



City of Richmond

Report to Council

To: Richmond City Council

Date: February 21, 2013

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2013-Vol 01

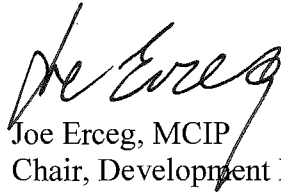
Re: **Development Permit Panel Meeting Held on February 13, 2013**

Staff Recommendation

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

- i. a Development Permit (DP 12-611486) for the property at 8800, 8820, 8840, 8880, 8900, 8920, 8940 & 8960 Patterson Road and 3240, 3260, 3280, 3320 & 3340 Sexsmith Road;

be endorsed, and the Permit so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 13, 2013.

DP 12-611486 – PAUL GOODWIN- GBL ARCHITECTS – 8800, 8820, 8840, 8880, 8900, 8920, 8940 & 8960 PATTERSON ROAD AND 3240, 3260, 3280, 3320 & 3340 SEXSMITH ROAD
(February 13, 2013)

The Panel considered a Development Permit application to permit the construction of the first phase of a five-phase residential development on a site zoned “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)”. Phase 1 incorporates two (2) high-rise buildings containing 259 market dwellings and 20 Artist Residential Tenancy Studio (ARTS) Units, secured via a Housing Agreement, and publicly-accessible road and open space. Variances are included in the proposal for reduced setbacks; increased projections for porches, balconies and architectural features; and physical design elements associated with the Artist Residential Tenancy Studio (ARTS) Units.

Architect, Ms. Amela Brudar, of GBL Architects, and Landscape Architect, Mr. Grant Brumpton, of PWL Partnership Landscape Architects Inc., provided a brief presentation of the proposal, including:

- Phase 1, on the northwest corner of the site, incorporates: (i) the two (2) towers facing Sexsmith Road and Patterson Road; (ii) upgrades to Sexsmith Road and Patterson Road; and (iii) the construction of the Hazelbridge Road extension.
- The elevation rises heading into the site which fully conceals two (2) levels of on-site parking.
- A temporary park will be located on Phase 5 and the permanent neighbourhood park will be constructed as part of Phase 2;
- Landscaping features include: (i) a large lagoon; (ii) an outdoor amenity deck and associated indoor amenity space; (iii) a play area; (iv) an iconic tea house-like feature on an island in the centre of the lagoon, designed to be a fully accessible open space shade structure; (v) rooftop gardens located on levels 9 and 10 of the towers including some urban agricultural garden spaces with support functions; and (vi) generous plantings at the private deck spaces.
- A gateway architectural water feature, incorporated into the building façade, is located at the corner of Sexsmith Road and Hazelbridge Way.
- The courtyard design is open to the south, maximizing sunlight exposure.
- The development has various housing options: (i) ARTS units; (ii) 1, 2 or 3-bedroom units; and (iii) townhouse units.

In response to Panel queries, Ms. Brudar and Mr. Brumpton provided the following information:

- The developer has designed the project to accommodate the future development of the corner lot (3200 Sexsmith Road) building to the property line to provide a continuous streetwall in the future facing Sexsmith Road, a break between the developments facing Patterson Road, and the project provides cross-access for parking and services;
- The interim park will be constructed during Phase 1.

- The triangular wall facing the proposed new road will be heavily landscaped until such time as Phase 5 is constructed;
- The development will meet LEED (Silver) equivalency.
- The permanent private courtyard will be the water component with the lawn area being converted during Phase 5 construction.
- The water will be less than a foot deep and the edge will be treated to discourage public access; the lower water feature related to the children's play area has a seating wall along its edge.
- The development has an integrated planting scheme related to the private patios and the centre area featuring both raised and lowered plantings to create visual interest.
- The streetscape along Sexsmith Road has a standard width of planted median, an off-street bike path, a narrow textured buffer strip, and a 2 m wide sidewalk, as well the Patterson Road and Sexsmith Road ARTS units have a terraced linear plaza along the frontage.
- 15% of the proposed units will be Basic Universal Housing units in accordance with the City's Zoning Bylaw.
- The variances requested came as a result of design development related to the urban nature of the project and the architectural features of the ARTS units.

Staff supported the Development Permit application and requested variances. Staff advised that there is a comprehensive Transportation Demand Management Strategy related with the proposal involving off-site improvements such as: (i) sidewalk extension on Sexsmith Road; and (ii) 30% of the residential vehicle stalls being electric vehicle ready complete with additional vehicle charging stations within the bicycle storage area. He noted that there are urban agricultural plots on the roof podiums on levels 9 and 10 which will allow residents the opportunity for outdoor gardening. He further noted the development will provide funding for the future Capstan Station in keeping with the zoning for this area; the per dwelling unit charge will be assessed at the Building Permit issuance and later transferred to the Transit Authority. He also stated that there was a comprehensive Storm Water Management Plan to reduce storm water flow from the site.

Staff advised that the variances requested were a result of technical aspects of the zoning. The zoning, for example, requires setbacks to be measured from public rights-of-passage (PROP) right-of-ways (ROWs) established on the site instead of property lines due to the numerous privately maintained publically accessible streets in the development. At Development Permit stage, staff determined that the ARTS units along Sexsmith Road and Patterson Road should have publically accessible areas along their unit frontages to enhance pedestrian circulation; staff understood that this would necessitate various setback relaxations.

In response to a Panel query, Staff advised that the applicant was unsuccessful in acquiring the property on the site's northwest corner (3200 Sexsmith Road) and as a result, was required to provide development concepts for the property and register a right-of-way for shared driveway access.

Staff noted that timing for the construction of the Capstan Canada Line Station would be at approximately 50% build out of the Capstan Village area.

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

The Panel noted the project had attractive design elements creating an urban village and the temporary park will be a significant amenity to the area.

The Panel recommends that the Permit be issued.