



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg,  
Chair, Development Permit Panel  
**Re:** **Development Permit Panel Meeting Held on June 12, 2013**

**Date:** December 4, 2013  
**File:** 01-0100-20-DPER1-  
01/2013-Vol 01

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### Staff Recommendation

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

- i. a Development Permit (DP 13-629846) for the property at 5640 Hollybridge Way;  
be endorsed, and the Permit so issued.

  
Joe Erceg,  
Chair, Development Permit Panel

SB:kt

### Panel Report

The Development Permit Panel considered the following items at its meeting held on June 12, 2013

DP 13-629846 – CRESSEY (GILBERT) DEVELOPMENT LLP –  
5640 HOLLYBRIDGE WAY  
(June 12, 2013)

The Panel considered a Development Permit application to permit the construction of a mixed-use development that includes 245 residential units, approximately 6,559 m<sup>2</sup> (70,605 ft<sup>2</sup>) of commercial space and an approximately 465 m<sup>2</sup> (5,000 ft<sup>2</sup>) childcare facility on a site zoned “Residential / Limited Commercial (RCL3)”. The proposal includes a variance for a reduced front yard setback to Hollybridge Way.

Architect Martin Bruckner, IBI/HB Architects, and Landscape Architect Jennifer Stamp, Durante Kreuk Ltd., gave an overview of the proposed mixed-use development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design; (iv) sustainability; and (v) affordable housing and associated child care facility.

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

- The exposed parking wall facing Gilbert Road will be screened with architectural aluminum metal screen panels.
- There is elevator access from the street and parking to the commercial units and daycare.
- The children’s play area incorporates naturalistic play elements (i.e. balance logs, sandbox), a play hut, and a spinner bowl.
- The community garden plots have been located for maximum daylight exposure.
- The outdoor amenity area includes evergreen and deciduous.
- LEED Silver criteria will be met with (i) the ability to connect to a District Energy Utility, (ii) low flow fixtures and low-emitting materials, (iii) stormwater management through green roofs and permeable landscaping, (iv) electric vehicle charging stations and electrical outlets in the bike rooms, (v) higher ±50% wall to glazing ratio in the residential areas, and (vi) contribution for a bike path on the north side of Lansdowne Road.

Staff supported the Development Permit application and requested variance. Staff noted that the development includes 15 affordable housing units. All or which include Basic Universal Housing Features along with 20 market residential units. The Transportation Demand Management package includes an end of trip facility for employees, and 20% of the residential plus 10% of the commercial parking spaces will be electric vehicle ready. The development has been designed to address aircraft and industrial noise adjacent to the site.

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In response to a Panel query, staff noted that the Lansdowne Greenway Study will not impact the sidewalk associated with this development as it is located on the south side of Lansdowne Road.

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

The Panel recommends that the Permit be issued.