



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Robert Gonzalez  
Chair, Development Permit Panel

**Date:** December 3, 2014  
**File:** 01-0100-20-DPER1-  
01/2014-Vol 01

**Re:** Development Permit Panel Meeting Held on November 26, 2014

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### Staff Recommendation

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

1. A Development Permit (DP 13-645579) for the property at 1001 Hudson Avenue be endorsed, and the Permit so issued.

Robert Gonzalez  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on November 26, 2014.

DP 13-645579 – NSDA ARCHITECTS ON BEHALF OF THE PACIFIC AUTISM FAMILY CENTRE FOUNDATION – 1001 HUDSON AVENUE

(November 26, 2014)

The Panel considered a Development Permit application to permit the construction of a 5,752 m<sup>2</sup> (gross floor area) building for treatment of, and education about, Autism Spectrum Disorder on a site zoned “Auto Oriented Commercial (ZC10) – Airport and Aberdeen Village”. The proposal includes a variance for reduced commercial parking space setback along the northern lot line.

Architect, Garth Ramsey, of NSDA Architects, gave a brief overview of the proposal and the modifications made from the original proposal considered and endorsed by the Development Permit Panel on May 14, 2014: (i) the number of elevators will be reduced from three (3) to two (2); (ii) the building will have a reduced massing; (iii) a reduction in roof top mechanical equipment; and (iv) the recreation centre will not be included in this phase of development.

Staff supported the Development Permit application and noted that the parking setback variance remains consistent with the previous approved application.

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

In response to Panel queries, Mr. Ramsey advised that:

- The recreation centre will be included in a future phase of development.
- As a result of the recreation centre being deferred to a future phase of development, changes in the landscaping include the addition of trees and hedges and changes to the layout of the fencing.
- The pedestrian walkway is not affected by the proposed design changes.
- It is anticipated that the future construction of the recreation centre would cost approximately \$2 million.

The Panel recommends that the Permit be issued.