



City of Richmond

Report to Council

To: Richmond City Council

Date: February 7, 2018

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
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Re: Development Permit Panel Meeting Held on May 24, 2017

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 15-694616) for a portion of the property at 10199 River Drive be endorsed, and the Permit so issued.

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Chair, Development Permit Panel
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SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on May 24, 2017.

DP 15-694616 – DAVA DEVELOPMENTS LTD. – PORTION OF 10199 RIVER DRIVE
(May 24, 2017)

The Panel considered a Development Permit application to permit the construction of 85 townhouses on a site zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/ No. 4 Road (Bridgeport)”. A variance is included in the proposal for a reduced east side yard setback.

Architect, Wayne Fougere, of Fougere Architecture, Inc.; and Landscape Architect, Mary Chan Yip, of PMG Landscape Architects, provided a brief presentation, noting:

- The project is Phase 2 of the multi-phase overall Parc Riviera development. Due to marketing considerations, the proposal was changed from the Phase 1 design; with apartments on top of a parking structure to traditional ground-oriented townhouses.
- Inner residential townhouse units are contemporary in character and have characteristics similar to buildings in Phase 1. The three-storey townhouses facing River Drive have a more traditional form and character and are designed to appear like they are 2 ½-storey height in order to provide a transition between the proposed development and the single-family character on the south side of River Drive.
- Six color/material schemes with beige as a base color are proposed for the townhouse units.
- Two publicly accessible pedestrian paths from River Drive to the dike are proposed.
- The majority of the townhouse units are three-storeys; with two four-storey townhouse buildings, providing transition between the adjacent six-storey apartment building in Phase 1 and three-storey townhouses in the subject site. The three-storey buildings fronting the dike and the park appear like two-storey building height as seen from the dike and the park walkway due to the raised grade interface with the park and the dike.
- An outdoor amenity area with play components and seating areas is proposed adjacent to the central pedestrian mews and dike edge.

In response to Panel queries, Mr. Fougere, Ms. Chan Yip and developer, Nelson Chung, of Dava Developments advised that:

- 16 townhouse units include a rooftop deck.
- The Phase 1 shared internal street at the western edge of the subject site was designed to be shared by motorists and pedestrians.

- The shared internal street is generously open and accessible to the public and enhanced with plaza design elements and tree planting.
- The wide pedestrian mews in the middle of the site is accessible to the public and not gated.
- Grade transitions help define the semi-private and public spaces along the public central pedestrian mews.
- The central pedestrian mews will be connected to a pedestrian crossing across River Drive.
- The paved area in the eastern portion of the site is not intended as a public walkway, but can be accessed from River Drive.
- Native species planting is proposed in the Environmentally Sensitive Area (ESA), as well as beyond the ESA defined line further into the subject site. The proposed ESA landscaping treatment will be extended to the public park and future development phases to the east of the subject site.
- Ten visitor parking spaces are proposed on the east side, including an accessible visitor parking space, and seven on the west side.
- The proposed development will be built in two phases and the outdoor amenity area, central pedestrian mews and frontage improvements will be constructed as part of the first phase.
- The proposed four-storey townhouse units will have parking on the ground floor, living room, dining and kitchen on the main floor, and bedrooms on the two upper levels.
- Two three-storey convertible units are proposed.

Staff noted that: i) the proposed setback variance associated to the project reducing the setback to the public park to the east is supported by staff, as it provides passive surveillance opportunities into the park and, in recognition of the significant public central pedestrian mews connection from River Drive to the dike; (ii) the buildings were designed to meet aircraft noise acoustical standards; (iii) the project will be connected to an existing private District Energy Utility (DEU) system; and (iv) the construction of the public park is tied to the future development on the east side of the park and not to the subject site.

In reply to a Panel query, staff confirmed that the proposed two three-storey buildings adjacent to the park appear to have a lower two-storey building height as seen from the park due to grade transitions.

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

The Panel recommends the Permit be issued.