



City of Richmond

Report to Council

To: Richmond City Council

Date: February 21, 2013

From: Dave Semple
Chair, Development Permit Panel

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

Re: **Development Permit Panel Meeting Held on January 30, 2013**

Staff Recommendation

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

- i. a Development Permit (DP 12-604012) for the property at 3391 and 3411 Sexsmith Road and a portion of unopened City lane;

be endorsed, and the Permit so issued.



Dave Semple
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on January 30, 2013.

DP 12-604012 – PINNACLE INTERNATIONAL (RICHMOND) PLAZA INC.
– 3391 AND 3411 SEXSMITH ROAD AND A PORTION OF UNOPENED CITY LANE
(January 30, 2012)

The Panel considered a Development Permit application to permit the construction of a high-rise, multi-family project consisting of 200 dwelling units on a site zoned “Residential/Limited Commercial (RCL4)”. No variances are included in the proposal.

Architect, Mr. John Bingham, of Bingham Hill Architects, and Landscape Architect, Mr. Peter Kreuk, of Durante Kreuk Ltd. Landscape Architects, provided a brief presentation of the proposal, including:

- Major elements have been the stepping of the buildings, the varied setbacks to provide streetscape variation, greening of the roofs; the breaking of the length of the block to give greater visual interest.
- The vertical elements associated with individual townhouse entrances were designed to provide the framework for future artistic components including signage.
- The proposed streetscapes are developed along Capstan Way, with combination bikeway/pedestrian pathway to be part of a City-wide network. The walkway along the west of the site is, again, a combined bikeway/pedestrian pathway that will connect to the future park and transit station to the north. Sexsmith Road is developed primarily as a pedestrian route.
- The proposed feature on the Capstan Way frontage is a greenscape sloping green wall system linking the roof deck space with the ground plane.
- The main roof deck area includes the amenity space which consists of swimming pool, outdoor sunning spaces, kids play area, open lawn area (sized for a badminton court), and roof deck with private gardens.
- They have taken advantage of every roof and incorporated various functions including urban agricultural/gardening recreational facilities.
- Along Sexsmith Road, which is a pedestrian zone, the residential patio spaces are above grade and separated by a guardrail screen with a hedge/planting at the lower edge providing an urban feel along the walkway and privacy for the outdoor uses.
- The Capstan Way units are setback further from the street and separated from the pedestrian/bikeway by granite sets. The edge condition along the base of the townhouse patios is essentially the same as along Sexsmith Road, with a hedge at ground level adjacent to the patio space above.

In response to Panel queries, Mr. Bingham and Mr. Kreuk provided the following information:

- The townhouse units do not have handicap accessibility from the street. The buildings have been designed to meet handicapped accessibility requirements to all units and to the roof top areas.
- The proposed pathway along the western edge of the site will not extend northward beyond the edge of the subject property at this time. Further extension of this walkway will occur with subsequent phases.
- The amenity building has a swimming pool, an exercise room, a community room leading out to the play area, associated support areas (dressing/change rooms), and an outdoor children's play area to the east of the building.
- To meet a mid-point LEED silver equivalency on the energy points, the project is using a hot water system with air-conditioning, glazing to solid wall is a 60/40 relationship, insulation levels will be adjusted after an envelope review, 50-52% greening of the total roof space, will be built to hook-up to a District Energy Utility (DEU), and parking is in accordance with requirements for development within proximity of Capstan Station.
- There is sufficient space to add additional area to the current recycling/garbage area, if required, to accommodate organic composting in the future.
- There are several access points to the roof deck. Off the ends of buildings there are covered access routes to the amenity building. The overall roof deck has a pathway system that rings it and connects various program spaces.
- The proposed urban agricultural roof top spaces are accessible from the building core and are supported with garden tool storage, composting facilities and water connection.
- There is street level lighting, as well as a level of pedestrian lighting proposed for the project which will define the public realm, entrances to the townhouse units will have lighting integrated into the individual unit stairways, and each lobby or main entrance will be well lit with canopies above.

Staff supported the Development Permit application and advised that there will be 13 affordable housing units provided. The project provides funding for the future Capstan Station, as well as a temporary off-site neighbourhood park. The project is part of a multi-phase approach to development within the area. The driveway currently shown to Sexsmith Road will be closed in the future upon redevelopment of the site to the north, with the ultimate driveway access coming from the future Hazelbridge Way extension. Two (2) public open spaces are being provided on the site, one (1) along the western edge, which will form part of a pedestrian network within the neighbourhood, and the second, being the public plaza in front of the green sloping green wall. Buildings are designed to mitigate aircraft noise in keeping with the City's Official Community Plan (OCP) and the applicant has submitted an associated acoustics report.

In response to Panel queries, staff advised:

- The change in elevation between townhouse unit patios and the adjacent ground level is in keeping with the City Centre Guidelines and through the Servicing Agreement, staff will continue to work with the applicant to minimize the change in grade along the west walkway.
- Developers of the first approximately 3,250 dwelling units in the area contribute to the Capstan Station funding initiative at the Building Permit stage. TransLink receives the funds to construct the station, which is anticipated to be triggered at approximately 50% area build out of the area.
- The Zoning Bylaw defines live/work, as units that have designated commercial portions that are registered with covenants on them. These units are intended to support home-based business uses, which, in the City Centre Area, allows for Artists studios.

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

The Panel commented that the development has been well thought out with impressive roof top design and progression from townhouse units to residential towers. The project will be an anchor for the area and has set the bar for future development within the City Centre area.

The Panel recommends that the Permit be issued.