



To: Development Permit Panel

Date: June 20, 2013

From: Wayne Craig
Director of Development

File: DV 13-637143

Re: Application by Oris Consulting Ltd. for a Development Variance Permit at
10197 River Drive

Staff Recommendation

That a Development Variance Permit be issued, which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum side and rear yard requirements for the geothermal energy centre building, as shown in DP 11-564405, from:

1. 6.0 m to 0 m for the east side yard and rear yard; and
2. 6.0 m to 3.4 m for the west side yard;

to permit a subdivision to create a lot for the energy centre at 10197 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)".


Wayne Craig
Director of Development

CL:kt
Att.

Staff Report

Origin

Oris Consulting Ltd has applied to the City of Richmond for permission to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum yard requirements at 10197 River Drive in order to permit a subdivision to reconfigure existing lot lines and to create a new lot for an energy centre building (**Attachment 1**). The building will contain the geothermal ground source heat pump system that is intended to provide energy for heating and cooling to all of the buildings and residential units within the mixed-use development currently under construction in the 10000 block of River Drive. The DP for the Phase 1 area (DP 11-564405) was issued by Council on July 24, 2012. The overall Phase 1 development comprises five (5) residential buildings, one (1) mixed-use commercial residential building, and one (1) resident amenity/commercial use building. The energy centre building is located in the middle of the overall development site, consistent with the approved Development Permit.

Specifically, with the subdivision proposal to reconfigure existing lot lines and to create a new lot for the energy centre building, the applicant is requesting a variance to the “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)” zone to reduce the east and north side yard setbacks from 6.0 m to 0 m, and the west side yard setback from 6.0 m to 3.4 m adjacent to the energy center building, as shown on DP 11-564405.

The rationale for the requested variances is that BC Hydro requires the energy centre building to be located on its own fee-simple lot. This Development Variance Permit application is required to enable the subdivision to proceed.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development currently surrounding the subject site is as follows:

- To the north, is a City road and dike, and the north arm of the Fraser River.
- To the east, towards Shell Road, is the proposed Phase 2 portion of the multi-lot development currently under construction.
- To the south, directly across River Drive, are single detached dwellings on large lots zoned “Single Detached (RS1/D)”.
- To the west, towards No. 4 Road, is Phase 1 of the multi-lot development currently under construction.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance Permit application. The proposal is generally in compliance with the “Residential Mixed Use Commercial (ZMU17) - River Drive/No. 4 Road (Bridgeport)” zone, except for the variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum side and rear yard requirements for the geothermal energy centre building, as shown in DP 11-564405, from:

1. 6.0 m to 0 m for the east side yard and rear yard; and
2. 6.0 m to 3.4 m for the west side yard;

(as shown on Plans # 1 and # 2).

(Staff is supportive of the requested variances for the following reasons:

- *The proposed subdivision of the subject site is a requirement of BC Hydro to enable the building that will contain the energy centre for the multi-lot development to be located on its own fee-simple lot. The subdivision is required to ensure the energy centre is serviced by its own independent hydro connection.*
- *The resulting scenario leaves limited opportunity to achieve the side and rear yards required by zoning adjacent to the energy centre building, which is already under construction.*
- *The location and design of the energy centre building and surrounding landscaping were already addressed as part of the Development Permit application review process.*

Analysis

The energy centre will feature a glazed wall allowing direct views into the facility from a public plaza to the equipment and operation of the plant that will provide geothermal energy to this development along the riverfront. This design component responds to the industrial history of the site and the surrounding area.

The public plaza adjacent to the energy centre provides an entry to a wide public pedestrian corridor that connects River Drive with the riverfront. The public plaza and corridor entry is identified and highlighted by a large existing Sequoia tree that will be retained on-site.

As mentioned, the location and design of the energy centre building and surrounding landscaping were addressed as part of the Development Permit application review process. For this reason, there are no staff concerns with the proposed subdivision to create a lot for the energy centre building.

With the proposed subdivision of the subject site, there will be a need to register a cross-access easement on title over a portion of proposed lot 8, in favour of proposed lots 7 and 9, to enable legal access to and from the storage area below the energy centre building, and to provide access from the underground parkade to the outdoors.

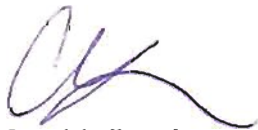
Conclusions

The applicant is seeking permission to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum yard requirements at 10197 River Drive in order to permit a subdivision to create a lot for the energy centre that is intended to service all the buildings and residential units within the overall development currently under construction on the 10000 block of River Drive.

The location and design of the energy centre building and surrounding landscaping were addressed as part of the Development Permit application review process. The variances are being requested as a result of the requirement by BC Hydro that the building containing the energy centre be located on its own fee-simple lot. This Development Variance Permit application is required to enable the development to proceed despite the scenario created by the required subdivision of the subject site for the energy centre building (10197 River Drive).

With the proposed subdivision of the subject site, a cross-access easement is required to be registered on title over a portion of proposed lot 8 to enable legal access to and from the storage area below the energy centre building and to provide access from the underground parkade to the outdoors.

Staff have no concerns with the proposed subdivision to reconfigure existing lot lines and to create a lot for the energy centre building with the requested variances.



Cynthia Lussier
Planning Technician

CL:kt

There are no requirements to be met prior to forwarding this application to Council for approval.

The following requirements are to be met prior to subdivision approval:

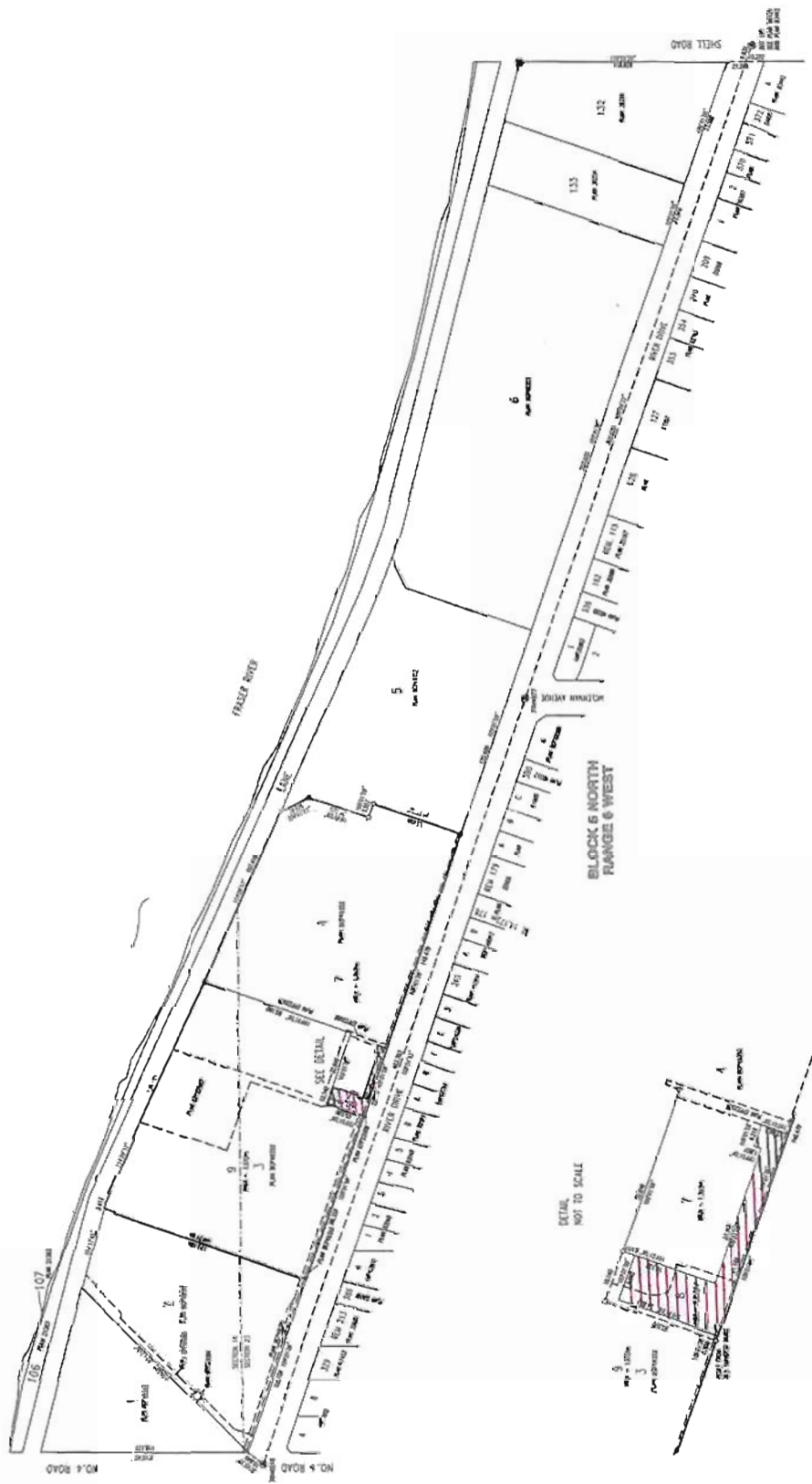
- Registration of a cross-access easement on title over a portion of proposed lot 8, in favour of proposed lots 7 and 9, to enable legal access to and from the storage area below the energy centre building, and to provide access from the underground parkade to the outdoors.
- Written documentation confirming that the energy centre building and adjacent buildings on proposed new lots will comply with BC Building Code requirements if the subdivision is approved.

PLAN EPP27904

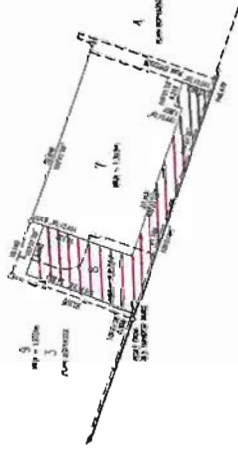
SUBDIVISION PLAN OF LOTS 3 AND 4, SECTIONS 14 AND 23,
BLOCK 5 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN BCP49352

BCS 828 015 PURSUANT TO SEC 67 LAND TITLE ACT

DATE OF PLAN: 2014-08-20
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE OF CHECK: 2014-08-20



DETAIL NOT TO SCALE



- 1. LOT
- 2. DRIVE
- 3. SIDEWALK
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THIS PLAN IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

NTS



DV 13-637143

Attachment 2

Address: 10197 River Drive

Applicant: Oris Consulting Ltd.

Owner: Parc Riviera Project Inc

Planning Area(s): East Bridgeport

	Existing	Proposed
Site Area:	Lot 3 (10011 River Dr) – 1.570 ha Lot 4 (10111 River Dr) – 1.410 ha	Lot 9 (10011 River Dr) – 1.303 ha Lot 7 (10111 River Dr) – 1.572 ha Lot 8 (10197 River Dr) – 338.2 m ²
Land Uses:	Phase 1 of the development to include: <ul style="list-style-type: none"> • five residential buildings; • one mixed-use commercial residential building; • one resident amenity/commercial use building; and, • the energy centre building. 	No change
OCP Designation:	Mixed-use, "Residential Mixed-Use (Max. 6-storey, 1.45 FAR)" and "Potential Park Site" in the West Bridgeport Land Use Map of Bridgeport Area Plan	Mixed-use
Zoning:	"Residential Mixed-Use Commercial (ZMU17)-River Drive/No. 4 Road (Bridgeport)"	No change

On Future Subdivided Lot	Bylaw Requirement	Proposed	Variance
Setback – River Drive	Min. 3.0 m	4.0 m	None
Setback – River Road (Dike ROW):	Min. 7.5 m m	13.6 m	None
Setback – Side Yards:	Min. 6.0 m	Lot 8: <ul style="list-style-type: none"> • 0 m for the east side yard • 3.4 m for the west side yard (adjacent to the energy centre building) 	Requested
Setback – Rear Yard:	Min. 6.0 m	Lot 8: <ul style="list-style-type: none"> • 0 m for the north yard (adjacent to the energy centre building) 	Requested



City of Richmond

Development Variance Permit

No. DV 13-637143

To the Holder: ORIS CONSULTING LTD

Property Address: 10197 RIVER DRIVE

Address: C/O ROZANNE KIPNES
 100-12235 NO. 1 ROAD
 RICHMOND, BC V7E 1T6

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum side and rear yard requirements for the geothermal energy centre building, as shown in DP 11-564405, from:
 - a) 6.0 m to 0 m for the east side yard and rear yard; and
 - b) 6.0 m to 3.4 m for the west side yard;
 as shown on Plans # 1 and # 2 attached to and forming part of this permit.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____

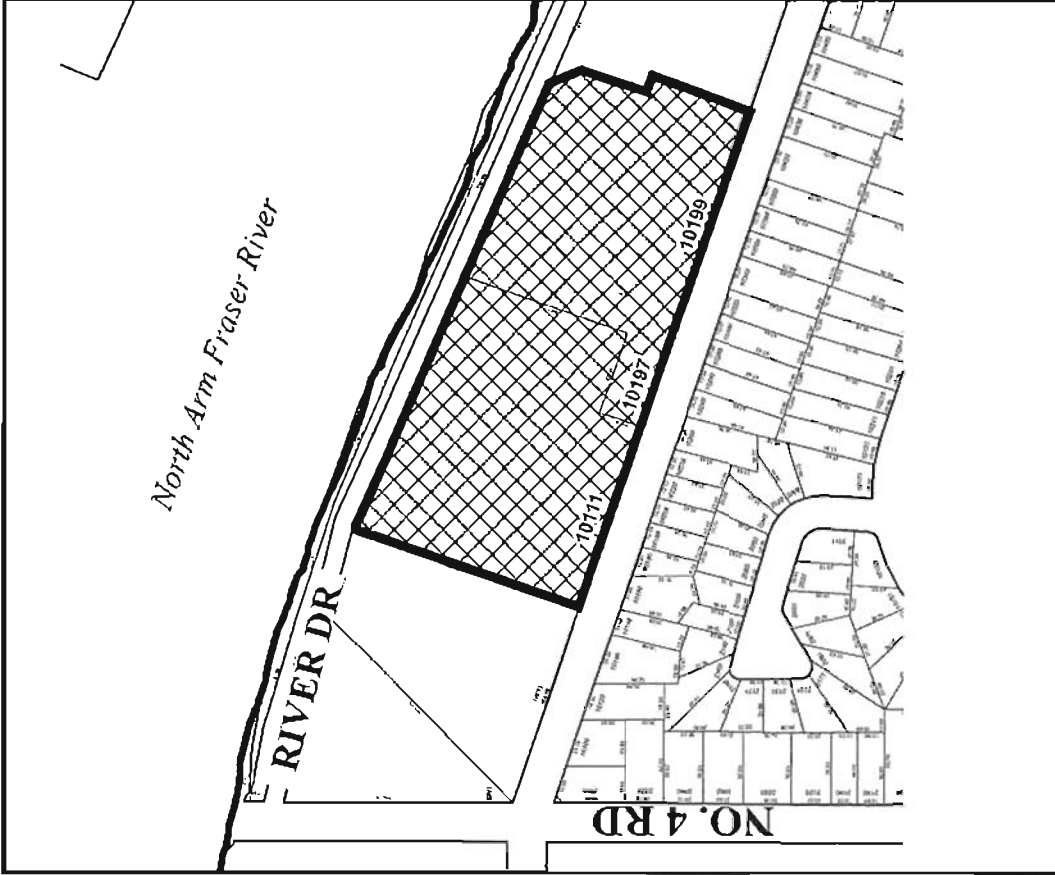
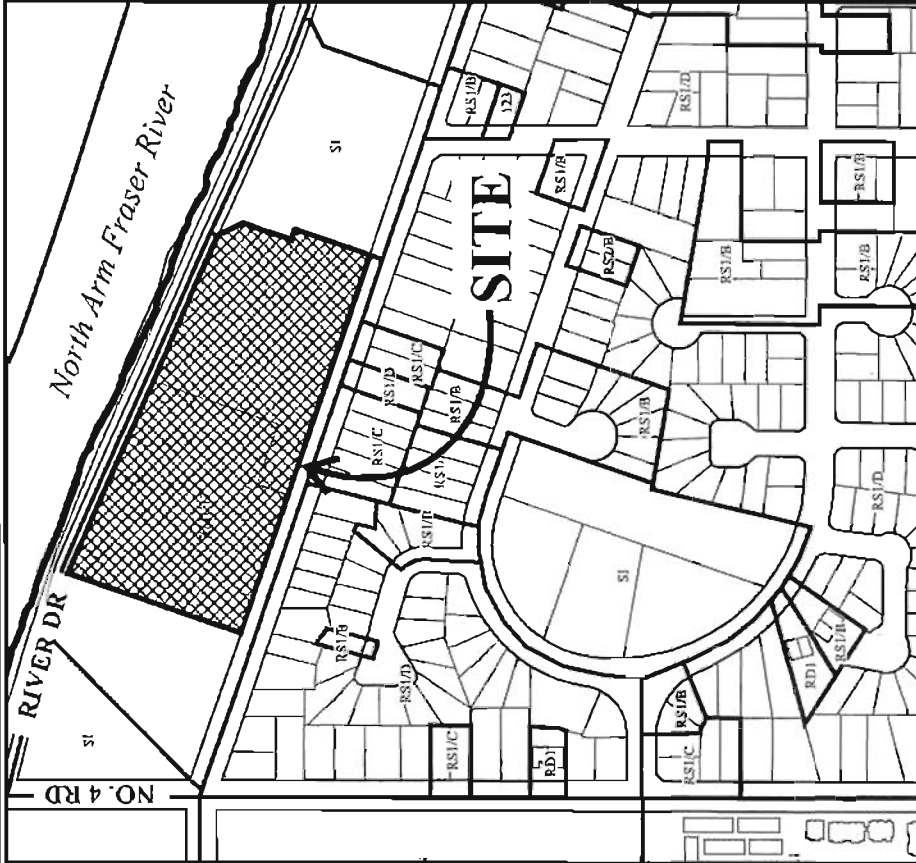
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____

MAYOR



City of Richmond



DV 13-637143 SCHEDULE "A"

Original Date: 05/21/13

Revision Date: 06/24/13

Note: Dimensions are in METRES

