



**Development Permit Panel
Thursday, November 14, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Irving, Chair
Cecilia Achiam, General Manager, Community Safety
Peter Russell, Director, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on October 30, 2019 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-829207
(REDMS No. 6318022 v. 3)

APPLICANT: IBI Group Architects (Canada) Inc.

PROPERTY LOCATION: 9520 Beckwith Road

INTENT OF PERMIT:

Permit the construction of a seven-storey light industrial and office building at 9520 Beckwith Road on a site zoned “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)”.

Applicant’s Comments

Gwyn Vose, IBI Group, accompanied by Ramon Binenbaum, IBI Group, with the aid of a model, provided background information on the proposed development, highlighting the following:

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- the seven-storey mixed light industrial and office building is the last phase of the overall four-phase project which includes an 11-storey light industrial/office building and two hotels;
- the proposed seven-storey building is comprised of light industrial spaces on the first two floors, parking on the third and fourth floors, office spaces on the fifth and sixth floors, and a small penthouse on the seventh floor which includes an outdoor amenity area;
- the terraced expression and different façade treatment for each side of the building break up the building mass;
- an attractive facade treatment is proposed for the east side of the building facing a commercial development, which is anticipated to become a zero lot line condition when the adjacent property to the east redevelops in the future;
- vertical elements provide a common theme throughout the building;
- the use of slanted glazed façade on the west face of the building mitigates glare and is a bird-friendly feature; and
- two loading spaces are included on-site and a shared loading space is located in the adjacent development to the west.

Mark van der Zalm, van der Zalm + Associates, briefed the Panel on the main landscape features of the project, noting that (i) the proposed compensation for on-site Environmentally Sensitive Area (ESA) includes planting of bird-friendly native species on the ground, fifth and seventh levels which enhance the habitat, (ii) the grove of existing trees along the south property line will be preserved and protected and additional trees will be planted as part of the ESA compensation scheme, (iii) potential impact to the habitat value of the grove of trees on the south side has been considered in the proposed lighting along the driveway on the south side of the proposed development, (iv) proposed landscaping on the north side has been revised to increase the porosity of the light industrial/commercial spaces on ground level, (v) an outdoor amenity area with a large patio, planters with shrubs and trees, and seating are proposed on the rooftop level, and (vi) soft landscaping on different building levels helps in stormwater management.

In reply to a query from the Panel, Mr. van der Zalm advised that wall lighting will be incorporated on the south side of the building to enhance pedestrian safety and security.

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Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the subject development and the adjacent development to the west which includes extensive frontage and site services works along Beckwith Road, (ii) the project was reviewed and supported by the City's Advisory Design Panel, (iii) a significant stand of trees will be retained along the south property line that are adjacent to the existing tree stand to the south that will also be retained, and (iv) a contract with a certified arborist is required to ensure the monitoring of retained trees throughout the construction process.

In addition, Mr. Craig noted that (i) there is shared parking for the subject development and the adjacent development to the south and west, (ii) four parking spaces dedicated to the subject development and a shared loading space are located in the adjacent development to the west, (iii) a Qualified Environmental Professional (QEP) will monitor the ESA planting for a minimum of three years with the applicant providing an appropriate security, (iv) the monitoring period could be extended to five years should there be issues regarding ESA planting after the initial three years, (v) the building will be constructed to be District Energy Utility (DEU) ready, (vi) the project has been designed to achieve LEED Silver Equivalency, and (vii) the applicant will provide a contribution to the City's Public Art Program.

Panel Discussion

In reply to queries from the Panel regarding the maintenance of ESA plantings on the site, Mr. van der Zalm acknowledged that the maintenance plan for ESA plantings include assigning responsibility for their maintenance to the strata. In addition, Mr. Craig confirmed that there will be a covenant registered on Title for maintenance of the ESAs on the subject site.

In reply to queries from the Panel, Mr. Craig advised that as part of the rezoning application for the subject site, there was a covenant secured that would limit subdivision of the light industrial and office spaces to a floor by floor pattern at a maximum.

Discussion ensued with regard to the provision of on-site electrical vehicle (EV) charging stations and the design team noted that they would comply with the City's parking regulations. In addition, Byron Chen, Chunghwa Investment (Canada) Company Ltd., advised that the applicant is open to the suggestion of installing EV charging stations in the subject site.

In reply to a query from the Panel, Mr. Craig advised that there is no formal bylaw requirement for the provision of EV charging in non-residential developments.

Discussion further ensued regarding precedents for developments previously reviewed by the Panel providing EV charging stations and staff were directed to ensure that EV charging stations will be provided on the subject site prior to forwarding the application for Council consideration.

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In reply to a query from the Panel, the project's design team acknowledged that (i) the textured portion in the middle of the east wall of the building would be resistant to graffiti, and (ii) additional trees and shrubs to be planted along the property immediately to the east of the subject site will be irrigated and monitored to ensure their survival.

In reply to a query from the Panel, Karen Truman, Biologist, WSP Engineering Services, confirmed that the manicured lawn that is part of existing on-site ESA has low environmental and habitat value to birds.

Gallery Comments

Branko Popazivanov, 9531 Beckwith Road, expressed concern regarding (i) the height and floor area of the building in the subject development, (ii) the potential safety risk posed by the height of the buildings in the four-phase development as it is under the aircraft flight path, (iii) the lack of consultation of neighbouring residents regarding the four-phase development, (iv) potential parking issues in the proposed development including the possibility of overflow of parking into Beckwith Road, (v) potential shadow impacts of the subject building on single-family homes across Beckwith Road, and (vi) damage to neighbouring single family homes and other construction-related issues as a result of construction activities in the subject site.

In reply to the issues raised by Mr. Popazivanov, the Chair advised that concerns related to density are not within the purview of the Panel. In addition, Mr. Craig noted that (i) there has been no change in the proposed height and floor area of the building in the subject site since the application was considered at Rezoning up to the Development Permit stage, (ii) all the buildings in the four-phase development comply with the height restrictions prescribed by Transport Canada, (iii) there will be Aircraft Noise Covenants registered on Title to advise tenants of the aircraft flight path above the development, and (iv) parking provided in the development including the 74 parking stalls provided in the subject development comply with the Zoning Bylaw requirement.

Todd Harris, 9451 Beckwith Road, inquired about the name of the new north-south street in the four-phase development and queried whether traffic calming measures will be provided in the new street. In reply to the query, Mr. Craig noted that the new north-south road was officially named "Jow Street" by Council and confirmed that traffic calming measures have been included in the new road.

In reply to the concern about the building's potential shadow impacts on neighbouring properties, Mr. Vose reviewed the applicant's shadow study included in the applicant's submission (copy on file, City Clerk's Office), noting that the shadow impact on the north side of Beckwith Road is minimal and will occur only briefly in the winter solstice.

Correspondence

None.

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Panel Discussion

The Panel expressed support for the project, noting that (i) the Panel appreciates the concerns brought forward by the public regarding the subject development; however, zoning and density issues are outside the Panel’s mandate, (ii) other concerns of the public such as construction-related issues could be addressed by City staff, and (iii) the Panel will support the application subject to the applicant providing on-site EV charging stations prior to the application being forwarded for Council consideration.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a seven-storey light industrial and office building at 9520 Beckwith Road on a site zoned “Light Industrial and Office (ZI19) – Bridgeport Village (City Centre)”.

CARRIED

2. Date of Next Meeting: November 26, 2019

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:10 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 November 14, 2019.

John Irving
Chair

Rustico Agawin
Committee Clerk