



**Development Permit Panel  
Wednesday, February 24, 2016**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
Victor Wei, Director, Transportation

The meeting was called to order at 3:30 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on February 10, 2016, be adopted.*

**CARRIED**

**1. Development Permit 15-717570**  
(File Ref. No.: DP15-717570) (REDMS No. 4907096)

APPLICANT: Omicron Architecture Engineering and Construction Ltd.

PROPERTY LOCATION: 7671 Alderbridge Way

INTENT OF PERMIT:

An exterior renovation and construction of a 190 m<sup>2</sup> (2,045 ft<sup>2</sup>) addition onto an existing building, for a total floor area of 6,697 m<sup>2</sup> (72,100 ft<sup>2</sup>) at 7671 Alderbridge Way, on a site zoned "Industrial Retail (IR1)."

## **Development Permit Panel**

### **Wednesday, February 24, 2016**

---

#### **Applicant's Comments**

Kevin Hanvy, Architect, Omicron Architecture Engineering and Construction Ltd., briefed the panel on the proposed application to renovate and infill balconies on the the existing three-storey building, with the intent to extend the utility of the building another ten years and accommodate a new tenant, Vancouver Coast Health (VCH), on the second floor.

Mr. Hanvy noted that the proposed application included (i) enclosing an exterior balcony space on the third floor of the south end of the building, (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. Mr. Hanvy added that the number of parking spaces will exceed the zoning bylaw's requirements for the proposed uses.

Julie Hicks, Viewpoint Landscape Architects, briefed the Panel on the proposed landscape plan, noting that (i) 58 new trees will be planted, 12 trees will be removed, and two significant London Plane trees will be retained, (ii) a variety of plants will be added at the base of trees to screen the parking area, (iii) new landscape islands with trees will provide shade in the parking area, (iv) the landscape strip will accommodate a minor grade change, and (v) multi-use asphalt pathways will be added.

#### **Panel Discussion**

In reply to queries from the Panel, Mr. Hanvy confirmed 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 accessible parking stalls (two near the VCH entrance and two 50-feet away), and (iii) paving in front of the VCH entrance, which would enable HandyDART access.

Mr. Hanvy acknowledged suggestions to consider future visual improvements to the roof, and to convert some of the conventional-sized parking spaces near the VCH entry, to accessible parking spaces if needed by tenants.

In reply to queries from the Panel, Gordon Walker, Director of Development, RCG Group, confirmed that the current ground floor tenant received three to five 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.

#### **Staff Comments**

Wayne Craig, Director, Development, recognized support for the application as it closed one of the three driveways on Alderbridge Way, and provided frontage improvements around the perimeter of the property. The landscape plan included pathways, which would connect to the City of Richmond's future pedestrian improvements in the area. He acknowledged a separate rezoning application submitted for the property, which is independent from the subject Development Permit application.

**Development Permit Panel**  
**Wednesday, February 24, 2016**

---

**Correspondence**

Wenjing Sun, 5399 Cedarbridge Way (Schedule 1)

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit an exterior renovation and construction of a 190 m<sup>2</sup> (2,045 ft<sup>2</sup>) addition onto an existing building, for a total floor area of 6,697 m<sup>2</sup> (72,100 ft<sup>2</sup>) at 7671 Alderbridge Way, on a site zoned "Industrial Retail (IRI)."*

**CARRIED**

**2. New Business**

It was moved and seconded

*That the Wednesday, March 16, 2016 Development Permit Panel meeting be cancelled.*

**CARRIED**

**3. Date of Next Meeting: March 30, 2016**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:00 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, February 24, 2016.

---

Joe Erceg  
Chair

---

Carrie Peacock  
Recording Secretary

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
February 24, 2015.

		INT
✓	DW	
	DB	

Hi David,

I am so sorry I can not attend to the Development permit panel meeting at 3:30pm on February 24, 2016 for "To permit the renovation and construction of a 190 m2 addition onto an existing building, for a total floor area of 6697 m2 at 7671 Alderbridge Way, on a site zoned industrial retail (IR1)".

If you have any question, please call me at 778-892-6620.

Thanks!

Wenjing SUN

Owner of 526-5399 Cedarbridge Way Richmond BC

