



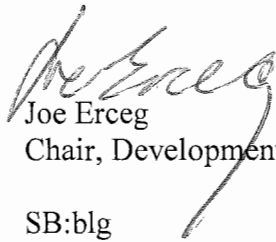
City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: May 18, 2016
File: 01-0100-20-DPER1-
01/2016-Vol 01
Re: **Development Permit Panel Meeting Held on April 13, 2016**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 15-700800) for the property at 8800 Hazelbridge Way and 3300 & 3311 Ketcheson Road be endorsed, and the Permits 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 April 13, 2016.

DP 15-700800 – GBL ARCHITECTS INC. – 8800 HAZELBRIDGE WAY AND
3300 & 3311 KETCHESON ROAD
(April 13, 2016)

The Panel considered a Development Permit application to permit the construction of 525 dwelling units in the final two (2) phases of a five-phase, high-rise, multi-family residential development, including 28 affordable housing units and four (4) affordable, work-only, art studios, on a site zoned “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)”. Variances are included in the proposal for: increased building height for the east building; reduced setbacks for the west building; and building projections.

Architect, Amela Brudar, of GBL Architects and Landscape Architect, Grant Brumpton, of PWL Partnership, provided a brief presentation, noting that:

- Phases 1, 2, and 3 are under construction and the subject application is for Phases 4 and 5. The Phases share a contiguous two-level parking structure. The south side of the Neighbourhood Park will be completed in Phase 4.
- The 1,201 dwelling units in the larger Concord Gardens development includes 56 affordable housing units and 20 professional artists (ARTS) units. There will be 525 dwelling units in Phases 4 and 5, including 32 affordable housing units and four (4) ARTS units.
- The Phase 4 east building transitions from 15 storeys to 10 storeys at Garden City Road and the Phase 5 west building includes 16-storey twin towers connected by an 11-storey building and four (4) ARTS units along Sexsmith Road. Each building is unique in terms of materiality and has slight variation in colour schemes.
- The proposed landscaping conveys the notion of a carpet with regional shapes and forms. There are shared outdoor amenity spaces at the mid-rise and tower rooftops of Phases 4 and 5. Phase 4 includes a community garden along the south side. Phase 5 includes an accessible terrace along the frontage of the Sexsmith Art Studios.

Staff supported the requested variances and advised that the proposal: (i) will connect to a District Energy Utility (DEU) when one becomes available; (ii) meets the City’s aircraft noise mitigation standards; and (iii) will contribute funding for the future Capstan Canada Line station.

Staff noted that future development to the south would: meet the elevation of the proposed south walkway and provide an opportunity for widening; and extend Ketcheson Road to Capstan Way.

In response to Panel queries, staff advised that electric vehicle charging stations are provided in Phase 2 and charging receptacles are proposed for 30 percent of the parking stalls. Staff further advised that the community gardens are subject to an operating agreement ensuring that: (i) the gardens will be operated consistent with the City's objectives, (ii) the City will provide input on the choice of the operator, and (iii) should the community gardens cease to operate in the future, the City will decide regarding its use, including possible redesign and reconstruction.

In response to Panel queries, Ms. Brudar and staff confirmed that legal agreements secured through the rezoning allow future residents and vehicles cross-access within the various phases of the bigger development.

The Panel recommends that the Permit be issued.