



City of Richmond

Report to Council

To: Richmond City Council

Date: July 11, 2022

From: Cecilia Achiam
Chair, Development Permit Panel

File: DP 18-829286

Re: Development Permit Panel Meeting Held on May 15, 2019

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-829286) for the property located at 23200 Gilley Road be endorsed and the Permit so issued.

Cecilia Achiam
Chair, Development Permit Panel
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WC/SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on May 15, 2019.

DP 18-829286 – ORIS DEVELOPMENTS (HAMILTON) CORP. – 23200 GILLEY ROAD
(May 15, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of a four-storey, mixed-use development with a partially below-grade parkade with 2,345 m² (25,239 ft²) of commercial/retail space and 223 dwelling units on a site zoned “Residential/Limited Commercial (ZMU35) – Neighbourhood Village Centre (Hamilton)”. No variances are included in the proposal.

Applicant, Dana Westermarck, of Oris Consulting Ltd.; Architect, Bryce Rositch, of Rositch Hemphill Architects; and Landscape Architect, Michael Patterson, of P+A Landscape Architecture, provided a brief presentation, including:

- The proposed development is a continuation of the approved development across Gilley Road.
- Affordable housing units in a mix of unit types including three-bedroom units are proposed.
- The project’s energy and sustainability features include a geo-exchange heating and cooling system and a variable refrigerant flow (VRF) system.
- The U-shaped and L-shaped buildings provide a street wall along Gilley Road, reduces the impact to the properties to the south, and allows the provision of south-facing landscaped courtyards.
- Retail spaces are proposed along Gilley Road, including a large retail space in the east building, which is intended to accommodate a grocery store.
- The proposed north-south mews at mid-block is a continuation of the mews across Gilley Road, and includes surface parking, access to loading area, and an outdoor plaza area.
- The proposed architecture is vibrant and colourful.
- The south-facing courtyards allow good sunlight exposure.
- Ground floor dwelling units facing to the courtyards are provided with generous patios and have direct access to the courtyards.
- The courtyards provide play areas, covered barbeque areas, spaces for social gatherings and connectivity to on-site and off-site pedestrian circulation areas.
- The mews is intended for shared pedestrian and vehicular use and provides pedestrian connectivity to the pathway along the southern edge of the site and the community centre and elementary school to the east.
- Potential locations have been identified for Public Art.
- A number of existing trees will be retained and the number of replacement trees exceeds the City’s requirements.

In reply to a Panel query from the Panel, Bryce Rositch confirmed that a loading area is provided for the large retail space in Building A.

Staff noted that: (i) there is a Servicing Agreement associated with the project for frontage improvements along Gilley Road and Smith Drive as well as linear trail and RMA enhancements within Queens Canal adjacent to the site; (ii) 133 Basic Universal Housing (BUH) units are included in the project; (iii) the applicant has submitted acoustical reports to demonstrate that the project will meet CHMC noise standards; and (iv) 14 affordable housing units are included in the project and a housing agreement for these units has been adopted by Council.

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

In response to Panel queries, the project team noted that: (i) a raised crosswalk will be installed across Smith Drive to provide safe pedestrian connection from the proposed development to Hamilton Community Centre and Hamilton Elementary School; (ii) a median boulevard will be installed along portions of Smith Drive and no vehicular access to the mews from Smith Drive will reduce on-site vehicular circulation and enhance pedestrian safety on Smith Drive; (iii) level pedestrian access to retail spaces along Gilley Road are limited to the mid-block portion; (iv) there will be traffic disruptions during road construction; (v) the applicant had conducted two neighbourhood information and consultation sessions; (vi) the surface parking stalls on the mews is primarily intended for commercial parking during daytime; (vii) the residential units along the mews are all single level; and (viii) limited business use, e.g., an accountant's office, is allowed in the residential units.

It was noted that delineation between the mews and the public street through installing adequate signage to avoid parking complaints should be done, and staff was directed to take the matter under advisement.

The Panel expressed support for the project, noting that the project is well thought out and is a welcome addition to the area.

In addition, the Chair advised the applicant to be mindful of reported security issues in the area during pre-construction activities.

Subsequent to the meeting, the applicant advised that they will install signage on-site to clearly indicate that the on-site mews parking area is private parking for customers and guests of the development. The applicant also advised that site security measures have been put in place, including installation of construction fencing and security guard monitoring.

The Panel recommends the Permit be issued.