



# City of Richmond

## Report to Council

---

**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

**Date:** January 19, 2011  
**File:** 0100-20-DPER1

**Re:** Development Permit Panel Meetings Held on January 12, 2011,  
November 10, 2010 and August 25, 2010

---

### Panel Recommendation

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

- i) a Development Permit (DP 10-545010) for the property at 6551 No. 3 Road;
- ii) a Development Permit (DP 07-378677) for the property at 7820 Williams Road, Surplus City Lane Land, 10020 and 10060 Dunoon Drive; and
- iii) a Development Permit (DP 09-457354) for the property at 8171 and 8191 Leslie Road;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on January 12, 2011, November 10, 2010, and August 25, 2010.

DP 10-545010 – ONTREA INC. – 6551 NO. 3 ROAD  
(January 12, 2011)

The Panel considered an application to permit the construction of a second floor addition, roof alterations, and minor exterior modifications on a site zoned “Downtown Commercial (CDT1)” and “Gas & Service Stations (CG1)”. No variances are included in the proposal.

Architect, David O’Sheehan, and Architect, Daryl Hutchison, of Abbarch Architecture Inc., provided brief presentations, including:

- The proposal relates to the southern portion of the Richmond Centre Mall. The northern portion of the mall is under separate ownership and is not part of the development proposal.
- The second floor movie theatre tenant is vacating the mall. This area will be expanded and converted into a food court. The current food court area will be converted to retail units.
- The second floor will be expanded by approximately 11,550 ft<sup>2</sup> on the Minoru Boulevard side; the south side; and a small roof-top parking lobby on the north side.
- The façade modifications maintain the existing architectural design and cladding materials.
- The applicant intends to seek LEED certification for interiors for the new food court area.

In response to Panel queries, Mr. Hutchison advised that:

- On the Minoru Boulevard side, a portion of the second floor would be brought in one corner to the west and also approximately 40 ft. to the south; a relatively small distance in relation to the whole mall.
- The renovation scheme does not include new landscape elements in the large paved parking areas, but new planting will be provided in planters at the new rooftop mall entrance.

In response to a query, Sheila Luft, Cadillac Fairview Corporation Ltd., General Manager for the south mall advised that at this time, there are no other development plans for the site.

Staff supported the Development Permit application, and advised that:

- No variances are requested.
- The potential for pedestrian flow improvements around the mall was examined. The bus bay area at No. 3 and Cook Roads could be improved. However, the cost would be significant for a temporary measure, as the bus bays are proposed to be moved to a new bus loop.
- Staff would work with the owners of the neighbouring north mall property to improve the pedestrian flow at the interface to the Canada Line Brighthouse station.
- A remnant gas station zone forms part of the west edge of the property due a previous gas station on the site, but there is no intention to construct a new gas station.

In response to neighbouring resident Walter Taylor’s building height query, Mr. Hutchison advised that the roof height would be the same as the existing second floor.

In response to Hennessy Salon Manager, Shirley Peters, food court access query, Ms. Luft advised that the elevator would be located across from the salon, providing visibility to the salon.

Staff advised that neighbouring residents submitted four (4) letters. Concerns included the construction of large additions, construction of a gas station, and noise. Staff advised that the proposal was limited to a small second floor addition and that no gas station is proposed. The noise concerns resulted from construction in the south end of the mall and garbage disposal.

In response to a query from the Chair, staff advised that no had been granted to the City's bylaw that regulates hours of construction for the subject site as a result of previous development applications.

Concern was stated with regard to the construction carried out at the south end of the mall last year. The Chair suggested that the applicant meet with staff to: (a) ensure that the applicant is fully aware of the City's noise bylaw, and (b) express commitment to abide by the noise bylaw.

Subsequent to the Panel Meeting, Development Applications and Engineering staff met with applicant representative architect and mall management staff on January 17, 2010. The applicant advised that they are fully aware of the City's noise regulations, which are set out in the Public Health Protection Bylaw No. 6989. The mall management staff expressed their commitment to comply with the Bylaw in regard to their own mall construction projects and service contracts, and also their commitment to ensure their tenants comply with the Bylaw regarding the 10 – 20 tenant renovations that occur on average each year in the south mall.

To demonstrate their commitment, the applicant provided the following details of their noise management strategy regarding mall construction, tenant construction, and site services:

#### Mall Construction Activities

- The mall has hired an in-house project manager for the subject mall renovation project, who has experience with shopping mall construction and residential neighbours.
- The construction contract specifications for the subject mall renovation project will require that the contractor comply with noise and hours of work bylaw requirements.
- Resident communications.
  - Letter drops will be delivered to nearby residents with advance notice and regular updates, including construction project information, a 24-hour contact phone number and contact information for the General Manager.
  - A 24-hour contact phone number will be posted on the exterior of the mall building at the Minoru Boulevard main pedestrian entrance.
  - The mall website will publish progress updates and the 24-hour contact phone number.
  - Customer Service representatives will answer questions in the mall corridors.

#### Tenant Construction Activities

- The construction site rules and regulations have been revised to specify that construction deliveries and debris removal are not permitted between 8:00 pm and 7:00 am.

- The mall's Operations Supervisor personally reviews the construction site rules and regulations with each tenant and General Contractor prior to tenant construction projects.
- A sign is posted in construction areas to ensure subcontractors are aware of the noise bylaw.

#### Site Services Activities

- Ongoing site services are contracted to pick up garbage and recycling after 7:00 am.

The Panel recommends that the Permit be issued.

DP 07-378677 – KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING LTD.  
– 7820 WILLIAMS ROAD, SURPLUS CITY LANE LAND, 10020 AND 10060 DUNOON DRIVE  
(November 10, 2010)

The Panel considered an application to permit the construction of a five-storey mixed-use building on a site zoned "Commercial Mixed-Use (ZMU19) – Broadmoor". The proposed building includes 1,891 m<sup>2</sup> ground floor commercial space, 59 residential apartment units, and nine (9) two-storey townhouse units. Variances are included in the proposal to reduce the setback for the southwest stair at the third floor, and to increase the building height for the elevator tower.

Architect, Deanna Clarke, Kasian Architecture Interior Design and Planning, and Landscape Architect, Patricia Campbell, DMG Landscape Architects, provided brief presentations, including:

- The project provides contribution for a new bus shelter; two-car co-op parking spaces, and one-car co-op vehicle to encourage alternative transportation.
- New landscaping will be provided in the surface parking area including landscape islands, trees, shrubs, a steel trellis and a landscape buffer adjacent to the gas station.
- The project will be built in two (2) phases. Phase 2A consists of the lower two (2) floors, Phase 2B consists of the upper three (3) floors and landscaped roof.
- The landscaped rooftop includes shared outdoor amenity space and private patios.
- The commercial east façade reflects the materials on the renovated portion of the existing mall, including brick and glass and steel canopies.
- The west residential façade includes tiered brick planters, aluminium windows, and fibre cement board cladding. The lower scale of the townhouse units fits into the neighbourhood. The mass and height of the project are reduced on the west façade with stepped back patios and balconies at the third and fifth levels.
- Sustainability measures include: building to a LEED silver standard, geothermal heating and cooling, generous daylighting, a partially landscaped roof and parking area, water efficient fixtures and low emitting materials, the use of regional and recycled materials.

Discussion ensued between the applicant and the Panel. Advice was given that:

- A structured play area is not part of the proposed development. However, the project owner, First Capital Asset Management, has made a significant donation to Maple Lane School to upgrade the school's play area for neighbourhood children.

- All residential units have private outdoor space: townhouses have patios, third floor units have decks, fourth floor units have balconies, and fifth floor units have balconies and decks.
- The geothermal heating/cooling system applies to the entire building.
- Two-way traffic flow will be provided throughout the proposed parking lot layout.
- A drug store and a fruit and vegetable stand are possible commercial tenants.
- Four (4) convertible units would be provided, as well as aging in place features in all units. All commercial units are accessible to wheelchairs and the elevator core provides access to all apartments. The two-storey townhouse units do not have elevating devices.
- The construction period for Phases 2A and 2B would be sequential.
- The owner, First Capital, continues to work cooperatively with the Richlea Shopping Centre, owners of the site of Safeway grocery store, to prevent parking ticketing.

Staff supported the Development Permit application and advised:

- The requested variances do not involve liveable space and are minor in nature.
- The applicant was commended for their public consultation program and for the preparation of a master plan for future redevelopment of the Broadmoor Neighbourhood Service Centre.
- No active play equipment is proposed, but the applicant has made a donation to Maple Lane Elementary School toward an upgrade of the school's play equipment.
- Phase 2A of the development process includes all ground level landscaping.

No correspondence was received regarding the application.

In conclusion, the Panel was of the opinion that this was a well designed project which paid attention to the interface to the existing residential neighbourhood, and incorporated several worthwhile sustainability features.

The Panel recommends that the Permit be issued.

DP 09-457354 – JOHNNY LEUNG – 8171 AND 8191 LESLIE ROAD  
(August 25, 2010)

The Panel considered an application to permit the construction of a commercial complex including retail spaces and carwash services on a site zoned "Auto-Oriented Commercial (CA)". Variances are included in the proposal to: reduce side yard setbacks; reduce the front yard setback for an overhead gateway structure; reduce the width of four (4) parking spaces; and decrease the number of parking spaces provided.

Architect, Mr. J. Leung, provided a brief presentation, including:

- The Aberdeen Village site fronts onto Hazelbridge Way and the design proposal complies with the City Centre Area Plan (CCAP).
- The commercial space fronts onto Hazelbridge Way, with parking and carwash behind.
- Due to budget constraints, fewer retail units are proposed than was originally planned.
- The compact site allows for three (3) queuing spaces for vehicles awaiting a carwash.
- The landscape design will minimize the impact of the paved surface.

Staff supported the Development Permit application and advised that:

- Staff supported the requested variances, which result from responding to the CCAP.
- After the applicant decided against a two-storey development, the applicant worked with the City to ensure that all elements of the design could be accommodated on the compact site.
- The management plan for the line-up of vehicles for the carwash ensures that traffic operations and safety on Hazelbridge Way are not adversely affected.
- The commercial/office space wrap around the site, blocking the view of the entry and exit doors of the carwash facility from the east and west.
- The openings for the carwash bays are minimized.

In response to a query, Mr. Leung advised that the proposed solid fence (7 ft. high), along the west property line, would reduce noise emitted onto the neighbouring commercial property.

In response to the Chair's queries, Mr. Jackson advised that:

- The applicant's acoustics report indicated that predicted sound levels comply with the Public Health Protection Bylaw requirements for daytime hours.
- A required restrictive covenant restricts carwash operation hours; and if the carwash operator wants to extend operating hours, more noise attenuation elements would be needed.
- Three (3) City Centre standard benches will be provided along Hazelbridge Way.
- There is on-street parking along Leslie Road, within walking distance of the subject site.

No correspondence was received regarding the application.

The Panel recommends that the Permit be issued.