



Development Permit Panel

Wednesday, June 27, 2012

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Dave Semple, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
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, May 30, 2012, be adopted.

CARRIED

2. GENERAL COMPLIANCE - REQUEST BY GBL ARCHITECTS LTD. FOR A GENERAL COMPLIANCE RULING AT 9388 ODLIN ROAD (FORMERLY 9340, 9360 AND 9400 ODLIN ROAD)

(File Ref. No.: DP 09-453125) (REDMS No. 3542964)

APPLICANT: GBL Architects Ltd.

PROPERTY LOCATION: 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road)

INTENT OF PERMIT:

That the attached plans involving changes to the building elevations be considered in General Compliance with Development Permit (DP 09-453125).

Staff Comments

Brian J. Jackson, Director of Development, advised that staff was contacting the applicant to learn why he was not in attendance.

Panel Discussion

Due to the absence of the applicant for Item #2, the Panel decided to discuss Item #3, and to return to Item # 2 at the conclusion of the discussion of Item #3.

See Page 4 for discussion on this matter.

3. Development Permit DP 11-595288

(File Ref. No.: DP 11-595288) (REDMS No. 3536441)

APPLICANT: Marquee Hotels, Richmond Inc.

PROPERTY LOCATION: 10688 No. 6 Road

INTENT OF PERMIT:

Permit the construction of a 42-room addition onto the existing 106-room Holiday Inn Express hotel at 10688 No. 6 Road on a site zoned Entertainment.

Applicant's Comments

Simon Ho, Architect, Core Concept Consulting Ltd., advised that he was accompanied by Margaret Shipley, Landscape Architect, Eckford Tyacks and Associates Landscape Architects, and provided the following details regarding the proposed 42-room addition to the existing Holiday Inn Express Hotel, located at No. 6 Road and Triangle Road:

- the subject site is located at the edge of the Riverport commercial/entertainment area, and near the Richmond Ice Centre;
- the existing Holiday Inn, built in 2006, is located to the south of the proposed addition;
- the overall design of the addition is meant to “anchor” the corner of the site and to create a “gateway” to introduce visitors to the Riverport area;
- the proposed addition is similar, if not identical, to the existing hotel, and upon completion of construction, the addition will appear as though it has always formed a part of the entire building, and will not present as an addition;
- the architectural intent is visual integrity, between the existing hotel and the new addition;
- the proposed addition includes a “knuckle”, or, a gateway element, that takes hotel guests into a minor lobby;
- the cladding material and colour of the existing hotel and the proposed addition match;
- the general height and form proportions of the existing hotel and the proposed addition match;

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- the proposed landscape scheme includes an outdoor amenity area in the form of a small court, located between the existing hotel and the proposed addition, where basketball and hockey can be played on site;
- a berm, as well as shrubs and other plant materials, are featured around the edge of the site, between the hotel and the streets;
- near the “knuckle” entry are two loading bays, as well as a drop off area for guests arriving by motor coach; and
- the proposed design includes additional parking spaces to accommodate guests in the proposed additional rooms.

Mr. Ho noted that the original Development Permit allowed for expansion of the building. He added that the proposed addition is much needed, due to the number of hockey teams, as well as other sports teams, that require overnight accommodation when they are at tournaments held at the Richmond Ice Centre.

Panel Discussion

In response to Panel queries regarding parking, accessibility, and landscaping, Mr. Ho provided the following additional information:

- handicap parking stalls are located as close to the hotel’s main entrance and lobby as possible;
- the proposed landscape scheme includes as many trees as possible while at the same time, allowing for the maximum number of parking stalls;
- hedges that will mature will be planted close to the streets, to provide screening; the applicant will work with an acoustical consultant to study window assembly, to ensure that hotel guests in rooms that overlook the streets are not disturbed by noise; and
- a marked pedestrian route guides hotel guests from their accommodation to and from the Richmond Ice Centre.

Staff Comments

Mark McMullen, Senior Coordinator - Major Projects, responded to Panel queries regarding traffic flow and sewage treatment and provided the following information:

- the transportation flow to and on the hotel site was reviewed with City transportation staff and it was determined that the existing cross-access easement will accommodate the added vehicles; and
- the company that runs the private sewage treatment plant on the property adjacent to the subject site has advised that their plant has the capacity to accommodate the proposed additional 42 hotel rooms.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel commented that the project would add value to the Riverport entertainment area.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a 42-room addition onto the existing 106-room Holiday Inn Express hotel at 10688 No. 6 Road on a site zoned Entertainment.

CARRIED

4. GENERAL COMPLIANCE - REQUEST BY GBL ARCHITECTS LTD. FOR A GENERAL COMPLIANCE RULING AT 9388 ODLIN ROAD (FORMERLY 9340, 9360 AND 9400 ODLIN ROAD)

(File Ref. No.: DP 09-453125) (REDMS No. 3542964)

APPLICANT: GBL Architects Ltd.

PROPERTY LOCATION: 9388 Odlin Road (formerly 9340, 9360 and 9400 Odlin Road)

INTENT OF PERMIT:

That the attached plans involving changes to the building elevations be considered in General Compliance with Development Permit (DP 09-453125).

Staff Comments

Mr. Jackson advised that the applicant had explained to staff that they were confused regarding the date of the Development Permit Panel meeting, and would not be in attendance. Mr. Jackson recommended that the Panel move the General Compliance with Development Permit (DP 09-453125) item to the July 25, 2012 Development Permit Panel meeting.

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Panel Decision

It was moved and seconded

That the General Compliance with Development Permit (DP 09-453125) be considered at the Wednesday, July 25, 2012 meeting of the Development Permit Panel.

CARRIED

5. New Business

6. Date Of Next Meeting: Wednesday, July 11, 2012

7. 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, June 27, 2012.

Dave Semple
Chair

Sheila Johnston
Committee Clerk