



To: Richmond City Council **Date:** September 4, 2012
From: Dave Semple **File:** 01-0100-20-DPER1
Chair, Development Permit Panel
Re: Development Permit Panel Meetings held on July 25, 2012 and April 11, 2012

Staff Recommendation

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

- i) a Development Permit (DP 12-601582) for the property at 8311 Lansdowne Road; and
- ii) a Development Permit (DP 11-589490) for the property at 6780 No. 4 Road
(now 10019 Granville Avenue);

be endorsed, and the Permits so issued.

Dave Semple
Chair, Development Permit Panel Chair

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on July 25, 2012 and April 11, 2012.

DP 12-601582 – BROOK POONI ASSOCIATES INC. – 8311 LANSDOWNE ROAD
(July 25, 2012)

The Panel considered a Development Permit application to permit exterior alterations to the Lansdowne Centre to accommodate a Target store at the former Zellers store location on a site zoned "Auto-Oriented Commercial (CA)". No variances are included in the proposal.

The applicant, Mr. Laurie Schmidt, Associate, of Brook Pooni Associates Inc., advised that his firm represents the Target store and offered to respond to the Panel's queries.

Staff supported the Development Permit application. Staff advised that the alterations proposed by the Target store are interior and exterior renovations, and, that through an agreement with the owner of the Lansdowne Centre property, the applicant will install: (i) a north-south sidewalk from Lansdowne Road to the store entry; and (ii) a north-south sidewalk, along the Kwantlen Street boulevard.

In response to Panel queries, the following information was provided by staff and Mr. Schmidt:

- There are 32 existing accessible parking spaces at the Lansdowne Centre; Target will maintain or relocate the spaces to be nearer the store entries, and staff recommend increasing the number of spaces.
- The number of parking stalls the applicant is converting to small car spaces meets the bylaw requirement.
- Target's mandate is to provide a clean, modern façade and this informs and dictates the proposed exterior cladding.
- The existing, strong brick cladding will be retained around the base of the structure, with changes to the cladding occurring in and around the store's entries, and along the parapet.
- Existing cladding materials along the top half of the building will be completely replaced with EIFS panels, a smooth finish stucco material; in Target's corporate colours of red and white.
- Mindful of the long facades, the design includes vertical swirls to produce a random pattern to break up the facades.
- The predominant colour of the facades is tan, with red featured near the roofline.
- The store does not take on a character that divorces it from the remainder of the mall, and Target's corporate colour scheme blends well with the overall character of the mall.
- Signage for the applicant is governed by the City's Sign Bylaw, and the applicant has met all signage requirements outlined in the bylaw.

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

Ms. Edith Cheng, Kwantlen Street resident, addressed the Panel with inquiries regarding the length of the renovation period, and whether it would be a noisy renovation.

In response, Mr. Schmidt advised that:

- The applicant and the landlord had agreed to a short renovation period.
- Much of the work would be interior.
- The addition of panels along the store's two (2) facades would occur within a three-month period.
- The exterior work would be done during daytime hours.
- The work would be executed according to the City's requirements detailed in the Noise Bylaw.

It was noted by the Panel that the alterations to the exterior and interior of the CRU are not extensive. It was also noted that the proposed new sidewalks are a benefit.

The Panel recommended investigating opportunities to increase accessible parking.

Subsequent to the Panel meeting, the applicant revised the parking plan and added four (4) new accessible parking spaces; two (2) near the Kwantlen store entrance and two (2) near the Lansdowne store entrance.

The Panel recommends the Permit be issued.

DP 11-589490 – TRIPLE A PLANNING CONSULTANTS – 6780 NO. 4 ROAD
(NOW 10019 GRANVILLE AVENUE)
(April 11, 2012)

The Panel considered a Development Permit application to permit the construction of a 10-bed congregate housing and 37 space child care facility with an accessory residential caretaker dwelling unit on a site zoned "Congregate Housing and Child Care – McLennan (ZR8)". A variance is included in the proposal for a reduced road setback for a corner element of the building.

The architect, Mr. Joe Minten, Principal, of JM Architecture Inc., and the applicant, Mr. Amin Alidina, provided a brief presentation of the project located at the corner of No. 4 Road and Granville Avenue, including:

- The scale, materials, form and architectural character are residential to conform with the surrounding neighbourhood.
- The single-storey daycare has a 'modernist' design and includes an outdoor play area.
- The entire project is fully accessible, with the primary vehicle access through Granville Avenue.
- The roof colour is light to enhance the overall design.
- The tower element at the corner provides the anchor for the structure.
- The garbage enclosure has been pulled away from the adjacent property.
- Vancouver Coastal Health approves of the two (2) distinct uses within the same development.
- The two (2) outdoor spaces, one (1) for the congregate housing component and another for the child care facility, are segregated from each other.

In response to Panel queries, Mr. Minten and Mr. Alidina advised:

- The amenity area provided for the congregate housing component allows residents to have an outdoor walking area.
- A noise study was commissioned, and that if aircraft noise is a concern, noise attenuation could be incorporated with exterior wall upgrades and the installation of thicker windowpanes.

Staff supported the Development Permit application and the requested variance. Staff advised:

- The subject site is located in the Agricultural Land Reserve (ALR), but is exempt from ALR requirements because of its small size and that it pre-dates the ALR.
- The subject site is located outside the City's sanitary sewer boundary and therefore, not serviced by the City. The applicant had agreed to create and maintain an on-site sewage disposal system, and should be commended for his perseverance in proceeding with his vision for the unique building with the combined uses.
- The proposed structure is smaller than a single-family residence on the site could be.
- The applicant had done a tremendous job regarding the architecture, the layout and the proposed innovative uses.

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

Mr. Lu, resident of the Granville Avenue/No. 4 Road neighbourhood, posed commercial zoning queries to the Panel. The Chair advised Mr. Lu to speak with members of the Planning Department, and stated that the Development Permit Panel dealt only with form and character issues, not zoning matters.

The Panel commented that the project was innovative, with an interesting design, and commended the applicant for addressing adjacency issues.

The Panel recommends the Permit be issued.