

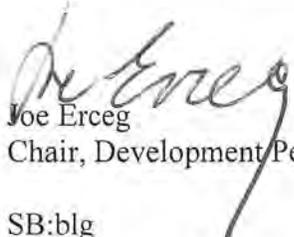


To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: October 5, 2016
File: 01-0100-20-DPER1-
01/2016-Vol 01
Re: **Development Permit Panel Meeting Held on March 30, 2016**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) A Development Permit (DP 10-516068) for the property at 8428 Park Road (formerly 6731, 6751 Eckersley Road and 6740 Cooney Road);

be endorsed and the Permit so issued.


Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on March 30, 2016.

DP 10-516068 – ANDREW CHEUNG ARCHITECTS INC. ON BEHALF OF 1044577 B.C. LTD., INC. NO. BC 1044577 – 8428 PARK ROAD (FORMERLY 6731, 6751 ECKERSLEY ROAD AND 6740 COONEY ROAD (March 30, 2016)

The Panel considered a Development Permit application to permit the construction of approximately 41 apartment units and eight (8) townhouse units on a site zoned Mid Rise Apartment and Townhouse (ZLR26) – Brighthouse Village (City Centre). No variances are included in the proposal.

Designer, Kassra Tavakoli, of Andrew Cheung Architects, Inc., and Landscape Architect, Alain Lamontagne, of Durante Kreuk, Ltd., provided a brief presentation, noting that:

- The apartment building anchors the corner of Eckersley Road and future Park Road and the proposed development softens the transition between the residential towers to the south and future low rise developments on the north side of the future Park Road.
- Required setbacks are provided, but the tight site has limited opportunities for landscaping.
- The proposed development aims to achieve LEED Silver equivalency, is designed to be connected to a future City Centre District Energy Utility, and central air conditioning is provided for all units.
- Stepped planters and stairs are proposed along the future Park Road frontage of the townhouse units to provide a better interface with the public realm.

In response to Panel queries, Mr. Lamontagne and Mr. Tavakoli advised that:

- The stepped planters provide screening to the exposed parkade walls.
- Usable patio spaces are provided.
- Lowering the elevation of the parkade would result in loss of some parking spaces.
- The outdoor amenity area can be accessed from the townhouse units.
- The main pedestrian entry area is highlighted with different paving treatment and wider staircases. Unit pavers are used in the loading area. Planting will be provided between the two (2) stretches of the ramp at the pedestrian entry to the apartment building.
- The outdoor amenity area is fully accessible and connected to the indoor amenity room.
- The applicant is coordinating with the strata management of the adjacent development to the south to fill the off-site gap area over a sanitary sewer that is being relocated.
- New Japanese Maple trees along Cooney Road will soften the townhouses west elevation.

Staff commented that all apartment units will be constructed to meet the Basic Universal Housing requirements and the proposed bicycle parking spaces have been increased by 30 percent; which exceeds the Zoning Bylaw requirement. In addition, the Servicing Agreement associated with the site includes: (i) frontage improvements for all three (3) street frontages and construction of Park Road extension; and (ii) installation of traffic signal at the intersection of Cooney Road and Park Road.

In response to a Panel query, staff confirmed that the proposed development softens the transition to the future low-rise development on the north side of the future Park Road.

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

Ms. Teresa Li addressed the Panel, expressing concern regarding whether Cooney Road and Eckersley Road will be connected. In response to the query, the Chair advised that a future Park Road extension will be constructed to connect the two (2) roads.

The Panel acknowledged support for the project, noting that the proposed development will enhance the streetscape of the future Park Road extension. Also, the Panel advised the applicant to ensure long-term maintenance for the proposed terraced planters.

The Panel recommends that the Permit be issued.