



City of Richmond


Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: March 8, 2016
File: 01-0100-20-DPER1-
01/2016-Vol 01
Re: **Development Permit Panel Meeting Held on February 24, 2016**

Staff Recommendation

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

1. A Development Permit (DP 15-717570) for the property at 7671 Alderbridge Way;
be endorsed, and the Permit so issued.


for: Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 24, 2016.

DP 15-717570 – OMICRON ARCHITECTURE ENGINEERING AND CONSTRUCTION LTD. – 7671 ALDERBRIDGE WAY
(February 24, 2016)

The Panel considered a Development Permit application to permit the construction of an exterior renovation and construction of a 190 m² (2,045 ft²) addition onto an existing building; for a total floor area of 6,697 m² (72,100 ft²) at 7671 Alderbridge Way, on a site zoned “Industrial Retail (IR1).” No variances are included in the proposal.

Architect, Kevin Hanvy, of Omicron Architecture Engineering and Construction Ltd., and Landscape Architect, Julie Hicks, of Viewpoint Landscape Architects, provided a brief presentation, noting that:

- The building renovation is intended to extend the utility of the building another 10 years and accommodate a new tenant; Vancouver Coast Health (VCH).
- The proposed application included: (i) enclosing an exterior balcony space on the third floor; (ii) replacing the landscaped berm from around the building with lower planting, providing universal perimeter access; (iii) providing separate entrances for the multi-tenant office space and VCH, off of Alderbridge Way.
- The proposed landscape plan included: (i) planting 58 new trees, removing 12 trees, and retaining two (2) significant London Plane trees; (ii) a variety of plants added at the base of trees to screen the parking area; (iii) new landscape islands with trees to provide shade in the parking area; (iv) the landscape strip accommodating minor grade change; and (v) adding multi-use asphalt pathways.

Staff supported the Development Permit application and advised that it closed one (1) of the three (3) driveways on Alderbridge Way, provided frontage improvements around the perimeter of the property, and the pathways would connect to the future pedestrian improvements in the area. Staff also noted that a separate rezoning application has been submitted for the property, which is independent from the subject Development Permit application.

Correspondence was submitted to the Development Permit Panel regarding the application.

In response to Panel queries, Mr. Hanvy and Gordon Walker, Director of Development, RCG Group, advised that:

- The proposed renovation included: (i) replacing the existing above-grade entrance on Alderbridge Way with a grade level accessible entrance lobby (the new VCH entrance); (ii) a total of four (4) accessible parking stalls (two (2) near the VCH entrance and two (2) 50 ft. away); and (iii) paving in front of the VCH entrance, which would enable HandyDART access.

- In the future, consideration could be given to future visual improvement of the roof, and to convert some of the conventional-sized parking spaces near the VCH entry, to accessible parking spaces if needed by tenants.
- The current ground floor tenant received three (3) to five (5) large truck deliveries per week, in addition to some smaller truck deliveries, and that the tenant did not have any negative experiences with the existing driveway.

The Panel recommends that the Permit be issued.