



**Development Permit Panel
Wednesday, May 14, 2014**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Community Services

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, April 30, 2014, be adopted.

CARRIED

2. Development Permit 13-645579

(File Ref. No.: DP 13-645579) (REDMS No. 4089087)

APPLICANT: NSDA Architects on behalf of the Pacific Autism Family Centre Foundation

PROPERTY LOCATION: 1001 Hudson Avenue (formerly part of 3600 Lysander Lane)

INTENT OF PERMIT:

1. Permit the construction of a 5,553 m² building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw s 7.5.17) from 1.5 metres to zero metres along the northern lot line.

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Applicant's Comments

Larry Adams, Principal, NSDA Architects, accompanied by Garth Ramsey, Project Manager, NSDA Architects, provided background information regarding the form and character of the proposed development and highlighted the following:

- it is a multi-use community-based project which is intended to bring together the autism community in British Columbia principally through knowledge dissemination, research and assessment;
- the proposed building is envisioned to become a provincial centre connected to a series of satellite facilities and services across the province;
- the project is located on a piece of subdivided land with an area of approximately 54,000 square feet and is currently used as a parking lot;
- the triangle-shaped, long and linear building has a series of courtyards on the east side facing the dike and the Fraser River;
- the courtyards facing the Fraser River include a passive courtyard for family contemplation and two outdoor play areas for children ages 3-5 and ages 5-10, respectively;
- major funding for the project comes from the Province and the three-storey building will need to comply with the requirements of the Province's Wood First program;
- the project has addressed the traffic and aircraft noise concerns;
- the building is intended to be transparent and will maximize the use of glazing;
- daylighting is introduced as much as possible in the interior of the building as it is beneficial to children living with autism;
- building entrance is at the northwest corner;
- significant sustainability features will be incorporated and the building is proposed to meet LEED Silver equivalent standards;
- the major components of the simple building exterior include a mixture of wood panels and wood cladding;
- sunscreening is introduced particularly at the west and south sides of the building; and
- metal louvers are used to screen rooftop mechanical structures.

In addition, Mr. Adams reviewed the project's site context.

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Panel Discussion

Discussion ensued regarding the status of foreshore trees along the east side of the proposed development facing the Fraser River. In response to a query from the Panel, Mr. Adams advised that the trees are located on an Environmentally Sensitive Area (ESA) which is not part of the subject property. In response to the same query, Barry Konkin, Program Coordinator-Development, commented that a separate ESA Development Permit approved by Council has addressed the impacts to the foreshore trees related to the proposed dike construction along the foreshore area. In addition, Mr. Konkin noted that compensation planting in the foreshore area has been negotiated with City staff.

Discussion ensued regarding public access to the dike. In response to a query from the Panel, Mr. Adams and Mr. Ramsey reviewed the pedestrian routes within the proposed development leading to the dike, noting that the main floor of the proposed building will be raised to the level of the dike.

In response to queries from the Panel, Mr. Konkin provided the following information:

- the existing grade of the site will be raised to 4.7 meter GSC, higher than the required 4.35 meter GSC, to provide better transition between the proposed building grade and the dike grade;
- the subdivision of the subject site from the parent property secured a statutory right of way for public access to the dike; and
- proposed dike improvements and upgrades have been secured through the subdivision servicing and ESA Development Permit applications.

The Panel noted that the proposed sustainability measures are significant and substantial, which would possibly exceed the project's LEED Silver equivalency goal.

Staff Comments

Mr. Konkin commented that the project is a significant one and has potential to contribute to the City and the Province's autism community. He noted that the project has secured approximately 28 million dollars in public and private funding.

Also, Mr. Konkin noted the following major sustainability measures being proposed by the applicant:

- the building to be built according to LEED Silver equivalent standards;
- a high-performance building envelope will be constructed to achieve energy efficiency;
- provision of 120-volt electric vehicle charging plug-ins for five parking stalls;
- introduction of drought resistant planting in landscaped areas; and
- planting of 52 bylaw sized trees to compensate for the 26 bylaw sized trees to be removed from the subject site.

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Discussion ensued regarding the siting of outdoor parking spaces on the required setback from the northern lot line. In response to a query from the Panel, David Brownlee, Planner 2, advised that the proposed outdoor parking area at the northern edge of the site is located on a shared drive aisle with the adjacent property to the north which provides public access to the dike. Also, Mr. Konkin mentioned that the rationale for the requested variance to the minimum commercial spaces parking setback is to allow the shifting of the proposed building to the north to accommodate the City's request for dike improvements.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed its support for the project and commended the applicant for (i) the significant sustainability measures to be incorporated, (ii) the proposed project design, (iii) the materials palette, and (iv) the landscaping scheme. Also, the Panel noted the detailed work done on the playgrounds which provide a tranquil environment conducive to children with autism.

Panel Decision

It was moved and seconded

That Development Permit be issued which would:

- 1. Permit the construction of a 5,553 m² building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village"; and*
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw s 7.5.17) from 1.5 metres to zero metres along the northern lot line.*

CARRIED

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3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, May 28, 2014, be cancelled.

CARRIED

4. Date Of Next Meeting: Wednesday, June 11, 2014

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:50 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, May 14, 2014.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk