



City of Richmond

Report to Council

To: Richmond City Council
From: Cecilia Achiam
Chair, Development Permit Panel
Date: March 14, 2022
File: DP 19-881156
Re: Development Permit Panel Meeting Held on August 11, 2021

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 19-881156) for the property located at 5740, 5760 and 5800 Minoru Boulevard, be endorsed and the Permit so issued.

Cecilia Achiam
Chair, Development Permit Panel
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SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 11, 2021.

DP 19-881156 – MINORU VIEW HOMES LTD.
– 5740, 5760 AND 5800 MINORU BOULEVARD
(August 11, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of a high-rise mixed use development, comprising an office tower, ground floor retail, non-profit social service replacement space, and 429 dwellings including 88 low-end-of-market-rental (LEMR) units on a site zoned “High Density Mixed Use and Affordable Rental Housing (ZMU46) – Lansdowne Village (City Centre)”. A variance is included in the proposal to reduce the minimum balcony setback from 2.0 m to 1.5 m above the second storey along the Minoru Boulevard frontage of the southwest residential tower and the east street frontage of the affordable housing building.

Architect, Gwen Vose and Tony Wai, of IBI Group Architects, and Landscape Architect, Peter Kreuk, of Durante Kreuk Ltd. Landscape Architecture, provided a brief presentation, including:

- The proposed development consists of four towers on a podium and four mid-rise elements.
- Entrances to the towers have been designed to provide interest.
- The combined habitable unit area for the proposed 88 affordable housing rental units is 20 percent of the project’s total residential area, which is higher than the 10 percent minimum requirement for affordable housing.
- Market strata and affordable housing residents will have access to the common outdoor amenity areas on the Level 3 podium rooftop.
- An indoor amenity space is provided for shared use of market strata and affordable housing residents as well as separate indoor amenity spaces dedicated for the exclusive use of each group of residents.
- The exposed podium wall along the south side will be articulated to provide visual interest.
- Mechanical screening will be installed on the southeast residential tower rooftop for the low-carbon energy plant equipment.
- Street frontages include bicycle lanes, boulevards, street trees and sidewalks, and a new linear park will be installed along the Lansdowne Road frontage.
- The common outdoor amenity area on the Level 3 podium rooftop is accessible from the indoor amenity spaces and has multiple uses, including social and recreational.
- Extensive green roofs and outdoor amenity spaces are proposed to be installed on some upper levels of the building.

In reply to Panel queries, the applicant's design team noted that: (i) the affordable housing units consist of 43 percent studio and one-bedroom units and 57 percent two and three-bedroom units; (ii) exterior business signage will be the responsibility of the future tenants and subject to the City's Sign Permit process; (iii) the existing lane on the east side will become a new street and is treated as a street frontage; (iv) the south and north children's outdoor play areas on Level 3 have been designed for younger and older children, respectively; (v) irrigation will be provided for street trees and in all planted areas on-site; (vi) the applicant will provide voluntary cash-in-lieu contribution to the Public Art Program Reserve; (vii) a landscape structure is proposed at the corner of Lansdowne Road and the new street as part of the Servicing Agreement and will provide an opportunity for temporary displays of Public Art; (viii) there will be no on-street loading area along the new street; (ix) the project meets the City's Zoning Bylaw parking requirements; and (x) the separation of private patios of townhouse units along Minoru Boulevard from the public realm includes installation of raised patios, retaining walls, hedges, guardrails, stairs and entry gates.

Discussion ensued regarding the limited articulation on the top floors of the residential towers and whether further improvement to differentiate them from the lower floors was possible given the limited variation of materials for soffits on the uppermost balconies.

As a result of the discussion, staff was directed to work with the applicant to investigate opportunities for further articulating the top floors of the three residential towers.

Staff noted that: (i) there is a substantial Servicing Agreement associated with the project for frontage improvements along the three roads as well as for the construction of the new linear park along Lansdowne Road; (ii) the stand-alone affordable housing building was approved through the rezoning process and is consistent with the City's Affordable Housing Strategy; (iii) a non-profit operator based on-site will manage the affordable housing building; (iv) extensive green roofs will be installed on several levels; (v) non-profit social service replacement space will be provided for two former non-profit tenants on the subject site; (vi) the two non-profits will be granted the first right of refusal for the replacement space and there will be legal agreements to limit rents to 50 percent of market rates; (vii) the office tower will be subject to a legal agreement limiting the subdivision of the office space to a maximum of one strata lot or air space parcel per storey; (viii) there is a significant package of Transportation Demand Management (TDM) measures associated with the project; and (ix) the project has been designed to achieve the City's aircraft noise sensitive development requirements and the Canada Mortgage and Housing Corporation (CMHC) internal noise standards.

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

The Panel expressed support for the project, noting that the project is consistent with the City's Affordable Housing Strategy. In addition, the Panel expressed appreciation for the provision of replacement space for two non-profit agencies.

Subsequent to the meeting, the applicant revised the design of the three residential towers in response to the Panel's direction. Revisions include: (i) removing projecting concrete canopies from the top floors of the residential towers on Minoru Boulevard to reduce the massing of these buildings; (ii) increasing the setback of the rooftop mechanical enclosure located on the roof of the east residential tower; (iii) highlighting the Minoru Boulevard/Lansdowne Road corner with a framed column of balconies; (iv) adding twin fins that draw the eye up to rooftop features on the southwest tower along Minoru Boulevard; (v) using bronze and white panels to add visual interest to the façade of the residential tower facing Lansdowne Road and the façade of the southern residential tower facing Minoru Boulevard; and (vi) adding two-tone gravel bands across the roofs of the residential towers.

The Panel recommends the Permit be issued.