



**Development Permit Panel  
Wednesday, July 10, 2013**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Dave Semple, General Manager, Community Services  
John Irving, Director, Engineering

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,  
June 12, 2013, be adopted.*

**CARRIED**

The Chair suspended the regular order of the agenda and moved to Item No. 3.

**3. Development Permit DV 13-637143**

(File Ref. No.: DP 13-637143) (REDMS No. 3866336)

APPLICANT: Oris Consulting Ltd.

PROPERTY LOCATION: 10197 River Drive

INTENT OF PERMIT:

That a Development Variance Permit be issued, which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum side and rear yard requirements for the geothermal energy centre building, as shown in DP 11-564405, from:

- a) 6.0 m to 0 m for the east side yard and rear yard; and
- b) 6.0 m to 3.4 m for the west side yard;

to permit a subdivision to create a lot for the energy centre at 10197 River Drive on a site

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zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”.

**Applicant’s Comments**

Dana Westermarck, Oris Consulting Ltd., gave a brief overview of the proposed development with respect to the reduction in the minimum side and rear yard setbacks, as a result of the requirement by BC Hydro, that the building containing the energy centre be located on its own fee-simple lot. The applicant indicated that the energy centre will be semi-recessed, covered with a landscape treatment and will have a large glassed wall allowing direct views into the facility. Code equivalency was addressed during the building permit process.

**Panel Discussion**

In reply to a query, Mr. Westermarck advised that the location and design of the energy centre was part of the original Development Permit and had not changed. The proposed new lot and subsequent variances are necessary to meet BC Hydro requirements.

**Staff Comments**

None.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued, which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum side and rear yard requirements for the geothermal energy centre building, as shown in DP 11-564405, from:*

- a) 6.0 m to 0 m for the east side yard and rear yard; and*
- b) 6.0 m to 3.4 m for the west side yard;*

*to permit a subdivision to create a lot for the energy centre at 10197 River Drive on a site zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”.*

**CARRIED**

The Panel resumed to the regular order of the agenda.

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**2. Development Permit DV 13-634940**  
(File Ref. No.: DP 13-634940) (REDMS No. 3890358 v.3)

APPLICANT: Onni 7731 Alderbridge Holding Corp.

PROPERTY LOCATION: 7731 and 7771 Alderbridge Way

**INTENT OF PERMIT:**

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the visitor parking requirement from 0.15 spaces/unit, as per DP 12-615424, to 0.10 spaces/unit for the development located at 7731 and 7771 Alderbridge Way on a site zoned "High Density Low Rise Apartments (RAH2)".

**Applicant's Comments**

Eric Hughes, Onni Construction Ltd., and Mladen Pecanac, IBI – Traffic Division, gave a brief overview of the development with respect to the proposed reduction in visitor parking. Under a previous Development Permit (12-615424) the visitor parking rate was varied by 25% from 0.20 to 0.15 spaces/unit on each of Lot 1 and Lot 2. Onni is seeking a further reduction of the provided visitor parking from 0.15 to 0.10 spaces/unit in order to improve the marketability of the project. A parking study to identify the potential demand for visitor parking was provided. IBI conducted a snapshot survey of two (2) large developments of a similar character within 250 to 800 metres from Canada Line Stations. The study was conducted over two weekends during peak visitor hours with findings indicating the demand for visitor parking was 0.09 spaces/unit. The parking study also included Richmond-specific results from the Regional Residential Parking Study prepared by Metro Vancouver which indicated the demand for visitor parking was 0.10 spaces/unit or less in similar developments.

**Panel Discussion**

In reply to queries from the Panel the following additional information was provided:

- the two study sites were fully occupied developments;
- 33 parking stalls are proposed to be reallocated to residential parking to increase the marketability of the residential units;
- the visitor parkade entrance intercoms for each building will be interconnected to allow shared visitor parking for the development; and
- the applicant has not provided a buffer should the visitor parking be inadequate in the future but noted that there will be on-street parking spaces provided along Cedarbridge Way.

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#### Staff Comments

Wayne Craig, Director of Development, advised that there was a comprehensive Transportation Demand Management (TDM) package presented with the original Development Permit and the proposed variance does not reduce the overall number of parking spaces but is a reallocation of parking spaces to provide for more residential parking. In terms of the development itself, access between the parkades, the proximity to transit, and the availability of on-street parking were factors in considering the application.

Victor Wei, Director, Transportation, advised that the Transportation Demand Management package provided a \$100,000.00 contribution for the construction of a bike/pedestrian pathway in order to encourage non-vehicular traffic. 20% of the residential parking spaces will be electrical vehicle ready and electrical outlets will be provided in bicycle storage areas.

#### Panel Discussion

In reply to a query, Mr. Wei stated that Transportation staff is willing to support the application based on the Traffic Study submitted with the application; however, future applicants will have to provide similar evidence for reduced visitor parking. An overall reduction in the Richmond Zoning Bylaw to allow for 0.10 visitor parking spaces per unit would not be supported by staff at this time based on the extent of the study that has been conducted by the applicant.

In response to a query, Mr. Craig noted that staff has not received an application from existing strata developments to convert residential parking spaces to visitor parking spaces.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Discussion

The Panel was not prepared to support the application as insufficient information was provided with regard to adequate visitor parking measurements, Metro Vancouver study methodology, and utilization of the residential parking spaces. It was felt that the extent of research conducted by the applicant was insufficient and the third party studies referenced by the applicant were not sufficiently understood.

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**Panel Decision**

It was moved and seconded

*That the application be referred back to staff for more consideration and additional research.*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the July 24, 2013 meeting of the Development Permit Panel be cancelled due to lack of applications.*

**CARRIED**

**4. Date Of Next Meeting: Wednesday, August 14, 2013**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:17 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, July 10, 2013.

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Joe Erceg  
Chair

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Heather Howey  
Committee Clerk