



Development Permit Panel

Council Chambers

Wednesday, July 10, 2013

3:30 p.m.

1. Minutes

Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, June 12, 2013.



2. Development Permit DV 13-634940

(File Ref. No.: DV 13-634940) (REDMS No. 3890358 v.3)

APPLICANT: Onni 7731 Alderbridge Holding Corp.

PROPERTY LOCATION: 7731 and 7771 Alderbridge Way

Manager's Recommendations

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)".



3. Development Permit DV 13-637143

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

APPLICANT: Oris Consulting Ltd.

PROPERTY LOCATION: 10197 River Drive

ITEM

Manager's Recommendations

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)".



4. New Business

5. Date Of Next Meeting: Wednesday, July 24, 2013

6. Adjournment



**Development Permit Panel
Wednesday, June 12, 2013**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Community Services

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, May 29, 2013, be adopted.

CARRIED

2. Development Permit 13-629421

(File Ref. No.: DP 13-629421) (REDMS No. 3851612)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9111 Williams Road

INTENT OF PERMIT:

1. To permit the construction of four (4) townhouse units on a site zoned Low Density Townhouses (RTL4); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width from 40.0 m to 20.1 m; and
 - b) allow two (2) small car parking stalls in two (2) of the townhouse units.

Development Permit Panel

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Applicant's Comments

Yoshi Mikamo, Yamamoto Architecture Inc., and Meredith Mitchell, M2 Landscape Architecture, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design.

Panel Discussion

In response to queries it was noted that the outdoor amenity space includes a trellised entry, seating area, concrete pavers, play and activity area at the front and green space to the rear. The removal of the existing three trees on the property is due to the entire site requiring fill to elevate the existing grading and to the poor condition of the trees.

Staff Comments

Wayne Craig, Director of Development, expressed appreciation for the efforts of the applicant in creatively and sensitively designing the townhouse development on the smaller site and in working cooperatively with the adjacent strata on the improvements to the shared amenity area.

Panel Discussion

In reply to a query Mr. Craig advised that the existing trees are not suitable candidates for retention based on their existing condition and the site is better served with replacement trees. The proposed development provides for a 4:1 replacement ratio which exceeds the ratio of 2:1 sought in the Official Community Plan.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of four (4) townhouse units at 9111 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *Reduce the minimum lot width from 40.0 m to 20.1 m; and*
 - b) *Allow two (2) small car parking stalls in two (2) of the townhouse units.*

CARRIED

Development Permit Panel

Wednesday, June 12, 2013

3. Development Permit 13-629846

(File Ref. No.: DP 13-629846) (REDMS No. 3862134)

APPLICANT: Cressey (Gilbert) Development LLP

PROPERTY LOCATION: 5640 Hollybridge Way

INTENT OF PERMIT:

1. To permit the construction of a mixed-use development that includes 245 residential units, approximately 6,559 m² (70,605 ft²) of commercial space and an approximately 465 m² (5,000 ft²) childcare facility on a site zoned "Residential / Limited Commercial (RCL3)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Hollybridge Way from 3.0 m to 0.0 m for a portion of the partially below-grade parking structure.

Applicant's Comments

Martin Bruckner, IBI/HB Architects, and Jennifer Stamp, Durante Kreuk Ltd., gave an overview of the proposed mixed-use development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design; (iv) sustainability; and (v) affordable housing and associated child care facility.

Panel Discussion

Discussion ensued and the following additional information was provided:

- the exposed parking wall facing Gilbert Road will be screened with the use of floating architectural fine grained aluminum metal screen panels;
- the development includes 70,000 sq. ft. of commercial space including a proposed grocery store;
- elevators provide access from the street and parking levels to the commercial units and child care facility;
- the children's play area incorporates naturalistic play elements (i.e. balance logs, sandbox), a play hut, and a spinner bowl;
- the community garden plots have been located for maximum daylight exposure;
- the outdoor amenity area includes evergreen, flowering cherry, Japanese stewartia, maple and magnolia trees; and

Development Permit Panel

Wednesday, June 12, 2013

- to meet LEED Silver criteria the development provides (i) the ability to connect to a District Energy Utility, (ii) low flow fixtures and low-emitting materials (i.e. sealants, paints and carpets), (iii) stormwater management using green roofs and permeable, absorbing landscaping, (iv) electric vehicle charging stations and electrical outlets in the bicycle storage spaces, (v) higher $\pm 50\%$ wall to vision glass ratio for the residential portion of the project, and (vi) contribution for a bike path on the north side of Lansdowne Road.

Staff Comments

Mr. Craig advised that the development includes 15 affordable housing units, all designed in accordance with Basic Universal Housing requirements. In addition, 20 of the market residential units will include Basic Universal Housing features. The Transportation Demand Management package includes an end of trip facility for the commercial employees, and 20% of the residential plus 10% of the commercial parking spaces will be electric vehicle ready. The development has been designed to address aircraft and industrial noise adjacent to the site.

Panel Discussion

In response to a query Mr. Craig noted that the Lansdowne Greenway Study will not impact the design of the sidewalk associated with this development, which is located on the south side of Lansdowne Road.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel was in support of the mixed-use development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a mixed-use development that includes 245 residential units, approximately 6,559 m² (70,605 ft²) of commercial space and an approximately 465 m² (5,000 ft²) childcare facility at 5640 Hollybridge Way on a site zoned "Residential / Limited Commercial (RCL3)"; and*

Development Permit Panel
Wednesday, June 12, 2013

2. *Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Hollybridge Way from 3.0 m to 0.0 m for a portion of the partially below-grade parking structure.*

CARRIED

It was moved and seconded

That the June 26, 2013 meeting of the Development Permit Panel be cancelled due to lack of items.

CARRIED

4. New Business

None.

5. Date Of Next Meeting: Wednesday, July 10, 2013

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:25 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, June 12, 2013.

Joe Erceg
Chair

Heather Howey
Committee Clerk



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel

Date: June 24, 2013

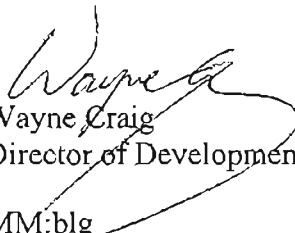
From: Wayne Craig
Director of Development

File: DV 13-634940

Re: Application by Onni 7731 Alderbridge Holding Corp. for a Development Variance Permit at 7731/7771 Alderbridge Way

Staff Recommendation

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)".


Wayne Craig
Director of Development
MM:blg

Staff Report

Origin

Omni 7731 Alderbridge Holding Corp. has applied to the City of Richmond to relax the visitor parking requirement from 0.15 spaces/unit as per DP 12-615424 to 0.10 spaces/unit for a 659-unit project in four (4) six-storey wood frame buildings over two (2) concrete parking structures. DP 12-615424 was issued by Council on November 13, 2012 under DP 12-615424. Two (2) buildings will be located on top of one (1) large single-storey parkade on proposed Lot 1 (West) and Lot 2 (East) on each side of a newly dedicated section of Cedarbridge Way.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

- To the north, lies the former CPR line property which is now owned by the City and will form part of City Centre Road Network. Further to the north, one (1) large light industrial building is located on a site zoned as "Industrial Business (IB1)".
- To the south, lies Alderbridge Way with the former Grimm's meat factory site on the south side of the street. This site is now zoned "Industrial Retail (IR1)" and is the subject of a current rezoning application to rezone the site to a "Residential Limited Commercial (RCL)" zone that would allow for a higher density, mixed-use development. This rezoning was granted Third Reading on November 19, 2012.
- To the east, two (2) light industrial/retail buildings are located on a site to the east of an adjacent lane and on a site zoned "Industrial Retail (IR1)".
- To the west, the Gilbert Road approach to the Dinsmore Bridge forms the north-west boundary of the subject site. The remainder of the site is bounded by the former "V-Tech" building site which is zoned "Industrial Retail (IR1)".

Staff Comments

The proposed scheme attached to this report had satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit (DP 12-615424) application on November 13, 2012. In addition, the proposed development complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the City Centre Area Plan except for the zoning variance noted below.

Zoning Compliance/Variations

In this current Development Variance Permit application, the applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to relax the visitor parking requirement from 0.15 spaces/unit as per DP 12-615434 to 0.10 spaces/unit for the entire development and each of the visitor parking areas for each of the four (4) buildings within the development. It should be noted that the visitor parking requirement had been reduced from the required 0.20 spaces/unit to 0.15 spaces/unit under DP 12-615424 as discussed further below.

Within this proposed development, there is one (1) parkade under Buildings 1 / 2 on Lot 1 and one (1) parkade under Buildings 3 / 4 on Lot 2, with each building having its own parkade entrance and adjacent partitioned visitor parking area. Buildings 1 / 2 on Lot 2 have parkade entrances from the west side of Cedarbridge Way (see **Attachment 2**). The parkade for Building 3 is located on the east side of Cedarbridge Way, while the entrance to the Building 4 parkade is from the east lane near Alderbridge Way.

Current Approved Visitor Parking Reduction

Under DP 12-615424 and the associated rezoning (RZ 11-585209), the combined visitor and resident was reduced by 7.5% below the parking requirements set out in Zoning Bylaw 8500. As part of this 7.5% overall parking rate reduction, the visitor parking rate was varied by 25% from 0.20 to 0.15 spaces/unit on each of Lot 1 (Buildings 1 / 2) and Lot 2 (Buildings 3 / 4). The following Transportation Demand Management (TDM) measures were required for this 7.5% overall reduction, with the developer:

- Contributing \$100,000 to the City for the construction of a 3.0 m (9.8 ft.) wide bike/pedestrian pathway along the east side of Gilbert Road from the southern end of the applicant's required frontage improvements to Lansdowne Road.
- Entering into an agreement to require provision of 20% of the total resident parking spaces with electric service for vehicle plug-ins with conduits, circuit's breakers and wiring and provision of one (1) standard 120 volt electric plug-in for every 40 resident bicycle parking spaces.

Proposed Visitor Parking Reduction

The applicant is proposing a further reduction of the provided visitor parking from 0.15 spaces/unit approved under DP 12-615424 to 0.10 spaces/unit under DV 13-634940. In both cases, the total combined resident and visitor parking is reduced by 7.5% in accordance with the previously provided TDM measures.

In this particular circumstance, staff support the proposed visitor parking variance for the following reasons:

- 1) *Parking Study Results:* The developer was required to undertake a parking study to identify the potential demand for visitor parking for the subject development and to determine if the proposed visitor parking of 0.10 spaces/unit would be adequate in meeting that demand. The parking study submitted by the applicant included a review of two (2) large developments of a similar character. To supplement these findings, the Richmond-specific results of the Regional Residential Parking Study prepared by Metro Vancouver were also reviewed. The findings of this study indicate the demand for visitor parking was 0.10 spaces/unit or less in similar developments.
- 2) *Multiple Parking Garages:* The proposed development includes four (4) separate visitor parking areas for the four (4) buildings. This multiple parking area configuration provides flexibility for visitors to choose alternate visitor parking areas if the visitor parking area within the building being visited is full. To facilitate the use of the multiple garages, the visitor parkade entrance intercoms for each building will be interconnected. This shared approach ensures that a minimum of 66 visitor parking spaces are available to serve the proposed development.
- 3) *Street Parking:* There will be street parking permitted on the section of Cedarbridge Way between Alderbridge Way and New River Road (the former CPR line) which is to be constructed by the proposed development.
- 4) *Transit Proximity:* The development is also in proximity (10 minute walk) to the Canada Line Lansdowne Station and a number of Translink Frequent Transit Network services such as the No. 403 and No. 410 bus routes on No. 3 Road. The C94 bus route, connecting the Canada Line and the Oval, also supports visitors using transit. There is also a planned greenway that will provide a safe, quieter pedestrian and bicycle route from the subject development site to No. 3 Road and the Lansdowne Canada Line Station.

Based on the above factors, the City's Transportation Division reviewed and approved of the proposed visitor parking variance.

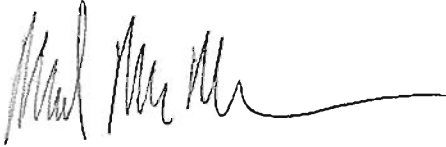
Conclusions

Staff support the proposed visitor parking variance from the currently approved 0.15 spaces/unit to 0.10 spaces/unit for the subject development given: the findings of the parking study for the development and the Metro Vancouver Residential Parking Study; the interconnected parkade intercoms that provide flexibility in the overall use of the four (4) visitor parking areas; the opportunity for shared parking with adjacent commercial developments; proximity to transit; and the TDM measures which include the provision of the electric vehicle plug-ins and contribution of the Gilbert Road pedestrian/cycling facilities.

The proposed visitor parking variance for this development is being considered on its own merits. If other such visitor parking variance applications are made in the future, the City will

require the developer to conduct a similar parking study to demonstrate the viability of any proposed visitor parking reduction and to provide a significant package of TDM measures.

Lastly, the size of the development, parking arrangement, location and proximity to transit for any such future variance application would need to be assessed.



Mark McMullen
Senior Coordinator-Major Projects
(604-276-4173)

MM:blg

The following are to be met prior to forwarding this application to Council for approval:

Prior to future Building Permit issuance, the developer is required to complete the following:

- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. *For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (<http://www.richmond.ca/services/ttp/special.htm>).



DV 13-634940

Attachment 1

Address: 7731/7771 Alderbridge Way

Onni 7731 Alderbridge Holding
Corp. & Onni 7771 Alderbridge
Holding Corp.

Applicant: Onni 7731 Alderbridge Holding Corp.

Owner:

Planning Area(s): City Centre Area Plan (Lansdowne Village)

Floor Area Gross: 58,406 m²

Floor Area Net: 57,425 m²

	Existing	Proposed
Site Area:	28,713 m ²	25,175 m ²
Land Uses:	Light Industrial	Multi-Family Residential
OCP Designation:	Mixed-Use	Mixed-Use
Zoning:	High Density Low Rise Apartments (RAH2)	High Density Low Rise Apartments (RAH2)
Number of Units:	None	659

	Bylaw Requirement	Proposed Development	Variance
Lot Size (Min.)	<ul style="list-style-type: none"> 2400 m² (25,833 ft²) 	<ul style="list-style-type: none"> Lot 1: 13,288.40 m² (143,040 ft²) Lot 2: 11,885.75 m² (127,937 ft²) 	<ul style="list-style-type: none"> None
Lot Coverage (Max.)	<ul style="list-style-type: none"> 60% for buildings 80% for building and non porous surfaces 	<ul style="list-style-type: none"> Lot 1: building footprint: 45% non-porus surfaces: 69.5% Lot 2: building footprint: 45% non-porus surface: 70.3% 	<ul style="list-style-type: none"> None
FAR	<ul style="list-style-type: none"> 2.0 FAR of the total site with provision of 5% of total floor area for affordable housing units. 	<ul style="list-style-type: none"> 2.0 FAR of the total site with provision of 5% of total floor area for affordable housing units. 	<ul style="list-style-type: none"> None
Habitable Floor Elevation (Min.)	<ul style="list-style-type: none"> Residential: 2.9 m geodetic 	<ul style="list-style-type: none"> Residential: 4.064 m geodetic Local exception permitted for one (1) lobby per building. 	<ul style="list-style-type: none"> None
Height (Max.)	<ul style="list-style-type: none"> 25 m, but with specific areas allowing up to 35 m as outlined in CCAP. 	<ul style="list-style-type: none"> Varies, but less than 25 m above finished grade in all cases. 	<ul style="list-style-type: none"> None

	Bylaw Requirement	Proposed Development	Variance
Setbacks (Min.)	a) 3.0m @ Alderbridge P/L b) 1.5m @ East Lane P/L c) 3.0m @ River Road P/L d) 3.0m @ Cedarbridge P/L e) 3.0m @ Gilbert P/L f) 1.5m @ West Side P/L	a) 4.8 m for Building 1 and 5.3 m Building 4 @ Alderbridge from PROP b) 0.0m @ East Lane P/L for parkade c) 3.0m @ River Road P/L d) 0.0m @ Cedarbridge Way P/L for parkade e) 0.0m @ Gilbert Road P/L f) 0.0m @ West Side P/L for parkade Based on setback to PROP/SROW on Alderbridge Way; setbacks from the actual property lines are greater.	None under this application. Previous variance under DP 12-615424
Off-Street Parking	<u>Lot 1: Parkade (Bldgs1/2): 462</u> Residents/Affordable: 400 (small car: 49%) Visitors: 62 <u>Lot 2: Parkade (Bldgs3/4): 369</u> Residents/Affordable: 329 (small car: 50%) Visitors : 40	<u>Lot 1: Parkade (Bldgs1/2): 418</u> Residents/Affordable: 383 (small car: 45%) Visitors: 35 <u>Lot 2: Parkade (Bldgs3/4): 377</u> Residents/Affordable: 345 (small car: 46%) Visitors : 32	The subject application is to vary the visitor parking from 0.15 (as per DP 12-615424) to 0.10 spaces/unit.
Bicycle Parking	<u>Lot 1: Parkade (Bldgs1/2)</u> <ul style="list-style-type: none"> Resident (1.25/unit): 425 Visitor (0.2/unit): 68 <u>Lot 2: Parkade (Bldgs1/2)</u> <ul style="list-style-type: none"> Resident (1.25/unit): 425 Visitor (0.2/unit): 68 	<u>Lot 1: Parkade (Bldgs1/2)</u> <ul style="list-style-type: none"> Resident (1.25/unit): 399 Visitor (0.2/unit): 68 <u>Lot 2: Parkade (Bldgs1/2)</u> <ul style="list-style-type: none"> Resident (1.25/unit): 436 Visitor (0.2/unit): 64 	<ul style="list-style-type: none"> None
Loading	<ul style="list-style-type: none"> 2 medium; 2 large with one being provided for each building with sizes as per Section 7.10.2. To be on-site. 	<ul style="list-style-type: none"> Required 4 SU9 loading spaces with 1 provided for each of the four buildings. 	None under this application. Previous variance under DP 12-615424

RIVA
ARCHITECTS P.C.

Yamamoto
Architecture Inc.

PROJECT NO. 100-00000000
SHEET NO. 100-00000000
DATE 10/1/2010

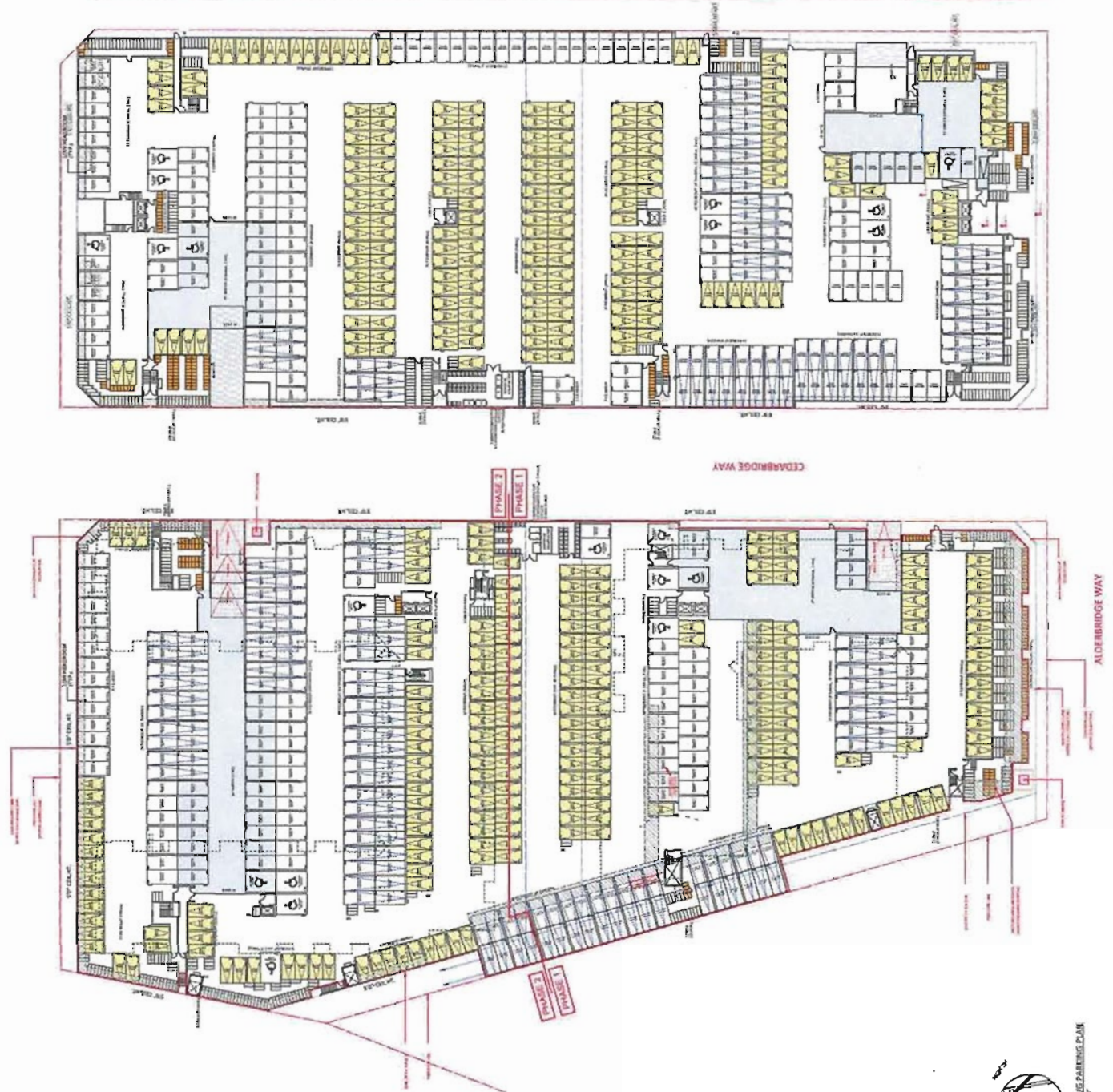
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PHASE 1 (EXISTING)

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
101	Living Room	1,200	3,600	
102	Dining Room	1,000	3,000	
103	Kitchen	800	2,400	
104	Bathroom	500	1,500	
105	Bedroom	1,100	3,300	
106	Bedroom	1,100	3,300	
107	Bedroom	1,100	3,300	
108	Bedroom	1,100	3,300	
109	Bedroom	1,100	3,300	
110	Bedroom	1,100	3,300	
111	Bedroom	1,100	3,300	
112	Bedroom	1,100	3,300	
113	Bedroom	1,100	3,300	
114	Bedroom	1,100	3,300	
115	Bedroom	1,100	3,300	
116	Bedroom	1,100	3,300	
117	Bedroom	1,100	3,300	
118	Bedroom	1,100	3,300	
119	Bedroom	1,100	3,300	
120	Bedroom	1,100	3,300	

PHASE 2 (EXISTING)

Room No.	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
201	Living Room	1,200	3,600	
202	Dining Room	1,000	3,000	
203	Kitchen	800	2,400	
204	Bathroom	500	1,500	
205	Bedroom	1,100	3,300	
206	Bedroom	1,100	3,300	
207	Bedroom	1,100	3,300	
208	Bedroom	1,100	3,300	
209	Bedroom	1,100	3,300	
210	Bedroom	1,100	3,300	
211	Bedroom	1,100	3,300	
212	Bedroom	1,100	3,300	
213	Bedroom	1,100	3,300	
214	Bedroom	1,100	3,300	
215	Bedroom	1,100	3,300	
216	Bedroom	1,100	3,300	
217	Bedroom	1,100	3,300	
218	Bedroom	1,100	3,300	
219	Bedroom	1,100	3,300	
220	Bedroom	1,100	3,300	



EXTERIOR LAYOUT PLANNING PLAN
SCALE: 1" = 20'-0"



City of Richmond

Development Variance Permit

No. DV 13-634940

To the Holder: ONNI 7731 ALDERBRIDGE HOLDING CORP.
Property Address: 7731/7771 ALDERBRIDGE WAY
Address: C/O ERIC HUGHES
300 - 550 ROBSON STREET
VANCOUVER, BC V6B 2B7

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to relax the visitor parking requirement from 0.15 spaces/unit, as per DP 12-615424, to 0.10 spaces/unit for the entire development and each of the visitor parking areas for each of the four (4) buildings within the development.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

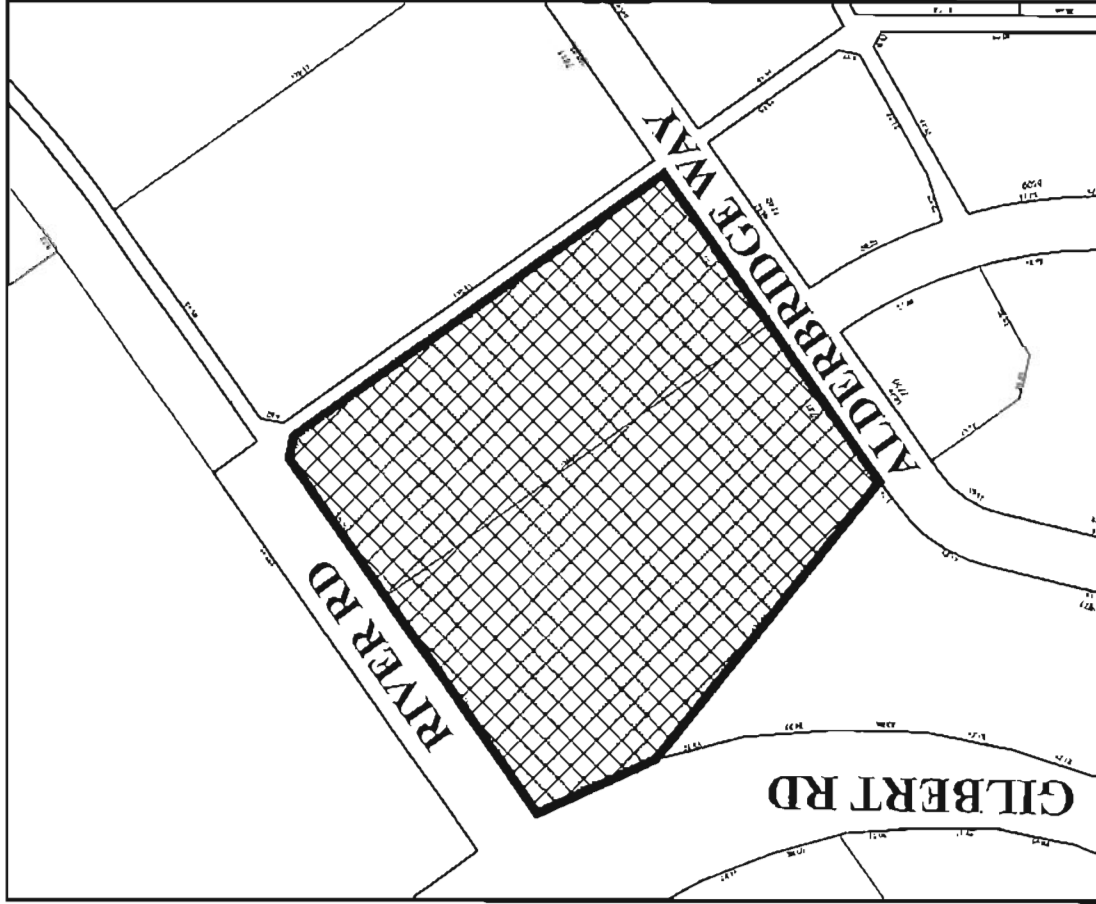
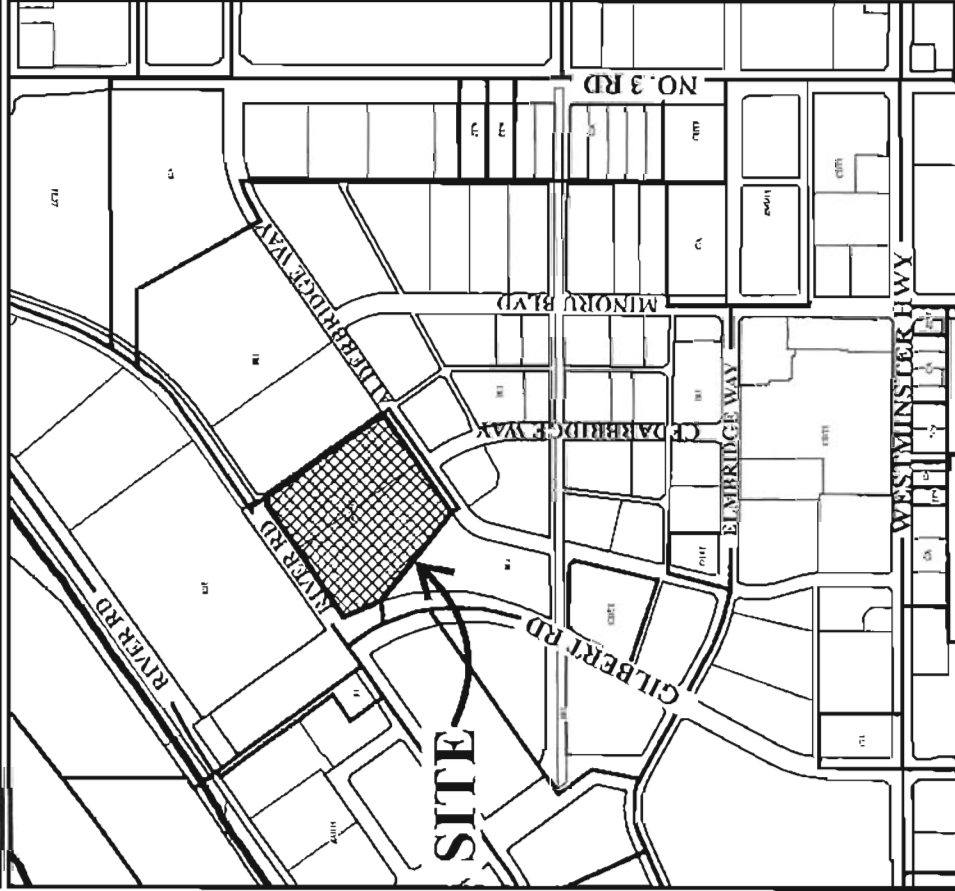
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DV 13-634940 SCHEDULE "A"

Original Date: 05/01/13

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Report to Development Permit Panel Planning and Development Department

To: Development Permit Panel

Date: June 20, 2013

From: Wayne Craig
Director of Development

File: DV 13-637143

Re: Application by Oris Consulting Ltd. for a Development Variance Permit at
10197 River Drive

Staff Recommendation

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:

1. 6.0 m to 0 m for the east side yard and rear yard; and
2. 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)".

Wayne Craig
Director of Development

CL:kt

Att.

Staff Report

Origin

Oris Consulting Ltd has applied to the City of Richmond for permission to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum yard requirements at 10197 River Drive in order to permit a subdivision to reconfigure existing lot lines and to create a new lot for an energy centre building (**Attachment 1**). The building will contain the geothermal ground source heat pump system that is intended to provide energy for heating and cooling to all of the buildings and residential units within the mixed-use development currently under construction in the 10000 block of River Drive. The DP for the Phase 1 area (DP 11-564405) was issued by Council on July 24, 2012. The overall Phase 1 development comprises five (5) residential buildings, one (1) mixed-use commercial residential building, and one (1) resident amenity/commercial use building. The energy centre building is located in the middle of the overall development site, consistent with the approved Development Permit.

Specifically, with the subdivision proposal to reconfigure existing lot lines and to create a new lot for the energy centre building, the applicant is requesting a variance to the “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)” zone to reduce the east and north side yard setbacks from 6.0 m to 0 m, and the west side yard setback from 6.0 m to 3.4 m adjacent to the energy center building, as shown on DP 11-564405.

The rationale for the requested variances is that BC Hydro requires the energy centre building to be located on its own fee-simple lot. This Development Variance Permit application is required to enable the subdivision to proceed.

Development Information

Please refer to attached Development Application Data Sheet (**Attachment 2**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

Development currently surrounding the subject site is as follows:

- To the north, is a City road and dike, and the north arm of the Fraser River.
- To the east, towards Shell Road, is the proposed Phase 2 portion of the multi-lot development currently under construction.
- To the south, directly across River Drive, are single detached dwellings on large lots zoned “Single Detached (RS1/D)”.
- To the west, towards No. 4 Road, is Phase 1 of the multi-lot development currently under construction.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the staff comments identified as part of the review of the subject Development Variance Permit application. The proposal is generally in compliance with the “Residential Mixed Use Commercial (ZMU17) - River Drive/No. 4 Road (Bridgeport)” zone, except for the variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to 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:

1. 6.0 m to 0 m for the east side yard and rear yard; and
2. 6.0 m to 3.4 m for the west side yard;

(as shown on Plans # 1 and # 2).

(Staff is supportive of the requested variations for the following reasons:

- *The proposed subdivision of the subject site is a requirement of BC Hydro to enable the building that will contain the energy centre for the multi-lot development to be located on its own fee-simple lot. The subdivision is required to ensure the energy centre is serviced by its own independent hydro connection.*
- *The resulting scenario leaves limited opportunity to achieve the side and rear yards required by zoning adjacent to the energy centre building, which is already under construction.*
- *The location and design of the energy centre building and surrounding landscaping were already addressed as part of the Development Permit application review process.*

Analysis

The energy centre will feature a glazed wall allowing direct views into the facility from a public plaza to the equipment and operation of the plant that will provide geothermal energy to this development along the riverfront. This design component responds to the industrial history of the site and the surrounding area.

The public plaza adjacent to the energy centre provides an entry to a wide public pedestrian corridor that connects River Drive with the riverfront. The public plaza and corridor entry is identified and highlighted by a large existing Sequoia tree that will be retained on-site.

As mentioned, the location and design of the energy centre building and surrounding landscaping were addressed as part of the Development Permit application review process. For this reason, there are no staff concerns with the proposed subdivision to create a lot for the energy centre building.

With the proposed subdivision of the subject site, there will be a need to register a cross-access easement on title over a portion of proposed lot 8, in favour of proposed lots 7 and 9, to enable legal access to and from the storage area below the energy centre building, and to provide access from the underground parkade to the outdoors.

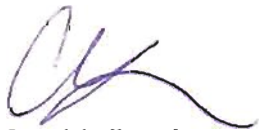
Conclusions

The applicant is seeking permission to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum yard requirements at 10197 River Drive in order to permit a subdivision to create a lot for the energy centre that is intended to service all the buildings and residential units within the overall development currently under construction on the 10000 block of River Drive.

The location and design of the energy centre building and surrounding landscaping were addressed as part of the Development Permit application review process. The variances are being requested as a result of the requirement by BC Hydro that the building containing the energy centre be located on its own fee-simple lot. This Development Variance Permit application is required to enable the development to proceed despite the scenario created by the required subdivision of the subject site for the energy centre building (10197 River Drive).

With the proposed subdivision of the subject site, a cross-access easement is required to be registered on title over a portion of proposed lot 8 to enable legal access to and from the storage area below the energy centre building and to provide access from the underground parkade to the outdoors.

Staff have no concerns with the proposed subdivision to reconfigure existing lot lines and to create a lot for the energy centre building with the requested variances.



Cynthia Lussier
Planning Technician

CL:kt

There are no requirements to be met prior to forwarding this application to Council for approval.

The following requirements are to be met prior to subdivision approval:

- Registration of a cross-access easement on title over a portion of proposed lot 8, in favour of proposed lots 7 and 9, to enable legal access to and from the storage area below the energy centre building, and to provide access from the underground parkade to the outdoors.
- Written documentation confirming that the energy centre building and adjacent buildings on proposed new lots will comply with BC Building Code requirements if the subdivision is approved.



DV 13-637143

Attachment 2

Address: 10197 River Drive

Applicant: Oris Consulting Ltd.

Owner: Parc Riviera Project Inc

Planning Area(s): East Bridgeport

	Existing	Proposed
Site Area:	Lot 3 (10011 River Dr) – 1.570 ha Lot 4 (10111 River Dr) – 1.410 ha	Lot 9 (10011 River Dr) – 1.303 ha Lot 7 (10111 River Dr) – 1.572 ha Lot 8 (10197 River Dr) – 338.2 m ²
Land Uses:	Phase 1 of the development to include: <ul style="list-style-type: none"> • five residential buildings; • one mixed-use commercial residential building; • one resident amenity/commercial use building; and, • the energy centre building. 	No change
OCP Designation:	Mixed-use, "Residential Mixed-Use (Max. 6-storey, 1.45 FAR)" and "Potential Park Site" in the West Bridgeport Land Use Map of Bridgeport Area Plan	Mixed-use
Zoning:	"Residential Mixed-Use Commercial (ZMU17)-River Drive/No. 4 Road (Bridgeport)"	No change

On Future Subdivided Lot	Bylaw Requirement	Proposed	Variance
Setback – River Drive	Min. 3.0 m	4.0 m	None
Setback – River Road (Dike ROW):	Min. 7.5 m m	13.6 m	None
Setback – Side Yards:	Min. 6.0 m	Lot 8: <ul style="list-style-type: none"> • 0 m for the east side yard • 3.4 m for the west side yard (adjacent to the energy centre building) 	Requested
Setback – Rear Yard:	Min. 6.0 m	Lot 8: <ul style="list-style-type: none"> • 0 m for the north yard (adjacent to the energy centre building) 	Requested



City of Richmond

Development Variance Permit

No. DV 13-637143

To the Holder: ORIS CONSULTING LTD
Property Address: 10197 RIVER DRIVE
Address: C/O ROZANNE KIPNES
100-12235 NO. 1 ROAD
RICHMOND, BC V7E 1T6

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied 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;as shown on Plans # 1 and # 2 attached to and forming part of this permit.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

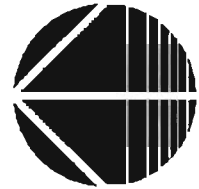
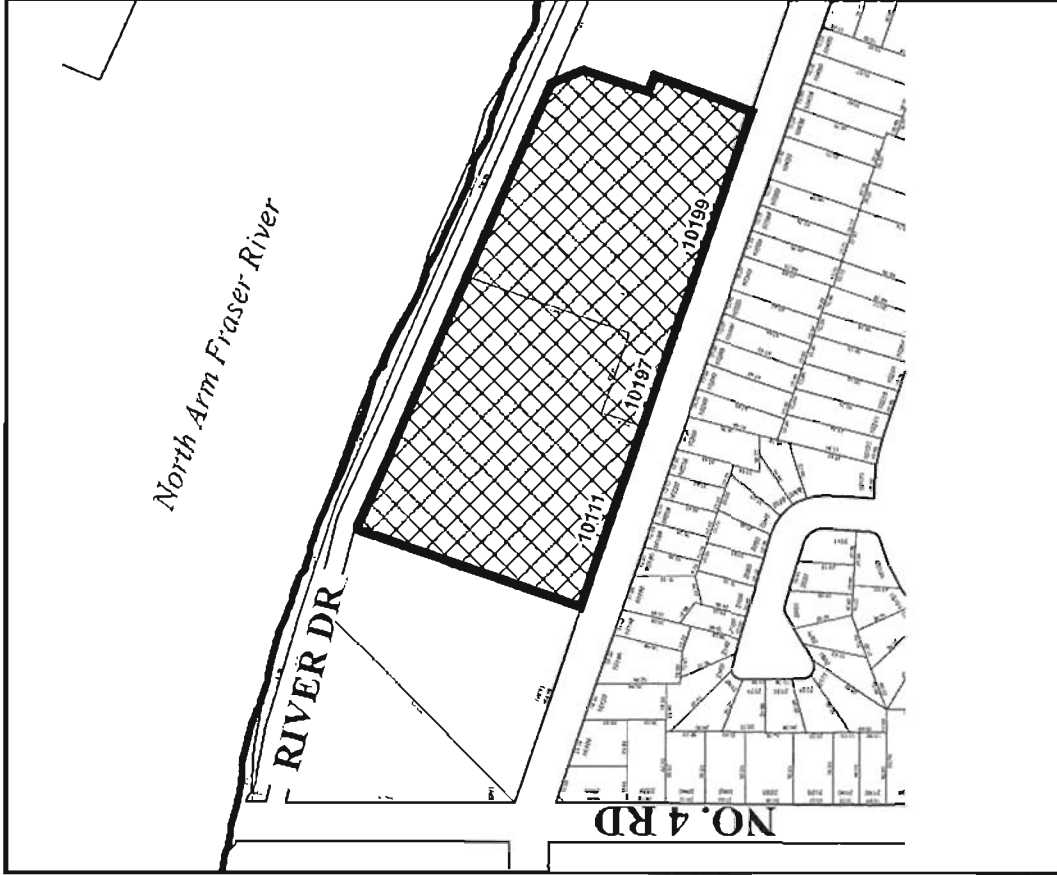
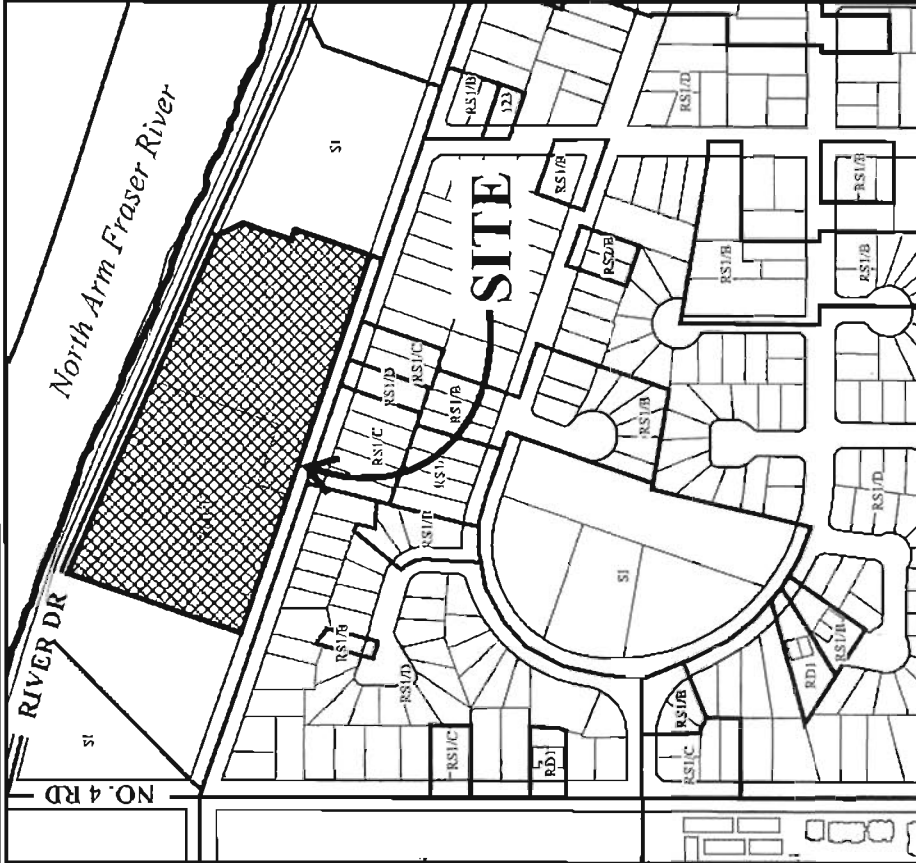
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

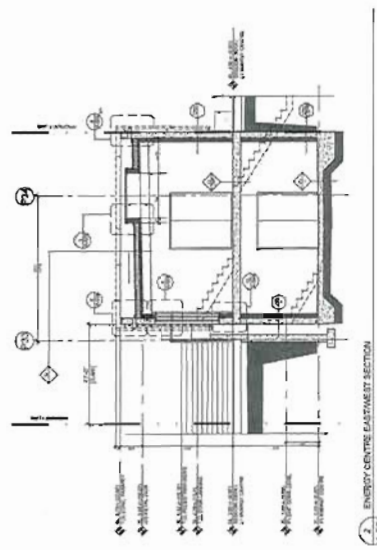


DV 13-637143 SCHEDULE "A"

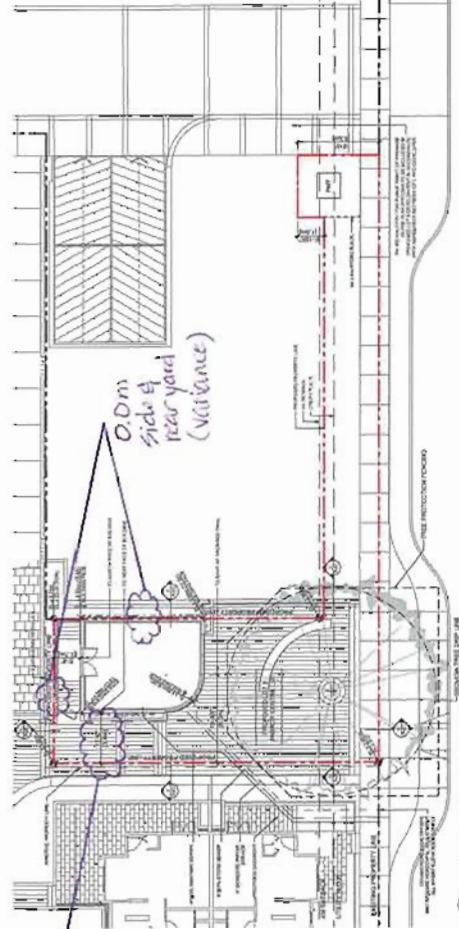
Original Date: 05/21/13

Revision Date: 06/24/13

Note: Dimensions are in METRES



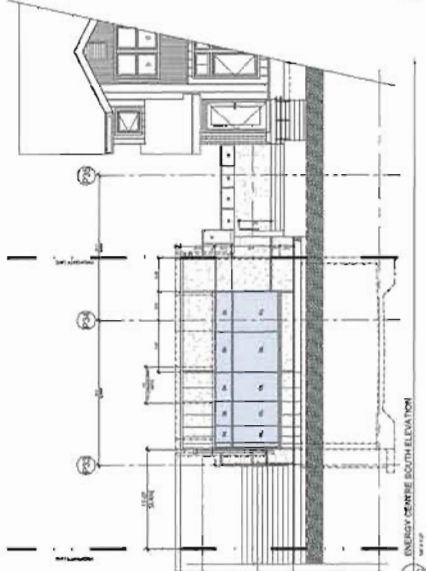
ENERGY CENTRE EAST/WEST SECTION
10/11/18



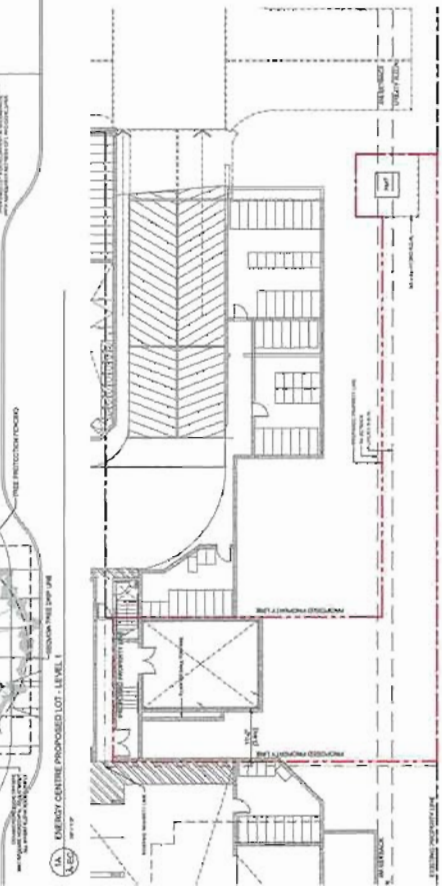
1A ENERGY CENTRE PROPOSED LOT - LEVEL 1
10/11/18

3.4m side yard (variance)

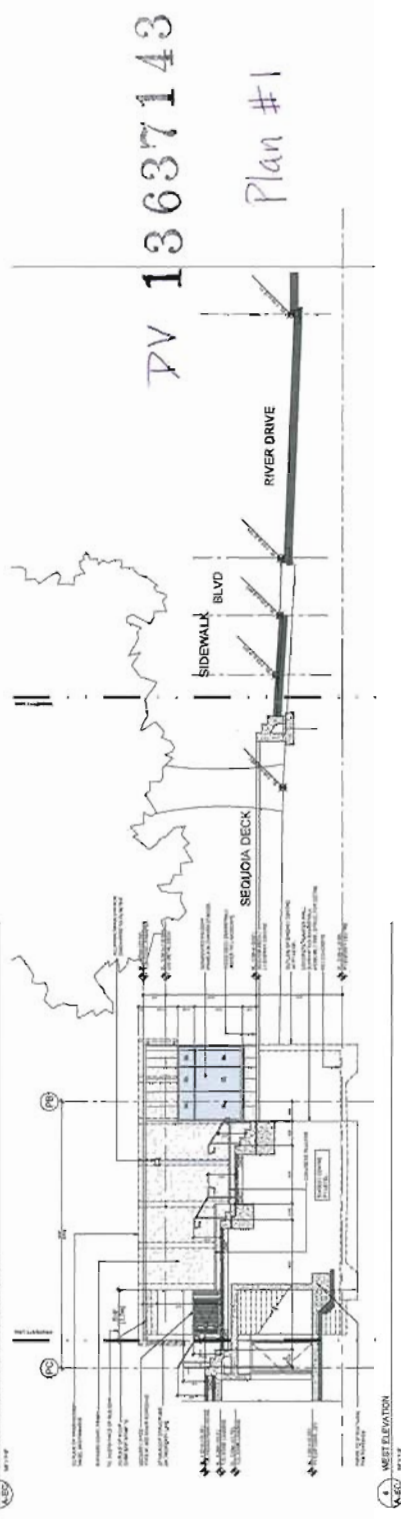
0.0m side & rear yard (variance)



ENERGY CENTRE SOUTH ELEVATION
10/11/18



1B ENERGY CENTRE PROPOSED LOT - PARKING LEVEL
10/11/18



WEST ELEVATION
10/11/18

PV 13637143

Plan #1

SIDEWALK BLVD

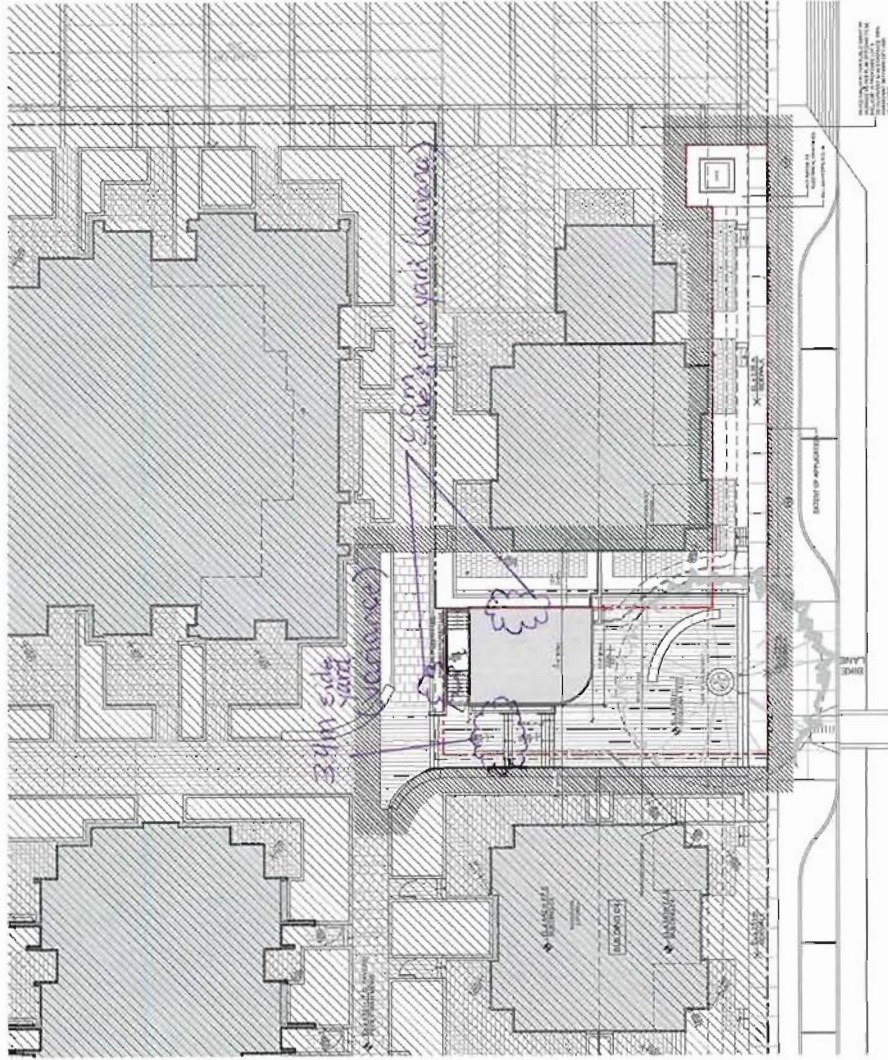
RIVER DRIVE

SEQUOIA DECK



PASC BIVIERA
ARCHITECTS
1000 10th Street
Suite 100
PASC BIVIERA
ARCHITECTS INC.

REVISIONS	DATE	BY	APP
1	10/11/18
2
3
4
5
6
7
8
9
10



1 SITE PLAN
A-112

cotter
ARCHITECTS

PASC BIVIERA
ARCHITECT
1000 A STREET, PHASE 2
SUITE 200, DOWNSVIEW, ONTARIO
P4C 1K5
PASC BIVIERA
PROJECTS INC.

**PROPOSED SITE PLAN AT
ENERGY CENTRE**

DV 13637143
Plan #2