



City of Richmond

Report to Council

To: Richmond City Council
From: Robert Gonzalez
Chair, Development Permit Panel
Date: September 5, 2017
File: 01-0100-20-DPER1-
01/2017-Vol 01
Re: **Development Permit Panel Meeting Held on July 11, 2012**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 11-594571) for the properties at 9451, 9491, 9511, 9531, 9551 Bridgeport Road and 9440, 9460, 9480 Beckwith Road be endorsed, and the Permit so issued.

Robert Gonzalez
Chair, Development Permit Panel

SB:blg

Panel Report

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

DP 11-594571 – AMPAR VENTURES LTD. (NEW APPLICANT: 1020590 BC LTD./CHEN) – 9451, 9491, 9511, 9531, 9551 BRIDGEPORT ROAD AND 9440, 9460, 9480 BECKWITH ROAD
(July 11, 2012)

The Panel considered a Development Permit application to permit the construction of a phased, mixed-use development consisting of two hotel towers (9 and 12 storeys) plus an office tower (11 storeys) with a total floor area of 36,547.5 m² on a site zoned “Light-Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)”. No variances are included in the proposal.

Architect, Martin Bruckner, of IBI/HB Architects; and Landscape Architect, Cameron Owen, provided a brief presentation, noting that:

- Along the property line at the northeast corner of the subject site, a strip of 15 large coniferous trees will be retained, and a large hedge will be added to provide screening.
- The landscape plan uses trees, trellises, hedges and shrub planting so that the edges of the site are “thickened” and new trees will create gateway elements.
- The parking areas, interior roadway and pedestrian crossings feature permeable pavers.
- Architectural interest is provided with coloured spandrel glass panels, terracing at the top floors, and the west side of the business centre has an angled curtain wall.

In response to Panel queries, Kumar Narayanan and Mr. Bruckner, of IBI/HB Architects, advised that:

- Each hotel has amenity space, a swimming pool and fitness centre; while the business centre also has its own amenity space.
- There will be shuttle bus service to the Bridgeport Canada Line Station and airport.
- An interior roadway with sidewalks along both sides connects to both Bridgeport Road to the north, and Beckwith Road to the south.
- The plan includes a separate traffic pattern for trucks to access the site.

Staff advised that:

- As required by the Ministry of Transportation and Industry (MOTI), the applicant is to provide a solid, raised centre median along Bridgeport Road to preclude left turns into the subject site and alternate access be provided to the subject site, utilizing the existing intersection at Bridgeport Road and the Highway 99 Viaduct/Oak Street Bridge.

- A new 9.0 m wide public right-of-way (PROP) through the site will provide a new connection between Bridgeport Road and Beckwith Road; in addition to the vehicle route provided through the Gateway Airport Plaza development east of the subject site. East bound traffic access to the subject site, is from turn-lefts onto Great Canadian Way, or Gage Road, or alternatively at the Highway 99 signalized intersection.
- The design team has been very responsive in creating an attractive project, an important catalyst, and one that represents a significant contribution to office space in the City Centre.

In response to Panel queries regarding the northeast corner of the subject site, staff advised that: (i) there are a number of buffering and screening landscape elements in the proposal; (ii) the applicant has agreed to set back the business centre by approximately 19 m; (iii) Hotel #1 has been setback approximately 16 m; (iv) the applicant adjusted their site planning in order to retain approximately 15 large coniferous trees; and (v) in direct response to a request from the resident at 9520 Beckwith Road to plant a 3 m high hedge, the applicant will plant a hedge measuring 3.5 m, to create a significant screen.

In response to Panel queries, Mr. Bruckner; Engineer, Bruce Duffy, of Core Concept; and applicant, Amit Sandhu, advised that:

- The interior roadway will function as a public roadway through the site, constructed through a Servicing Agreement as part of phase 1 and maintained by the owner/developer.
- A 2.0 m wide dedication along Beckwith Road frontage is provided; along with new sidewalks, and new trees along each side of the road.
- The applicant has agreed to provide Public Art as part of the overall development, and that the three-phase construction plan includes a three-phase Public Art installation plan.

Staff added that the approximate value of the Public Art component will be \$125,769, and will consist of special effect “gateway” night lighting; oriented toward the Oak Street Bridge.

Mr. Langley, of 9391 Beckwith Road, addressed the Panel, expressing concern regarding construction impacts for area homeowners. In response, staff advised that the applicant is required to submit a traffic and parking management plan for the construction period.

The Panel stressed the importance of the applicant to work with residents before and during the construction phase, and for the applicant to provide contact information to area residents.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel noted that the project would create a “centrepiece” that is sensitive to the area, and would be a benefit to the community, and also noted the applicant’s pedestrian plan that encourages people to walk to the nearby Canada Line station.

The Panel recommends that the Permit be issued.