



City of Richmond

Report to Council

To: Richmond City Council
From: Dave Semple
Chair, Development Permit Panel
Date: July 19, 2012
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on July 11, 2012, June 27, 2012,
and September 14, 2011**

Panel Recommendation

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

- i) a Development Permit (DP 12-605110) for the property at 10511 Springwood Crescent;
- ii) a Development Permit (DP 11-595288) for the property at 10688 No. 6 Road; and
- iii) a Development Permit (DP 10-553531) for the property at 4340 No. 4 Road;

be endorsed, and the Permits so issued.

Dave Semple
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on July 11, 2012, June 27, 2012, and September 14, 2011.

DP 12-605110 – REINER SIPERKO CONSTRUCTION LTD.
– 10511 SPRINGWOOD CRESCENT
(July 11, 2012)

The Panel considered a Development Permit application to permit the construction of an in-ground swimming pool at 10511 Springwood Crescent that will partially extend into an Environmentally Sensitive Area (ESA) buffer. No Variances are included in the proposal.

The applicant, Mr. Reiner Siperko, provided a brief presentation of the proposal, including:

- The proposed in-ground swimming pool was located in the back yard of the site;
- Landscaping with native plants was proposed as compensation for the encroachment; and
- The appearance of the back yard had already been enhanced by removing unsightly sheds and generally cleaning up the yard.

Richmond resident, Ms. Ann Owen, addressed the Panel, expressing her concerns regarding drainage, and pushing beyond City requirements at the expense of the future of the City's heritage.

In response to the delegate's concerns, staff advised that:

- The area proposed for enhancement is more than twice the size of the area of the encroachment and that no Zoning Bylaw variances are being sought for this;
- The proposed landscaping will result in the area being enhanced with native plant species;
- The proposed planting scheme and vegetation species complies with Official Community Plan (OCP) Environmentally Sensitive Area guidelines;
- The proposed pool and patio are located in the back yard, well away from the dyke and the drainage canal and all existing vegetation in the canal area will be retained; and
- The existing trees in the ESA will be retained and four new trees will be planted.

No correspondence regarding the application was submitted to the Panel meeting.

The Chair advised that he understood the delegate's stated concern and noted that the City's Official Community Plan (OCP) describes how exceptions are to be managed. He noted that the environmental value of the green space at the subject site has been maximized.

In terms of drainage, the Chair stated that the applicant would require a Plumbing Permit for the proposed project. He further stated that the proposed in-ground pool is set back from the neighbouring properties and also from the rear property line.

The Panel recommends that the Permit be issued.

DP 11-595288 – MARQUEE HOTELS, RICHMOND INC. – 10688 NO. 6 ROAD
(June 27, 2012)

The Panel considered a Development Permit application to permit the construction of a 42-room addition onto the existing 106-room Holiday Inn Express hotel at 10688 No. 6 Road on a site zoned Entertainment.

The architect, Mr. Simon Ho, of Cotter Architects, and landscape architect, Margaret Shipley, of Eckford Tyacks and Associates Landscape Architects, provided a brief presentation, including:

- The proposal is a 42-room addition to the existing Holiday Inn Express Hotel at the edge of the Riverport commercial/entertainment area, and near the Richmond Ice Centre.
- The design is meant to “anchor” the corner of the site and to create a “gateway” to introduce visitors to the Riverport area.
- The architectural intent is visual integrity, between the existing hotel and the new addition with the same cladding material, colour, height and proportions.
- The proposed landscape scheme includes a berm, shrubs, and planting at the edges of the site along the street, and an outdoor amenity area with a small court where basketball and hockey can be played on site.
- The original Development Permit allowed for expansion of the building, which is needed, due to the number of hockey teams, as well as other sports teams, that attend tournaments held at the Richmond Ice Centre.

In response to Panel queries, Mr. Ho provided the following additional information:

- Handicap parking stalls are located as close to the hotel’s main entrance as possible.
- The proposed landscape scheme includes as many trees as possible while at the same time, allowing for the maximum number of parking stalls.
- Hedges will be planted close to the streets, to provide screening, and the applicant will work with an acoustical consultant to ensure hotel guests are not disturbed by noise.
- There is a marked pedestrian route between the hotel and the Richmond Ice Centre.

In response to Panel queries, staff provided the following information:

- The traffic flow to and on the hotel site was reviewed by transportation. The existing cross-access easement will accommodate the added vehicles.
- The company that runs the private sewage treatment plant servicing the property has advised that their plant has the capacity to accommodate the proposed additional 42 hotel rooms.

No correspondence regarding the application was submitted to the Panel meeting.

The Panel commented that the project would add value to the Riverport entertainment area.

The Panel recommends that the Permit be issued.

DP 10-553531 – ANDREW CHEUNG ARCHITECTS INC. – 4340 NO. 4 ROAD
(September 14, 2011)

The Panel considered a Development Permit application to permit the construction of approximately 1,075 m² of commercial space and 174 m² at 4340 No. 3 Road on a site zoned "Auto-Oriented Commercial (CA)". Variances are included in the proposal for reduced setbacks in the interior side yard and rear yard for the building and parking spaces, and reduced drive aisle width.

The architect, Francis Yau, of Andrew Cheung Architects Inc. provided a brief presentation, including:

- An existing east-west access easement provides a sidewalk to Hazelbridge Way, and vehicle access to Parker Place Shopping Centre.
- The building and two (2) vertical tower elements provide streetscape presence, set back behind a City right-of-way along No. 3 Road.
- A skylight provides natural light onto the drive aisle and sidewalk below the bridge element.
- The internal drive aisle will feature brushed concrete that includes a wavelike scoring pattern.

In response to Panel queries, Mr. Yau advised that:

- Vines and trellis structures will be implemented in specific places, not continuously, along the northern wall of Parker Place at the south property line.
- The outdoor space at the second floor features planters.
- Organic shapes with "flow" is proposed for the scored concrete paving treatment.
- The pedestrian frontage measures almost 36 m in width, and can comfortably accommodate pedestrian traffic, and even sidewalk sales of merchandise.
- The design addresses the view of the development from the Canada Line with the vertical architectural components fronting No. 3 Road and screening rooftop mechanical elements.
- Office space is provided in the second storey of the building.

Staff supported the Development Permit application and the requested variances. Staff noted:

- The design responded well to the very constrained site, and the drive aisle that allows for vehicular traffic, and loading for the commercial units, was innovative.
- The setback variance to the north and to the east property lines is due to the required easement through the site and it is consistent with the City Centre Area Plan (CCAP).
- The CCAP allows for reduced parking space setback to the interior and rear property lines.

In response to the Chair's queries, Mr. Jackson advised that:

- There is a 0.3 m difference in the small area where the drive aisle is less than 6.7 m.
- The applicant has done what is necessary to meet CCAP guidelines.

- The project exceeds the CCAP requirement of a 3 m setback from No. 3 Road.

Correspondence regarding the application was submitted to the Panel from Mr. Lane Vance, President of neighbouring business, Budget Brake and Muffler Auto Centres.

Staff noted that the correspondent expressed concern that if the requested variance of the interior side yard and rear yard setback was granted, it would interfere with the visibility of the Auto Centre business. Staff explained that the requested variance does not apply to the front yard, and that the requested front yard setback exceeds the CCAP guideline.

There was general agreement among Panel members that the applicant and architect had presented a good project, and that the vertical architectural components fronting No. 3 Road was an attractive feature.

The Panel recommends that the Permit be issued.