



Development Permit Panel

Wednesday, July 11, 2012

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Robert Gonzalez,, Chair
Dave Seiple, General Manager, Parks and Recreation
John Irving, Director of 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 27, 2012, be adopted.

CARRIED

2. Development Permit 11-594571

(File Ref. No.: DP 11-594571) (REDMS No. 3219057)

APPLICANT: Ampar Ventures Ltd.

PROPERTY LOCATION: 9451, 9491, 9511, 9531, 9551 Bridgeport Road and 9440, 9460, 9480 Beckwith Road

INTENT OF PERMIT:

To permit the construction of a phased, mixed-use development consisting of 2 hotel towers (9 and 12 storeys) plus an office tower (11 storeys) with a total floor area of 36,547.5 m² located at 9451/ 9491/ 9511/ 9531/ 9551 Bridgeport Road and 9440/ 9460/ 9480 Beckwith Road on a site zoned "Light-Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)".

Applicant's Comments

Martin Bruckner, Architect, IBI/HB Architects, stated that the proposed phased, mixed-use development, consisting of two hotel towers, and an office tower, was within the City Centre and is located between Bridgeport and Beckwith Roads, immediately east of the Highway 99 Viaduct/Oak Street Bridge. He provided the following details of the project:

- the first building to be constructed is known as Hotel #1, followed by the construction of the business centre, followed by the construction of Hotel #2;

Development Permit Panel
Wednesday, July 11, 2012

- a feature of the site is a new north/south interior roadway connecting Bridgeport Road to Beckwith Road;
 - the overall plan is to create more of an urban presence along Bridgeport Road, and to pull the buildings, not the parking spaces, closer to the streets;
 - the appearance of the surface parking lots are mitigated with landscaping elements and the use of permeable pavers;
 - at the north east corner of the subject site is a strip of 15 large coniferous trees straddling the property line with 9520 Beckwith Road and these existing trees will be retained, and a large hedge will be added to provide screening;
-
- synergy is created between the three proposed buildings, as certain office functions such as meetings related to the business centre will take place in meeting rooms in the hotels;
 - the proximity of the Canada Line's Bridgeport Station reduces the need for parking stalls on the subject site;
 - the design of the buildings differ from one another and yet the design elements create relationships between the three separate buildings; and
 - both hotels contain street fronting restaurants to help activate the streetscape.

Cameron Owen, Landscape Architect, provided the following information regarding the project's landscape scheme:

- a number of large trees are to be preserved;
- the landscape plan uses trees, trellises, hedges and shrub planting so that the edges of the site are "thickened" all around the subject site;
- street trees are featured along the frontage roads;
- ornamental trees are to be planted at the corners of the hotels to create gateway elements;
- "people places" are created along the street frontages, complete with outdoor street furniture adjacent to the restaurants;
- two Oak trees are to be planted alongside the Hwy #99 Viaduct/Oak Street Bridge and as they grow large over time they will help to create a tree canopy to provide an important visual gateway as drivers proceed south along the highway to Richmond;
- plants are to be layered vertically on the floors of the proposed building so when viewed from the ground the edges of the buildings will feature green elements; and
- the use of permeable pavers in the parking areas, as well as on the interior roadway and pedestrian crossing locations, reinforces the overall design.

Mr. Bruckner addressed the Panel for a second time, and added the following information:

- both hotels feature concrete bases, but the towers are differentiated by the use of coloured spandrel glass panels;

- roof elements of all three buildings are designed to give a distinctive appearance to each building;
- the top floors of each building are terraced, in order to provide architectural interest, with overhangs that provide solar power;
- the west side of the business centre has an angled curtain wall;
- accent lighting features on each of the three buildings could create a public art element; and
- the three proposed towers are prominent to travellers on the adjacent highway and bridge and work well together to provide visual interest both from a distance, and from close up.

Panel Discussion

In response to a query regarding indoor amenity space, Kumar Narayanan of IBI/HB Architects, advised that Hotels #1 and #2 each have amenity space, a swimming pool and fitness centres, while the business centre also has its own amenity space.

In response to a query regarding connectivity, Mr. Bruckner advised that: (i) there will be shuttle bus service between the subject site and the Bridgeport Station of the Canada Line, as well as the Vancouver International Airport; (ii) pedestrians can access the Canada Line station along Beckwith and Bridgeport Roads; (iii) the site plans include a landscaped and decoratively paved interior roadway connecting Bridgeport Road, to the north, to Beckwith Road, to the south, with sidewalks along both the east and west side of the new roadway; and (iv) the plan includes a separate traffic pattern for trucks to access the site.

Staff Comments

Brian Guzzi, Senior Planner - Urban Design, advised that, as required by the Ministry of Transportation and Industry (MOTI), the applicant is to provide a solid, raised centre median along Bridgeport Road to preclude left turns into the subject site. In addition MOTI requires that there be an alternate access to the subject site, utilizing the existing intersection at Bridgeport Road and the Highway 99 Viaduct/Oak Street Bridge.

Mr. Guzzi advised that there is a proposed 9.0 metre wide north/south Public Rights of Passage – Statutory Right of Way (PROP-SRW) lane, through the development site, as a new connection between Bridgeport Road and Beckwith Road. In addition, to the east of the subject site is the Gateway Airport Plaza consisting of four commercial buildings, and an alternate vehicle route between Bridgeport and Beckwith Roads. This allows east bound traffic to access the subject site, from turn lefts onto Great Canadian Way, or Gage Road, or alternatively at the Highway 99 signalized intersection.

Mr. Guzzi commented that the applicant and design team have been very responsive in creating an attractive project, an important catalyst, and one that represents a significant contribution to office space in the City Centre.

In response to a request by the Chair to address the northeast corner of the subject site that is directly adjacent to 9520 Beckwith Road, a residential lot, Mr. Guzzi remarked that: (i) there are a number of buffering and screening landscape elements at that corner of the proposed development; (ii) the applicant has agreed to set back the business centre by approximately 19 metres; (iii) Hotel #1 has been setback approximately 16 metres; (iv) the applicant adjusted their site planning on the south side of the residential lot in order to retain approximately 15 large coniferous trees; and (v) in direct response to a request from the resident at 9520 Beckwith Road to plant a 3 metre high hedge, the applicant will plant a hedge measuring 3.5 metres, to create a significant screen.

Panel Discussion

In response to a query from the Chair, Mr. Bruckner advised that the north/south interior roadway will function as a public roadway through the site, and will not be restricted to just those people/drivers who work in the business centre or the hotels, or to guests of the hotels. Bruce Duffy of Core Concept, the civil consultant on the project, advised that the internal roadway is located in a public right-of-way, will be constructed through a servicing agreement, and that the owner/developer will maintain the new 9.0 metre wide laneway, and it will be constructed in conjunction with the first phase of the build out. It was clarified that Phase 1 would be the construction of Hotel #1 and the interior roadway, Phase 2 would be the business centre, and Phase 3 would be Hotel #2 and most of the landscaping.

With regard to the proposed public art component, and in response to a request for further clarification, Mr. Bruckner noted that the applicant has agreed to provide public art as part of the overall development, on a phase-by-phase basis. Mr. Guzzi added that the approximate value of the public art component will be \$125,769, and will consist of special effect night lighting, oriented toward the Oak Street Bridge, thereby creating a "gateway" effect. There is also discussion of a ground level sculpture on the site.

Amit Sandhu, the applicant, advised that a public art plan is being put into place, and that the three-phase construction plan includes a three-phase public art installation plan.

Gallery Comments

Mr. Langley, 9391 Beckwith Road stated his concern that while the project is under construction there might be some hindrance for area homeowners.

Mr. Guzzi advised that, as part of the building permit process, the applicant is required to submit a traffic management, as well as a parking plan, for the duration of the construction period.

In response to a query from the Chair, Mr. Bruckner advised that the project plan includes a 2.0 metre wide dedication along the Beckwith Road frontage, new sidewalks, and new trees along each side of the road. He noted that during the construction of the business centre there would be no encroachment onto existing area streets.

Development Permit Panel
Wednesday, July 11, 2012

The Panel stressed the importance of the applicant to work with, and communicate with, residents before and during the construction phase, and for the applicant to provide contact information to area residents.

Correspondence

None.

Panel Discussion

The Panel noted that the project would create a “centrepiece” that is sensitive to the area, and would be a benefit to the community, and also noted the applicant’s pedestrian plan that encourages people to walk to the nearby Canada Line station.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a phased, mixed-use development consisting of 2 hotel towers (9 and 12 storeys) plus an office tower (11 storeys) with a total floor area of 36,547.5 m² located at 9451/ 9491/ 9511/ 9531/ 9551 Bridgeport Road and 9440/ 9460/ 9480 Beckwith Road on a site zoned “Light-Industrial, Office and Hotel (ZI10) – Bridgeport Village (City Centre)”.

CARRIED

3. Development Permit 12-605110

(File Ref. No.: DP 12-605110) (REDMS No. 3544637)

APPLICANT: Reiner Siperko Construction Ltd.

PROPERTY LOCATION: 10511 Springwood Crescent

INTENT OF PERMIT:

To permit the construction of an in-ground swimming pool at 10511 Springwood Crescent that will partially extend into an Environmentally Sensitive Area (ESA) buffer.

Applicant’s Comments

Reiner Siperko, the applicant, advised the Panel that the proposed 16 foot by 32 foot in-ground swimming pool at 10511 Springwood Crescent would partially extend into the Environmentally Sensitive Area (ESA) in an area of the site’s back yard.

He advised that: (i) in compensation he would plant native landscaping; and (ii) he had already enhanced the appearance of the back yard by removing unsightly sheds and generally cleaning up the yard.

Development Permit Panel
Wednesday, July 11, 2012

Gallery Comments

Ann Owen, 12633 No. 2 Road, expressed her concern that residents push beyond City requirements and this is done at the expense of the future of the City's heritage. She added her concern with regard to drainage on the subject site.

Staff Comments

Kevin Eng, Planner, in response to the delegate's concern, advised that:

- the area proposed for enhancement is more than twice the size of the area of the encroachment of the pool and impermeable deck and that no Zoning Bylaw variances are being sought for this;
- the landscaping plan prepared for the site will result in the area being enhanced with native plant species;
- the proposed planting scheme and vegetation species complies with Official Community Plan (OCP) Environmentally Sensitive Area guidelines;
- the proposed pool and patio are well away from the dike and the drainage canal, and are strictly within the private yard of the subject site; all existing vegetation in the canal area will be retained; and
- the existing trees in the ESA will be retained and augmented with the addition of four new trees.

Correspondence

None.

Panel Discussion

The Chair advised that he understood the delegate's stated concern and noted that the City's OCP describes how exceptions are to be managed. He noted that the environmental value of the green space at the subject site has been maximized.

In terms of drainage, the Chair stated that the applicant would require a plumbing permit for the proposed project. He further stated that the proposed in-ground pool is setback from the back lawn to the north, from the site to the south, and from the rear property line behind a right-of-way (ROW) for sanitary sewer services, thereby creating space surrounding the proposed pool.

The Panel noted that an ESA does not necessarily have to be entirely vegetative, and that the applicant had invested both time and sensitivity on the plan for the proposed in-ground pool and patio.

Development Permit Panel
Wednesday, July 11, 2012

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of an in-ground swimming pool at 10511 Springwood Crescent that will partially extend into an Environmentally Sensitive Area (ESA) buffer.

CARRIED

4. New Business

5. Date Of Next Meeting: Wednesday, July 25, 2012

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:19 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 11, 2012.

Robert Gonzalez
Chair

Sheila Johnston
Committee Clerk