



**Development Permit Panel
Wednesday, November 27, 2013**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
John Irving, Director, Engineering
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, October 30, 2013, be adopted.

CARRIED

2. Development Permit DP 13-630087

(File Ref. No.: DP 13-630087) (REDMS No. 3926156 v.3)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 8680 and 8700 Alexandra Road

INTENT OF PERMIT:

1. To permit the construction of four (4) commercial buildings at 8680 and 8700 Alexandra Road on a site zoned Auto-Oriented Commercial (CA); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) vary the Alexandra Road setback from 3.0 m (9.8 ft.) to 2.1 m (6.8 ft.) for a proposed free standing sign and gateway feature; and
 - b) vary the minimum west interior side yard setback from 3.0 m (9.8 ft.) to 0.5 m (1.6 ft.) for the location of a garbage/recycling enclosure.

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Applicant's Comments

Mr. Xuedong Zhao, Zhao XD Architect Ltd., gave an overview of the proposed commercial development with respect to (i) urban and site design, (ii) architectural form and character, (iii) landscaping and open space design; and (iv) sustainability.

Staff Comments

Wayne Craig, Director of Development, advised that the site is entitled to higher density under the City Centre Area Plan (CCAP); however, the developer has proceeded with the proposed development under the existing zoning which response to the objectives of the CCAP with respect to urban design. The freestanding sign associated with the first variance for the proposed development has been integrated into the landscape design along the Alexandra Road frontage. The second variance is related to a garbage and recycling enclosure along the west property line. The garbage enclosure is in a location that is not highly visible to the street, is an architecturally designed trellis, and includes a trellis to address any overlook concerns from the adjacent property. The retention of five trees along Alderbridge Way has been considered in the Servicing Agreement. A north-south public walkway will be introduced through the site to connect Alderbridge Way to Alexandra Road. The proposed development has been designed to be District Energy Utility (DEU) ready should a DEU be introduced to this area. In addition to the DEU design, there is a comprehensive sustainability package associated with the proposed development which includes a bioswale and a substantial amount of permeable paving on the site.

Panel Discussion

In response to queries from the Panel, Mr. Zhao provided the following information:

- buildings three and four have been designed to achieve an active frontage along Alderbridge Way;
- the hotel structure is directly adjacent to the garbage/recycling enclosure for the proposed development;
- in addition to the ambient lighting from the commercial units, high-level light standards are proposed along the pedestrian corridor and parking area;
- the bioswale is to be located between the two parking areas on the eastern portion of the site;
- the proposed development addressed the market demand for store front commercial units in the area, whereas the higher density uses permitted, such as office and hotel, are not in high demand;
- building one was recessed from the Alexandra Road frontage in order to create greater functionality with the parking area and to avoid a large open parking area in the middle of the site; and

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- landscaping along Alexandra Road will consist of a variety of coniferous and deciduous plantings, architectural fencing, and permeable pavers to create a garden effect to the streetscape.

Diana Nikolic, Planner 2 Urban Design, advised that the Architect had completed redesign of the internal layout of the units after the Advisory Design Panel review. The applicant has maximized the opportunities on the south side to ensure access by: (i) re-locating the washrooms, (ii) introducing additional glazing, (iii) adjusting buildings three and four to widen the pedestrian corridor, (iv) introducing spandrel glass, (v) making improvements to the awning treatment, and (vi) adding texture to the hard surface treatment.

In response to queries from the Panel, Mr. Craig provided the following information:

- no shared access is intended between the adjacent sites;
- the proposed development includes sidewalks along both Alderbridge Way and Alexandra Road to allow for pedestrian movement along the street frontages;
- with a rezoning application the proposed development, including the garbage/recycling enclosure, would have a 0 metre side yard setback and would abut the adjacent building with no direct views from the west;
- street fronting retail is desirable for the area; however, recognizing the property to the west has an Alderbridge Way focus with a large surface parking area facing Alexandra Road, the proposed development responded with the offset of building one and placement of the parking along Alexandra Road together with the landscaping treatment which allows for the gradual introduction of the buildings along Alexandra Road; and
- the application was reviewed by the Transportation Division and the existing road network can accommodate the expected trips generated by the proposed development.

Correspondence

Sining Chen, 1803-5068 (Schedule 1)

Steven, 4751 Garden City Road (Schedule 2)

Gallery Comments

None.

Panel Discussion

The Panel were satisfied that the development met the CCAP and addressed any issues related to design.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of four (4) commercial buildings at 8680 and 8700 Alexandra Road on a site zoned Auto-Oriented Commercial (CA); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *Vary the Alexandra Road setback from 3.0 m (9.8 ft.) to 2.1 m (6.8 ft.) for a proposed free standing sign and gateway feature; and*
 - b) *Vary the minimum west interior side yard setback from 3.0 m (9.8 ft.) to 0.5 m (1.6 ft.) for the location of a garbage/recycling enclosure.*

CARRIED

3. New Business

None.

4. Date Of Next Meeting: Thursday, December 12, 2013

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:00 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, November 27, 2013.

Joe Erceg
Chair

Heather Howey
Committee Clerk

Schedule 1 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
November 27, 2013.

To Development Permit Panel
Date: <u>Nov 27, 2013</u>
Item # <u>2</u>
Re: <u>8680 & 8700 Alexandra Rd.</u>
<u>DP 13-630087</u>

To whom it may concern,

Reference:

Applicant- Zhao XD Architect Ltd.

Property Location- 8680 and 8700 Alexandra Road.

My family and I live adjacent to the proposed development site and are writing to ask that City of Richmond refuse this planning application from Zhao XD Architect Ltd.

Herein are our comments and objections relating to this planning application:

First, Alexandra Road is already a busy and congested road due to overmuch restaurants and entertainment venues; this additional concentration of commercial building will cause traffic problems and create a safety hazard for the neighborhood.

Second, Richmond council recently approved a plan to build the Walmart store on vacant land northeast of the Alderbridge Way and Garden City Road intersection, where is very close to 8680 and 8700 Alexandra Road. These consecutive construction will seriously affect the life quality of people live nearby. Construction will cause noise, pollution and dust at all times which certainly impact on the peaceful enjoyment of the whole neighborhood.

Third, The apartment block will overlook our property; this will lead to a loss of our privacy.

Therefore, we request city of Richmond refuse this Planning Application. Should you require any additional information, clarification of any comments made, or would like to arrange a visit to our home; do not hesitate to contact us on 6044405252.

Yours Sincerely,

Sining Chen
Owner of 1803-5068 Kwantlen St. Richmond, BC, CA



Schedule 2 to the Minutes of
the Development Permit
Panel Meeting of Wednesday,
November 27, 2013.

To Development Permit Panel
Date: <u>Nov 27, 2013</u>
Item # <u>2</u>
re: <u>8680 & 8700 Alexandra Rd</u>
<u>DP 13-630087</u>

Howey, Heather

From: Nikolic, Diana
Sent: Wednesday, 27 November 2013 10:48
To: Howey, Heather
Cc: Konkin, Barry
Subject: support from public for DP 13-630087 - which is on tonight's DPP agenda

Hi Heather,

As mentioned in my voicemail, I have received a message from an individual who supports DP 13-630087, which is scheduled to be considered by DPP this afternoon:

Steven
604-616-5888
4751 Garden City Road

The site is currently vacant is an eyesore. Development will enhance the public realm and bringing businesses to the area will support the existing restaurants in the area, which are typically not busy during lunch.

Thanks Heather.

