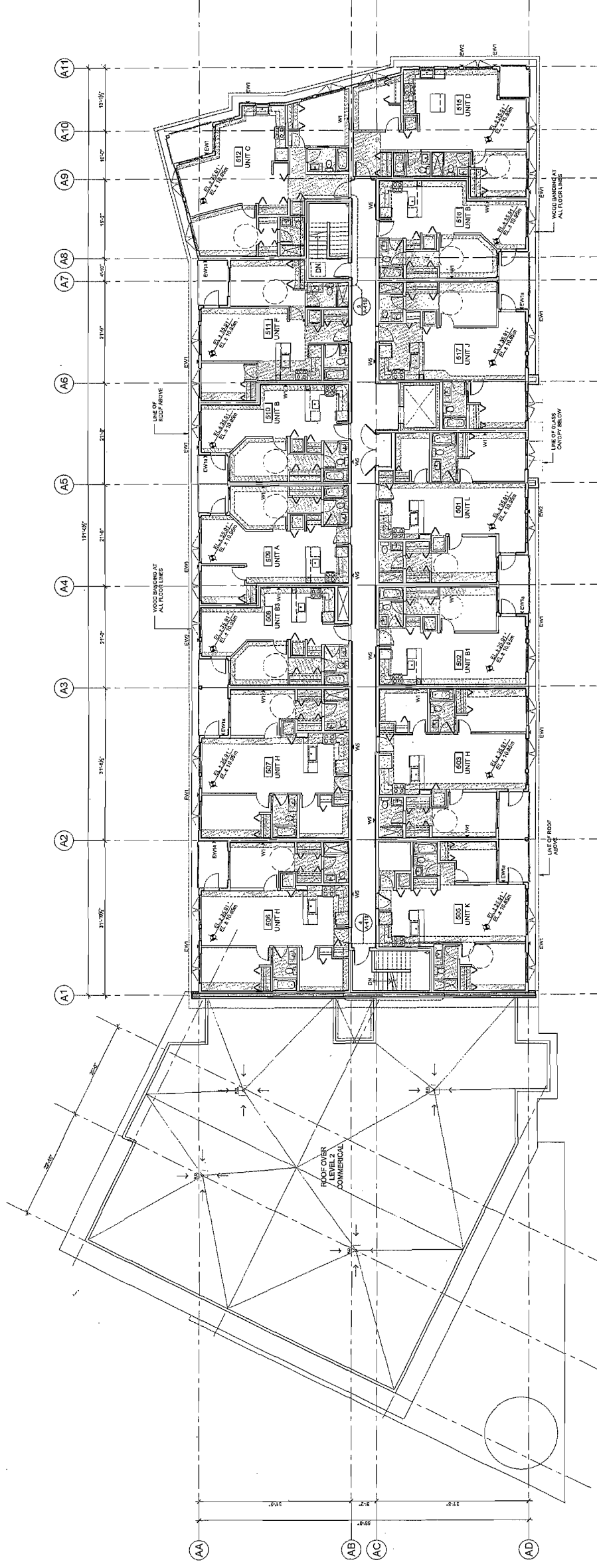
PARC RIVIERA
PROJECTS INC.

DATE	11/11/11
PROJECT	PARC RIVIERA
ARCHITECT	COTTER ARCHITECTS
CLIENT	PARC RIVIERA PROJECTS INC.
DATE	11/11/11

BUILDING A
LEVEL 3 & 4 FLOOR PLANS



1 BUILDING A-LEVEL 3 FLOOR PLAN



2 BUILDING A-LEVEL 4 FLOOR PLAN