



City of Richmond

Report to Council

To: Richmond City Council

Date: October 29, 2019

From: Cecilia Achiam
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2019-Vol 01

Re: **Development Permit Panel Meeting Held on June 12, 2019**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-818748) for the property at 3551, 3571, 3591, 3611 and 3631 Sexsmith Road be endorsed, and the Permit so issued.

A handwritten signature in blue ink, appearing to read "Cecilia Achiam".

Cecilia Achiam
Chair, Development Permit Panel
(604-276-4122)

SB:blg

Panel Report

Origin

The Development Permit Panel considered the following item at its meeting held on June 12, 2019.

DP 18-818748 – POLYGON FIORELLA HOMES LTD. – 3551, 3571, 3591, 3611 AND 3631 SEXSMITH ROAD

(June 12, 2019)

The Panel considered a Development Permit (DP) application in order to permit the construction of a high-rise building containing two affordable (work-only) studios for professional artists and approximately 168 dwellings, including 11 affordable (low-end-of-market) units on a site zoned “Residential/Limited Commercial (RCL4)”. No variances are included in the proposal.

Architect, Walter Francl and Jorge Palos, of Francl Architecture; Landscape Architect, Bruce Hemstock, of PWL Partnership, and applicant, Robin Glover, of Polygon, provided a brief presentation, including:

- Three-storey townhouses on the west side of the development mirror the townhouses at the existing Polygon “Avanti” development across the shared north-south mid-block mews.
- A substantial residential outdoor amenity space separates the townhouses on the west side and the tower and low-rise building on the east side of the subject development.
- The outdoor amenity space at the podium roof level steps down to the urban agriculture space which overlooks the Brown Road Plaza.
- The townhouses fronting Sexsmith Road provide a pedestrian scale to the streetscape.
- Coloured glass panels are incorporated into the façade of the two work-only artist studios and will also be integrated into other areas of the building.
- Landscaping for the small public park to the west of the public open space plaza includes mounded landscape, custom design benches and replacement trees.
- A bicycle rack and benches are provided near the main residential entry fronting Sexsmith Road. A bicycle rack is also provided near the artist studios.
- The outdoor amenity area on the podium roof level includes a gathering area, children’s play area, large open lawn space, and mounded landscape.
- The residential patios to the east and west of the outdoor amenity area will activate the space.
- The urban agriculture space is located one level below the outdoor amenity area and overlooks the artist’s plaza and public park below.

In reply to Panel queries, Mr. Glover, Mr. Hemstock and the design team advised that: (i) the proposed 11 affordable housing units are evenly distributed throughout the residential component of the project and consist of a mix of studio and one to three bedroom units; (ii) no rental market housing units are provided in the project; (iii) in addition to the green roofs, the significant landscaped areas on the ground, second, and third levels will enhance storm water management on the site; (iv) bollard lighting is proposed along the accessible pedestrian routes on the podium roof level outdoor amenity area to avoid light pollution; (v) a guardrail will be installed along the west and south edges of the children's play area; (vi) resilient rubber surfacing is proposed for the children's play area; (vii) the indoor amenity building is primarily for fitness uses; (viii) parkade access is located off the north-south mews; (ix) the residential outdoor and indoor amenity areas are for shared use of affordable housing tenants and residents of market units; (x) a project arborist will oversee the protection of adjacent existing trees on the neighbouring site to the north; and (xii) a loading area is provided off the north-south mid-block mews.

In reply to Panel queries, staff advised that: (i) the north-south mid-block mews could be extended northward to create a mid-block pedestrian trail up to Capstan Way subject to the future redevelopment of the property to the north; and (ii) the applicant is required to provide a significant Letter-of-Credit to the City for on-site landscaping.

Staff noted that: (i) the project includes 11 low-end of market rental housing units and two rentable-affordable-work-only studio units; (ii) there is a Servicing Agreement associated with the project which includes works for the eastward extension of Brown Road to Sexsmith Road, Sexsmith Road improvements, significant public open space secured through statutory right-of-ways (SRW's) including Brown Road Plaza and storm and sanitary, storm and water works; (iii) the project's Transportation Demand Management (TDM) measures include the completion of the protected bicycle route along Brown Road and Sexsmith Road and provision of electric bicycle charging; (iv) the subject development will become part of the City Centre District Energy Utility (DEU), constructing and transferring ownership of an on-site low carbon energy plant to the City; (v) the developer will provide a contribution towards the City's Public Art Program; and (vi) accessible housing features are proposed for the project including aging in place features in all dwellings and provision of 32 Basic Universal Housing (BUH) units.

Correspondence was submitted by Mark Treskunov to the Panel, expressing concern regarding irrigation, walkway pavers and other issues related to the neighbouring Polygon "Avanti" development to the west of the subject site, and suggesting that these issues could arise in the subject development.

In reply to Mr. Treskunov's concerns, staff advised that: (i) the subject development provides irrigation to common landscaped areas except for the planted gardening beds where hose bibs are provided; (ii) there are paved walkways on the subject site leading to entrances to the units; and (iii) the developer is aware of Mr. Treskunov's concerns and is willing to meet with the strata management for Polygon "Avanti" to address any remaining concerns.

The Panel expressed support for the project, noting that: (i) significant green spaces are provided in the proposed development; (ii) the podium roof level outdoor amenity space and the streetscape along Sexsmith Road are attractive; (iii) the subject development fits well with existing developments in the neighbourhood; and (iv) the developer's contribution to the future construction of Capstan Canada Line Station is appreciated.

Subsequent to the Panel meeting, the developer contacted the strata management for Polygon "Avanti" regarding Mr. Treskunov's concerns and no further action was requested.

The Panel recommends the Permit be issued.