



Development Permit Panel

Wednesday, November 28, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, Chair
John Irving, Director, Building Approvals
Dave Semple, Director, Parks and Public Works Operations

The meeting was called to order at 3:31 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, November 14, 2007, be adopted.

CARRIED

2. Development Permit 07-368382

(Report: November 1, 2007 File No.: DP 07-368382) (REDMS No. 2289717)

APPLICANT: Oris Development (London Landing) Corp.

PROPERTY LOCATION: 13060 No. 2 Road

INTENT OF PERMIT:

To permit the construction of a four-storey mixed-use building over a parking structure consisting of approximately 890 m² (9,580 ft²) of commercial space and approximately 22 dwelling units and associated parking on a site zoned Comprehensive District (CD/191).

Applicant's Comments

Greg Andrews, of Patrick Cotter Architects, accompanied by Paul Dmytriw of Oris Developments, addressed the panel and advised that the proposed development is to the west of a new three and four-storey mixed-use building currently under construction, known as London Landing. He advised that the proposed development will connect underground with the London Landing structure currently being constructed.

Mr. Andrews drew the panel's attention to the following features of the proposed development:

- the building's character relates to that of the buildings found in historic Steveston;
- the proposed structure is designed in a creative way in order to articulate the building's mass to appear to be composed of a number of smaller adjoining elevations;
- a variety of finishes is proposed, and includes corrugated metal siding in order to mirror the metal siding used at London Station;
- small portions of the proposed structure are to be clad in a horizontal, Hardiplank-type of siding in muted colours that are consistent with the heritage palette of the area;
- along the London Road streetscape is a continuous pedestrian arcade at the street level, enhanced by the addition of canopies;
- the parking level is accessed from No. 2 Road, with access to the interior ground level commercial parking spaces provided from London Road;
- parking is (i) contiguous with what already exists on site, (ii) is shared, and (iii) is at grade-level;
- each residential unit has access to the deck level terrace on the rooftop;
- there is a small amenity deck area above and this is trimmed with landscape elements, including trellises;

Staff Comments

None.

Correspondence

None

Gallery Comments

Matthew Chen, 4780 Larkspur Avenue, addressed the panel and sought clarification on the number of parking places for the proposed development.

Cecilia Achiam, Acting Director of Development, advised that the bylaw requirement is 74 spaces, and that a total of 76 parking places are provided, two more than required. Of these 76 parking spaces: 36 spaces are earmarked for commercial vehicles, 5 spaces are earmarked for visitors, and 35 are residential parking spaces.

Mr. Chen stated that he was concerned that the proposed development would compromise, if not completely eliminate, vehicular access to his one-storey industrial building located at 13040 No. 2 Road (located directly north of, and abutting, the proposed structure). He also commented that if vehicular access was eliminated, that fire rescue vehicles would not be able to access his structure if the need arose.

In response to Mr. Chen's concerns, Ms. Achiam advised that the No. 2 Road frontage will be used for emergency vehicles. Further, there are provisions to punch through the parkade wall, to permit access from Mr. Chen's site for London Road when redevelopment occurs.

Panel Discussion

In response to a query, Mr. Andrews advised that the proposed structure has been designed to integrate seamlessly with the London Road streetscape and that care has been taken in the design phase to ensure that this structure fits well within the established neighbourhood context.

He further stated that the design model featured in buildings on No. 2 Road has been reflected in this proposed structure through such design elements as the arcade experience and the canopies.

In response to a further query, Mr. Andrews commented that the strong sense of pedestrian priority, already established in the neighbourhood, was taken into consideration when designing and siting the proposed structure, and that pedestrians will be able to enjoy continuous access to, from, and around (i) the proposed structure, (ii) the building currently under construction on London Road, and (iii) the river access at the foot of No. 2 Road.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a four-storey mixed-use building over a parking structure consisting of approximately 890 m² (9,580 ft²) of commercial space and approximately 22 dwelling units and associated parking on a site zoned Comprehensive District (CD/191).

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:51 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, November 28, 2007.

Jeff Day
Chair

Sheila Johnston
Committee Clerk