



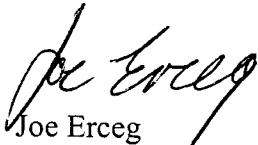
City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: April 15, 2003
File: DP 03-227595
(Part 1 – Building only)
Re: **Application by Great Canadian Casinos Inc. for a Development Permit at
8811/8831 River Road**

Manager's Recommendation

That a Development Permit be issued for 8811/8831 River Road, on a site proposed to be rezoned Comprehensive Development District (CD/87), which would allow the development of the building only (Part 1) for a comprehensive entertainment and hotel facility including a casino, hotel, dinner theatre, conference centre, a variety of restaurants, banquet rooms and retail shops, and the executive offices of the casino company.


Joe Erceg
Manager, Development Applications

JE:bfq
Att. 3

Staff Report

Origin

Great Canadian Casinos Inc. has applied to the City of Richmond for permission to redevelop the former Bridgepoint Market site at 8811/8831, 8671, 8840 River Road, 2420 No. 3 Road, Lot 6880 and Lot G Duck Island (± 19 acres) into a comprehensive entertainment and hotel facility including a casino, hotel, dinner theatre, conference centre, a variety of restaurants, banquet rooms and retail shops, and the executive offices of the casino company. The site is in the process of being rezoned to Comprehensive Development District (CD/87) and this new zone was modelled on the Automobile-Oriented Commercial District (C6).

Process:

As a means to facilitate the fast tracking of this project, the development has been divided into two (2) parts, specifically:

Part 1 - The Building only, and Part 2 - The Site Improvements. This report is focused on the form and character of the building only. All landscape or site improvement related issues have been deferred to Part 2 – Site Improvements of the Development Permit negotiations.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	36,896.256 m ² (397,161 ft ²)
Building Area:	39,211.510 m ² (422,083 ft ²)
Site Coverage:	50% Allowed 31% Proposed
F.A.R.:	55,344.385 m ² (595,741.5 ft ²) Allowed for Hotel Use at 1.5 F.A.R. 18,448.128 m ² (198,580 ft ²) Allowed for Other Uses at 0.5 F.A.R. 73,792.513 m ² (794,321.5 ft ²) Total Allowed 26,602.193 m ² (286,353 ft ²) Proposed for Hotel Use at 1.5 F.A.R. 12,609.317 m ² (135,730 ft ²) Proposed for Other Uses at 0.5 F.A.R. 39,211.510 m ² (422,083 ft ²) Total Proposed
Parking:	1,208 Spaces Required 1,268 Spaces Proposed

Development surrounding the subject site is as follows:

To the north, an existing pub/restaurant, marina and the North Arm of the Fraser River;

To the east, light industry;

To the south, the CPR right-of-way and light industry beyond; and

To the west, environmentally sensitive area (ESA) marsh area of the Fraser River and an aggregate storage yard.

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 1, Sub-Section 9.4 Commercial Area Development Permit Guidelines of Bylaw 7100, the Official Community Plan. For the purposes of this report, only the applicable building oriented Development Permit Guidelines are addressed.

Note: Each relevant Development Permit guideline is followed by a response from the applicant in '**bold italics**'. If the proposed development does not comply with any Development Permit guideline, the applicant has been requested to provide an explanation or rationale.

9.4. Commercial Area Development Permit Guidelines

9.4.1. Adjacent Uses (Edge Conditions): Commercial developments can, unless carefully-designed and controlled, have significant negative impacts on surrounding areas. The intent is to minimize these negative impacts through a site-by-site consideration of the form and character of new development, particularly where such development is in sensitive areas, is situated outside or at the edge of commercial and industrial areas, or occupies highly visible locations along major public thoroughfares. ***This project is surrounded by industrial uses that are unpleasant. The project development will be a significant upgrade to the activities in the area and hopefully be the catalyst that helps the neighbourhood regenerate itself in a way that represents a higher "best use" for the land.***

- A continuous street orientation of the development should be maintained. ***Complies.***
- The design of facades facing lanes should incorporate quality finishes and materials complementary to overall project design. Garbage facilities and related uses should not be located adjacent to the public realm and should be screened and appropriately lighted. ***Complies.***

9.4.2. Circulation System & Parking

9.4.2.A. Access

- Maintain a continuous street orientation of the development and incorporate quality finishes and materials complementary to overall project design into the design of facades facing lanes. ***Complies.***
- Locate garbage facilities away from the public realm. Facilities are to be screened, buffered and appropriately illuminated. ***Complies.***

9.4.2.B. Parking

9.4.3. Public Realm:

9.4.4. Building Scale & Form: Development should be designed to enhance pedestrian interest, to complement neighbourhood character and the identity of individual developments, and to provide for the personal expression of individual stores and businesses. ***Complies.***

9.4.4.A. Streetscape

- Developments should have a strong and continuous street edge definition, with small shops, 'anchor' stores, community services and significant public uses at grade. ***Complies, as appropriate.***
- Visual continuity along the street should be maintained by complementing the design features of adjacent and neighbouring developments and/or by enclosing and screening portions of the site fronting the street, which have not be built with architectural and landscaping features. ***Complies.***

- Buildings should be designed to avoid blank walls, particularly on the first two storeys of a building that faces a street or pedestrian pathway. Provide entrances and windows facing streets and pedestrian pathways wherever possible. Where solid walls are unavoidable, use building mass, variation of the facade, textured surfaces, architectural detailing, or graphics and colours to reduce the impact of any solid wall. **Does not comply. There remains large blank walls particularly at grade and around the podium of the building.**
- Provide commercial facade treatments that are inviting to pedestrians and avoid the impersonal look typically associated with the use of large expanses of glass, mirrored surfaces and blank walls. Avoid using materials on the ground floor that may impede visual connection between the interior of the building and the street. **Complies.**
- Buildings which front onto public streets should have display windows or glass doors for a minimum of 60% of the building edge. These areas should be paved for a minimum of 2 m (6.6 ft.) in front of the windows or doors. **Does not comply. It is not possible for the Casino to have openings facing the street. This is a fundamental security concern; instead, we are providing covered, weather-protected walkways and a high level of finishes and pedestrian amenity.**
- Main entries to shops and building lobbies should open directly onto sidewalks and/or public open space areas. Where entries are set back from the sidewalk, they should be highly visible, clear-glazed and easily recognizable and accessible from the street. **Complies.**

9.4.4.B. Indoor Retail Malls

- Façades should be broken down into smaller components with individual retail entrances and windows fronting the street and major pedestrian routes. Provide multiple pedestrian access points and accommodate a variety of pedestrian-oriented uses that are directly accessible from the sidewalk, e.g. retail shops, service shops and restaurants. **Does not comply. Centralized entry is appropriate for this kind of use (Hotel Resort/Casino. This is not a retail development.**
- The façade and glazing facing streets should allow visual connection between the interior and the street. Solid walls or large expanses of reflective glass or glass blocks are not appropriate. **Complies. In the entrance area, there is a very transparent connection between indoors and outdoors. The applicant is attempting to blend the indoors with the outdoors at this area.**

9.4.4.C. Neighbourhood Service Centres

- Development should be designed to reinforce its relationship with the surrounding community and to help integrate it with existing pedestrian and vehicular circulation routes, open spaces and other public amenities. **Complies.**
- Development should be situated and massed in a manner that helps to focus commercial and public activities in the most visible and accessible locations for pedestrians. **Complies.**
- Form of development should typically be low-rise street-wall buildings in scale with surrounding development, with pedestrian-scale building façades articulated to enhance visual interest. **Complies.**
- Portions of buildings over four storeys should be set back where appropriate to provide pedestrian scale and allow sunlight access to the street. **Complies.**
- Diminish the visual impact of parking and the car-oriented nature of the service centre by reducing the scale and visual impact of the parking lots and placing an emphasis on pedestrian-oriented scale and development. **Complies.**

9.4.4.D. Retail Development on Major Streets

- Design buildings and outdoor spaces to enhance visual privacy and reduce sound transmission between different uses. **Complies.**
- Outdoor retail display, restaurant and related activities, as well as festive and interesting forms of pedestrian-oriented lighting, are encouraged at ground level. **Complies.**
- Lighting of streets, businesses and outdoor areas should support a safe and secure environment for evening and late night public enjoyment while minimizing impacts on sensitive neighbouring residential uses. The lighting should be integral with the architecture and supportive of local character. **Complies, as appropriate.**
- Mixed-use developments should provide venting from restaurants to the top of the uppermost roof in the development. Venting from restaurants should also incorporate sufficient noise- and odour-reducing equipment to prevent sound and smell overflows from creating an environmental nuisance. **Does not comply. The applicant is venting through the side using UV hooded "Ecologizer" ventilation methods.**

9.4.5. Landscape:

9.4.6. Amenities: The intent is to provide amenity spaces in large developments for the convenience and enjoyment of workers, their families, and clients.

- Developments over 2,000m² (21,529 ft²) should provide amenity spaces within the project. **Complies.**
- Amenity spaces should be provided at a minimum ratio of 1 m² (10.8 ft²) per 100 m² (1,076.41 ft²) of gross leasable building area. **Complies.**
- Amenity space may consist of social, recreational, educational, or cultural facilities, either indoor or outdoor. Consolidate in one location, either dedicated to a single use or adaptable to multiple uses. **Complies.**
- On-site employee or public amenities should include change rooms, showers, lockers, a lounge and a covered outdoor seating area. **Complies as appropriate.**
- Ensure the shape of the facility, the configuration of spaces within the facility and the location of the facility are tailored to its intended use(s). **Complies.**
- Situate the facility to encourage public use and provide for convenient public access i.e. in a highly visible, grade-level location fronting a pedestrian-oriented street or open space. **Complies.**
- Wherever possible, provide direct public access from the facility to the outdoors and convenient access to bicycle parking, vehicle parking and passenger drop-off areas. Ensure that barrier-free access is provided to and throughout the facility. **Complies.**
- Wherever possible, provide access to outdoor open space for use by facility users. **Complies.**
- Ensure that exterior windows extend for a length equal to, or greater than, 20% of the perimeter of the facility. **Does not comply. This is not appropriate considering all the uses. Where the uses can have glazing, there is abundant glazing and outdoor connections.**

9.4.7. Signage

- Signs should be integrated with the architecture and compatible with adjacent residential areas. **Complies, although there is no adjacent residential use.**
- Ensure that signage is low and grouped so as to be unobtrusive. **Complies, but in a building of this scale, there are other signage opportunities that are appropriate at an urban scale.**

9.4.8. Garbage & Recycling Facilities

- Garbage, recycling and pick-up should be situated in areas, which do not conflict with pedestrian traffic and should either be fully enclosed or screened with solid walls higher than the bins. **Complies**
- Provide lighting which is unobtrusive and in scale with its surroundings. **Complies**

Initial Staff Comments

Note: For the purposes of this report, only the applicable building oriented City of Richmond staff comments are addressed.

1. Public Plaza Areas and Open Spaces (to be dealt with in Part 2 – Site Improvements)

- The screening and buffering of the loading area and service bays from the public open space area appears inadequate. Enclosed loading bays have been incorporated into the design but more attention to the east façade, service vehicle manoeuvring and screening from the waterfront pedestrian zone is required. **Loading area is heavily screened through landscape plantings and physical horizontal separation.**

2. Pedestrian Connections (to be dealt with in Part 2 – Site Improvements)

- Consider a covered walkway connection through the central pedestrian spine of the main parking lot on the south side of River Road that echoes the design of the porte-cochere. **This staff comment remains to be addressed. The potential redesign of this section of the site due to possible rapid transit development makes the design and construction of a covered walkway unwise. The current landscape design is also a more consistent one with the landscape theme.**

3. Off-Street Parking (to be dealt with in Part 2 – Site Improvements)

4. Architectural and Landscape Plans (also to be dealt with in Part 2 – Site Improvements)

- Architectural and Landscape site plans differ. **This staff comment remains to be addressed. The applicant is attempting to coordinate drawings but there is a lag or delay in the information between the various consultants. The April 14th submission only partially addresses all of the issues identified.**
- Building and parking statistics required on Architectural site plan. In addition to the summary statistics that have now been incorporated on the drawings, please provide a detailed calculation of all the various uses in the building (i.e. hotel, office, commercial retail units, casino, restaurant, service, etc.). **The applicant will provide the detailed calculation of all the various uses in the building in table form when the revisions are complete; likely Monday, April 14, 2003.**
- While the floor plans are more detailed than the elevations they are devoid of much detailed layout information. **Much of this information has been provided however detailed area calculations are also requested. The applicant will provide the area calculations. The applicant has not showed the detailed floor plan layout of the Casino.**
- The building elevations appear to be more ‘design studies’ than final design proposals (with materials and design details; there is a lack of windows particularly on the river side). More architectural design development is required regarding the façade treatment.

The applicant will provide more detailed drawings in our next re-submission, due Monday, April 14, 2003.

- Detailed architectural and landscape design drawings are required. More architectural and landscape architectural design development is required. ***The applicant will provide the revised updated drawings on April 14, 2003. Detailed landscape drawings have been provided.***
 - The roof decks require a landscape design and detailing. A stronger, more consistent approach is required regarding the design development of the roofscape. ***The applicant believes this issue has been dealt with in a satisfactory manner. Roof deck designs have been provided.***
 - Building Code Analysis is required. Preliminary meetings have been held however the preliminary code analysis and equivalency report is still outstanding. ***The applicant will send the report when it is finalized for the May 1st BPA. Hopefully, a draft will be available before then. The applicant indicates that they sent a "Preliminary VBBL Building Code Analysis Summary" dated March 10, 2003.***
 - The attached Development Permit Guideline Checklist needs to be completed for the Advisory Design Panel Meeting. ***The applicant has submitted the checklist however some Development Permit guideline issues remain to be resolved. The applicant believes this issue has been dealt with in a satisfactory manner; at the March 21st re-submission.***
5. Future Land Uses (to be dealt with in Part 2 – Site Improvements)
- Large parking lots immediately adjacent to the waterfront walkway do not seem to be the highest and best use of precious waterfront land. Show proposed future uses for these areas and the waterfront lot. ***This staff comment remains to be addressed. City of Richmond staff continue to encourage the applicant to make modest reductions in the amount of on site parking to ensure adequate separation and buffering of the waterfront walkway from the adjacent parking areas. Information regarding the future development of the site is not available at this time and the separation and buffering of the parking lot is a landscape issue.***
 - Show how this site will integrate with the proposed Richmond Airport Vancouver Rapid Transit Project. ***This staff comment remains to be addressed. This information is not available at this time.***

Detailed Staff Comments

Note: For this report only City of Richmond staff comments applicable to the building are addressed.

1. Update the Context Plan and provide a neighbourhood scale drawing that shows the extension of Garden City Road from Bridgeport Road to River Road. In this regard, the engineering functional plan will be sufficient, preferably superimposed on an aerial photograph. The City can supply a digital air photograph with property lines. ***The applicant will provide a context plan for the Development Permit Panel Meeting.***
2. Provide site plan that illustrates the future development plans of the Great Canadian Casino Inc. including the previously mentioned addition by separate hotel in the east parking lot, the possible parking structure in the west parking lot, the expansion of

the casino room to the west and as much information as can practically be shown regarding the contemplated rapid transit station, park and ride facility and bus loop/interchange on the south parking lot. ***The applicant is working on this issue.***

3. Confirm in writing that the construction of the current development as proposed will not be phased. ***The applicant has confirmed that this project will not be phased.***
4. It would be appreciated if the developer could indicate when the Development Permit applications will be made for the remaining future development parcels excepting the contemplated TransLink transit initiatives. ***The applicant anticipates applying for the Development Permit for the parking structure approximately mid-Summer. The applicant wants to start construction in January, 2004. There are no specific plans for any other developments at this time.***

Development Coordinator Comments

1. See initial staff comments above.

Rezoning Comments

1. The following are requirements prior to the final adoption of the rezoning for the subject site:

Entering into a Servicing Agreement with the City to include:

1. Dedication, design and construction of Garden City Road including:
 - a) Land dedication and acquisition as necessary to assemble the required right-of-way (24.0 m) from Van Horne Way to River Road; and
 - b) Construction of Garden City Road to City arterial road standards, from Bridgeport Road to River Road.
2. Registration of public rights-of-way including a 5 m wide waterfront walkway, the existing pier and proposed public plaza and open space areas.
3. Design, construction and maintenance to acceptable City standards of the waterfront walkway including, but not be limited to the following elements:
 - a) High quality surface treatment;
 - b) Seating and viewing opportunities; and
 - c) Adequate lighting.
4. Relocation of existing water mains to service the development.
5. Design and construction of a new street lighting system on River Road to current City standards:
 - a) Concluding a crossing agreement with CP Rail for the new Garden City Road extension at the existing rail tracks in order to service the development;
 - b) Registration of covenants on the titles of adjacent properties which are intended to be used to provide the required accessory parking for the project; and
 - c) Registration of a revised 20 m dyke right-of-way, discharging unneeded portions of the existing dyke right-of-way.

This report anticipates consideration of fourth reading for the rezoning at the Council meeting of April 28, 2003. The status of the rezoning will be updated at the Development Permit Panel Meeting of April 30, 2003.

Building and Zoning Comments

1. Ensure that this project complies with all building code requirements including hydrant locations, fire fighting access, etc. ***The applicant will ensure that this is the case.***

2. The finished floor elevation (F.F.E.) of the main level should comply with the Provincial flood plain elevation of 2.6 m geodetic for this site. It is understood that the proposed F.F.E. for the building is set at 4.0 m geodetic, please confirm. ***The applicant will be leaving the existing slab at the existing elevation in the Casino area, and that elevation is higher than 2.6 m. The F.F.E. for the remainder of the building lowest level will be 4 m or higher.***
3. City of Richmond staff have not yet completed a zoning check of DP 03-227595 at 8811 River Road. The applicant is requested to clarify the specific variances requested. Preliminary issues of concern include the floor area ratio, coverage, height, setbacks, etc. ***The applicant has confirmed that no variances are required or requested.***

Fire Department Comments

1. City of Richmond staff met with the architect and their code consultant to review code issues and possible equivalencies on April 1, 2003. Provide a preliminary code analysis and draft report for any contemplated equivalencies to City of Richmond staff during the Development Permit review process. No preliminary code analysis or draft equivalency report has been received to date. ***The applicant will send the report when it is finalized for the Building Permit application. The applicant has submitted a Preliminary VBBL Building Code Analysis Summary dated March 10, 2003.***
2. Clearly detail and explain the emergency fire access route(s) proposed for the site (i.e. fire fighting access to the existing buildings, marina and the proposed new buildings). ***The applicant will include this information in our April 14th re-submission.***

Public Works and Engineering Department Comments

1. Final adoption of the rezoning is subject to a Servicing Agreement. See the 'Rezoning Comments' above for a description of the items to be addressed in the Servicing Agreement.

Built Form and Urban Design Comments

1. The casino use is internally oriented with little transparency. The Advisory Design Panel has also commented that there is an opportunity to open up the exterior walls for every internal use in the building. There appears to be a number of locations where the perimeter of the building can be made more transparent including the following:
 - a) Along the south elevation, the commercial retail units (CRU's) could be flipped with the washrooms on both sides of the main lobby to create both commercial shop entries and display windows that flank the lobby entrance to the hotel. ***The applicant has added windows to a coffee shop next to the main entrance that extends as far as possible to the east.***
 - b) Along the north perimeter wall of the north casino room, the food concessions could front or have order windows directly from the waterfront walkway. ***This will not be possible due to the constraints of the BC Lotteries regulations and the client's desired program requirements. These areas will receive abundant landscape treatment to create the visual imagery of a transparent crystalline structure (Casino head office) supported by a well-finished podium that appears to rise from the naturalistic landscape that included rock forms, planted material and water features in several areas. This is the proposed treatment around the three (3) sides of the actual Casino part of the building.***

- c) There could be glazing along the east perimeter wall of the north casino room, or at least display windows along this façade of the building at the ground level that face the public open space on the north side of the hotel lobby.
 - d) There could be limited glazing along the south and west perimeter walls of the main casino room or at least display windows along this façade of the building at the ground level. ***The applicant has provided display areas for a colourful and interesting pedestrian experience, and upgraded the finishes to include all natural materials that express the theme character of a heavy timber structure.***
 - e) There could be display windows along the east elevation of the building adjacent to the dinner theatre. ***The applicant has provided display areas for a colourful and interesting pedestrian experience along the east facade.***
 - f) The loading bays could be more recessed into the east façade of the building. ***The applicant has provided fully recessed loading bays concealed behind doors. If the applicant provides an architectural notch in the facade, they believe this will highlight the area rather than hide it. The applicant is convinced that they have provided the architectural treatment that minimizes the loading area.***
2. The applicant is encouraged to consider greater modulation of façade materials at the base of the building, better integration of materials between the podium and the towers, the use of natural materials at, or near the ground level, particularly in areas where there is close pedestrian scrutiny and a richer level of facade detailing and appointment around the ground plane of the building. Further development of the architectural design is preferred over the use of wall mural(s) at or near the base plane of the building. ***The applicant has provided the appropriate architectural response to this by upgrading the materials and increasing the modulating characteristics of the covered walkways. On the tower facade, the applicant has combined the smaller gables into more prominent gables that pierce the sky edge at the 12 in 12 roof pitch that provides the signature theme for the building's monumental massing.***
 3. Staff encourages the applicant to use real natural materials such as stone, timber, concrete, etc. Do not use cultured stone or stucco. ***The applicant has incorporated all natural materials including timber stone and concrete where there are pedestrians. There are locations where the use of stucco is appropriate at the higher levels on the hotel tower facade.***
 4. There is an uncomfortable relationship between the building and the waterfront walkway at the north-west corner of the building. The lack of architectural design development and building articulation are general concerns with regard to the building facade in this location. The applicant is requested to provide a more appropriate building facade that better relates to a 'pedestrian scale' and that incorporates visual interest along the waterfront walkway. ***The applicant has revised and improved the building facade at the north-west corner, including the elimination of stucco, the addition of envelope articulation, the incorporation of a heavy timber and stone trellis, plus natural/artificial rock work bermed up against or adjacent to the building.***

5. The applicant is requested to identify and further develop a signature architectural expression for this project. In this regard, the roofscape design is considered an element of the building that requires further design development. The Advisory Design Panel has referenced the importance of the making the building more monumental, paying greater attention to the design of the building silhouette, incorporating sculptural elements higher up on the building and the creation of a larger roof form for the towers with a steeper pitch and rooms in the roof. A 'chateau' roof as a descriptor has also been used to suggest a design image. City of Richmond staff strongly concurs with these comments. ***The applicant believes this issue has been dealt with in a satisfactory manner. The applicant does not agree with the Design Panel's suggestion to incorporate a "chateau theme". The applicant believes that the proposed theme represents an eclectic array of historical imagery based on many parts of British Columbia especially the mountains and rivers. The "chateau" style is too strongly associated with well-known architecture like the Hotel Vancouver and other monumental buildings to be used here where a more non-specific historical imagery is appropriate. The applicant has demonstrated to the Panel a sequence of design vignettes that illustrated clearly the logical thought and design development they asked for at the first appearance.***
6. If significant portions of the roofscape remain flat on lower extensions of the building, then the applicant is requested to consider a green roof rather than a simple visual display with various colours and sizes of aggregate. However, consistency and integration between the main tower roofs and the lower podium roofs is also a concern that requires further design development. ***The applicant believes this issue has been dealt with in a satisfactory manner. The applicant has determined that a green roof is not economical. The applicant contends that the different colours on the lower roofs will provide visual interest from airplanes and the hotel tower rooms. At the level where hotel rooms are at the roof level, there are patios providing a planted area and outdoor seating for the hotel guests. These are screened from each other by fence-like architectural elements and landscape materials. The applicant has provided a roof edge vocabulary that includes trellis and railing elements that are consistent at the various levels. The tower elements are highly articulated into different layers and planes. The applicant indicates that shadow lines from these will provide an animated facade, especially in combination with the varying depths of shadows provided by the three (3) differing window profiles. In addition, there are also timber-like fascias and gable truss and trim details that provide architectural interest and a high level of finish. While the applicant indicates that a green roof is not financially feasible, the architect has given careful consideration of the roofscape design to provide interesting patterns that will be visible from a variety of viewpoints and distances. The roofscape has been designed to work with the primary landscape themes and will be legible from the air and long distance views.***

7. The tower elements continue to appear box-like and massive with punched windows as the dominant architectural expression. ***The applicant believes this issue has been dealt with in a satisfactory manner. The applicant has provided a new level of elements at the gable level that fits within the hierarchy of building components. The applicant has studied the facade in great detail to provide three (3) different window types.*** The towers still seem flat with large expanses of inexpensive and inappropriate cladding materials that are not consistent with the quality of project in such a prominent or high profile location. The towers require more envelop articulation and better integration with the facade materials proposed around the podium of the building. The use of metal cladding or exterior insulation with building skin is not encouraged at or near the base plane of the building. ***The applicant believes this issue has been dealt with in a satisfactory manner.***
8. There are too many large blank walls around the perimeter of this building. The Advisory Design Panel made the comment that this building is relatively isolated in the landscape and is visible from many vantage points and from a variety of angles. In this regard, the east and west elevations of the building are noticeably devoid of architectural interest and require significant design development. ***The applicant believes this issue has been dealt with in a satisfactory manner.***
9. The Advisory Design Panel has remarked that the proposed nightclub use on the top floor has little exterior architectural expression and that this program element could be more strongly reflected in the roofscape. The suggestion was made to better identify this project as an 'Entertainment and Pleasure Market'. ***The applicant believes this issue has been dealt with in a satisfactory manner. There were differing opinions about this among the Panel members. Our client has elected to keep future options available by locating the Ninth Floor Nightclub within the existing architectural vocabulary of windows, projecting bays, and gable dormers.***
10. Identify all proposed signage locations and include a conceptual indication of the proposed sign elements including all logos and symbols. ***The applicant believes this issue has been dealt with in a satisfactory manner given the information available. More information regarding signage will be available as the marketing program develops. The applicant has attempted to show on our drawings the most likely locations for signage.***
11. The Advisory Design Panel has made the comment that the entry lobby could be more deeply articulated. While the lobby roof volume serves to punctuate the mass of the hotel blocks and relates to the scale of the towers, there is more architectural design development required to ensure that the sequence of arrival and entry also relates to the pedestrian scale. ***The applicant believes this issue has been dealt with in a satisfactory manner. The area of concern is an existing portion of the building and the applicant has provided a variety of architectural shapes, mostly at the covered walkway scale to provide a lively and animated pedestrian experience. There is also a variety of wall treatments and sizes of elements and colourful display boxes illustrating resort activities and other information.***

12. Indoor hotel uses continue to spill out into adjacent outdoor areas designated as public open spaces. Cut back the extent of the commercial use in the public outdoor areas and better integrate this space with the design of the waterfront walkway. ***The applicant believes this issue has been dealt with in a satisfactory manner. There was considerable support for lots of these activities in the courtyard and the applicant strongly believes that these will bring significant activity and pedestrian interest to the Courtyard. This is also a significant CPTED device to provide a sense of safety and "possession of the space" to deter negative activities.***

Site Planning and Landscape Comments

1. The north-west quadrant of the building includes cooling towers, the emergency generator, chillers, mechanical and electrical rooms and the impacts on the adjacent waterfront walkway are not clear. ***The applicant believes this issue has been dealt with in a satisfactory manner.***
2. There are numerous outstanding landscape and site improvement issues. ***These issues have been deferred to Part 2 – Site Improvements of the Development Permit negotiations.***

Transportation Department Comments

1. On-site Layout and Circulation
Ensure that adequate manoeuvring space is available in the port cochere as per the City of Richmond, Zoning and Development Bylaw 5300, Division 400. ***The current plan provides generous room for vehicles at the porte-cochere.***
2. Mid-Block Pedestrian Crossing on River Road (***deferred to Part 2 – Site Improvements***)
3. Garden City Road/River Road intersection (***deferred to Part 2 – Site Improvements***)
4. Access Considerations (***deferred to Part 2 – Site Improvements***)

Parks Department Comments (*deferred to Part 2 – Site Improvements*)

Refuse and Recycling Comments

1. This project will require private refuse and recycling collection. ***The applicant will indicate an additional area for refuse and vehicle storage in the west parking lot complete with increased landscape screening and buffering.***

Public Art Comments

1. There is no request for contributions of funds to the Richmond Public Art Program since the applicant has agreed to donate the existing Bridgeport Market lunar clock and the tower clock to the City of Richmond. The applicant's donation also includes the cost of dissembling the clocks', packing and storing them into a container to be purchased by the applicant. The City of Richmond will pick up the container and move it to an appropriate storage space. ***I believe the arrangement between the owner and the City of Richmond is a little different than this indicates. The agreement apparently is that the City of Richmond is providing the container.***
2. When the clocks are installed in a new location determined by the City of Richmond, the applicant has agreed to provide the funds for the design, development and installation of a plaque commemorating the clocks connection to Richmond and the corporate donors. ***The applicant will confirm this with the owner.***

Advisory Design Panel Comments

The Great Canadian Casinos Inc. proposal and associated Development Permit application for a combined casino and hotel development on the former Bridgepoint Market site located at 8811/8831 River Road was first presented to the Richmond Advisory Design Panel on April 2, 2003. The Design Panel requested that this project be returned to the Panel for further consideration. A special meeting of the Advisory Design Panel was established for the following week on April 9, 2003. The applicant made revisions to the design proposal and returned to the Advisory Design Panel on April 9, 2003. The Design Panel supported the design of this project by a vote of 6 to 2 on April 9, 2003. The relevant Richmond Advisory Design Panel Minutes from both the April 2nd and April 9th meetings are included below as Attachment 1.

Analysis

Note: For the purposes of this report, only the applicable building oriented City of Richmond staff comments are addressed.

The following categories of evaluation regarding the proposed built form are relevant:

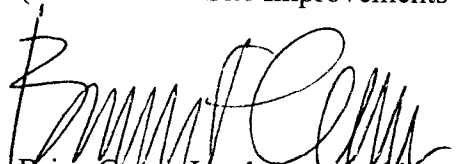
1. Increase the transparency of the envelope for every use around the perimeter of the building. *The applicant has agreed to increase the transparency of the building with the introduction of a coffee shop to the east of the main lobby entrance on the south side of the building facing River Road, however there are other locations where the transparency of the building could be increased. The applicant has vigorously resisted providing glazing along any exterior wall of a casino room and City of Richmond staff have accepted this position, however the applicant has agreed to provide large display cases or windows along the south and east elevations of the building. In addition, the applicant has now provided additional glazing at the north-west corner of the building at the staff entry lobby in combination with a smoking area. City of Richmond staff support the design direction of improving the facade material around the podium level of the building and other previously agreed techniques to increase the envelope transparency including additional glazing and improved animation and interest in the form of display cases or windows, however at the time of writing this report, the architectural drawings do not currently reflect all the proposed changes.*
2. Provide greater modulation of the facade materials around the base plane of the building. *The applicant has improved the modulation of the cladding material around the base plane of the building. The drawings continue to show stucco cladding around the base plane of the building and this is unacceptable to City of Richmond staff. The architect has agreed to delete the use of stucco on the building podium and substitute natural cladding materials including stone, heavy timber and shingles-like cladding as well as limited metal panelling.*
3. The use of natural cladding materials for the building envelope was encouraged. *The applicant has agreed to use natural cladding materials. The drawings now indicate the use and general extent of natural materials. The applicant has provided larger scale sketch concepts of typical treatments for selected and key locations of the building facades. City of Richmond staff support the general design direction and the primarily reliance on natural materials.*

4. Address the uncomfortable relationship between the north-west corner of the building and the waterfront walkway. *The applicant has explored the possibility of a boardwalk out over the marsh but this approach was not supported by the Department of Fisheries and Oceans Canada. Therefore, the applicant has decided to make various facade modifications near the north-west corner of building. These include the elimination of stucco on the podium of the building, the incorporation of natural cladding materials, the introduction of building facade articulations, enriched detailing of the building facades, further design development to better integrate the mechanical vents into the facade treatment, the addition of a continuous, heavy timber and stone trellis system, artificial and/or natural stone landscape screening bermed up against or adjacent to the building, the introduction of some glazing at the north-west corner of the building and the limited use of metal panelling. City of Richmond staff supports the general design direction of the facade treatment at the north-west corner of the building.*
5. Create a signature architectural expression, make the building more pitched roof with 'rooms in the roof. *The applicant has submitted a conceptual study of the roof and upper floor treatment of the tower elements. The architect has increased the size of the roof dormers and expressed a heavy timber truss frame structure under the roof, which reflects the heavy timber and stone trellis at the base of the building. There is room to increase the height of the roof and increase the pitch of the roof and the architect has studied this issue further and has concluded that the current main roof pitch of 6 in 12 is the appropriate design solution in this situation. In principle, City of Richmond staff support the design direction of the proposed architectural treatment for the upper portions of the tower elements but would prefer a higher and steeper roof pitch.*
6. The tower elements appear box-like and massive with punched windows and further design development was requested. *The tower elements incorporate a 0.6 m (2 ft.) recess between the planes of the board and batten metal panelling and the stucco. This building is relatively isolated in the landscape and is visible from many vantage points and from a variety of angles. The scale of this proposed building and its strategic location will act as important landmark in the vicinity of the North Gateway to Richmond. City of Richmond staff do not support the use of stucco on this building given the high profile location of this project. The applicant has now agreed to upgrade from stucco to metal panelling and City of Richmond staff support this proposed upgrade to the facade treatment of the tower elements.*
7. The east and west building elevations required attention and further design development. *The applicant has eliminated the stucco and substituted metal panelling. The cladding of the tower elements now consists of two (2) types of metal panelling (i.e. flat and ribbed metal panels). The architect has also made minor adjustments to the fenestration patterns on the east and west elevations. City of Richmond staff now support the general design direction of the facade treatment for the east and west tower elements.*
8. There are too many large flat, blank facades around the building. *The architect has made considerable progress improving the preliminary facade design of the building by reducing many large, flat, blank facades around the perimeter of the building including the elimination of stucco. City of Richmond staff support the general design direction of the facade treatment.*

9. The applicant was asked to identify all sign locations and present conceptual signage details. *The applicant has agreed to identify the location of all proposed signage on the exterior of the building and to provide typical signage concepts for the various types of proposed signs however, at the time of writing this report, this information is only partially complete. The applicant will submit updated information regarding proposed signage at the Development Permit Panel Meeting.*
10. Indoor commercial space spilled out into the adjacent public open this issue. *During the rezoning process, the applicant agreed to provide a 'public open space' on the north side of the hotel lobby and a 'future public plaza area' at the north extension and terminus of Garden City Road. (Note: See the attached 'Rezoning Amenity Site Plan' dated February 5, 2003.) In the public open space on the north side of the lobby, the current program for the building includes three (3) separate areas of exclusive private, commercial use including two (2) dining areas associated with the restaurant and one (1) lounging area associated with the pool and spa. City of Richmond staff support limited commercial activity in these spaces to help activate the public realm but consider the current proposal excessive. Richmond staff has requested that the applicant eliminate one (1) outdoor dining area in the centre of the north lobby facade. At present, the applicant disputes this request to reduce the commercial activity in the public open space. Since this issue can be considered a landscape or site improvement component of the design, the resolution of this concern has been deferred to Part 2 – Site Improvements of the Development Permit.*

Conclusions

City of Richmond staff support the architectural design and the proposed form and character of the building. Accordingly, City staff recommend support of the first stage of the Development Permit for this application (i.e. 'Part 1 – The Building'). All landscape and site improvement issues are deferred to the second stage of the Development Permit for this application (i.e. 'Part 2 – 'Site Improvements').



Brian Guzzi, Landscape Architect
Planner - Urban Design

BFG:blg

Attachment 1

Richmond Advisory Design Panel combined minutes regarding DP 03-227595 by Great Canadian Casinos Inc. at 8811/8831 River Road by Randy Knill Architect Ltd.

The Great Canadian Casinos Inc. proposal and associated development permit application for a combined casino and hotel development on the former Bridgepoint Market site located at 8811/8831 River Road was first presented to the Richmond Advisory Design Panel on April 2, 2003. The Advisory Design Panel requested that this project be returned to the Panel for further consideration. A special meeting of the Advisory Design Panel was established for the following week on April 9, 2003. The applicant made revisions to the design proposal and returned to the Advisory Design Panel on April 9, 2003. The Advisory Design Panel supported the design of this project by a vote of 6 to 2 on April 9, 2003. The relevant Richmond Advisory Design Panel minutes from both the April 2nd and April 9th meetings are included below.

Richmond Advisory Design Panel meeting minutes of April 2, 2003

Casino Hotel for Great Canadian Casinos Inc. by Randy Knill Architect at 8811 River Road
Richmond Development Permit Application 03-227595
(Formal Presentation)

Mr. Brian Guzzi distributed and then reviewed a memorandum, which is attached as Schedule 1 and forms a part of these minutes that contained the staff comments on the project thus far.

Mr. Guzzi requested that the Panel focus on the built form and character and address the architectural design aspects of these development proposals since the proposed site improvements for this project would be addressed at a future meeting.

Additional points made by Mr. Guzzi included that:

- That the proposed CD/87 zone for the site has been custom designed for this project and is loosely based on the Automobile-Oriented Commercial District (C6) zone;
- The allowable F.A.R. is generally based on the Automobile-Oriented Commercial District (C6) zone;
- The Richmond Transportation Department staff is comfortable with the proposed amount of parking; and
- The applicant has provided assurance that the building height as proposed is below the maximum height stipulated by Transport Canada.

Mr. Randy Knill, Randy Knill Architect Ltd., architect for the project, provided a wealth of materials that included a model, an artists' renderings; elevations, aerial photographs, a site plan, landscape plans, and a materials board, to complement his presentation of the project. Mr. Knill also provided written comments, which are attached as Schedule 2 and form a part of these minutes.

Mr. Knill said that this was an exciting project on a highly visible site. The site was said to be in considerable disrepair, which provided an opportunity for the project to be the catalyst of revitalization of the neighbourhood. The following points were made in description of the project:

Richmond Advisory Design Panel Minutes for DP 03-227595

- Garden City Road would be pushed through;
- A TransLink rapid transit station, including a park and ride facility and a significant bus loop is an anticipated future development on the site of the south parking lot;
- It has been a challenge to integrate the design with the surrounding industrial uses particularly along the waterfront;
- This highly visible location close to the airport provides an opportunity to illustrate a 'British Columbia' theme with expressed with stone and heavy wood timbers that extends from the lobby and out into the landscape;
- 25% of the existing, former Bridgepoint Market building would be incorporated;
- The design would exceed the existing minimum flood proof elevation for buildings in this area of Richmond;
- The building gently slopes or steps down around the edges to break up the massing;
- The lobby is a central focal element and frames views through to the north shore mountains;
- The outside rockwork extends into the lobby along with the landscape plantings and water features, and also extends north into the public outdoor amenity area;
- The roof of the pool and spa area responds to the adjacent marina building and the natural rock forms and landscape treatment is intended to integrate the indoor space with the immediately adjacent outdoor areas;
- A very grand public entry is proposed to welcome and invite the public in to enjoy the site;
- The future extension of the walkway is anticipated to the north and west and the conceptual design of the waterfront amenity zone suggests a waterfront walkway link to the north;
- The second floor spaces included a number of mezzanines, the spa and pool entrances;
- The third level space includes the banquet facility; a specialty restaurant; the back of house; the Great Canadian Casino corporate offices; and a 2,500 ft² security monitoring room.

Mr. Knill then provided the following points on the exterior of the building:

- The non-combustible building offered a port cochere and pedestrian weather cover; ***The applicant will be applying for a Building Code Equivalency to use heavy timber in a significant portion of the lower level. At the upper levels, non-combustible materials will be used to simulate wood where the Building Code precludes the use of wood.***
- Certain trim elements were repeated on different areas of the buildings;
- The loading, garbage and recycling areas, which are screened behind overhead doors set in the stone wall, were identified; the truck access was also shown as including the use of exotic paving materials which become part of the public areas when not in use;
- The chillers, generators and cooling towers are located close to the public walkway which continued to be problematic; a mechanical report was expected in the next week at which point a final finish could be determined;

Richmond Advisory Design Panel Minutes for DP 03-227595

- An articulated wall surface is proposed that includes a layered perimeter with projecting bands including scored and coloured recessed bands and panels;
- Additional architectural elements include:
 - differing heights in the soundproof wall;
 - a move towards integrating some trellis work
 - a wall mural was under consideration;
 - a limited use of well detailed 'efface';
 - a 3D characteristic;
 - a considerable amount of texture, colour, massing and pop outs;
 - a variety of materials including a board and batten system wall system;
 - aluminium windows;
 - tinted glass;
 - a zinc roof;
 - a high level of detail was applied to the public use side of the building;
 - a varied stone treatment was utilized on the base of the buildings that in some areas formed walls.

In response to questions Mr. Knill explained the reason for the differing tower height (*dynamic as opposed to absolute symmetry*); that while a future expansion to the casino might be considered, no expansion to the hotel was planned; that the lower wall was solid, with possible future louvers, and was stepped in and out for articulation.

Mr. Jamieson commented on the project north orientation of the elevations as opposed to due north.

Mr. Larry Diamond, Sharp and Diamond Landscape Architecture and Planning, landscape architect, provided a brief landscape summary in light of the site conditions for the project being brought to a future meeting. The points made by Mr. Diamond were as follows:

- The waterfront connections and amenities were important;
- Upgrade of the boardwalk fostered connections off and on the site;
- The walkway respected and maintained the existing marsh and tied into the existing walkway. A number of amenity spaces were also provided along the walkway;
- An opportunity existed for outdoor small entertainment aspects;
- A specialized treatment had been incorporated into the hotel/casino arrival entry;
- A waterfront plaza and walkways that reached out and into the lobby. The area was planned as public space in the activation of a public interface area for the parts of the walkway that finger in;
- A braided river channel theme was carried throughout that reinforced the mountain lodge architecture being expressed. The walkway broadened as it nears the entries;
- The importance of water conservation and also the conservation of other elements was considered important as was the importance of channelling water;
- Wrap around riparian plantings that reinforce the building and edge were provided;
- The walkway along River Road is to be extended;

Richmond Advisory Design Panel Minutes for DP 03-227595

- Rock elements and timber edges would provide public seating and eating areas; and,
- Screening had been provided for the pool side patio.

The comments of the Panel were as follows:

- An exciting project; the high level of materials and the capable design team were appreciated; that the site history was a large part of the project and it was suggested that the project should have first been presented in a more preliminary stage to the Design Panel for their comment; pressure is felt in commenting on the project due to the time constraints of review process and the anticipated schedule of review and approval deadlines; expressed concerns about the pedestrian interface with the building, the large blank walls, a lack of architectural integration with the Rocky Mountain theme, the need to recognize the real pedestrian desire lines that could be expected, the lack of shrub and ground plane plantings to complement the trees in the parking lot, and, the lack of public/pedestrian separation. ***The applicant believes this issue has been dealt with in a satisfactory manner.***

The Chair provided a reminder that Mr. Guzzi had requested comments on the integration of the building and the walkway; a landmark element; the greening of the flat roof; a spill out of café uses onto the walkway; the possibility of future phasing; and, the possibility of a wall mural.

Mr. Knill, in response to the comment on the greening of the flat roof areas, said that different coloured gravel and geometric patterns were being considered for the roof treatment.

- Cost. Powroznik provided written comments, which are attached as Schedule 3 and form a part of these minutes.
- The applicant was complimented on the extent and thoroughness of the application; the strength of the landscaping and the attempt to integrate the forms are on the right track; a richness is evident on the lower areas but there is a challenge to achieve consistency throughout the entire project; a concern was expressed that the buildings required strong forms and silhouetting on the upper floors to represent a quality development whereas up close the landscape takes over; the form of the building looks very massive; materials used on the lower levels could be introduced higher up to a give greater sense of variety as you get closer to the building; bay windows or greater sculptural elements could be added to the surface of the building; there is some validity to the greening of the flat roof, however, other elements in the building system and exterior skin could be worked with to respond to elements in the environment; the possible spill-out into public areas was acceptable; the incorporation of public art, if appropriate, was worth consideration; a phasing proposal should be seen prior to approval; the service areas need work and resolution - both aesthetically and architecturally the creation of screens/doors is on the right track; the interface of the building and the water was very significant; the east elevation has a lot of interest; and, concern was expressed regarding the difficulty of digesting a project this large in one sitting. The applicant believes this issue has been dealt with in a satisfactory manner.
- The integration of the building and the landscape was great but could present a challenge in 'pulling-it-off'; saturated soil conditions in Richmond could be expected for the river site and careful selection of plants for the river's edge is required; the marsh area could be better integrated into the scheme, especially the pathway that is tight, by pulling the

pathway into the marsh area where it could actually become an interpretative trail that brought the real environment into the design. A balance to this would be to bring the spirit of the actual site into the area by the use of tables and chairs at the river front, etc.; it was questioned why the permeable paving had not been carried into the west parking area (a parking structure might be located there); and, an opportunity existed for service drainage at the north/south channel – could there not be surface drainage that entered the channel to make the channel real. Landscape Issue

- A welcome addition and a big improvement. The walkway adjacent to the mechanical area is too tight. The vast expanses of stucco were not appreciated. No comment on the mural.
- Take the walkway across the marsh to provide more interest and solve the mechanical room problem; a wall mural was not recommended as it was not a profound public art issue; the public open space in front of the hotel was problematic as it would not be used for public space; with the anticipated evening lighting in the patio area this space won't be utilized by the public – could be a public art spot; the entry is too small and too shallow for the largesse of the lobby area; the parking is too narrow and shallow; the project contains a lot of blank wall and needs to pick up from examples of its type – Banff etc.; the exterior walls should be opened up at every juncture; on a building this large there should be as much perimeter as possible; open the north/east corner to make the casino visible from the outside; should look more like an entertainment/pleasure market, i.e. spectacular, as opposed to hotel rooms; upper building could be more elaborated to show uses to public eye; did not agree that a monumental element was required but that the building itself should be more monumental; the roof was shallow and the roofscape should extend further; the signage location was questioned; while the building looked great head on and from the oblique angle but the richness of the façade needed to be applied to the weak end elevations; the cultured stone looked artificial and did not tie into the rockwork and landscaping – the stone required more elaboration and detailing of its proportion to the wall; the standing seam roof of the roof is appropriate but its use on the pool roof was questioned; the massing difference would be more substantial if one building was six stories higher; or, could make both buildings the same height by sliding one floor over, which would allow more to be done with the roof; the middle required more elaboration; the section appeared to show the roof slightly higher in sections; the roof was shallow and depended upon peaked dormers for 'oomph' or more emphasis; a potential existed for the use of different tones to break up the pieces more; the base of the pool building and other parts and in other locations of the building could be part of the formed wall structures; display windows could be incorporated; and, the project should have had a similar design approach as other projects. The applicant believes this issue has been dealt with in a satisfactory manner.
- The location of the six accessible rooms and floors plans was requested with the hope that different floor types would be offered; the locations of the toilet rooms were not in the usually expected places, the lack of a unisex washroom at the pool, spa, restaurant, food court, dinner theatre, conference room, banquet room and specialty room areas was noted. The applicant believes this issue has been dealt with in a satisfactory manner.
- The raw ingredients are all evident and the right calls have been made, i.e. in the theme etc.; the massing was confusing and will be a challenge furthering the design

Richmond Advisory Design Panel Minutes for DP 03-227595

development to reflect an actual chateau lodge – steeper end portions with pitched roofs would also help the end elevations; the two towers were not rich enough and exaggeration of the roof would benefit; the building faces could have elements that cant out somewhat or give more relief; the colours are thin and could be exaggerated; the stone treatment required more modulation plus more detailing in the large expanses, i.e. Banff and Whistler prototypes; it was a challenge to find a ‘signature’ to the whole development and a detail should be extracted and shown in some more prominent places; greening of the flat roof could add to the roof space of the project although if the roof was more pitched and sloped the greening would not be necessary; detailed architectural expression would be preferred over a wall mural; the public interaction areas were supported; the glassed staff areas were handsome and it was suggested that this element be added to the nightclub or at the pedestrian level on the main floor in appropriate areas; the entrance foyer could be deeper and was a good location for public art; and, being a complex project with a lot of detail, the difficulty of making as many comments as needed was noted. The applicant believes this issue has been dealt with in a satisfactory manner.

Mr. Knill responded to a number of the previous comments as follows:

- The comments of the Panel were appreciated;
- Glazing had been utilized where appropriate;
- The blank walls had been made as podium like structures;
- The casino was dogmatic about the security requirements;
- Natural materials were used where possible;
- More work on the northwest quadrant would be undertaken once the mechanical report was received;
- The naturalistic element was the landmark element, i.e. bringing the forest to the building;
- The sloping roof on the flat roof was used to promote a more rural image and had been necessitated by the huge acoustical issues of the project;
- The spillage into the public areas was agreed to be a good thing;
- No phasing was intended – it was hoped that the building phase would be locked up by February 2004 with the casino operational;
- The gently flowing façade was an attempt to soften the massing; a lot of motion and activity were provided in the building massing; steps in an out quite a bit; the centre portion contains the glass towers of the elevator lobbies;
- A problem of enriching the façade had been found to be that from a distance the detail was lost and that small-scale elements were better for pedestrian interest;
- The entrance was an intimidating amount of space and so a richness and variety of materials had been applied at the pedestrian level,
- The use of materials had been affected by the change from urban to pedestrian scale as the building stepped down to the street;
- The model will be finished off to a photo-realistic level; and
- Renderings of the towers and the streetscape will be provided.

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A discussion then ensued between the Panel members as to the appropriate next step. The time limitations prescribed were considered detrimental to the applicants' being able to provide the Panel with material that would satisfy the Panel that the noted issues had been addressed. *The applicant believes this issue has been dealt with in a satisfactory manner.*

The decision of the Panel was that the project be brought to the April 9th, 2003 meeting of the Advisory Design Panel with abbreviated materials supplied at the meeting. *The applicant is pleased with the outcome of the April 9th meeting. This indicates that at this time the schedule is achievable and that all stakeholders are helping with this in the most sincere way they can.*

Richmond Advisory Design Panel meeting minutes of April 9, 2003

The project was introduced by Mr. Guzzi, who summarized the previous Design Panel minutes of April 2nd regarding this development permit application. The key points identified were as follows:

1. Increase the transparency of the envelop for every use around the perimeter of the building;
2. Provide greater modulation of the façade materials around the base plane of the building;
3. The use of natural cladding materials for the building envelop was encouraged;
4. Address the uncomfortable relationship between the northwest corner of the building and the waterfront walkway;
5. Create a signature architectural expression, make the building more pitched roof with 'rooms in the roof';
6. The tower elements appear box-like and massive with punched windows and further design development was requested;
7. The east and west building elevations required attention and further design development;
8. There are too many large flat, blank facades around the building
9. The suggestion was made to consider better identifying this project as an 'Entertainment and Pleasure Market';
10. The applicant was asked to identify all sign locations and present conceptual signage details;
11. It was commented that the south elevation including the lobby element looked 'flat' and could be more deeply articulated; and
12. Indoor commercial space spilled out into the adjacent public open this issue.

Randy Knill, the project architect with the aid of revised sketch drawings presented a update of design development for the project and touched on the following points:

- Based on the feedback from the Design Panel the previous week, the design team felt the most problematic issue was the roofscape design, which was referenced in several ways by various panel members (i.e. silhouetting, monumentality, signature architectural quality, and sculptural elements higher up on the building). Therefore, the design of the roof and the upper floor treatment has been modified to add architectural detail and visual interest. Several dormer variations and were presented including an architectural treatment of the upper 2 floors that is more reminiscent of a large mountain lodge built form. However, the suggestion to celebrate the function of this development as an 'Entertainment and Pleasure

Richmond Advisory Design Panel Minutes for DP 03-227595

Market' and in particular the nightclub on the 9th floor was seen to be in conflict with other comments regarding the skyline of the project. Since the commercial viability of the nightclub was still in question, the applicant preferred an approach that would permit the future conversion of the nightclub to hotel rooms if this commercial venture proves less successful than anticipated.

- The northwest corner of the building envelope has been redesigned to incorporate envelope articulation and now features the continuation of the heavy timber trellis complete with improved landscape screening. The notion of re-routing the waterfront walkway out over the marsh to bypass this corner of the building was discussed on site with Mr. Brian Nato, a representative of the Department of Fisheries and Oceans Canada (DFO). This idea was not supported by the federal habitat biologist and has been abandoned. However, there is an opportunity for observation deck(s) to cantilever out over the riparian bank and the applicant will pursue this approach with DFO.
- The suggestion to flip the washrooms on the south perimeter wall with the internal commercial retail unit (CRU) has been adopted. It is now anticipated that the CRU will likely be a coffee shop or breakfast oriented restaurant with direct access to the exterior. The applicant was adamant that glazing could not be added to the casino rooms for security reasons and the architect did not feel that creating additional transparency elsewhere around the perimeter of the building was appropriate.
- The architect indicated that the cladding materials have now been revised to largely consist of natural materials including real stone and heavy timber. In addition, the composition of cladding materials particularly at the base plane has now been revised to modulate the design at the ground level and to enrich the cladding materials higher up on the building.
- The architect reviewed the signage locations and conceptual design of the proposed large 'logo-type' signs.
- The architect was unclear regarding the intent of the Design Panel comment regarding the 'flat' appearance of the lobby area, which was clarified by Sheldon Chandler to mean the south elevation of the building;
- The applicant indicated that the walkway on the south side of the building had been widened and requested further consideration of angled parking on the south side of the drop-off loop.
- The architect also indicated their preference for a larger more steeply pitched main roof and suggested that development of a green roof was of secondary consideration regarding the lower roof forms. However, the applicant agreed to pursue this issue further with Richmond staff.

Mr. Chow, the Chair reviewed the previous comments of the Design Panel as summarized by Mr. Guzzi and invited the Design Panel members to ask questions or make comments.

The comments of the Panel were as follows:

Richmond Advisory Design Panel Minutes for DP 03-227595

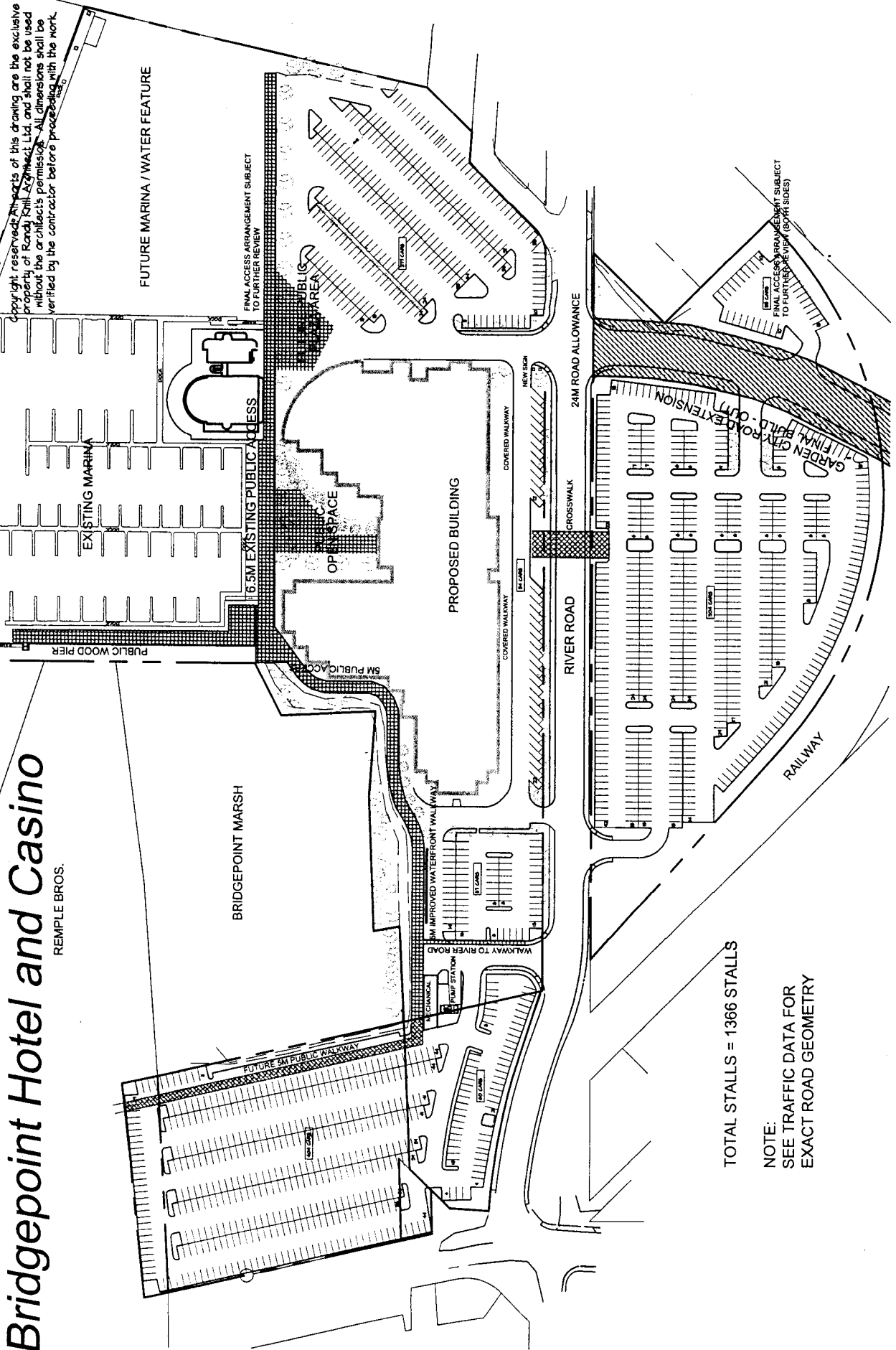
- The improvements were considered a major improvement to the design. The revised roofscape was supported. More envelop penetration or building transparency was requested.
- Support was expressed for the new direction of the roof form. The building massing and height were thought to be better related. The material changes and the cladding revisions at the base plane represented a marked improvement. The additional building transparency was appreciated but it was felt more could be done. That the architectural design express the nightclub use was not considered important. The inclusion of signage was noted. The architect was requested to 'step back' and attempt to consolidate all the comments received into a co-ordinated design submission.
- Positive support and encouragement for the project was expressed, in particular as it addressed a neglected site. Continued concern that the public experience along the waterfront walkway in the vicinity of the building's northwest corner, was expressed. The relocation of the mechanical equipment to the west elevation of the main casino room was suggested (However, the architect clarified that this suggestion would preclude the possible future expansion of the casino to the west). An opportunity to make the casino use more transparent to the exterior was being lost.
- Disappointment that a boardwalk could not be taken out over the marsh was expressed. The applicant was encouraged to incorporate a comprehensive and meaningful interpretive program in conjunction with the redevelopment and expansion of the waterfront walkway.
- The wall on the south side of the project remained 'flat' and two-dimensional in appearance. The re-design of the upper tower elements was supported; in particular the use of natural materials and the sculptural qualities of the revised top 2 floors. It was requested that the architect and applicant consider an enriched entertainment/activity program to complement the broader function of this development. Support for the 'A' frame roofs was expressed but it was felt that further design development was necessary and suggested 'tipping' or 'canting out' some structural elements at the top of the tower elements to create an 'eye-brow' appearance. Suggestions were given for further segmentation of the roof form and further design development of the roofscape.
- The applicant should consider amore 'glitzy-expression' of signage similar to the splash of neon that is typical of casino developments elsewhere.

The Chairperson called for a vote or show of hands for support concerning the current stage of design development for this project. The decision of the Design Panel was that the project should move forward with the support (i.e. 6 to 2 vote in favour) of the Panel, however the applicant was requested to pay further attention to the above captioned supplemental comments of the Richmond Advisory Design Panel and to continue advancing the design development of this important project in cooperation with suggestions and requests from Richmond staff.

Rezoning Amenity Site Plan

Project No.: 0206 Scale: nts
 Drawn by: HH / RDK Date: February 5, 2003

Copyright reserved. All aspects of this drawing are the exclusive property of Randy Knill Architect Ltd. and shall not be used without the architect's permission. All dimensions shall be verified by the contractor before proceeding with the work.



TOTAL STALLS = 1366 STALLS
 NOTE:
 SEE TRAFFIC DATA FOR
 EXACT ROAD GEOMETRY

Bridgepoint Hotel and Casino

REMPLE BROS.

Randy Knill Architect Ltd.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application
Development Applications Department

(604) 276-4017 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City with a *Development Application* become public property, and therefore, available for public inquiry.

Please refer to the attached requirements for details on the non-refundable application fees and application attachments.

Type of Application: DEVELOPMENT PERMIT.

Property Address(es): 8671, 8811, 8840 River Road.

Legal Description(s): see attached

Applicant: GREAT CANADIAN CASINOS INC.

Correspondence/Calls to be directed to:

Name: RANDY KNILL MAIBC (AL WATT - 604.351.7061)

Address: 202-1810 ALBERNI ST.

VANCOUVER B.C.

V6G 1B3
Postal Code

Tel. No.: 604.684.5728
Business

604.669.8628
Residence

rknull@rkarch.com
E-mail

604.684.5728
Fax

Property Owner(s) Signature(s):

AL WATT
Please print name

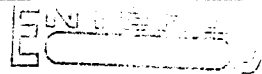
or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

For Office Use	
Date Received: <u>March 3 2003</u>	Application Fee: <u>\$15,750</u>
File No.: <u>0903-27595</u> <small>Only assign if application is complete</small>	Receipt No.: <u>17-0005088</u>



BRIDGEPOINT

Main Site

Municipal Address: 8811/8831 River Road
Assessment Roll Number: - R 119-956-000
Area: 8.242 acres land; 9.605 acres water lot

Legal: Parcel One, District Lots 4617 and 6867,
Group 1 and Section 21, Block 5 North, Range 6 West,
New Westminster District, Reference Plan 71271
P.I.D. 004-403-142

South K

Municipal Address: 8840 River Road
Assessment Roll Number: - R 078-499-532
Area: 6.346 acres

Legal: Lot 103, Sections 21 and 22, Block 5 North,
Range 6 West, Plan 46989, New Westminster District
P.I.D. 003-716-678

West K

Municipal Address: 8671 River Road
Assessment Roll Number - R 078-475-009
Area: 3.568 acres

Legal: Lot 82, Except: Parcel A (Bylaw Plan 71812),
Section 21, Block 5 North, Range 6 West,
New Westminster District, Plan 26258
P.I.D. 003-479-013

Legal: Lot 19, Section 21, Block 5 North, Range 6 West,
New Westminster District Plan 782

P.I.D. 003-477-606

Legal: Parcel G(Reference Plan 3084) Duck Island,
Section 21, Block 5 North, Range 6 West,
New Westminster District;

P.I.D. 003-463-681

Legal: Lot 6880, Section 21, Block 5 North, Range 6 West,
New Westminster District.



DP 03-227595 (Part 1 – Building Only)

To the Holder: **GREAT CANADIAN CASINOS INC.**

Property Address: **8811/8311 RIVER ROAD**

Address: **C/O RANDY KNILL, ARCHITECT
202 – 1810 ALBERNI STREET
VANCOUVER, BC V6G 1B3**

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings and structures thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - c) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 to #4 attached hereto.
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

DP 03-227595 (Part 1 – Building Only)

To the Holder: **GREAT CANADIAN CASINOS INC.**

Property Address: **8811/8831 RIVER ROAD**

Address: **C/O RANDY KNILL, ARCHITECT
202 – 1810 ALBERNI STREET
VANCOUVER, BC V6G 1B3**

6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

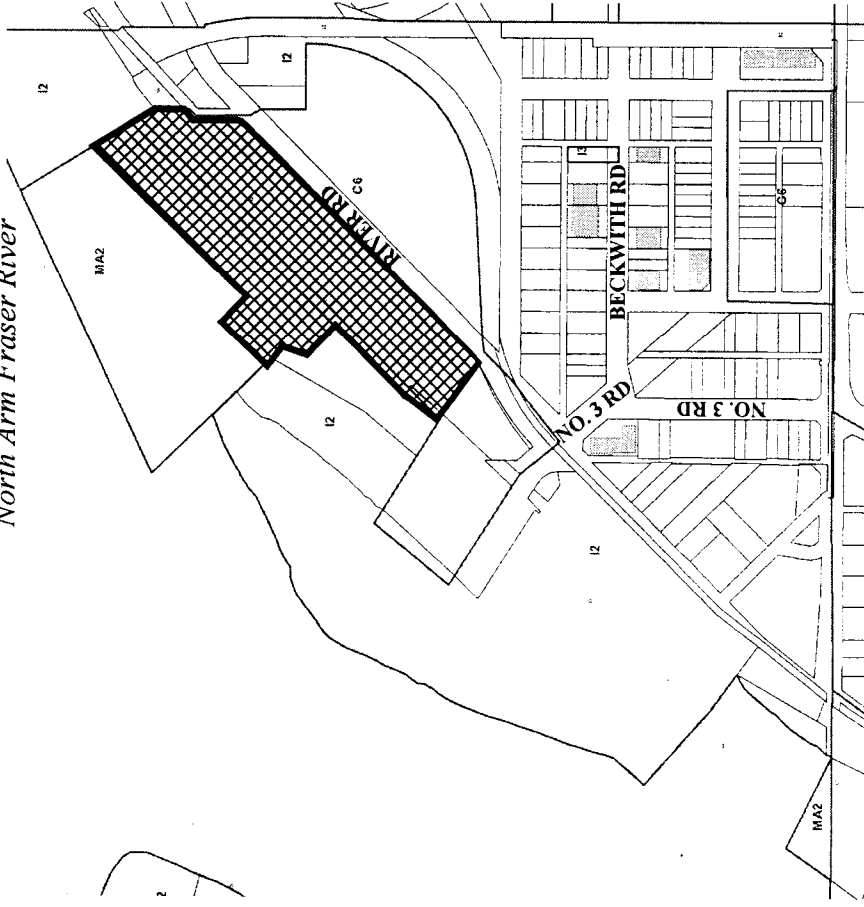
DELIVERED THIS DAY OF

MAYOR



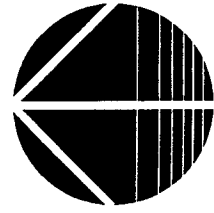
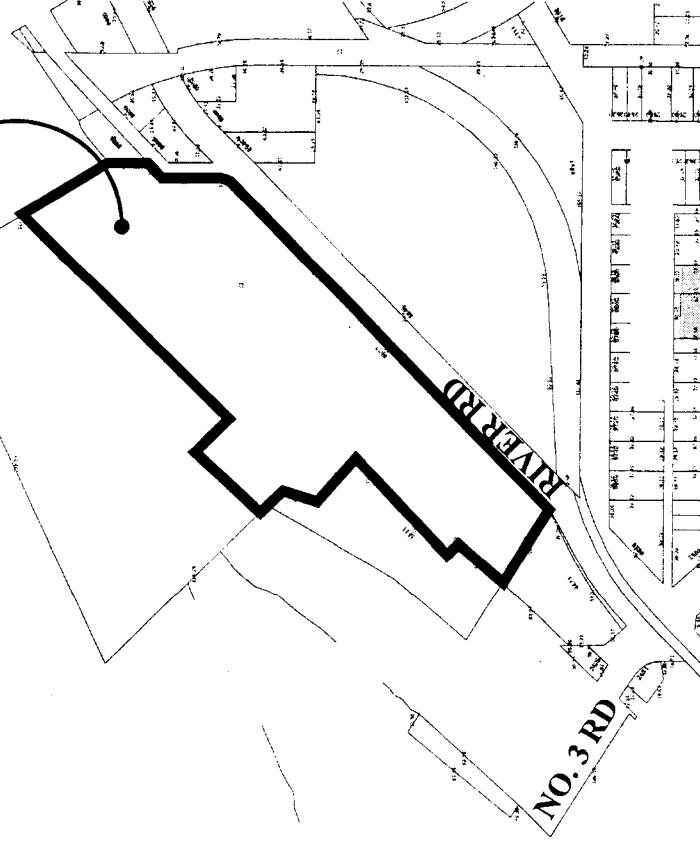
City of Richmond

North Arm Fraser River



North Arm Fraser River

8811/8831
RIVER RD



DP 03-227595 SCHEDULE "A" PART 1 - BUILDING ONLY

Original Date: 04/15/03

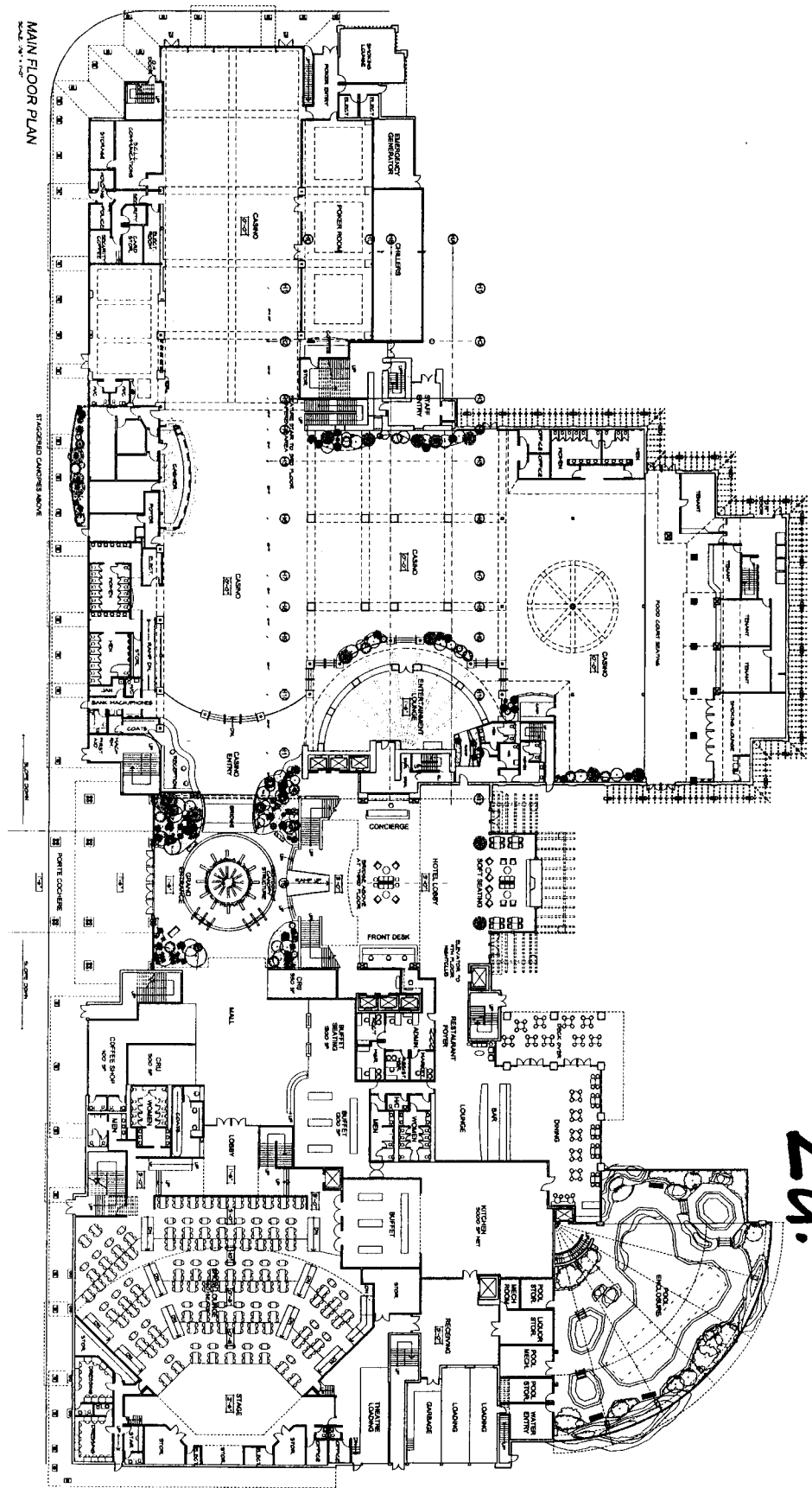
Revision Date:

Note: Dimensions are in METRES

APR 17 2003
DP 02 - 227595

Randy Knill Architect Ltd.

#2a.



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"

RESUBMITTED FOR DEVELOPMENT PERMIT ON APRIL 14, 2003
PROJECT NUMBER 0206

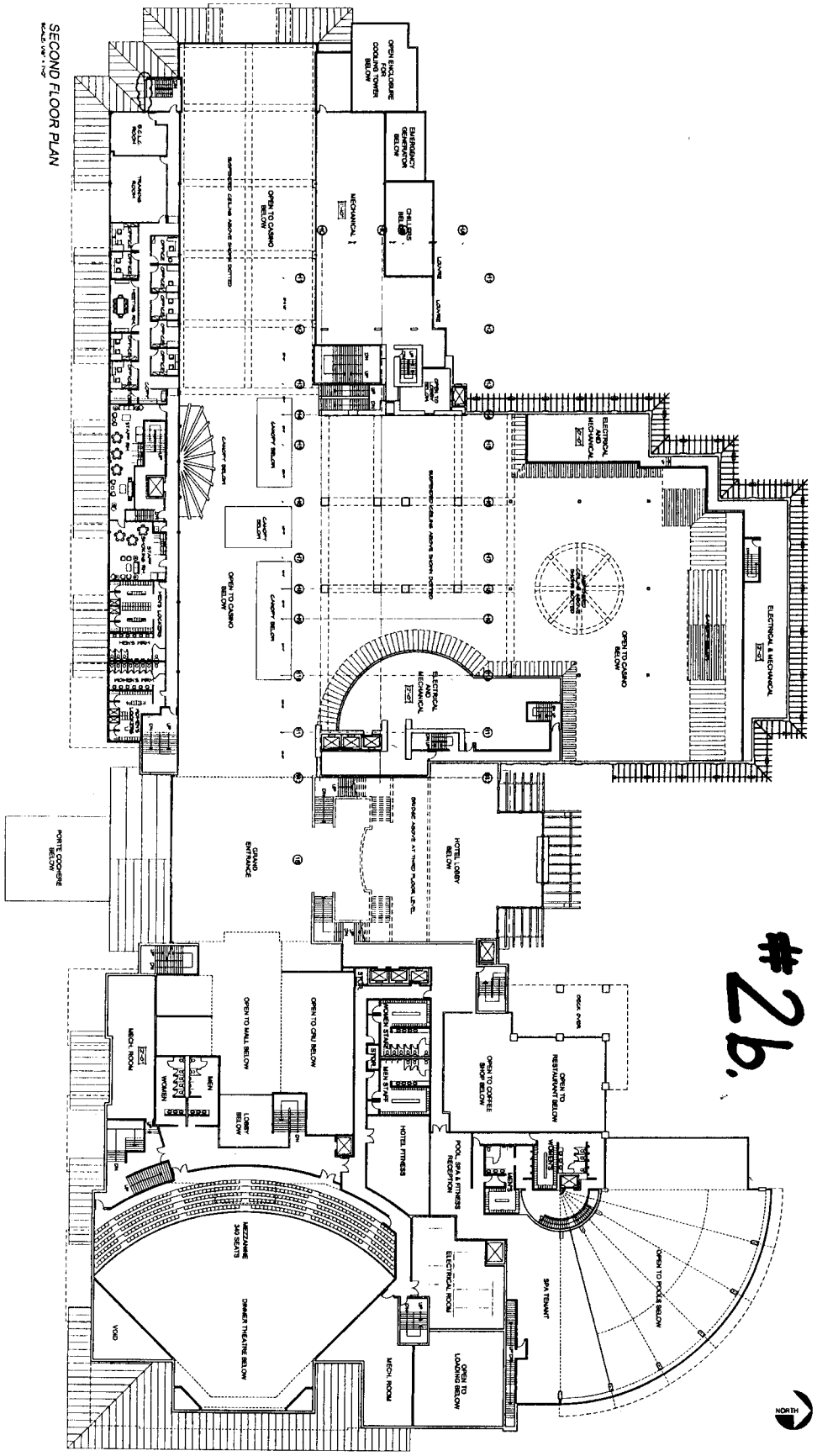
A201

APR 17 2003

DP 03 - 227595

Randy Knill Architect Ltd.

#26.



SECOND FLOOR PLAN

BRIDGEPOINT RESORT

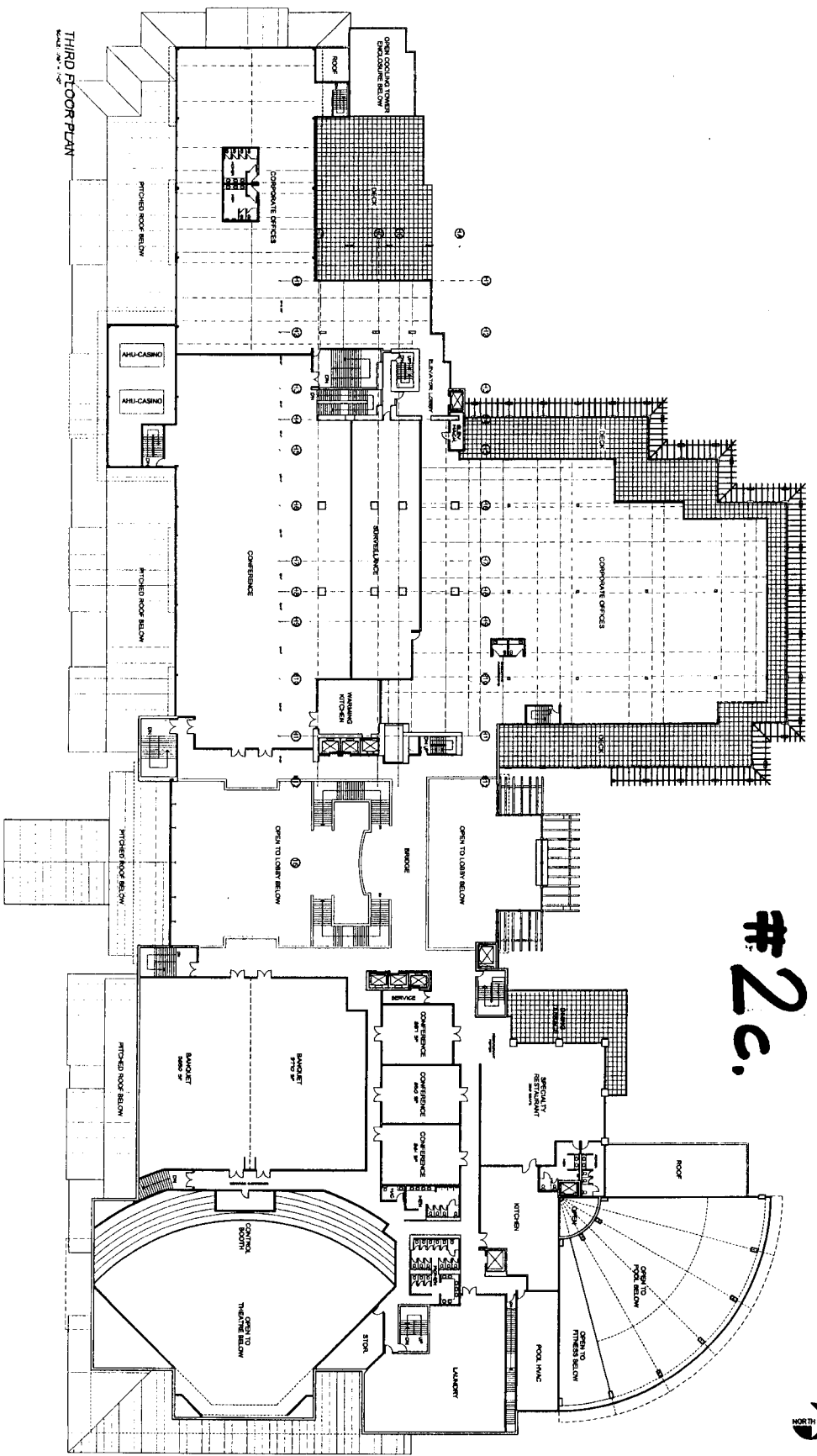
REISSUED FOR DEVELOPMENT PERMIT ON APRIL 14 2003
PROJECT NUMBER 0206

A202

APR 17 2003
 DP 03 - 227595

#2c.

Randy Krill Architect Ltd.




BRIDGEPOINT RESORT

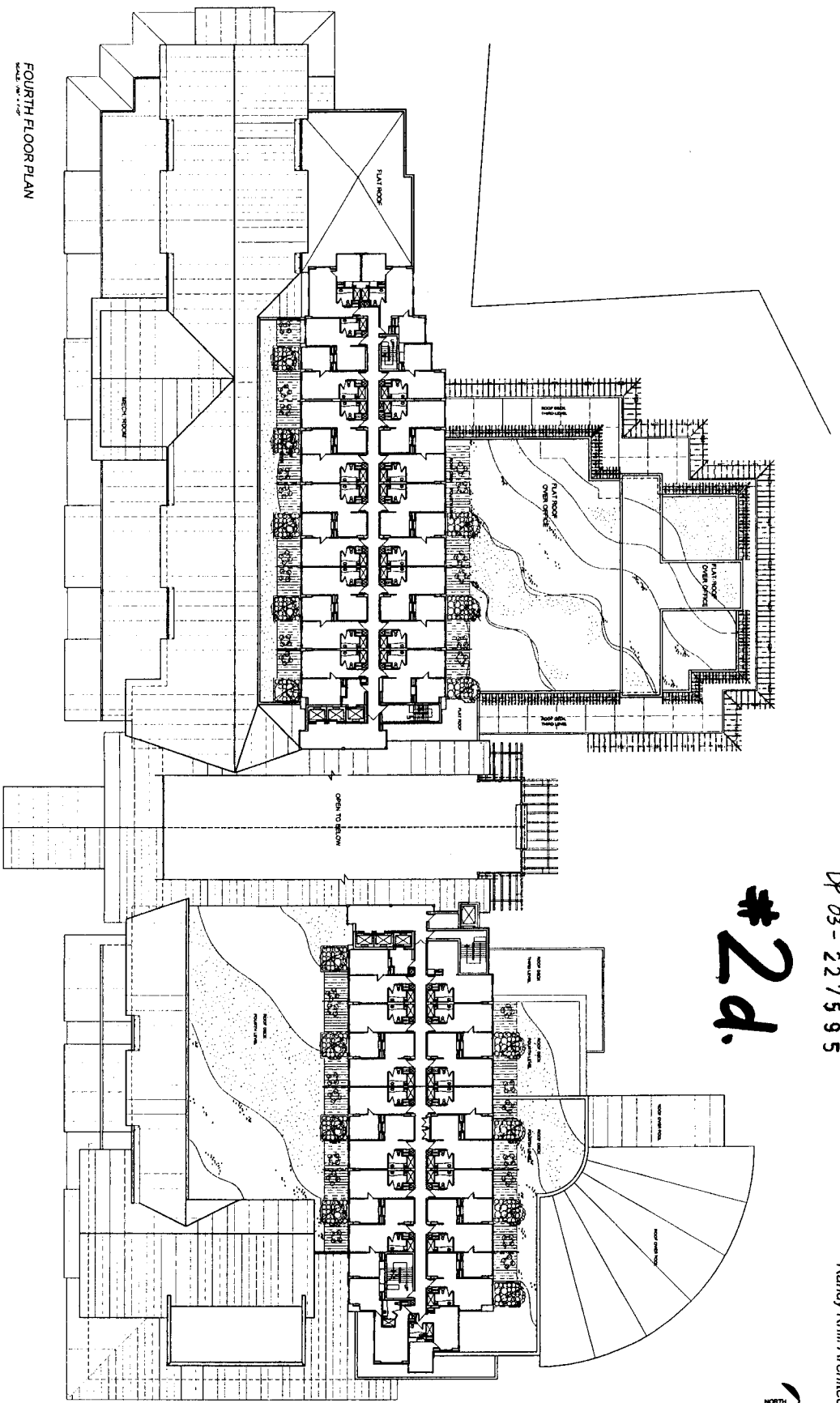
REISSUED FOR DEVELOPMENT PERMIT ON APRIL 14, 2003
 PROJECT NUMBER 0206

A203

APR 17 2003
DP 03 - 227595

#2d.


Randy Krill Architect Ltd.




FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

BRIDGEPOINT RESORT

REISSUED FOR DEVELOPMENT PERMIT ON APRIL 14, 2003
PROJECT NUMBER 0206

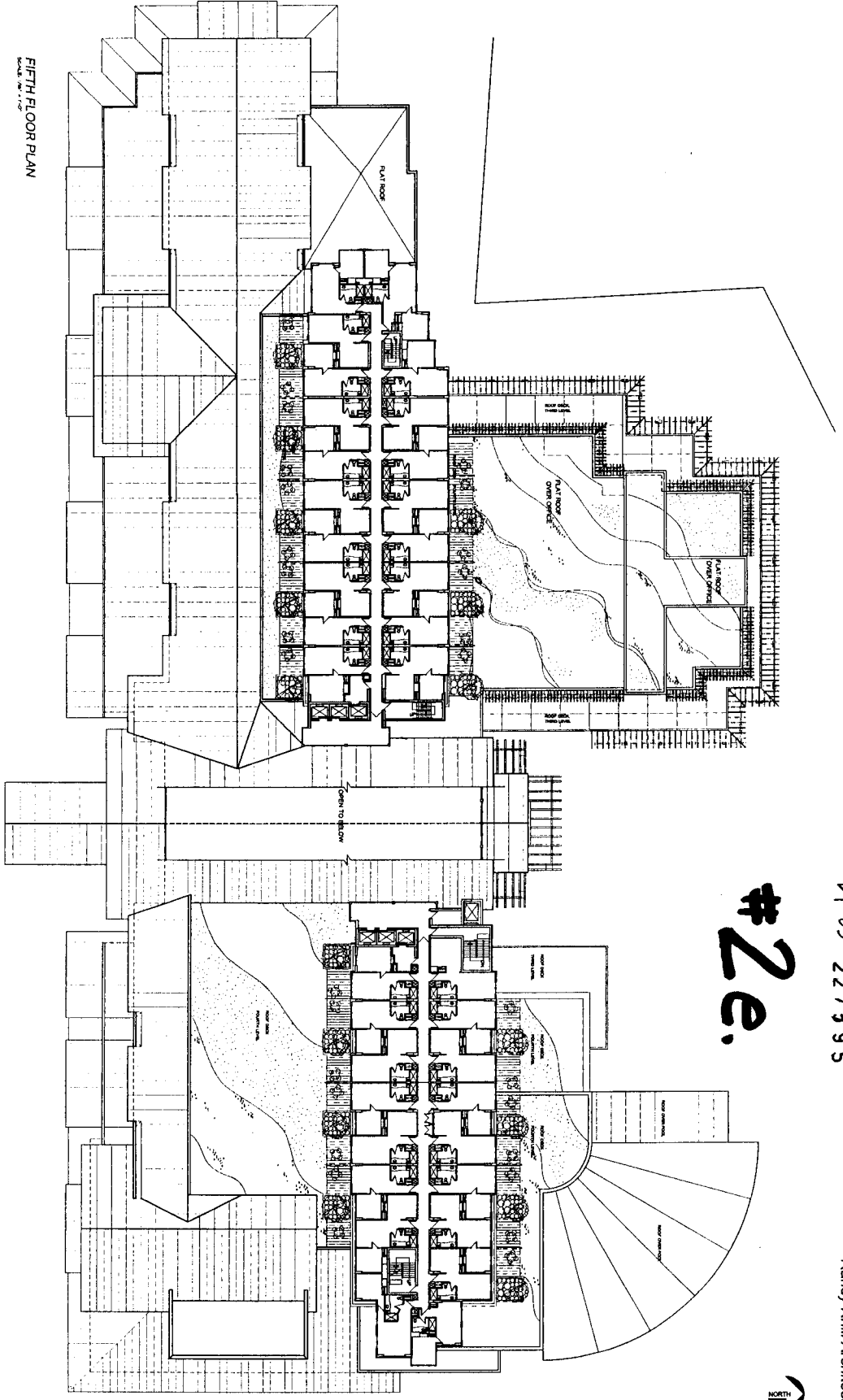
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APR 17 2003
DP 03 - 227595


Randy Knill Architect Ltd.



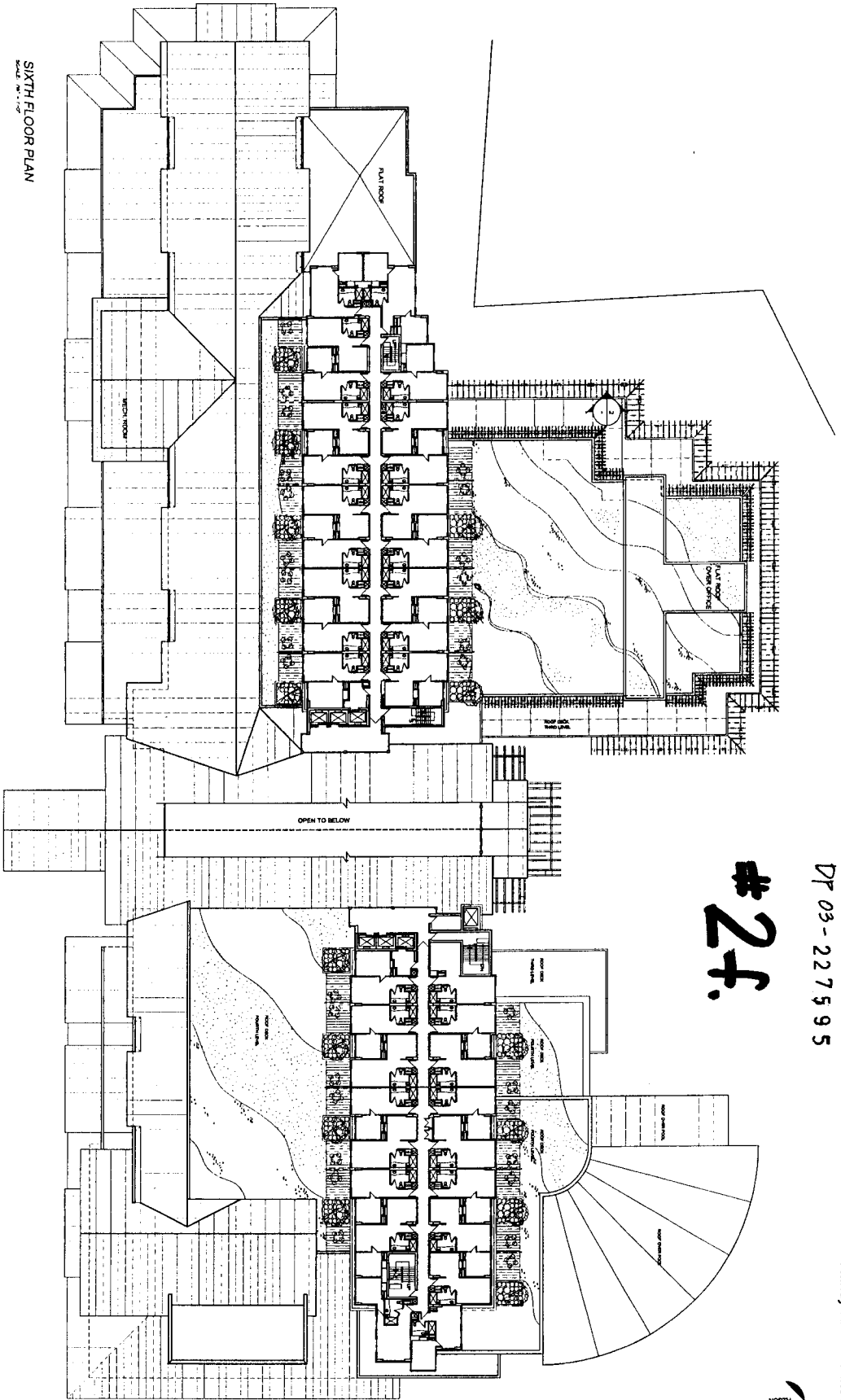
#2e.



BRIDGEPOINT RESORT

REISSUED FOR DEVELOPMENT RESORT ON APRIL 14, 2003
PROJECT NUMBER 0208

A205



SIXTH FLOOR PLAN

BRIDGEPOINT RESORT

REISSUED FOR DEVELOPMENT PERMIT ON APRIL 14, 2003
PROJECT NUMBER 0206

A206

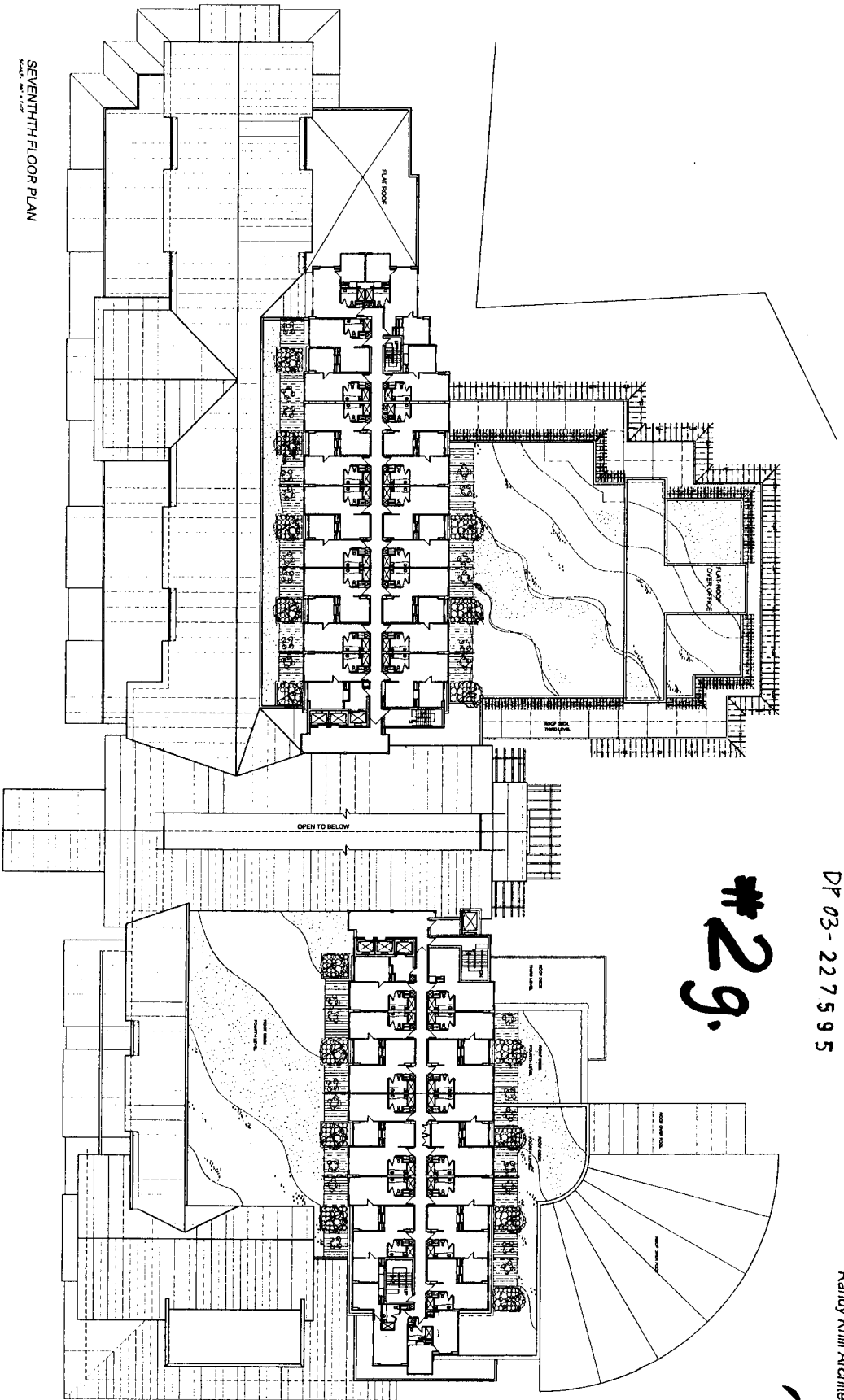
DP 03 - 227595

APR 17 2003

#2f.

Randy Knill Architect Ltd.





SEVENTH FLOOR PLAN


BRIDGEPOINT RESORT

ISSUED FOR DEVELOPMENT RESUME ON APRIL 14, 2003
PROJECT NUMBER 206

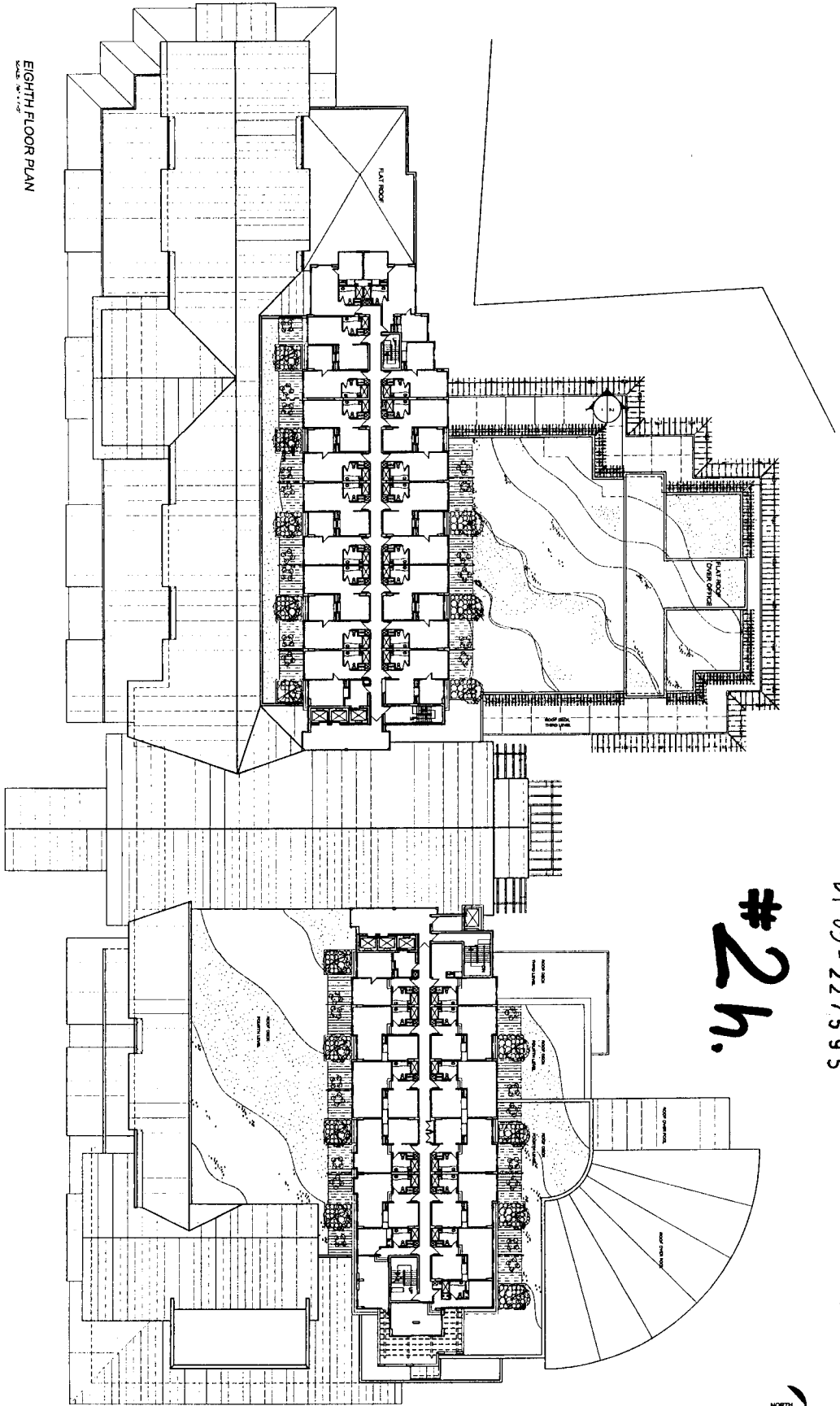
A207

APR 17 2003
DP 03- 227595

#29.

 Randy Krill Architect Ltd.





EIGHTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

BRIDGEPOINT RESORT

REISSUED FOR DEVELOPMENT PERMIT ON APRIL 14, 2003
PROJECT NUMBER 2006

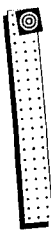
A208

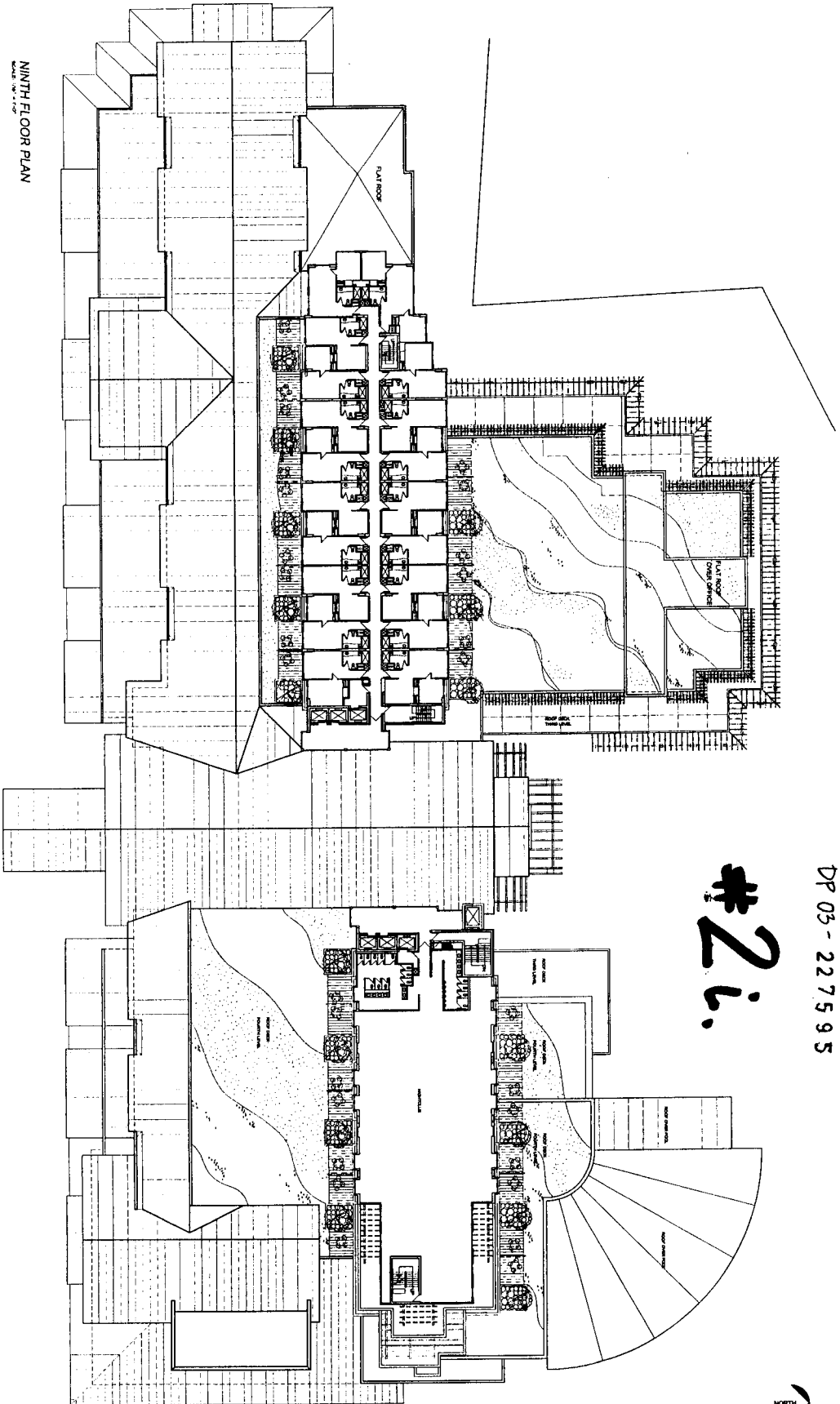
DP 03 - 227595

APR 17 2003

#2h.

Randy Knill Architect Ltd.





NINTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

BRIDGEPOINT RESORT

REISSUED FOR DEVELOPMENT PERMIT ON APRIL 14, 2003
PROJECT NUMBER 0206

A209

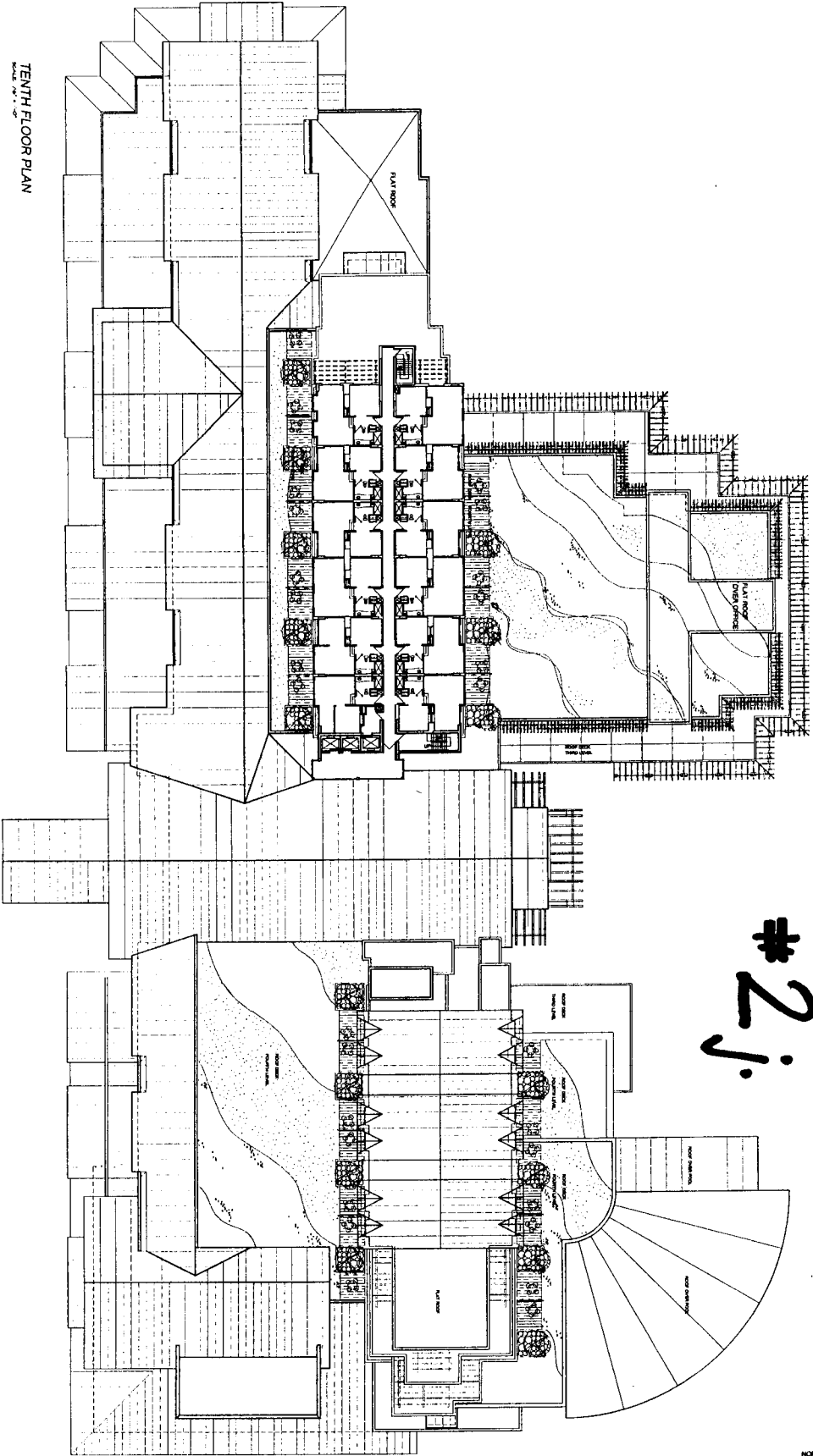
APR 17 2003

DP 05 - 227595

#2.i.

Randy Knill Architect Ltd.





TENTH FLOOR PLAN


BRIDGEPOINT RESORT

RESUBMITTED FOR DEVELOPMENT PERMIT ON APRIL 14, 2003
PROJECT NUMBER 0296

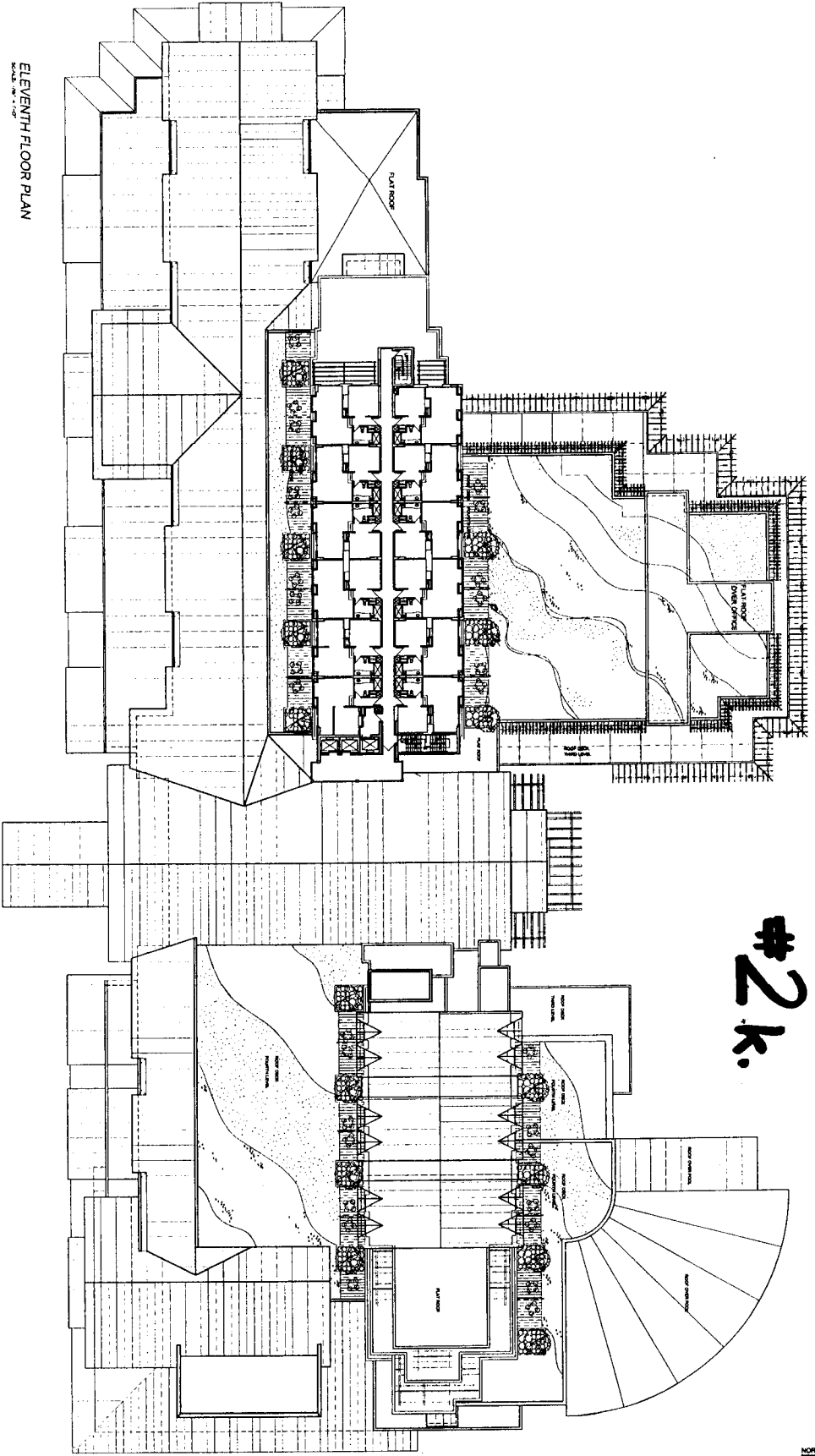
A210

APR 17 2003
IP 03-227595

#2!

 Randy Krill Architect Ltd.





ELEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

BRIDGEPOINT RESORT


REVISED FOR DEVELOPMENT PERMIT ON APRIL 14, 2003
PROJECT NUMBER 0206

A211

DP 03 - 227595

APR 17 2003

#2.k.


Randy Krill Architect Ltd.

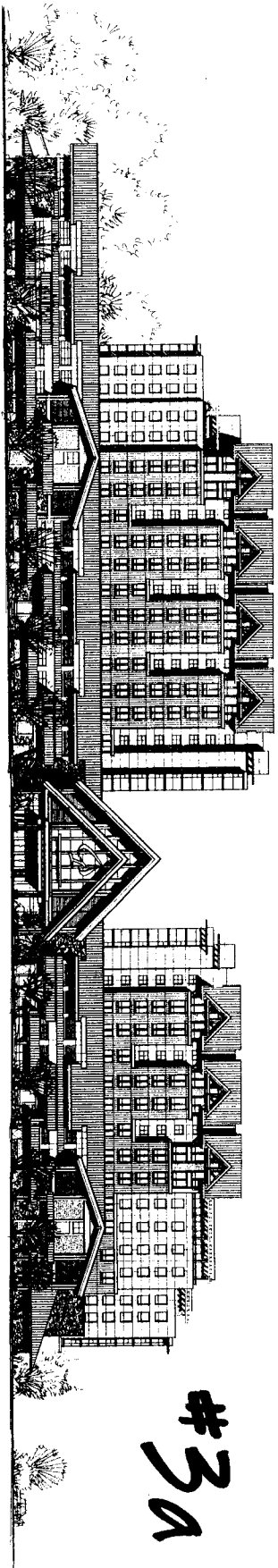


Randy Krull Architect Ltd.

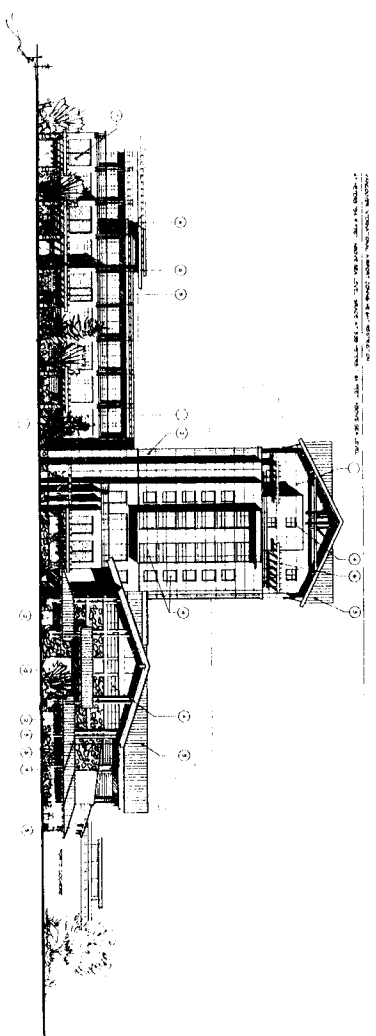
APR 22 2003

DP 03-227595

#3A



SOUTH ELEVATION



WEST ELEVATION

BRIDGEPOINT RESORT

46.58.ED FOR DEVELOPMENT RESORT ON APRIL 22, 2003
PROJECT NUMBER 029

A301

SYMBOL	DESCRIPTION
○	Window
○	Door
○	Roof
○	Foundation
○	Other



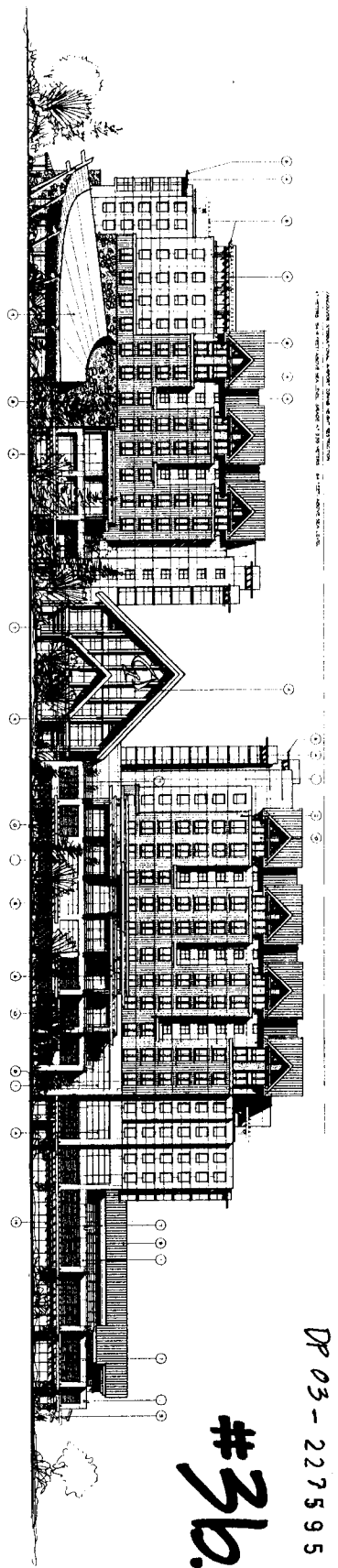
Randy Krill Architect Ltd.

APR 2 2 2003

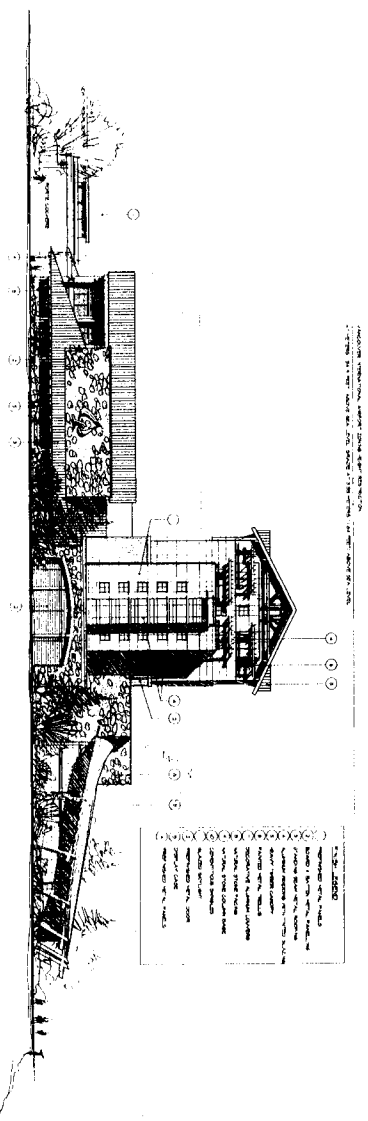
DP 03-227595

#3b.

NORTH ELEVATION



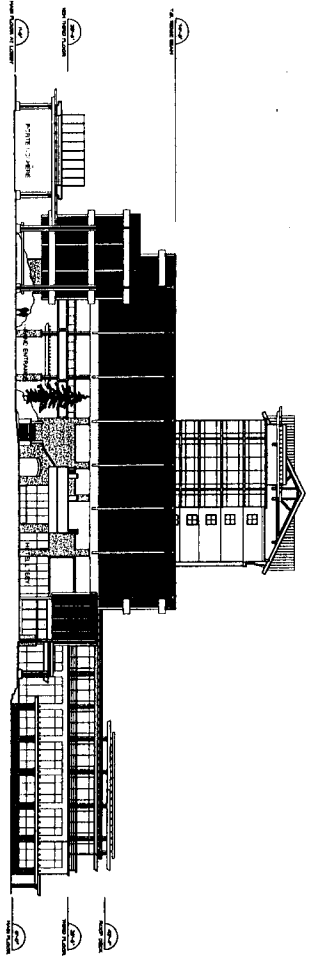
EAST ELEVATION



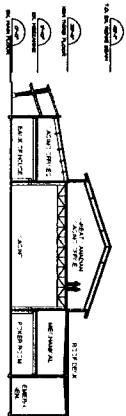
BRIDGEPOINT RESORT

RE-SUBMITTED FOR DEVELOPMENT PERMIT ON APRIL 22, 2003
PROJECT NUMBER 1028

A302



NORTH/SOUTH SECTION THROUGH GRAND LOBBY
SCALE: 1/8"=1'-0"

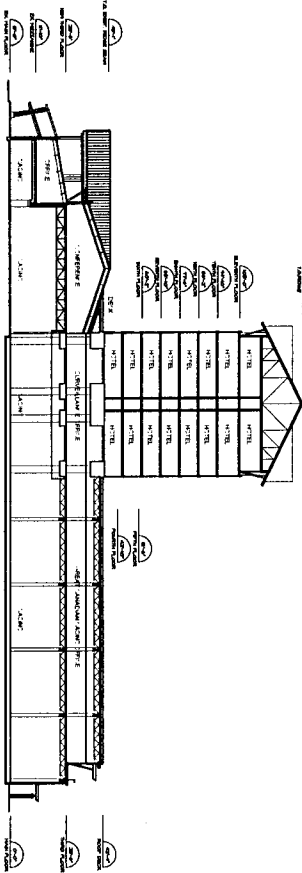


NORTH/SOUTH SECTION THROUGH WEST END OF CASINO
SCALE: 1/8"=1'-0"

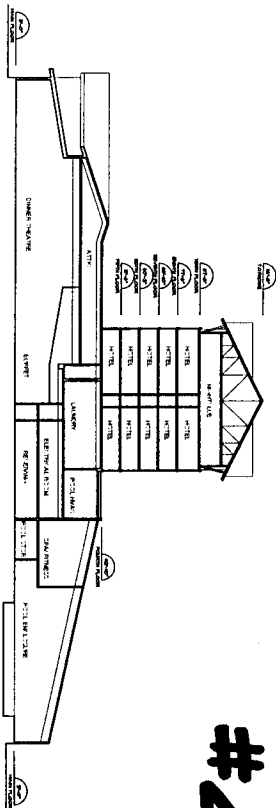
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DP 03-227595

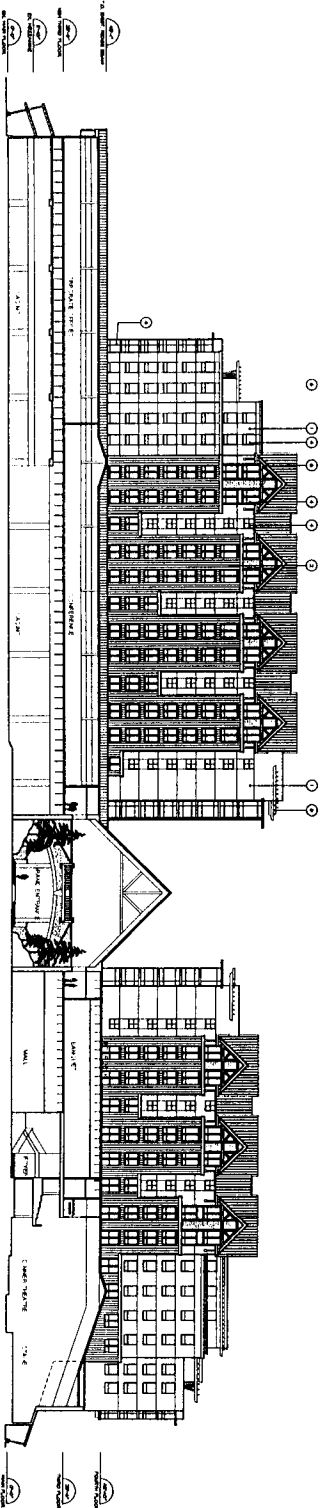
#4



NORTH/SOUTH SECTION THROUGH CASINO
SCALE: 1/8"=1'-0"



NORTH/SOUTH SECTION THROUGH EAST WINGS
SCALE: 1/8"=1'-0"



EAST/WEST SECTION THROUGH BRIDGEPOINT RESORT
SCALE: 1/8"=1'-0"

BRIDGEPOINT RESORT

PROJECT: BRIDGEPOINT RESORT
ARCHITECT: RANDY KNIFF ARCHITECT LTD.

A401