



**Development Permit Panel
Wednesday, October 24, 2012**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Cathryn Volkering Carlile, 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, October 10, 2012, be adopted.

CARRIED

2. Development Permit DP 12-600815

(File Ref. No.: DP 12-600815) (REDMS No. 3635818)

APPLICANT: IBI-HB Architects

PROPERTY LOCATION: 8380 Lansdowne Road

INTENT OF PERMIT:

1. Permit the construction of mixed-use development that includes a 12-storey residential tower over a 3-storey podium at 8380 Lansdowne Road on a site zoned "Downtown Commercial (CDT1)". The proposal includes a total of 131 residential units (122 apartment units, 2 live/work units and 7 affordable housing units); 270.80 m² (2,915 ft²) of retail commercial space and 654.38 m² (7,044 ft²) of restaurant commercial space; and
2. Vary the required parking requirements of the "Downtown Commercial (CDT1)" Zone to the reduced parking requirements for residential and commercial uses within the City Centre, Zone 1.

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Applicant's Comments

Martin Bruckner, Architect, accompanied by Cameron Owen, Landscape Architect, IBI Group, provided the following information regarding the proposed development:

- the Advisory Design Panel reviewed this application twice;
- the parapet of the east elevation has been lowered to make the corner higher than the remainder of the parapets;
- additional horizontal lines have been added to reflect vent panel divisions to windows;
- spandrel glass has been added to windows to provide detail, and balcony glazing has been further detailed; and
- a vertical line of lighting along the northeast corner line and top eyebrow canopy may be introduced in consultation with the public artist as part of the public art component.

Mr. Bruckner highlighted that units would have their own outdoor space and commented on the landscaped roof of the indoor amenity space above the parkade. Also, he spoke of the allotted space for urban agriculture in the amenity area and the children's play area.

Mr. Owen spoke of the proposed landscaping and advised that adjustments have been made to the streetscape along the Lansdowne Road frontage such as changes to the width of the sidewalk, and adequate placement of bike racks. Also, he noted that planting areas have been adjusted to resolve any potential obstruction to pedestrian circulation.

Mr. Bruckner commented on the proposed parking variances, noting that the podium had to be reduced as no construction is permitted over the existing right-of way. Also, he spoke of the proposed materials to be used, including glass storefronts, metal perforated screen and glass canopies on the podium along street frontages and sealed painted concrete, blue-gray and green vision glass, spandrel glass, and aluminum-glass guardrails in the tower.

Staff Comments

Wayne Craig, Director of Development, stated that the proposed development did not go to Public Hearing as there is no associated rezoning for the site. He noted that the proposed development would provide seven affordable housing units, five one-bedroom units, and two two-bedroom units. Also, Mr. Craig advised that prior to the issuance of a development permit, the applicant would provide an acoustical report demonstrating that the proposed development satisfies the Noise Management standards set out in the Official Community Plan. Mr. Craig commented on the proposal's Transportation Demand Management measures, highlighting that the applicant would provide cash contribution towards the provision of new pedestrian benches in the area and twenty percent of the proposed development's parking would be electric plug-in ready.

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Mr. Craig advised that the developer would be constructing frontage improvements along both Lansdowne Road and Cooney Road frontages through a Servicing Agreement. Also, he advised that the requested parking variance was in accordance with the City Centre Area Plan.

Panel Discussion

In reply to queries from the Panel, Mr. Bruckner and Mr. Owen provided the following information:

- single-storey live-work units are located on the ground floor;
- the west wall will be treated with a textured pattern, stepping planters and cascading planting along the top edge;
- one floor will look out to the podium; and
- the parking cannot be lowered due to cost implications and the loss of parking spaces.

With the aid of an artist rendering, Mr. Bruckner reviewed the shadowing implications of the proposed development throughout the year.

The Chair remarked that the shadow study rendering provided to the Panel did not reflect what was being presented and requested that the shadow study rendering be updated.

In reply to comments made by the Panel, Mr. Craig advised that a Servicing Agreement to undertake the design and construction and full upgrading across Cooney Road and Lansdowne Road frontages of the site is required in association with this Development Permit. Also, Mr. Craig stated that the separation between the proposed development and the existing residential building to the west is consistent with the Official Community Plan for the City Centre area.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Discussion ensued and the Panel commented on (i) the form and character of the proposed development; (ii) the thoughtful location of the proposed affordable housing units; and (iii) the number of electric plug-in ready parking stalls.

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Panel Decision

It was moved and seconded

That Development Permit be issued which would:

1. *Permit the construction of mixed-use development that includes a 12-storey residential tower over a 3-storey podium at 8380 Lansdowne Road on a site zoned "Downtown Commercial (CDT1)". The proposal includes a total of 131 residential units (122 apartment units, 2 live/work units and 7 affordable housing units); 270.80 m² (2,915 ft²) of retail commercial space and 654.38 m² (7,044 ft²) of restaurant commercial space; and*
2. *Vary the required parking requirements of the "Downtown Commercial (CDT1)" Zone to the reduced parking requirements for residential and commercial uses within the City Centre, Zone 1.*

CARRIED

3. New Business

4. Date Of Next Meeting: Wednesday, November 14, 2012

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:56 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, October 24, 2012.

Robert Gonzalez
Chair

Hanieh Berg
Committee Clerk