



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Robert Gonzalez, P. Eng.  
Chair, Development Permit Panel  
**Date:** July 9, 2014  
**File:** 01-0100-20-DPER1-  
01/2014-Vol 01  
**Re:** **Development Permit Panel Meeting held on October 24, 2012**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

- i. a Development Permit (DP 12-600815) for the property at 8380 Lansdowne Road;  
be endorsed, and the Permit so issued.

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Robert Gonzalez, P. Eng.  
Chair, Development Permit Panel

SB:blg

## Panel Report

The Development Permit Panel considered the following item at its meeting held on October 24, 2012.

### DP 12-600815 – IBI-HB ARCHITECTS – 8380 LANSDOWNE ROAD

The Panel considered a Development Permit application to permit the construction of a 12-storey residential tower over a three-storey podium on a site zoned Downtown Commercial (CDT1). The proposal includes a total of 131 residential units (122 apartment units, two (2) live/work units and seven (7) affordable housing units); 270.80 m<sup>2</sup> (2,915 ft<sup>2</sup>) of retail commercial space and 654.38 m<sup>2</sup> (7,044 ft<sup>2</sup>) of restaurant commercial space. The proposal includes a variance to allow for City Centre reduced parking requirements for residential and commercial uses.

Architect, Martin Bruckner, and Landscape Architect, Cameron Owen, of IBI Group, provided a brief presentation regarding the proposal, including:

- The design was reviewed by Advisory Design Panel and refined.
- The project will include a Public Art component through the City's Public Art Program.
- Units would have their own outdoor space, there was a landscaped roof of the indoor amenity space above the parkade and there is allotted space for urban agriculture in the amenity area and the children's play area.
- The Lansdowne Road frontage has a wider sidewalk, placement of bike racks and planting areas have been adjusted to resolve any potential obstruction to pedestrian circulation.
- The proposed parking variances result from the podium having to be reduced, as no construction is permitted over the existing right-of way.
- The proposed materials include 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 supported the Development Permit application and requested variances and noted that the proposed development did not go to Public Hearing as there is no associated rezoning for the site. The proposed development would provide seven (7) affordable housing units, five (5) one-bedroom units, and two (2) two-bedroom units. 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 (OCP). The proposal's Transportation Demand Management measures include a cash contribution towards the provision of new pedestrian benches in the area and 20% of the proposed development's parking would be electric plug-in ready. The developer would be constructing frontage improvements along both Lansdowne Road and Cooney Road frontages through a Servicing Agreement. The requested parking variance was in accordance with the City Centre Area Plan.

In response to Panel queries, 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.
- 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 response to Panel queries, staff 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, that the separation between the proposed development and the existing residential building to the west is consistent with the Official Community Plan (OCP) for the City Centre area.

No correspondence was submitted to the Panel regarding the Development Permit application.

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.

Subsequent to the Panel meeting, the applicant provided an updated shadow study for the application file. The earlier error in the shadow study rendering provided to the Panel was corrected to match the presentation made to the Panel and to accurately reflect the proposal.

The Panel recommends that the Permit be issued.