



City of Richmond

Report to Council

To: Richmond City Council

Date: February 20, 2019

From: John Irving
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
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Re: **Development Permit Panel Meeting Held on February 13, 2019**

Staff Recommendation

That the recommendation of the panel to authorize the issuance of a Development Permit (DP 18-831623) for the property at 8071 and 8091 Park Road be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read "John Irving".

John Irving
Chair, Development Permit Panel
(604-276-4140)

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 13, 2019.

DP 18-831623 – W.T. LEUNG ARCHITECTS INC. ON BEHALF OF GRAND LONG HOLDINGS CANADA LTD. – 8071 AND 8091 PARK ROAD
(February 13, 2019)

The Panel considered a Development Permit application to permit the construction of two residential towers and one office-residential tower on a podium with street-oriented commercial and retail uses at ground level on a site zoned “High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)”. No variances are included in the proposal.

Architect, Wing Ting Leung, of W.T. Leung Architects, Inc.; and Landscape Architect, Stephen Vincent, of Durante Kreuk Ltd., provided a brief presentation, noting that:

- 353 residential housing units are proposed, including 21 affordable housing units with Basic Universal Housing (BUH) features which are provided in Towers B and C.
- The proposed siting and form of towers with stepped midrise buildings and angled midrise building corners enhance the views into and through the site and improve privacy and separation between buildings.
- A mid-block public plaza is proposed on Park Road to break up the frontage, provide a central focal point, assist in wayfinding, and provide a potential location for Public Art.
- A mid-block publicly accessible pedestrian connection is proposed through the building from the Park Road public plaza to the east-west lane. The walkway will be closed and secured after stores close at night. Two light wells provide natural lighting to the north-south pedestrian connection, enhancing wayfinding and the indoor parking experience of shoppers.
- The two on-site car share vehicles and associated parking stalls to be provided are accessed from the north-south lane and are accessible 24 hours a day.
- There are currently no existing trees on the site and 96 new trees are proposed to be planted on the ground and podium levels.
- Building entrances are highlighted with significant landscaping, including provision of seating areas.
- High quality paving is proposed on entries to building lobbies, the public plaza, and the pedestrian connection, and wide boulevards are broken up with paving patterns.
- Location of potential Public Art, coffee shops and patios will animate the plaza space.
- Soft and hard landscaping are proposed for the north-south public pedestrian connection.
- The common residential outdoor space located above the parking podium provides active and passive spaces and accommodates a significant amount of planting.
- The large roof terraces will be planted with sedum plants; a low-growing groundcover.
- The applicant will construct an on-site energy plant and transfer ownership to the City.

Staff noted that: (i) there is a Servicing Agreement associated with the project for frontage improvements on Park Road, Buswell Street and the north-south and east-west lanes adjacent to the site; (ii) 57% of the total number of residential units in the project are family-friendly; (iii) the two car share stalls provided on-site are part of the Transportation Demand Management (TDM) measures of the project and two car share vehicles will be provided; (iv) the project has been designed to achieve the City's aircraft noise standards; and (v) the applicant has submitted an acoustical evaluation report and mechanical thermal report and recommendations will be incorporated through the Building Permit stage.

In response to Panel queries, Mr. Leung and Mr. Vincent advised that: (i) the applicant worked with City staff and a private company regarding the design of the on-site energy plant; (ii) a potential Public Art feature could be located on the plaza space or incorporated on the building wall depending on the Public Art piece to be installed; (iii) the size of the two light wells on the podium courtyard are substantial and are generally open to provide natural ventilation, lighting and allow rainwater to irrigate the planters within the pedestrian connection; (iv) the light wells provide natural lighting for portions of indoor parking and enhance on-site wayfinding; (v) the north-south pedestrian connection could provide opportunities for potential pedestrian linkage to developments north of the site; (vi) sedum planting on upper levels of the buildings is useful not only for storm water management, but also for visual interest and pollinator habitat; (vii) the Park Road public plaza walls were improved from concrete to glazing material in response to comments from the City's Advisory Design Panel; (viii) utilities installation including lighting has impacted the number of street trees along the Park Road and Buswell Street frontages; and (ix) the project's design team will investigate opportunities to install additional street trees to minimize gaps along the two street frontages.

Staff clarified that off-site street tree locations will be determined by the Parks Department in consultation with the Engineering Department through the Servicing Agreement process. The Chair then advised that staff take the matter of installing additional trees along the Park Road and Buswell Street frontages process under advisement.

In response to a Panel query, staff advised that: (i) the proposed 21 affordable housing units complied with the City's Affordable Housing Strategy at the time that rezoning for the subject site was considered; and (ii) the Affordable Housing Agreement has been completed and registered on Title.

In response to Panel queries, Mr. Leung advised that: (i) occupants of affordable housing units will have access to all common residential entries and indoor and outdoor amenities in the three towers; (ii) a sidewalk is provided on the south side of the east-west lane for pedestrians exiting the north-south pedestrian connection; (iii) speed bumps or markings could be installed on the east-west drive aisle on ground level indoor parking prior to approaching the raised pedestrian crossing as a traffic calming measure to enhance the safety of pedestrians using the north-south pedestrian connection; (iv) the common residential outdoor amenity area could be accessed through the three towers; and (v) low-level lighting will be provided in the amenity space to avoid light pollution and disturbance to residents.

The Chair then advised staff to take the matter of installing speed bumps or markings near the raised pedestrian crossing under advisement.

George Smith, representative of the Richmond Masonic Temple Association at 6740 No. 3 Road, addressed the Panel, expressing concerns regarding overflow parking and construction impacts.

In response, Mr. Leung noted that: (i) the number of proposed parking spaces are adequate and are open to residential visitors and the public; (ii) the proposed parking spaces exceed the requirements of Zoning Bylaw; and (iii) there will be paid parking on-site.

In addition, staff advised that the 243 spaces of commercial/restaurant and office parking provided on-site comply with the City's Zoning Bylaw requirement.

With regard to Mr. Smith's construction-related concerns, the Chair advised Mr. Smith to coordinate with City staff and the applicant.

Mui Fong Chiu, of 6533 Buswell Street, addressed the Panel expressed concern regarding the proximity of the subject development to the existing residential building to the north.

In response, Mr. Leung noted that the east-west lane will be widened, providing additional separation between Tower B and the existing residential building to the north.

In addition, staff advised that the separation between Tower B and the existing residential building to the north exceeds the City Centre Area Plan Development Permit guideline of 24 m.

The Panel expressed support for the project, noting that: (i) the design of the project is appropriate for the City Centre Area; (ii) the raised courtyard provides a suitable amenity for the mixed-use development; (iii) there is adequate separation between the three towers on-site; (iv) the applicant made a thorough presentation and responded well to questions from the Panel; and (v) the proposed building setbacks are appreciated.

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

Subsequent to the meeting, the applicant provided a revised site plan, incorporating painted speed bumps along the ground level east-west drive aisle. In addition, staff are reviewing opportunities to introduce additional off-site street trees within the road fronting boulevards along Park Road and Buswell Street through the standard Servicing Agreement process.

The Panel recommends the Permit be issued.