



City of Richmond

Report to Council

To: Richmond City Council

Date: January 22, 2014

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
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Re: **Development Permit Panel Meeting Held on January 15, 2014**

Staff Recommendation

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

- i. a Development Permit (DP 13-642725) for the property at 8888 Patterson Road;

be endorsed, and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on January 15, 2014.

DP 13-642725 – AMELA BRUDAR (GBL ARCHITECTS) – 8888 PATTERSON ROAD
(January 15, 2014)

The Panel considered a Development Permit application to permit the construction of the second phase of a 5-phase, residential development on a site zoned “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)” for a high-rise building containing 246 market dwellings and 17 affordable housing units (to be secured via a Housing Agreement), together with publicly-accessible open space and park. Variances are included in the proposal to reduce the setback to Garden City Road for cantilevered roof and balconies and increase the building height within 50 m of Garden City Road for stairs, an elevator, and indoor amenity space.

Architect, Ms. Amela Brudar, of GBL Architects and Landscape Architect, Grant Brumpton, of PWL Partnerships, provided a brief presentation, including:

- The project is Phase 2 of a 5-phase multi-family residential development sitting on a 7 ½ acre site. The Building Permit for Phase 1 has been issued. Phase 2 includes a 15-storey building, the neighbourhood park to the south, park at Patterson Road to the north, and 17 affordable units distributed throughout the building.
- Proposed building materials include window walls with spandrel glass, metal panels, and brick frames.
- All residential units at grade have direct access from the street to animate the street.
- A primary element of the landscaping for Phase 2 is the sense of moving water.
- The neighbourhood park, directly facing the south elevation of the proposed building, is a privately-owned space with public access. The applicant worked with City staff to develop the maintenance manual clarifying expectations for the future strata management.

In response to Panel queries, the following additional information was provided:

- The neighbourhood park can be accessed from Garden City Road through the stairs and ramp system with 5% grade.
- The neighbourhood park has been designed and presented as a public park.
- The present design of Patterson Road is interim, but currently provides for two (2) to three (3) point turns for vehicles at its terminus adjacent to the park.
- The balcony spaces were maximized and there is no intention to have them enclosed.
- Enclosing of balconies has not been a concern in the City Centre Area developments although there have been such cases noted in the past.

- The indoor amenities in the proposed building; such as the gym, swimming pool, and banquet hall and ballroom, are intended to serve all phases of the project.
- The bowling alley will not compromise the design and operational maintenance of the park.

Staff support the Development Permit application and requested variances and advise that:

- The 17 affordable housing units are distributed throughout the development, including a cluster of ground oriented townhouse units adjacent to the park at Patterson Road. The clustering of these units is supported by Community Services staff as these ground oriented units provide larger family oriented affordable housing units.
- The proposal includes approximately 1.5 acres of City-owned and privately-owned parks.
- The proposed project has substantial electric vehicle (EV) charging stations: (i) 30% of the parking stalls are equipped with 120-volt charging stations, (ii) 25% of the parking stalls are pre-ducted for future EV charging, and (iii) six (6) additional 240-volt quick-charge stations.
- The two (2) variances requested by the applicant are for very minor architectural building projections.
- The Public Art proposal was approved by the Public Art Committee during the rezoning.

In response to Panel queries, staff advised that:

- The park at Patterson Road is City-owned and maintained, while the neighbourhood park is privately-owned and maintained.
- The developer worked with Parks Department staff to develop a maintenance manual for the privately owned park; which will be attached to Right-of-Way (ROW) agreement registered on Title, and the future strata management will be responsible for the maintenance of the neighbourhood park.

Mr. Francis Choy, of 5460 Jaskow Drive, queried on the construction materials to be used in the project. In response to the query, Ms. Brudar advised that the proposed building materials include, among others, metal and glass panels and bricks.

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

The Panel noted the sustainability features and significant indoor and outdoor amenities.

The Panel recommends that the Permit be issued.