

Development Permit Panel

Wednesday, November 10, 2010

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, Parks and Recreation

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, October 27, 2010, be adopted.

CARRIED

2. Development Permit 07-378677

(File Ref. No.: DP 07-378677) (REDMS No.)

APPLICANT: Kasian Architecture Interior Design and Planning Ltd.

PROPERTY LOCATION: 7820 Williams Road, Surplus City Lane Land, 10020 and 10060 Dunoon Drive

INTENT OF PERMIT:

1. Permit the construction of a five-storey mixed-use commercial and residential building on 7820 Williams Road, 10020 and 10060 Dunoon Drive, and the associated surplus City lane land on a site zoned "Commercial Mixed-Use (ZMU19) – Broadmoor". The proposed development consists of 1,891 m² ground floor commercial space, 59 residential apartment units, and 9 two-storey townhouse units on the western portion of the site; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum setback from 7.5 m to 6 m for the 11.2 m height southwest stair to the third floor; and

Development Permit Panel
Wednesday, November 10, 2010

- b) increase the maximum height for buildings from 20 m to 21.5 m, limited to the elevator tower.

Applicant's Comments

Patricia Campbell, DMG Landscape Architects, Burnaby accompanied Architect Deanna Clarke, Kasian Architecture Interior Design and Planning Ltd., Vancouver.

Ms. Clarke provided the following details regarding the proposed development at Williams Road and Dunoon Drive in the Broadmoor Neighbourhood:

- the project at the northwest corner of the site, fronting Dunoon Drive and Williams Road, comprises a five storey mixed use structure, with residential and commercial units;
- adjacent there is an existing gas station on the property to the east, and an existing grocery store, and other smaller retailers, on the property to the south; one portion of the existing mall is to be retained and renovated, while and the west wing of the mall is to be demolished to make way for the proposed mixed use building;
- primary access to the proposed project is off No. 3 Road and Williams Road, with a secondary access off Dunoon Drive;
- to encourage the use of alternative transportation such measures as: (i) a provided new bus shelter; (ii) a car co-op vehicle complete with parking space; and (iii) reduction of the bylaw parking requirement are planned; in addition, three bus lines serve the subject site along Williams Road and No. 3 Road;
- the proposed commercial parking pool to the east consists of new landscape islands and trees, shrubs, a steel trellis and a landscape buffer of both trees and shrubs adjacent to the gas station;
- the applicant plans to build the project in two phases; phase 2A consists of:
 - (i) a commercial retail area facing the surface parking lot to the east;
 - (ii) loading, garbage and recycling for the commercial area tucked back into the building to screen the area from Dunoon Drive
 - (iii) two shower/change rooms provided for cyclists;
 - (iv) 9 two-storey wood framed townhouse units fronting Dunoon Drive, each with individual stair access from the Dunoon sidewalk, and a patio space surrounded by a transition zone of tiered landscaping; and
 - (v) residential above grade structured parking with 89 stalls for the 68 residential units are accessed from a ramp located behind the townhouse units.
- bike storage spaces and lockers are provided on the residential above grade structured parking level;
- the second storey of the townhouse units have direct access to the parking spaces via a corridor at the back of the units;

Development Permit Panel
Wednesday, November 10, 2010

- access to parking from the apartment units is provided by two staircases and one elevator core;
- Phase 2B consists of:
 - (i) apartment units on the third and fifth levels range in type and size, with a total of 28 one-bedroom units and 31 two-bedroom units;
 - (ii) each apartment unit on the third, fourth and fifth levels is provided with a private, outdoor space;
 - (iii) third level apartment units are provided with screened patios;
 - (iv) fourth level apartment units are provided with covered balconies;
 - (v) fifth level apartment units are provided with both balconies and a private rooftop patio, accessed by a private stair and roof hatch;
 - (vi) third, fourth and fifth levels are stepped back from Dunoon Drive to provide relief in massing and to reduce overlook issues, as well as reduce views of the surface parking lot; and
 - (vii) a soft landscape in plants is a buffer provided along the surface parking lot edges;
- a shared outdoor amenity space is provided and includes: (i) a meandering walking path; (ii) a seating area; (iii) landscaping to buffer private patios from common areas; (iv) common gathering space; and (v) wood planters for residential gardening;
- the proposed buildings' two primary facades will present two different, but cohesive, characters to the residential neighbourhood to the west and the commercial neighbourhood to the east;
- the commercial face of the building at trade will reflect the palette of materials utilized on the renovated portion of the existing mall, and include: (i) brick; (ii) horizontal louvers; and (iii) glass and steel canopies;
- entries to the commercial spaces are recessed and accented by brick portals and canopies, for rain protection;
- the commercial face wraps around the south and north facades and greet the residential façade with: (i) tiered brick planters; (ii) steel and glass patio railings; (iii) aluminium windows; and (iv) wood fibre cement board;
- the contemporary composition of proposed materials presents a residential palette to the single family homes on the west side of Dunoon Drive;
- the scale of the proposed townhouse units mimic the heights of the houses across Dunoon Drive in order to blend harmoniously into the neighbourhood;
- articulation of the east, and the west, residential facades is achieved with the use of recessed balconies which provide: (i) weather protection; and (ii) a logical rhythm of alternating materiality between wood fibre cement board, glass and wood shingles;

Development Permit Panel
Wednesday, November 10, 2010

- the perceived mass and height of the proposed project are reduced on the west façade with stepped back patios and balconies at the third and fifth levels;
- a visual break in height is achieved by the inclusion of projecting cornices on the fourth and fifth level roofs;
- the proposed project includes such sustainable features as:
 - (i) provision of geothermal heating and cooling for residential and commercial use;
 - (ii) provision of generous daylighting and views for both the commercial and residential components;
 - (iii) a partially landscaped roof and surface parking landscaped islands, trees and shrubs that help control storm water runoff, and overheating of the roof deck and surface parking lot;
 - (iv) water efficient fixtures and low emitting materials utilized in the interiors of both the commercial and residential units; and
 - (v) the use of regional and recycled materials.

Ms. Clarke concluded her presentation with the remark that the project owner, First Capital Asset Management, mandates that all new projects are built to a LEED silver standard, or better.

Ms. Campbell provided the following details of the landscape design:

- trees that are in poor form are to be removed, and replaced with 42 new trees, exceeding the City's 2 to 1 tree replacement ratio;
- the new trees are to be planted in a highly sustainable way using structural soil beneath the on-site pavement;
- the upper deck includes a green roof component provided with soft shrub landscaping in raised planters at the roof edge; and
- much analysis was undertaken regarding how pedestrians find their way around the site, and the open space design includes improvements such as benches and bike racks.

Panel Discussion

Discussion ensued between the applicant and the Panel with regard to the provision of play space for children. Advice was given that:

- a structured play area is not part of the proposed development, but children can participate in the gardening aspect of the roof deck raised planters;
- the project owner, First Capital Asset Management has made a donation to Maple Lane School to upgrade the school's play area for neighbourhood children; and

Development Permit Panel
Wednesday, November 10, 2010

- a walkway featuring ornamental planting is one of the linkages the applicant has provided for the site and the surrounding neighbourhood, with future phases and public space nodes to be forthcoming.

Discussion ensued regarding the type of gardening spaces available to different types of the residential units. Ms. Clarke advised that:

- third floor apartment units have a private outdoor space and a screened patio;
- fourth floor apartment units have a covered balcony and access to the common area; and
- fifth floor apartment units have a covered balcony and access to a private rooftop patio space;

In response to a query, Ms. Clark advised that the geothermal heating/cooling system applied to the entire building structure.

A brief discussion ensued regarding the traffic flow and advice was provided that the current one-way traffic flow would be replaced with a two-way access system throughout the proposed project.

In response to a query regarding the type of commercial endeavours the applicant envisioned on site, Ms. Clark mentioned a drug store and a fruit and vegetable stand as possible commercial tenants.

Mention was made of the four convertible units, as well as aging in place features provided in all of the proposed units. In response to the Chair's query regarding how a person confined to a wheelchair would move through the proposed development, Ms. Clarke used boards to indicate that: (i) all commercial units are accessible to wheelchairs; (ii) the elevator core provides access to all apartment units; and (iii) the two-storey townhouse units do not have elevating devices.

The Chair commented that, from time to time, when a proposed development is constructed in more than one phase, members of the public call the City to comment on the appearance of the construction site. In response to the Chair's query regarding the timing of the building of Phase 2A and Phase 2B, the applicant advised that the construction period would be quite sequential.

The Chair mentioned the issue of parking enforcement at the existing adjacent malls, and referred to complaints the City had received in the past regarding the number of parked cars ticketed. First Capital Asset Management representative Mike Lowe responded that First Capital continues to work cooperatively with the Richlea Shopping Centre, owners of the site of Safeway grocery store, to prevent ticketing.

Staff Comments

Wayne Craig, Program Coordinator – Development advised that staff is in support of the application. The requested variances do not involve liveable space and are minor in nature.

He commented that the applicant should be commended for their public consultation program and for the preparation of a master plan for the future redevelopment of the Broadmoor Neighbourhood Service Centre.

Mr. Craig added that: (i) no active play equipment is proposed for the subject site but that the applicant has made a donation to Maple Lane Public School with the provision that the donation go toward an upgrade of the school's play equipment; and (ii) Phase 2A of the development process includes all ground level landscaping.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel noted that much attention to detail had been paid, that the neighbourhood had been brought on board throughout the design process, and that the redevelopment was significant.

Further comments were made regarding the inclusion of (i) a geothermal heating/cooling system; (ii) garden plots and composing; and (iii) car sharing.

In conclusion, the Panel sited that while the applicant had a solid plan for the commercial units on site, it also paid attention to the interface to the existing residential neighbourhood.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a five-storey mixed-use commercial and residential building on 7820 Williams Road, 10020 and 10060 Dunoon Drive, and the associated surplus City lane land on a site zoned "Commercial Mixed-Use (ZMU19) – Broadmoor". The proposed development consists of 1,891 m² ground floor commercial space, 59 residential apartment units, and 9 two-storey townhouse units on the western portion of the site; and*
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Development Permit Panel
Wednesday, November 10, 2010

- b) *increase the maximum height for buildings from 20 m to 21.5 m, limited to the elevator tower.*

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, November 24, 2010 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, December 15, 2010

CARRIED

4. Date Of Next Meeting: Wednesday, December 15, 2010

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:09 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, November 10, 2010.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk