



**Development Permit Panel
Wednesday, March 27, 2013**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Dave Semple, Chair
John Irving, Director, Engineering
Victor Wei, Director, Transportation

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

1. Minutes

It was moved and seconded
*That the minutes of the meeting of the Development Permit Panel held on Wednesday,
March 13, 2013, be adopted.*

CARRIED

2. Development Permit DP 11-587954

(File Ref. No.: DP 11-587954) (REDMS No. 3798679 v.2)

APPLICANT: Oval 8 Holdings Ltd.

PROPERTY LOCATION: 6611 Pearson Way

INTENT OF PERMIT:

To permit the construction of a residential development consisting of a 12-storey and a 14-storey building containing 173 dwelling units over a two (2) level parkade for 361 cars on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)"

Applicant's Comments

Martin Bruckner, IBI Group, and Lin Lin, Phillips Farevaag Smallerberg, provided the following information regarding the proposed development:

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- the two large buildings in Parcel 9 help provide the proper relationship to the large Olympic Oval building;
- the high quality of the architecture, materials and finishes of the buildings also provide a good counterpoint to the Olympic Oval;
- the stepping down of the buildings toward the north is a new building form in Richmond and takes full advantage of the views and sunlight to the north;
- the different heights of the buildings provide a more varied skyline in Richmond;
- substantial overhangs in the buildings offer solar protection to the west and south sides;
- Parcel 9 will implement Phase 1 of the waterfront park/dyke;
- the main landscaping features include the continuous walkway along the dyke; separate bike and pedestrian pathways; celebration at the end of Hollybridge Way featuring the Hollybridge Way upper and lower plazas and the pier as a landmark feature; the hard surface arrival open courtyard which can be accessed from Pearson Way; the north-south pedestrian “mews” which provides access to the waterfront park from Pearson Way; the continuous reflecting water internal central courtyard with waterscapes and landscape islands extending from the central lobby toward the waterfront park; and the 7 meter wide Hollybridge Way Greenway that accommodates a wide sidewalk, large street trees, planting, and seating areas;
- the elevation of the dyke will be raised from 3.7 m to 4.7 m but the elevation of the dyke will remain at 3.75 m near Hollybridge Way due to the need for the existing pump station to retain its present elevation;
- the developer will contribute \$ 1,000,000 to the design and construction of the pier; the shape of the pier reflects currents in the river and docks and a floating walkway enable people to go down to the river; and
- Parcel 9 and Parcel 12 were designed at the same time and purposely have different design details.

Panel Discussion

In response to queries from the Panel, Mr. Bruckner and Ms. Lin advised the following:

- the hydro kiosks are contained within the building;
- the frontage of the servicing area in the east building is well treated; the base of the tower is clad in stone;
- persons in wheelchairs can access the dyke from the north end of Hollybridge Way through a 4 meter wide walkway with a 5 percent slope; and
- shadowing is more severe in the early morning hours as shown in the shadow diagram; however, there is also an equivalent amount of time during the latter part of the day when the shadowing is minimal.

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In response to a query, John Ryan, ASPAC, advised that the new River Road is presently under construction and is expected to be finished by September of this year. He added that the new River Road is opened, the existing River Road on the site can be closed.

In response to the query with regard to the construction of the pier, Wayne Craig, Director of Development, advised that the construction of the pier will be subject to a future Capital Works Program. Mr. Craig also mentioned that Planning staff are currently investigating with Parks staff whether there are ways to phase the development of the pier so that the construction will start sooner using the \$1 million contribution from the developer. He added that the actual delivery date of the pier is still to be determined.

In response to a further query, Mr. Craig stated that the construction of the turnaround at end of Hollybridge Way is a condition of the servicing agreement associated with the subject development.

In response to a query, Ms. Lin stated that the playground will be located in Parcel 10, which is adjacent to the subject development and part of the next phase of the River Green project.

Thereafter, the Chair advised staff that in view of the magnitude of their presence on the site, the pier and floating dock should be constructed simultaneously with the subject development.

The Chair also expressed appreciation for the design and unique architecture of the buildings which are complementary to each other. Also, he noted the importance of the landscaping and green spaces around the buildings.

Staff Comments

Mr. Craig provided the following comments regarding the subject development:

- the buildings are designed to incorporate acoustical and ventilation requirements in compliance with the City's Aircraft and Noise Policy;
- the buildings are District Energy Utility (DEU) ready;
- there are various servicing agreements associated with the subject development which will provide a number of off-site improvements;
- green roofs are being proposed over the indoor amenity and central lobby;
- the proposed public art is in keeping with the master plan developed for the site; and
- the buildings are designed to be LEED Silver equivalent.

Panel Discussion

The Panel expressed support for the project and noted that the detailing work and amenities are exceptional. The Panel further noted that the project is strategically located and is going to become a benchmark welcoming feature in the City.

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Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a residential development consisting of a 12-storey and a 14-storey building containing 173 dwelling units over a two (2) level parkade for 361 cars at 6611 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)".

CARRIED

3. Development Permit DP 12-603657

(File Ref. No.: DP 12-603657) (REDMS No. 3548127)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 8540 and 8560 Jones Road

INTENT OF PERMIT:

1. To permit the construction of 12 three-storey townhouse units on a site zoned High Density Townhouses (RTH1); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in all of the 12 townhouse units.

Applicant's Comments

Xuedong Zhao, Zhao XD Architects Ltd., stated that the proposed development's architectural and landscape features fit well with the neighbourhood context. He also mentioned that the applicant has complied with the City's requirements for the development permit stage.

Panel Discussion

The Panel noted that the sites around the subject development are all developed. In response to a query from the Panel, the applicant and staff stated that the subject development does not provide cross access easement with the adjacent developments. In response to a further query from the Panel, the applicant and staff stated that the dotted lines shown within the parking area in Drawing A-1 refer to bicycle parking spaces and the area under the staircase is for the water heater.

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Staff Comments

Mr. Craig commented that the tandem parking variance was identified at the rezoning stage. He mentioned that subsequently, Council adopted an amendment to the Zoning Bylaw which allows 50 percent of the units to have tandem parking arrangements. He stated that staff supports the requested variance to allow tandem parking in all of the 12 townhouse units as it will provide more on-site parking spaces than what is required by the City bylaw.

Mr. Craig also mentioned that the proposed development provides one convertible townhouse unit and an outdoor amenity space at the terminus of the internal drive aisle.

In response to a query, Mr. Craig stated that the proposed massing of the buildings fit well with the context of the area and meet the setback requirements of the Zoning Bylaw.

Correspondence

None.

Gallery Comments

Li Huiman, Unit 1, 8500 Jones Road, mentioned her concerns regarding the construction of the proposed development and requested information on the following:

- the height of the buildings in the proposed development relative to the adjacent developments;
- the distance of the proposed development from adjacent developments;
- the proposed development's fencing plan; and
- working times during the construction period.

She also suggested that a traffic light be installed in the intersection of Jones Road and St. Albans Road in view of the increased density in the neighbourhood and the growing incidence of traffic accidents in the vicinity.

In response to the aforementioned concerns, Mr. Craig and Panel members stated the following:

- the maximum height of the buildings in the proposed development is consistent with the height of the buildings in the development to the west;
- the edge of the building in the proposed development is approximately 3 meters off the property line, which meets the minimum setbacks as required by the Zoning Bylaw;
- the existing fence would be retained and any damages done during construction would be the responsibility of the developer of the proposed development;
- construction times are required to adhere to the City's Noise Bylaw; and

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- the proposed construction of a traffic light in the intersection of Jones Road and St. Albans Road shall be referred to the City's transportation division.

Panel Discussion

The Panel expressed support for the project and advised the applicant to consider and be sensitive to the concerns of the residents in the adjacent developments.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 12 three-storey townhouse units at 8540 and 8560 Jones Road on a site zoned High Density Townhouses (RTH1); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in all of the 12 townhouse units.*

CARRIED

4. New Business

5. Date Of Next Meeting: Wednesday, April 10, 2013

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:10 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, March 27, 2013.

Dave Semple
Chair

Rustico Agawin
Committee Clerk