



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: July 18, 2017
File: 01-0100-20-DPER1-
01/2017-Vol 01
Re: **Development Permit Panel Meetings Held on June 28, 2017 and July 12, 2017**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) A Development Permit (DP 17-766428) for the property at 8480 River Road; and
 - b) A Development Permit (DP 17-775005) for the property at 10780 Cambie Road;be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following items at its meetings held on June 28, 2017 and July 12, 2017.

DP 17-766428 – SHAW COMMUNICATIONS INC. – 8480 RIVER ROAD
(June 28, 2017)

The Panel considered a Development Permit application to permit the construction of a new telecommunications services building and renovate an existing building on a site zoned “Light Industrial (IL)”. No variances are included in the proposal.

Architect, Barry Weih, of Wensley Architecture Ltd.; Kate Gibney; and Landscape Architect, Mary Chan Yip, of PMG Landscape Architects, provided a brief presentation, noting that:

- The proposal is for expansion and upgraded services in the neighbourhood.
- The two telecommunications services buildings are not open to the public; will be used infrequently by Shaw technicians; and incorporate security features.
- Contemporary character materials are proposed facing River Road; including wood-grain metal panels, horizontal metal siding and window-like glass spandrel glass for apparent openness.
- Public Art is incorporated in a concrete wall to accentuate the front façade and provide visual interest and a voluntary contribution will be made to the City’s Public Art Fund.
- The vehicle entrance is secured with a high quality steel gate that ties in with the architecture.
- The applicant worked with staff to achieve the proposed design and accommodated features that are not standard to Shaw telecommunications services buildings.
- Proposed landscaping takes into consideration the future developments in the neighbourhood; including bench plaza area facing River Road.
- Native and adapted plant species and ornamental grasses are proposed.

In response to Panel queries, Mr. Weih, Ms. Chan Yip, and Neilesh Joshi, of Shaw Communications Inc., advised that:

- The building will contain primarily racks of computer and computer-related equipment.
- Metal fencing is proposed along River Road; the north edge of the site, to enhance the appearance along the road and future road and chain link fencing is proposed along the other edges of the site for security
- Proposed low planting includes native grasses.
- The building’s street number will be installed on the concrete wall of the building.

Staff noted that: (i) the proposed development will provide a statutory right-of-way along River Road for future frontage improvements including sidewalk widening prior to the issuance of a Building Permit; and (ii) the applicant will register standard City covenants for flood indemnification and aircraft noise and indemnification.

In response to a Panel query, staff confirmed that the two buildings will be exclusively for the use of Shaw Communications employees.

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

The Panel recommends that the Permit be issued.

DP 17-775005 – CHRISTOPHER BOZYK ARCHITECTS LTD. – 10780 CAMBIE ROAD
(July 12, 2017)

The Panel considered a Development Permit application to permit the construction of a 198.81 m² (2,140 ft²) addition and a weather protection canopy to an existing building on a site zoned “Auto-Oriented Commercial (CA)”. No variances are included in the proposal.

Architect, Ernst Loots, of Christopher Bozyk Architects Ltd.; and Landscape Architect, Jonathan Losee, of Jonathan Losee Ltd. Landscape Architecture, provided a brief presentation, noting that:

- The proposal includes an expanded main floor lounge, additional second floor office spaces, and a new canopy for weather protection at the building’s vehicle service entrance.
- The design and materials follow BMW corporate standards and guidelines.
- The character integrates with the existing building’s middle portion, does not conflict with the curved elements, and includes a lounge bay window at the building base.
- Glazing will not be provided on the second floor addition; however, two large skylights will be installed to provide natural lighting.
- Six non-bylaw sized Ginkgo trees will be relocated to the prominent southeast corner of the site, as they will be impacted by the proposed expansion.

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

The Panel recommends that the Permit be issued.