



City of Richmond

Report to Council

To: Richmond City Council

Date: November 21, 2018

From: Jane Fernyhough
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2018-Vol 01

Re: Development Permit Panel Meeting Held on November 14, 2018

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-815966) for the property at 9151 Van Horne Way be endorsed, and the Permit so issued.

Jane Fernyhough
Chair, Development Permit Panel
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SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 14, 2018.

DP 18-815966 – I-FLY VANCOUVER –9151 VAN HORNE WAY
(November 14, 2018)

The Panel considered a Development Permit application to permit the construction of an indoor recreational skydiving facility with a maximum building height of 24.0 m (78.8 ft.) on a site zoned “Light Industrial (IL)”. No variances are included in the proposal.

Bill Adams, of Adams 1st Consultants; Architect, David Fey, of Jensen Fey Architects; and Landscape Architect; Oren Mizhari, of Connect Landscape Architecture, provided a brief presentation, noting that:

- The proposed building can be viewed from multiple directions and the building design is intended to make the four sides of the building visually interesting and improve the pedestrian experience along Van Horne Way.
- The proposed siting of the building provides potential to further develop the site.
- Building materials include a combination of painted concrete, metal-like exterior insulation and finish system (EIFS) panels, and aluminum wood grain panel. The proposed colour palette consists of warmer tones of gray, wood colours, and red, which is part of the branding of I-Fly.
- Landscaping along the perimeter of the site will screen parking and low landscaping is proposed in the interior of the site, including limited areas in the parking lot. Landscaping materials include drought-tolerant native plants.

Staff noted that: (i) there is a Servicing Agreement for frontage improvements along Van Horne Way, which includes the introduction of a 4 m multi-use wide pathway and City utility upgrades; (ii) the street tree selection will be determined through the Servicing Agreement process; (iii) the project was reviewed and endorsed by the City’s Advisory Design Panel; (iv) there will be two Level 2 electric vehicle charging stations incorporated into the parking lot; and (v) there is no variance required for the proposed building height as the Zoning Bylaw allows a 25 m building height in the area subject to an approved Development Permit.

In reply to Panel queries, the design team advised that: (i) a canopy is proposed above the building entrance fronting Van Horne Way to define the entry; (ii) the proposed use of the building is not noise-sensitive and the proposed building height will not impact the flight path of aircrafts going to and coming from Vancouver International Airport; (iii) the mechanical yard is used for conditioning air in the flight chamber and the equipment is too large and heavy to be accommodated inside the proposed building; (iv) the roof overhang is a large projected soffit which symbolizes the idea of flight and provides opportunities for downward lighting; and (iv) the proposed off-site multi-use pathway on Van Horne Way fronting the site will be a significant improvement in the area.

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

The Panel expressed support for the project, noting that the building is well-designed for its proposed use and the proposed landscaping for the parking lot is visually interesting.

The Panel recommends the Permit be issued.