



City of Richmond

Report to Council

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

Date: March 7, 2012
File: 0100-20-DPER1


Re: Development Permit Panel Meeting Held on February 29, 2012

Panel Recommendation

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

- i) a Development Permit (DP 11-593925) for the property at 14000 Riverport Way;
- ii) a Development Permit (DP 11-594513) for the property at 11000 No. 5 Road; and
- iii) a Development Permit (DP 11-596454) for the property at #380 - 9100 Blundell 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 meeting held on February 29, 2012.

DP 11-593925 – COTTER ARCHITECTS – 14000 RIVERPORT WAY
(February 29, 2012)

The Panel considered a Development Permit application to permit the construction of a mixed-use six-storey building with 55 market rental apartments, approximately 78 square metres of commercial space, approximately 83.6 square metres of community amenity space, and an associated two-level parking structure on a site zoned “Low Rise Apartment (ZLR14) - Riverport”. There are no variances included in the proposal.

Architect, Simon Ho, of Cotter Architects, and Landscape Architect, Mark Synan, of Van Der Zalm and Associates Inc., provided a brief presentation of the proposal, including:

- The proposed mid-rise building provides a ‘landmark building’;
- One (1) of the two (2) indoor amenity spaces is for residents of the proposed building, with the second amenity space available to residents of the Riverport waterfront neighbourhood;
- A small office is located at the at the corner of Riverport Way and Steveston Highway;
- Of the 55 market rental units, three (3) are adaptable;
- Balconies are kept within the building footprint to keep the clean lines of the geometry intact;
- A vertical strip on the façade is being explored as a Public Art element with colour and light;
- The parking structure is screened with trellis details and vine planting. The outdoor amenity space on parking structure roof overlooks the Fraser River and features: (i) a children’s play area; and (ii) a barbeque area; and
- The landscape scheme uses high quality materials to: (i) create strong patterns; and (ii) replicate the strong geometric emphasis of the architecture.

In response to queries, Mr. Ho and Mr. Synan advised that:

- Soft trellis features and screening plantings soften the parkade exterior wall;
- There are two (2) ground level lobbies for residents, with easy access to the dyke and river;
- No solar panels will be applied to the roof, but environmentally sensitive materials will be used, the amenity area is an intensive green roof, and banding provides partial shading; and
- The children’s play area surface is recycled rubber.

Staff added that the prominent corner balconies provide shading. Staff advised that the adjacent rental building to the north was now constructed and is a very high quality building. The corner building will be different in its design approach and it too will be wood-frame, not concrete.

Public correspondence was received regarding the Development Permit application from area residents; I., P. and A. Davies, in opposition to the application.

In response to queries from the Chair, staff advised:

- The Zoning Text Amendment Bylaw is at third reading and includes a net parking provision of 1.19 spaces per resident unit, along with Transportation Demand Management Measures (TDMs), such as a bus shelter at the Steveston Highway bus stop. The proposal meets the requirements of the City's Zoning Bylaw; and
- The City's Transportation Division staff support the applicant's transportation plan; and as part of third reading, Council accepted the transportation plan.

The Panel recommends that the Permit be issued.

DP 11-594513 – SANDHILL DEVELOPMENT LTD. – 11000 NO. 5 ROAD
(February 29, 2012)

The Panel considered a Development Permit application to permit the construction of two (2) Commercial Retail buildings on a site zoned "Auto-Oriented Commercial and Pub (ZC26) – Ironwood". There are no variances included in the proposal.

Architect, Andrea Scott, of PJ Lovick Architect Ltd., provided a brief presentation of the proposal for the vacant portion of the existing Sands Plaza development, including:

- The proposed building architecture, materials and colour scheme are consistent with the existing buildings, including cultured ledge stone, and Hardie board, batten, shakes and trim;
- The drive aisle areas, and parking areas, feature special paving treatment, including some parking stalls with permeable pavers;
- The landscape scheme is a continuation of the existing Sands Plaza landscaping; and
- The two (2) proposed buildings will be raised to achieve the new flood construction level requirement, with landscape treatment providing assistance in the transitioning.

Staff supports the application. Staff advised that an approved Development Permit for essentially the same proposal had lapsed, and the owner had also investigated a hotel proposal for the site.

No public correspondence was received regarding the application.

The Panel recommends that the Permit be issued.

D11-596454 – PAUL CHIU, ARCHITECT – #380 - 9100 BLUNDELL ROAD
(February 29, 2012)

The Panel considered a Development Permit application to permit the construction of an expansion to an existing Shoppers Drug Mart, on a site zoned "Community Commercial (CC)". There are no variances included in the proposal.

Architect, Paul Chiu, of Urban Design Group Architects Ltd., Landscape Architect, Meredith Mitchell, of DMG Landscape Architects, accompanied their client, Terry McPhail, and provided a brief summary of the proposal, including:

- The intent to increase the area of the existing Shoppers Drug Mart by extending the rear of the store that is sited at the south-east corner of the mall at Blundell and Garden City Roads;
- Some existing parking spaces, landscaping islands and two (2) trees at the rear have to be removed;
- The proposed wall replaces a plain masonry block wall with integrated colour band, with a new light weight EIFS wall with a plain stucco finish and horizontal strip of colour; and
- Existing conifers provide an effective buffer along Heather Street, and new deciduous trees and infill hedge will be planted to create an effective buffer along Dixon Avenue.

In response to Panel's queries, Mr. Chiu advised that:

- The view from the homes on Heather Street and Dixon Avenue will be of a landscaped buffer;
- Despite the removal of some staff parking stalls, the number of available staff parking stalls exceeds the parking requirements as outlined in the City's rezoning bylaw; and
- New bollards will ensure the wall is not damaged by vehicles.

Staff supports the application.

No public correspondence was received regarding the application.

The Panel recommends that the Permit be issued.