



To: Richmond City Council

Date: June 10, 2026

From: Wayne Craig
Chair, Development Permit Panel

File: DP 23-033716

Re: Development Permit Panel Meeting Held on December 10, 2025

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 23-033716) for the properties at 9000 No. 3 Road, be endorsed and the Permit so issued.

Wayne Craig, General Manager, Planning and Development

Panel Report

The Development Permit Panel considered the following item at its meeting held on December 10, 2025.

DP 23-033716 – PANATCH GROUP – 9000 NO. 3 ROAD (December 10, 2025)

The Panel considered a Development Permit (DP) application to permit the construction of a mixed-use commercial and rental apartment building at 9000 No. 3 Road on a site zoned “Commercial Mixed Use (ZMU61) – No. 3 Road and Francis Road (Broadmoor)”.

The applicant’s architect, Steve Watt, of Integra Architecture Inc., and the applicant’s landscape architect, Michael Patterson, of Perry + Associates Landscape Architecture, provided a brief visual presentation highlighting:

- The proposed development is a mixed-use building with commercial units at ground level facing No. 3 Road and Francis Road, a level of parking and four levels of residential rental units above.
- The residential lobby is proposed on Francis Road.
- Two separate parkade entries are proposed for the two-level parkade, which accommodates residential parking, shared commercial and other uses, and garbage storage and collection.
- The proposed common outdoor amenity area is located on the third level.
- Setbacks for levels three to six of the building have been increased to respect adjacent townhouse developments.
- Climbing and trailing vines are proposed to be planted to soften the appearance of parkade walls and provide a better interface with adjacent townhouse developments to the east and south.
- A modern architectural style is proposed with clean form using few simple materials.
- Proposed landscaping along the commercial frontages includes, among others, street trees and planters separating the commercial units.
- A six-foot-high solid wood fence will be installed along the east and south property lines to provide privacy to adjacent townhouse developments.
- Layered planting, including eight trees, will be planted along the south property line.
- The proposed common outdoor amenity space includes a children’s play area, community gardens, social outdoor dining and planting.
- Existing neighbouring trees that are not in conflict with the proposed building will be retained and 23 replacement trees will be planted on-site.
- A variety of low-maintenance trees and shrubs that provide seasonal interest will be planted on the site.
- Dark sky-compliant lighting fixtures will be installed on the ground plane and common outdoor amenity area to mitigate light pollution.

Staff noted that (i) the proposed development has 64 rental units including seven moderate market rental units which were secured at the time of the rezoning application associated with the project, (ii) all required replacement trees will be planted on-site and an on-site irrigation system will be installed to ensure their maintenance, (iii) all units will meet the City's Basic Universal Housing (BUH) requirements, and (iv) a servicing agreement was secured through the rezoning application and which includes frontage improvements along No. 3 Road and Francis Road, intersection upgrades and new traffic signal cabinets, storm system upgrades and new water and sanitary service connections.

A member of the Panel noted that there is a *Styrax japonicus* tree proposed to be planted in close proximity to the children's play area in the common outdoor amenity space on top of the third-floor parking podium. The Panel member suggested that the applicant consider installing alternative tree species, as the *Styrax japonicus* is prone to leaf drop and produces a heavy crop of seeds.

In reply to queries from the Panel, the applicant noted that (i) they will consider the suggestion to replace the *Styrax japonicus* in the common outdoor amenity space with appropriate tree species, (ii) they are amenable to installing signage that are visible from the street for the building's two separate vehicle entrances to provide guidance for vehicles entering the building, (iii) there is a defined pedestrian access from the Level 1 parkade to the street however the accessible route would require use of the vehicle drive isle, and (iv) there is good visibility to the sidewalk for vehicles exiting the parkade to Francis Road, and (v) a rumble strip and convex mirror are provided at the parkade's No. 3 Road exit to provide safety for pedestrians using the sidewalk.

Ken and Arlene Glinz (7651 Francis Road) submitted correspondence communicating concerns about increased traffic from the proposed development could worsen existing congestion and safety issues at the No. 3 Road and Francis Road intersection, particularly relating to dangerous left-turn movements and collision risk.

Staff noted that (i) staff have responded to concerns of Ken and Arlene Glinz with regard to the potential impact of the proposed development to traffic in the area, in particular at the intersection of No. 3 Road and Francis Road, (ii) there was a Traffic Impact Assessment provided by the applicant as part of the associated rezoning application which indicated that there would be no significant impact to traffic from the proposed development, and (iii) there will be intersection improvements as part of the required servicing and frontage works, including the installation of a new signal box to help with left turn traffic from both the north and south intersection approaches.

Chris Jensen (7-8080 Francis Road) submitted correspondence communicating concerns about the adjacent development proposal, with respect to the interface between the subject property and the existing townhouse site at 8080 Francis Road.

Staff noted that staff have responded to Mr. Jensen's concerns and have received correspondence from the applicant indicating that the developer has worked with the strata of the neighbouring townhouse development to the east regarding proposed improvements along the development's east property line including installing a new 1.8 metre high solid wood fence and providing

landscaping including planting of climbing vines along the eastern elevation of the proposed building to soften the interface with the existing townhouse development to the east.

In reply to a query from the Panel, the applicant confirmed that an automatic irrigation system will be installed for both at-grade and podium roof planting.

The Panel expressed support for the application, noting (i) the project's accessibility features, including the provision for all units with BUH features, and (ii) the provision of moderate market rental units.

The Panel then directed staff to work to with the applicant to (i) review the proposed tree species to be planted in the common outdoor amenity area, (ii) ensure that there is a clearly defined, safe and accessible pathway from the parkade's commercial parking area to the commercial units, and (iii) provide appropriate signage at the two separate parkade entries in the building indicating their uses (residential and commercial/visitor parking).

In response to the Panel's direction, the applicant revised the landscape plan by replacing the proposed *Styrax japonicus* adjacent to the children's play area with *Cornus* 'Venus' to address concerns regarding leaf drop and seed debris. The applicant has revised the plans to add a platform lift within the Level 1 parkade to provide a clearly defined accessible route from the commercial parking area to the street level retail. In addition, signage has been revised to clarify the two parkade entries by retaining the "P" sign at the commercial/visitor entrance and adding a "Residents Parking Only (Visitor Parking Entrance Off Francis Rd)".

The Panel recommends the Permit be issued.