



**Development Permit Panel
Wednesday, March 13, 2024**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Milton Chan, Director, Engineering, Acting Chair
Claudia Jesson, Director, City Clerk's Office
Marie Fenwick, Director, Arts, Culture and Heritage

The meeting was called to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on January 17, 2024 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 21-941827
(REDMS No. 7582619)

APPLICANT: Vivid Green Architecture Inc.

PROPERTY LOCATION: 6740 and 6780 Francis Road

INTENT OF PERMIT:

Permit the construction of a total of four front-to-back duplexes at 6740 and 6780 Francis Road (one duplex on each new lot created after subdivision), on lots zoned "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)"

Applicant's Comments

Rosa Salcido, Vivid Green Architecture, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), provided background information on the proposed development, highlighting the following:

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- the proposal includes four two-storey front-to-back duplexes in four lots with a shared drive aisle located between each pair of duplexes;
- each unit is provided with two resident parking spaces and one visitor parking space for each pair of duplexes;
- the entries to all units are visible from the street;
- each unit is provided with aging-in-place features and one convertible unit is provided in the proposed development;
- colours for each unit are varied to provide identity to individual units; and
- the project has been designed to comply with the energy efficiency requirements.

David Rose, PD Group Landscape Architecture Ltd., briefed the Panel on the main landscape features of the project, noting that (i) there are on-site and off-site trees that are identified for retention, including the hedgerow along the south property line, (ii) one existing street tree on the Francis Road frontage will be retained and protected, (iii) each unit will be provided with a significant amount of private outdoor open space, (iv) conifer trees are provided in the rear yards of back units, (v) permeable pavers in different colours are proposed for the surface treatment of the shared drive aisles, entrance pathways and visitor parking spaces, and (vi) utility pathways are provided for moving garbage and recycling between the back units and the garbage and collection areas at the front.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for frontage works and site services, (ii) the applicant's efforts to retain the hedgerow along the south property line is appreciated, and (iii) there is contribution towards the upgrading of the crosswalk at the Francis Road and Minler Road intersection through the rezoning process.

Panel Discussion

In reply to a query from the Panel, the applicant noted that the proposed width of the shared drive aisles comply with the Zoning Bylaw requirement. In addition, Mr. Craig noted that on-site vehicle manoeuvring has been reviewed by the City's Transportation Department and was found to comply with the City's requirements.

In reply to further queries from the Panel, the applicant noted that (i) the heat pump for each unit is located either on the second floor deck or rear walls of buildings and will be screened to mitigate noise, (ii) the sides of second floor balconies adjacent to neighbouring properties will be landscaped with planters to provide screening and privacy, and (iii) bicycle parking is accommodated in the carport between the vehicle parking space and the screening fence to prevent headlight glare of parked vehicles.

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Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting that it is well thought out and will address the city's need for housing.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a total of four front-to-back duplexes at 6740 and 6780 Francis Road (one duplex on each new lot created after subdivision), on lots zoned "Two-Unit Dwellings (ZD7) – Francis Road (Blundell)"

CARRIED

2. DEVELOPMENT VARIANCE PERMIT 22-011004
(REDMS No. 7536504)

APPLICANT: Danny Wong

PROPERTY LOCATION: 8451 No. 5 Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the "Roadside Stand (CR)" zone from 8.0 ha to 1.77 ha, to permit the construction of a roadside stand at 8451 No. 5 Road.

Applicant's Comments

Judy Chu and Olena Korobka, Dajue Art Gardens, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 2), provided background information on the application including the history of the farm operation, existing and future garden centre operations, proposed interior and exterior layout of plant and nursery products, current site conditions, and site improvements in preparation for the construction of the proposed roadside stand.

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Danny Wong, Architelier, with the aid of the same visual presentation, briefed the Panel on the proposed architectural design and landscaping for the roadside stand building, noting that (i) metal cladding is proposed for the sides of the building except for the front façade where glazing is proposed, (ii) metal roof is proposed, (iii) the proposed roadside stand building will have indoor and outdoor areas, (iv) 13 regular parking stalls and two accessible parking stalls will be provided, and (v) five trees, low shrubs and perennials are proposed to be planted along the No. 5 Road frontage.

Staff Comments

Mr. Craig noted that (i) the application was reviewed and endorsed by the City's Food Security and Agricultural Advisory Committee (FSAAC), and (ii) the siting of the proposed roadside stand building will minimize the impact to the farm operation and maximize the preservation of agricultural land for agricultural production.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) a minimum of 50 percent of the plant products in the roadside stand will be grown on-site although it is estimated that 70 percent of products will be grown on-site, and (ii) majority of the retail area in the roadside stand will be wheelchair accessible.

In reply to queries from the Panel, Mr. Craig noted that (i) there is no associated Land Commission application required for the subject application, and (ii) the asphalt surface treatment for the parking area is an existing condition and consistent with the Zoning Bylaw.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project and the proposed variance.

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Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a roadside stand in the “Roadside Stand (CR)” zone from 8.0 ha to 1.77 ha, to permit the construction of a roadside stand at 8451 No. 5 Road.

CARRIED

3. DEVELOPMENT PERMIT 23-014121
(REDMS No. 7521612)

APPLICANT: 1166225 BC Ltd.

PROPERTY LOCATION: 8880 Cook Road and 8751 Citation Drive

INTENT OF PERMIT:

1. Permit the construction of two six-storey buildings containing 339 rental units at 8880 Cook Road and 8751 Citation Drive on a site zoned “Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the road setback to projecting balconies above the second floor from 3.0 m to 1.2 m.

Applicant’s Comments

Alejandro Martinez, GBL Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the proposed development, highlighting the following:

- the proposed two six-storey buildings provide 339 rental housing units, including 301 single level apartment units and 38 two-storey townhouse units;
- 68 rental housing units are designated as moderate-income rental units and distributed on different levels of the buildings;
- all single level apartment units have been designed with Basic Universal Housing (BUH) features;
- the rental housing units include six fully accessible units;
- all floor levels and indoor and outdoor amenity spaces provided in the project are fully accessible;
- the project has been designed around a grove of trees in centre of the site which has been retained as the main feature of the proposed central courtyard;

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- architectural and landscape elements are proposed to provide screening for the parkade walls surrounding the central courtyard;
- common indoor and outdoor amenity spaces are provided on three levels of the buildings;
- the pocket parks that are proposed along the periphery of the site are publicly accessible and intended to integrate the project with the neighbourhood;
- the contemporary form of the buildings contributes to the energy performance of the project;
- two levels of parking are proposed and all residential parking spaces will be provided with electric vehicle (EV) charging;
- an extensive package of Transportation Demand Management (TDM) measures are proposed for the project;
- there are significant road dedications along all fronting streets for road widening and frontage improvements; and
- a new bicycle lane will be added along Garden City Road.

Alexa Gonzalez, Durante Kreuk Ltd., with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting that (i) the project's key design features include the central courtyard with retained trees and the pocket parks which have been improved in response to Advisory Design Panel (ADP) comments, (ii) the central courtyard and other common outdoor amenity areas on the other levels provide, among others, seating areas, children's play area, turf space, and outdoor dining area (iii) ramps and stairs are proposed to enhance the connectivity of the amenity spaces and promote pedestrian circulation, and (iv) landscaping for the central pocket park along Pimlico Way has been enhanced to address ADP comments,

Staff Comments

Mr. Craig noted that (i) there is an extensive Servicing Agreement associated with the project for frontage works along all sides of the property and the development of two pocket parks, (ii) an extensive Transportation Demand Management (TDM) package is proposed for the project which includes, among others, the provision of car share vehicles, transit passes for all residents, and shared bike and micro mobility station, (iii) the project will provide an on-site District Energy Utility (DEU) plant and ownership will be transferred to the City for future connection to the City's (DEU) system, and (iv) the applicant is commended for the retention of trees within the centre of the site and in other strategic locations in the subject site.

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In reply to queries from the Panel, the applicant noted that (i) the music room provided in the indoor amenity room will be acoustically treated and is intended for students' after school practices, (ii) the consolidated children's play area in the central courtyard includes naturalized play equipment that could be integrated with nature, (iii) the pocket parks at the site corners and at the vehicle entrance to the site along Pimlico Way include a variety of design elements such as a drinking fountain, coloured benches, bicycle racks, among others, and (iv) the central courtyard is intended for the use of the residents.

Gallery Comments

Ruolin Tian queried about the nature of the proposed below market rental units.

In reply to her query, Mr. Craig noted that out of the proposed 339 rental units in the project, 271 units are market rental and 68 units are slightly below market rental based on the BC Housing's Housing Income Limits (HILs).

Edmund Guinn, 8771 Cook Road, representing the townhouse strata located at 8771 Cook Road, expressed his appreciation for the project in terms of its design and for being a good example of providing affordable housing options.

In addition, Mr. Guinn expressed concern regarding (i) the limited availability of digital information during the application process and quality of paper copies of some development application documents, (ii) incomplete shadow studies provided by the applicant which only cover a half year period, and (iii) the newly installed traffic lights at the Cook Road and Cook Gate intersection that has failed to address rampant speeding and aggressive driving, hence the need for installation of speed bumps on this section of Cook Road.

In reply to the concern regarding speeding on Cook Road and the need to install speed bumps, the Chair noted that this matter be referred to the City's Transportation Department.

In reply to the other concerns expressed by Mr. Guinn, Mr. Craig noted that (i) the availability of digital information on the City website is part of the City's long-term digital strategy and is a work in progress, (ii) rezoning information is available in the Public Hearing minutes on the City website, (iii) a shadow study was provided as part of the subject application and is on file, and (iv) the shadow study is consistent with the City's standard practice of requiring diagrams showing shadowing impacts at four times throughout the year, covering the months of March, June, September and December.

Correspondence

Monireh Daipour, 908-9180 Hemlock Drive ([Schedule 4](#))

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In reply to the concerns noted in the letter, Mr. Craig stated that (i) matters relating to building density and building height are established through the rezoning process and are outside the purview of the Panel, (ii) information regarding the proposed below market rental units have been discussed, (iii) with regard to potential traffic impacts, the application was reviewed by the City's Transportation Department and an independent traffic analysis was provided as part of the application, and (iv) with regard to the nearby school's capacity to absorb additional students, the Official Community Plan (OCP) amendment associated with the rezoning of the subject site indicated that the development will not generate a significant increase in the number of students; however, the School Board and the City meet regularly to discuss school capacity.

In addition, Mr. Craig noted that the request of Mr. Guinn for the installation of additional traffic calming measures on Cook Road will be forwarded to the City's Transportation Department.

Panel Discussion

The Panel expressed support for the design of the proposed rental housing project.

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of two six-storey buildings containing 339 rental units at 8880 Cook Road and 8751 Citation Drive on a site zoned "Low Rise Rental Apartment (ZLR44) – Brighthouse Village (City Centre)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the road setback to projecting balconies above the second floor from 3.0 m to 1.2 m.*

CARRIED

4. New Business

None.

5. Date of Next Meeting: March 27, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:53 p.m.).

CARRIED

Development Permit Panel
Wednesday, March 13, 2024

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, March 13, 2024.

Milton Chan
Acting Chair

Rustico Agawin
Committee Clerk

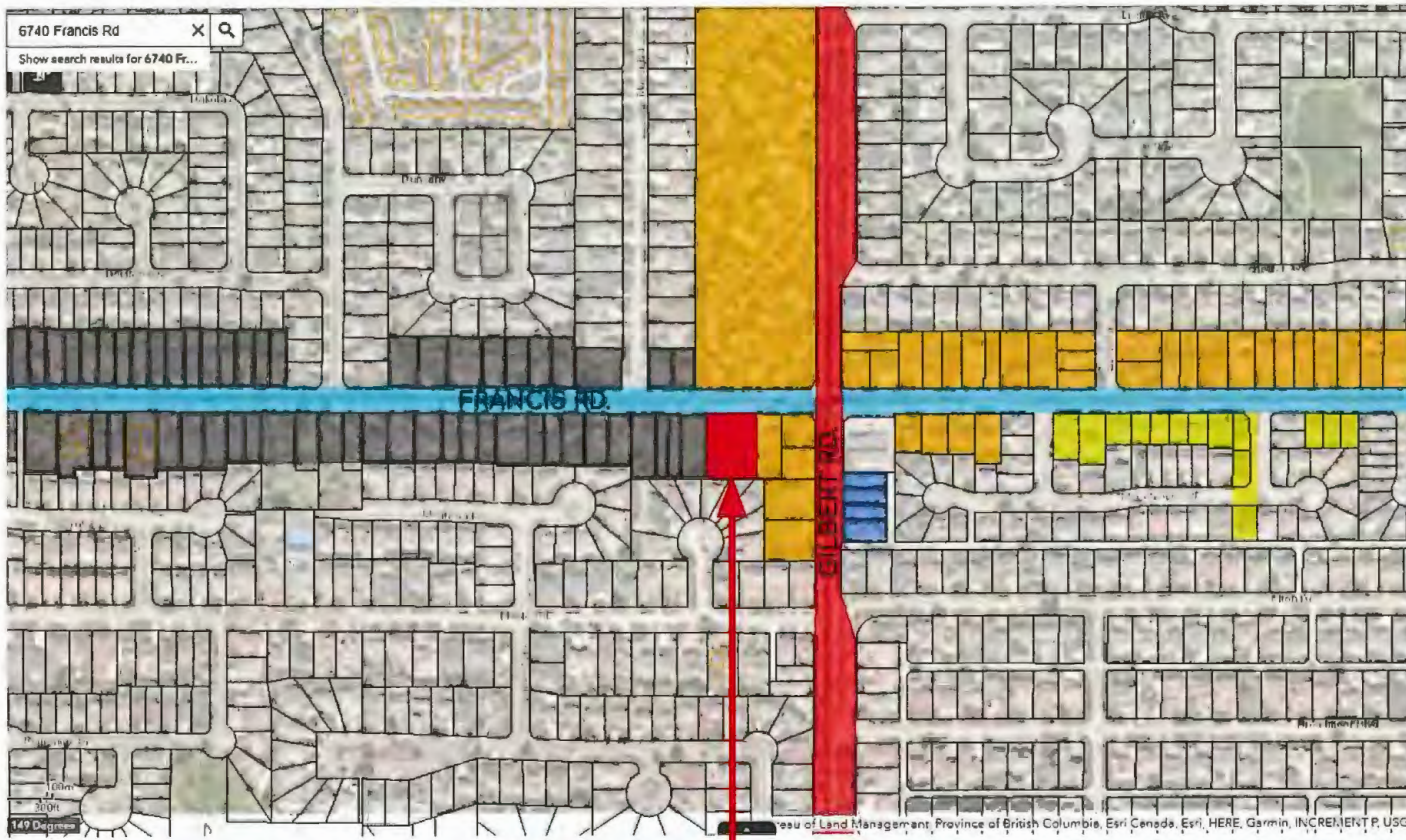
TWO-UNIT DWELLINGS

6740-6780 FRANCIS ROAD, RICHMOND, BC



Submission to ADP March 13th 2024

Site Context



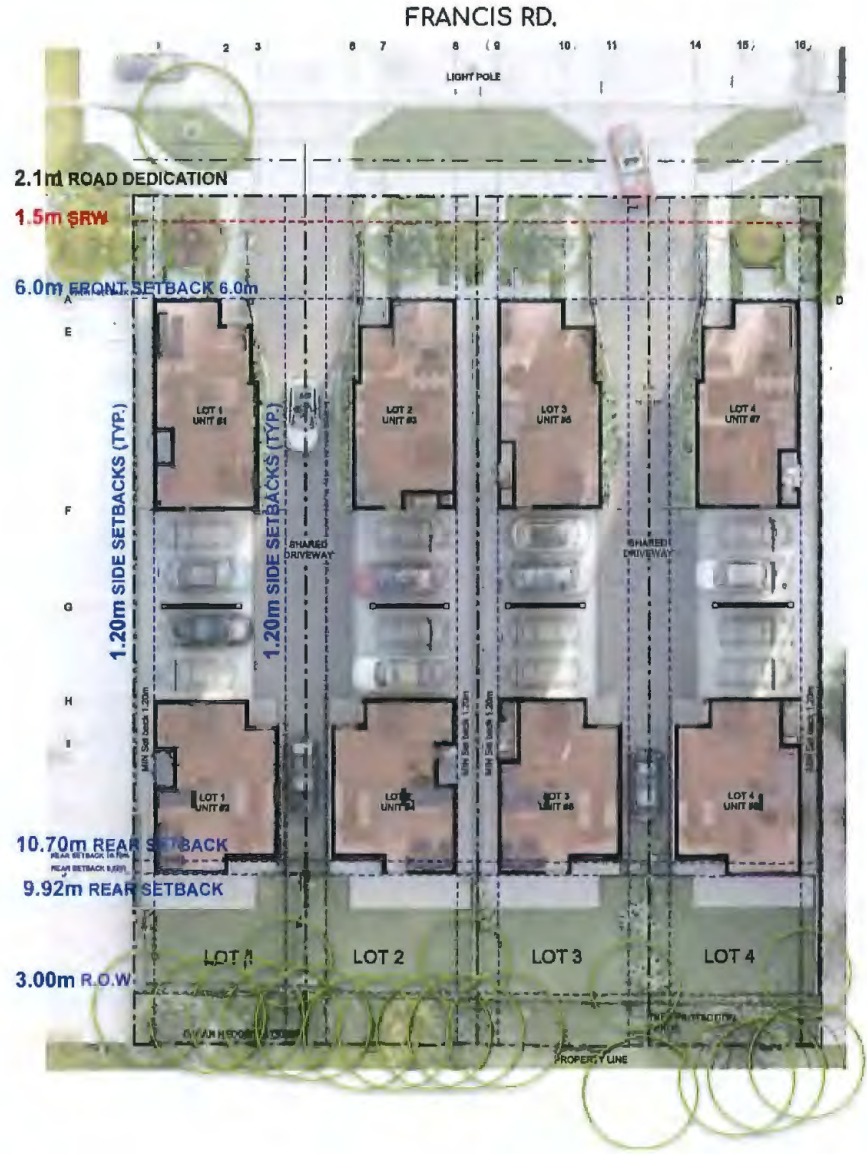
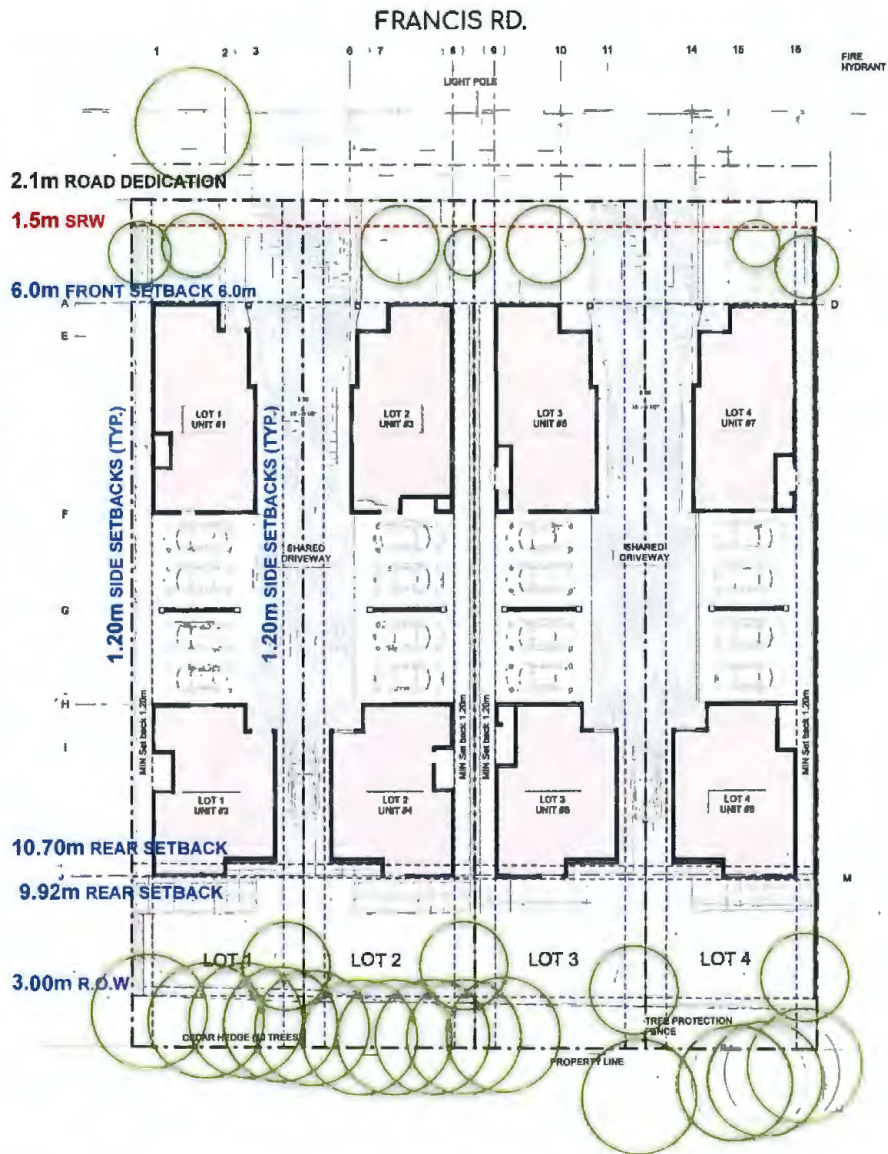
SUBJECT PROPERTY
6740-6780 FRANCIS RD.

- Major and Minor Arterial Road
- Major Arterial Road
- Minor Arterial Road
- Arterial Road Land Use
 - Arterial Road Single Detached
 - Arterial Road Compact Lot Single Detached
 - Arterial Road Compact Lot Coach House
 - Arterial Road Compact Lot Duplex
 - Arterial Road Duplex/Triplex
 - Arterial Road Townhouse

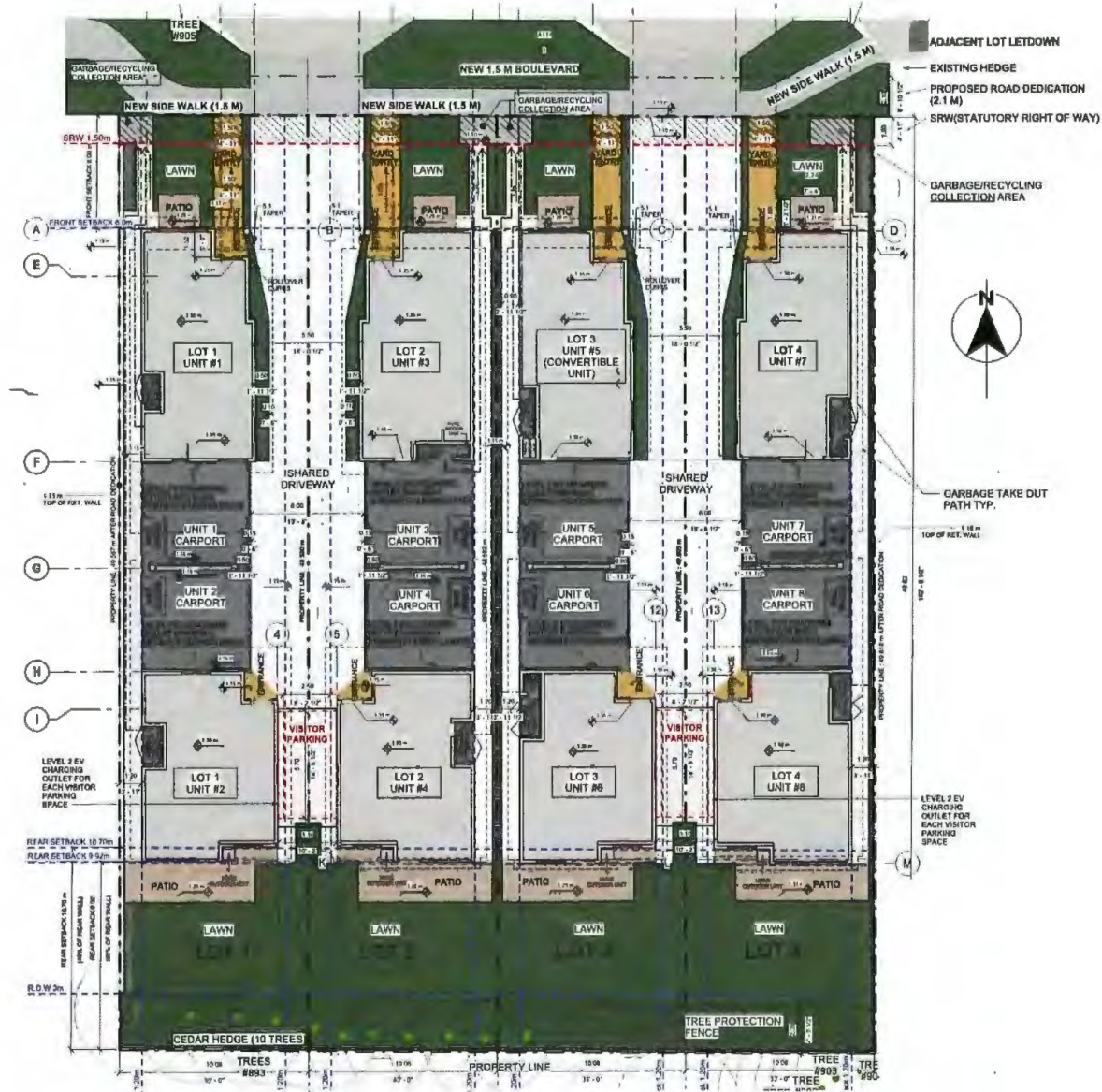


↓ N Surrounding Buildings

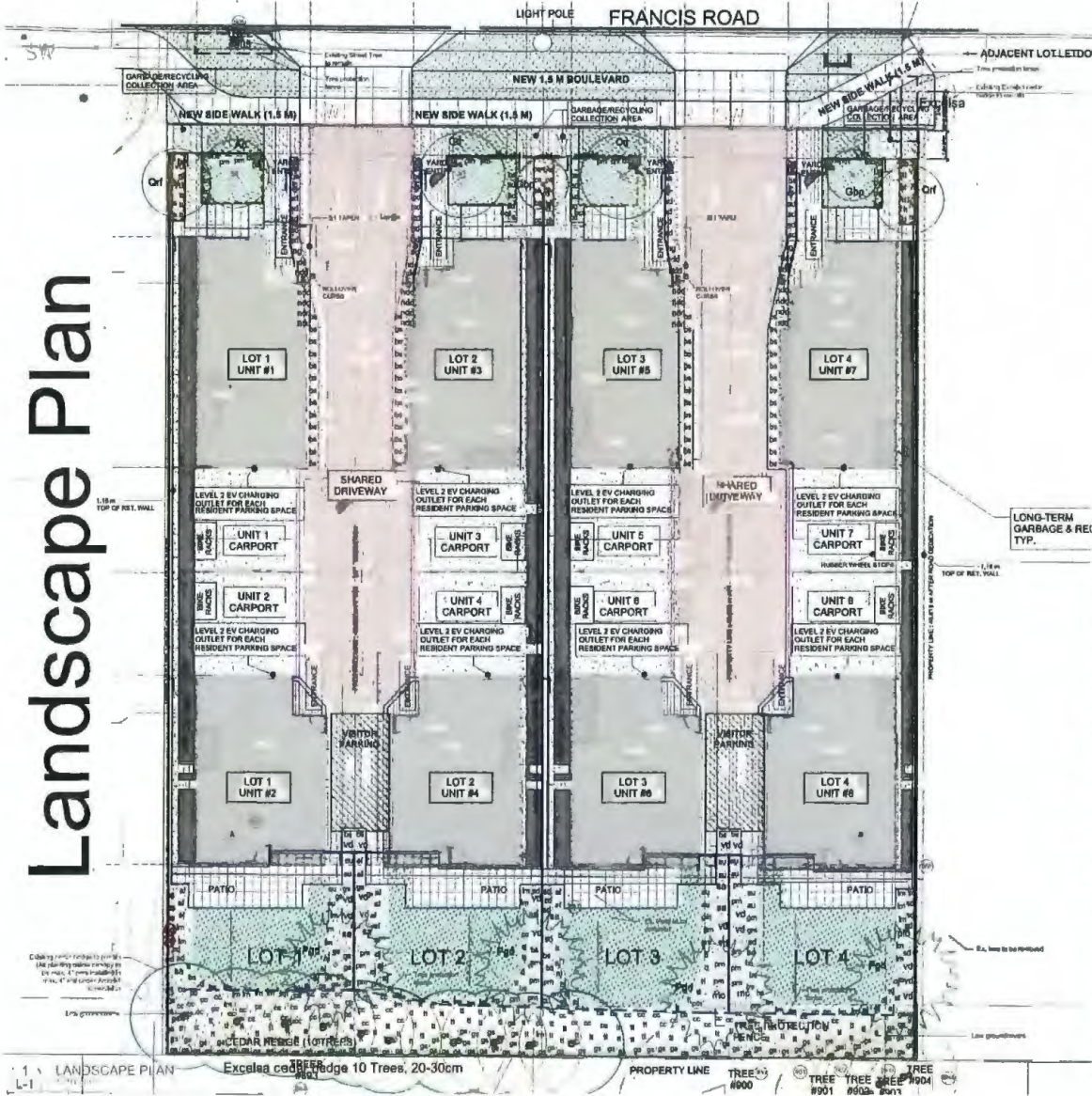
Site Plan (simplified)



Architectural Site Plan

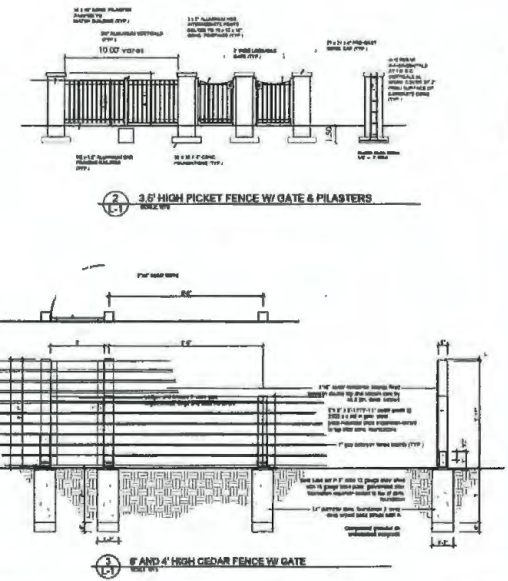


Landscape Plan



LEGEND

- Existing Trees to be retained / relocated
- Proposed Tree Planting
- Material Planting of shrubs, Perennials, and Groundcovers
- Driveway Study
- "Aquarium" Standard permeable pavers for pedestrian use with kerowall edge research by Advanced Concrete Products ("Charcoal" Color)
- "Jazzman" Standard permeable pavers for wheelchair use with outdoor course edge by Advanced Concrete Products ("Charcoal" Color)
- 1/2" x 1/2" High/Press and Slabs by Advanced Concrete Products ("Neutral" Color)
- Brick-paved concrete paving
- Utility lines and manholes
- 2" x 1/2" Standard concrete and pavers by Salsom
- Structural steel to 6 in. deep under parking
- Additional support (3 in. steel)
- Driveway Tree Root Barrier to 48 inches depth
- Thick Pedestrian Fence
- Power conduit and miscellaneous lighting
- Photoluminescent sign
- Submittal schedule table



6740-6780 Francis Road Plant List						
CODE	QTY	BOTANICAL	COMMON	SPACING	TYPE	NATIVE
Pgd	4	<i>Picea glauca densata</i>	Black Hills Spruce	as shown	tree	nonnative
Ac	1	<i>Acer circinatum</i>	Vine maple	as shown	tree	native
Apd	8	<i>Acer palmatum 'Dissectum atropurpureum'</i>	Purple Japanese maple	as shown	tree	nonnative
Ax	4	<i>Acer palmatum 'Shindo Shojo'</i>	Shindo Shojo Japanese maple	as shown	tree	nonnative
Cd	2	<i>Crataegus douglasii</i>	Black Hawthorn	as shown	tree	native
Gbp	2	<i>Ginkgo biloba 'Princeton'</i>	Princeton Sentry Maidenhair Tree	as shown	tree	nonnative
Orf	2	<i>Quercus robur 'Fastigiata'</i>	Columnar English Oak	as shown	tree	nonnative
oj	23	<i>Azalea japonica 'Blue Danube'</i>	Japanese azalea	as shown	shrub	nonnative
ag	4	<i>Buxus japonica 'Glacier'</i>	Japanese boxwood	as shown	shrub	nonnative
bs	18	<i>Buxus sempervirens</i>	Boxwood	as shown	shrub	nonnative
lc	8	<i>Lonicera ciliosa</i>	Wild honeysuckle	as shown	shrub	nonnative
mc	2	<i>Mahonia Media Charity</i>	Charity Oregon grape	as shown	shrub	nonnative
ndd	24	<i>Nandina domestica 'Harbour dwarf'</i>	Heavenly bamboo	as shown	shrub	nonnative
plb	1	<i>Philadelphus lewisii 'Blizzard'</i>	Mock orange	as shown	shrub	native
sh	12	<i>Sarcococca hookeriana humilis</i>	Sarcococca	as shown	shrub	nonnative
sj	8	<i>Skimmia japonica reevesiana</i>	Japanese skimmia	as shown	shrub	nonnative
sbl	7	<i>Spiraea betulifolia 'Thor'</i>	Tor Birchleaf spirea	as shown	shrub	nonnative
sba	4	<i>Spiraea bumalda 'Anthony Waterer'</i>	Japanese spirea	as shown	shrub	nonnative
sd	43	<i>Spiraea densiflora</i>	Mountain spirea	as shown	shrub	native
sa	7	<i>Symphoricarpos albus</i>	Common Snowberry	as shown	shrub	native
vd	23	<i>Viburnum davidii</i>	David's viburnum	as shown	shrub	nonnative
af	13	<i>Aquilegia formosa</i>	Western columbine	as shown	perennial	native
bcs	4	<i>Bergenia cordifolia 'Silver Light'</i>	Bergenia	as shown	perennial	nonnative
gm	5	<i>Geranium macrorrhizum</i>	Hardy geranium	as shown	perennial	nonnative
lm	31	<i>Liriodie muscariflora</i>	Blue lily turf	as shown	perennial	nonnative
tl	108	<i>Tiarelia trifoliata</i>	Foamflower	as shown	perennial	native
su	12	<i>Arctostaphylos uva-ursi 'Massachusetts'</i>	Kinnikinnick	as shown	ground cover	nonnative
cc	69	<i>Cornus canadensis</i>	Bunchberry	as shown	ground cover	native
gs	109	<i>Gaultheria shallon</i>	Salal	as shown	ground cover	native
us	98	<i>Blechnum spicant</i>	Dear fern	as shown	fern	native
pm	26	<i>Polystichum munifolium</i>	Western sword fern	as shown	fern	native



6740-6780 FRANCIS ROAD, RICHMOND, BC

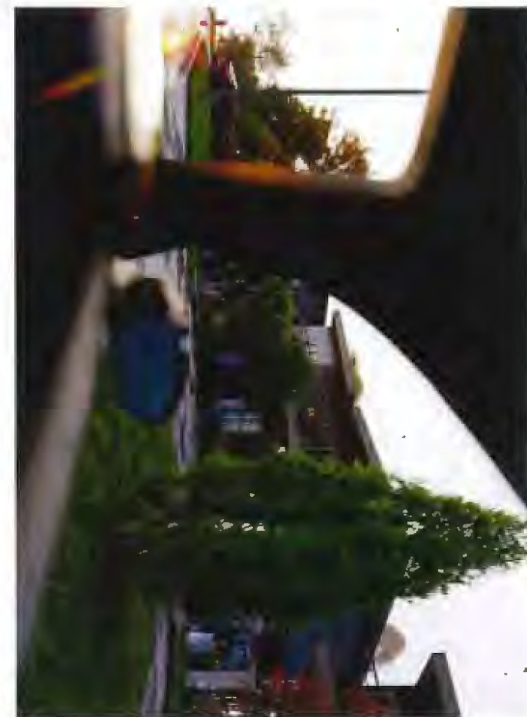












Da Jue Art Garden

8451 No 5 Road

presented by

Judy Chu - Project Manager

Danny Wong - Architect

Olena Korobka - Operations Manager

Farm Background

Current Owner took over Wong's Garden Centre in 2021 and roadside stand has been here for 50+ years.



Side stand photos



Current Site Conditon:



facing West

facing East

Current Site Condition:



facing North

facing South standing from access roads



Current Plans

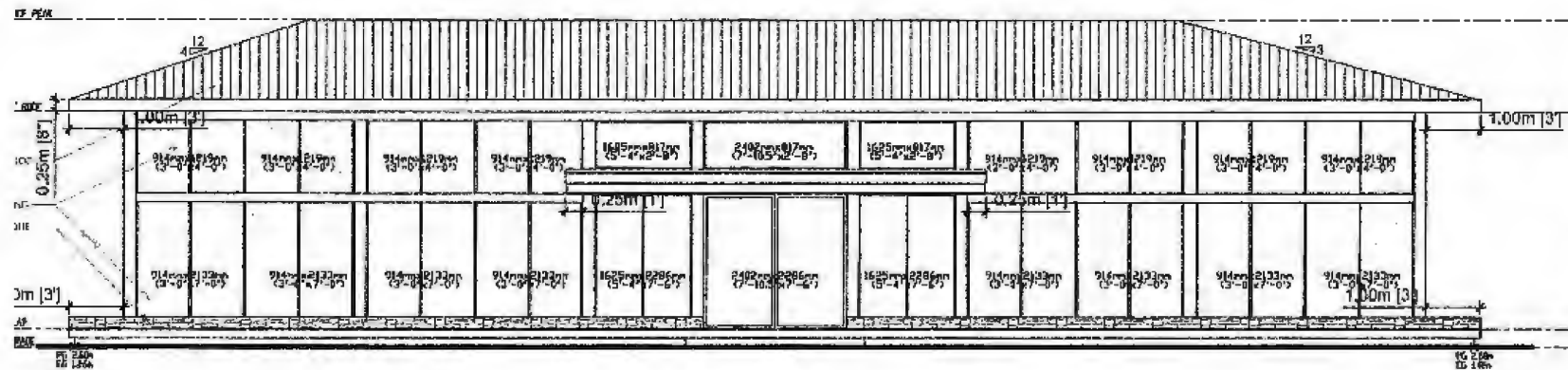
has a master planning for the future and has completed lots of improvements:

- ✓ Demolished the old buildings
 - ✓ Constructed the farm access road around the property
 - ✓ Installed the drainage system
 - ✓ Designed Greenhouse and Storage with rainwater collection stormwater system
-

Next Goal: Re-build a new retail roadside stand

Seeking to reduce the min. farm operation size from 8 ha to 1.77 ha to allow a roadside stand

Proposed Design: Front (East)



CASCADIA PREFINISHED METAL ROOFING - DARK

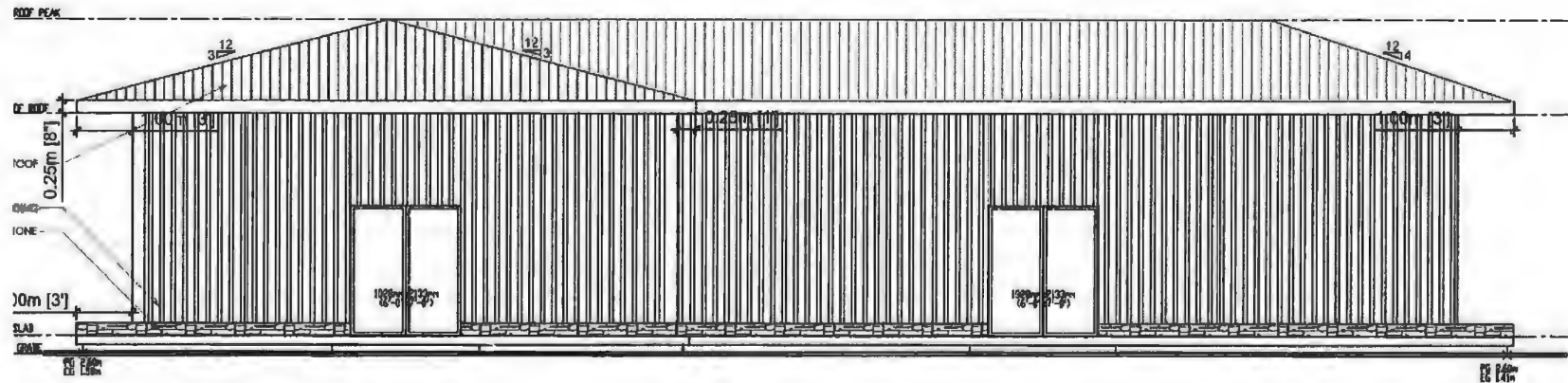
MATERIAL SAMPLE: METAL ROOF
Scale: NTS

□



F1 PROPOSED FRONT ELEVATION - EAST
Scale: 1/4" = 1'-0"

Proposed Design: Back (West)



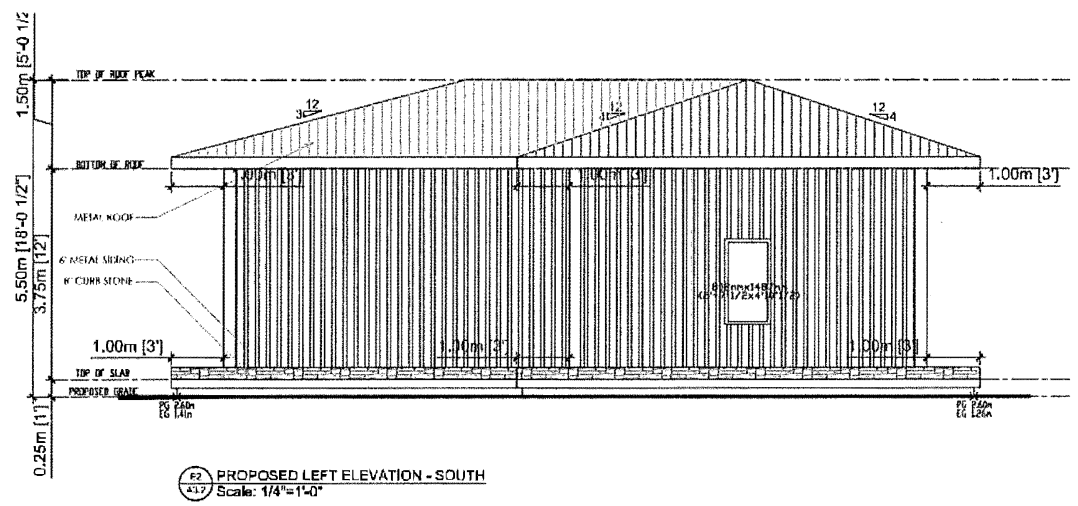
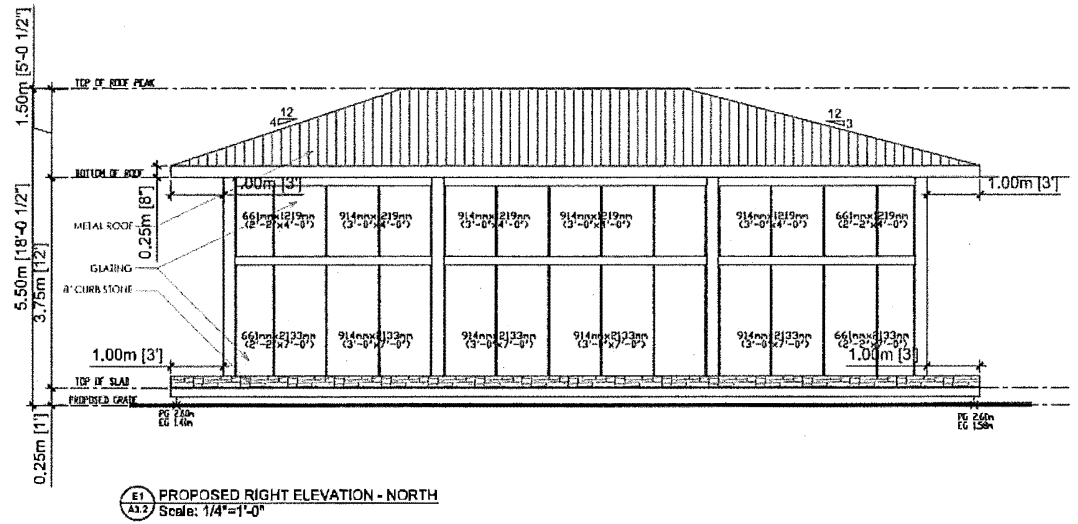
CASCADIA PREFINISHED METAL SIDING - P
ACCENT COLOUR - ESPRESSO

MATERIAL SAMPLE: METAL CLADDING
Scale: NTS

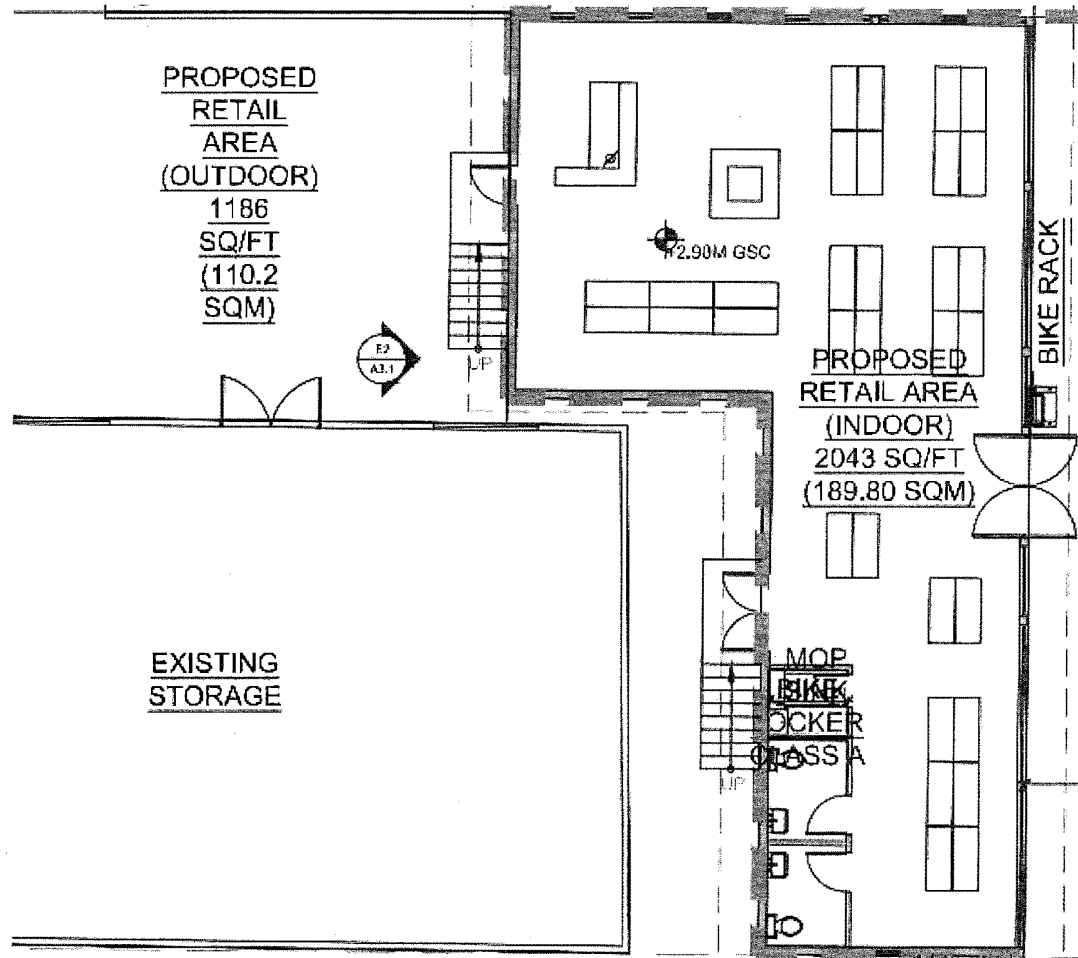
E4

E2 PROPOSED REAR ELEVATION - WEST
Scale: 1/4"=1'-0"

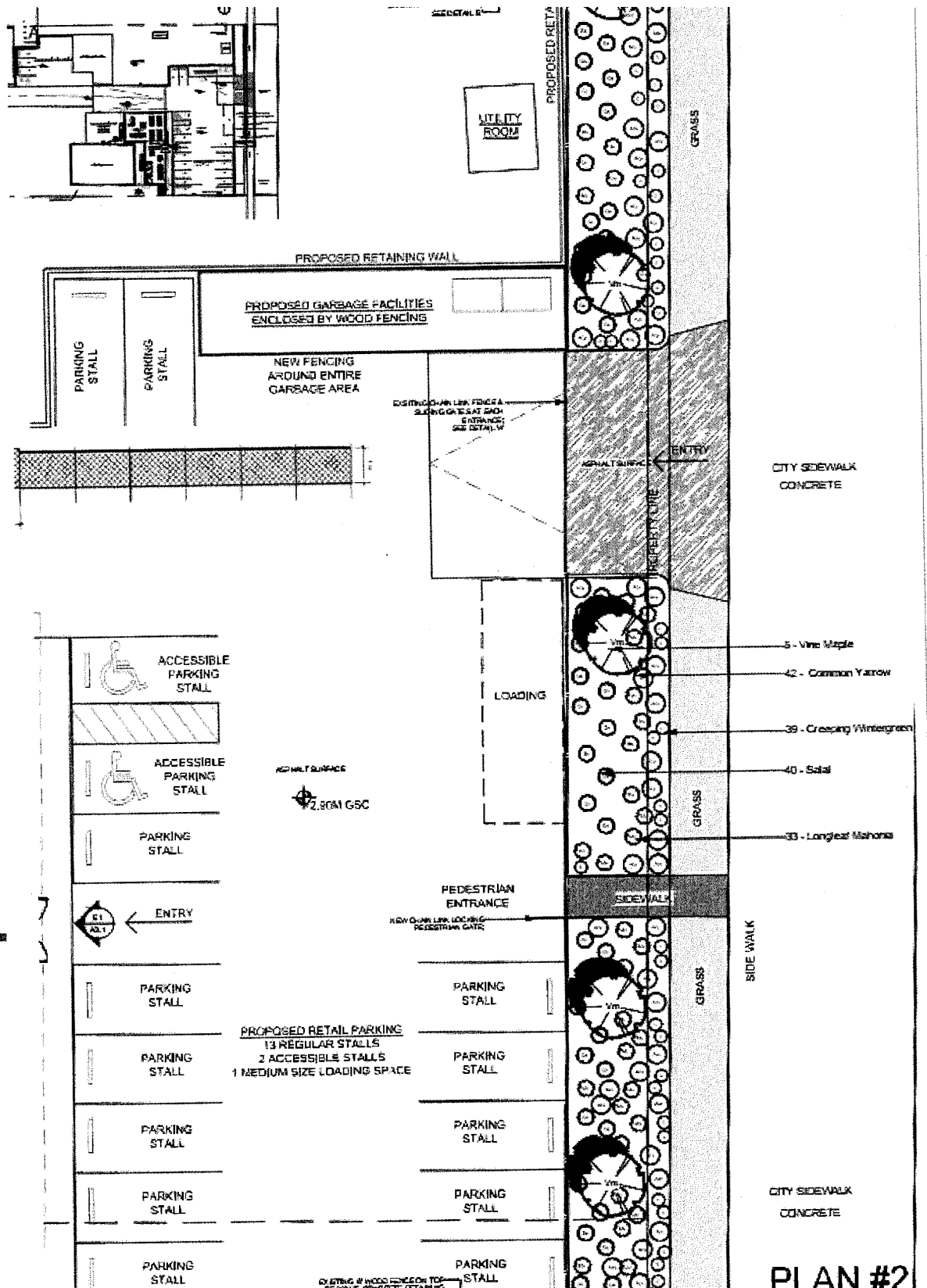
Proposed Design: Sides (North & South)



Proposed Interior & Exterior Area

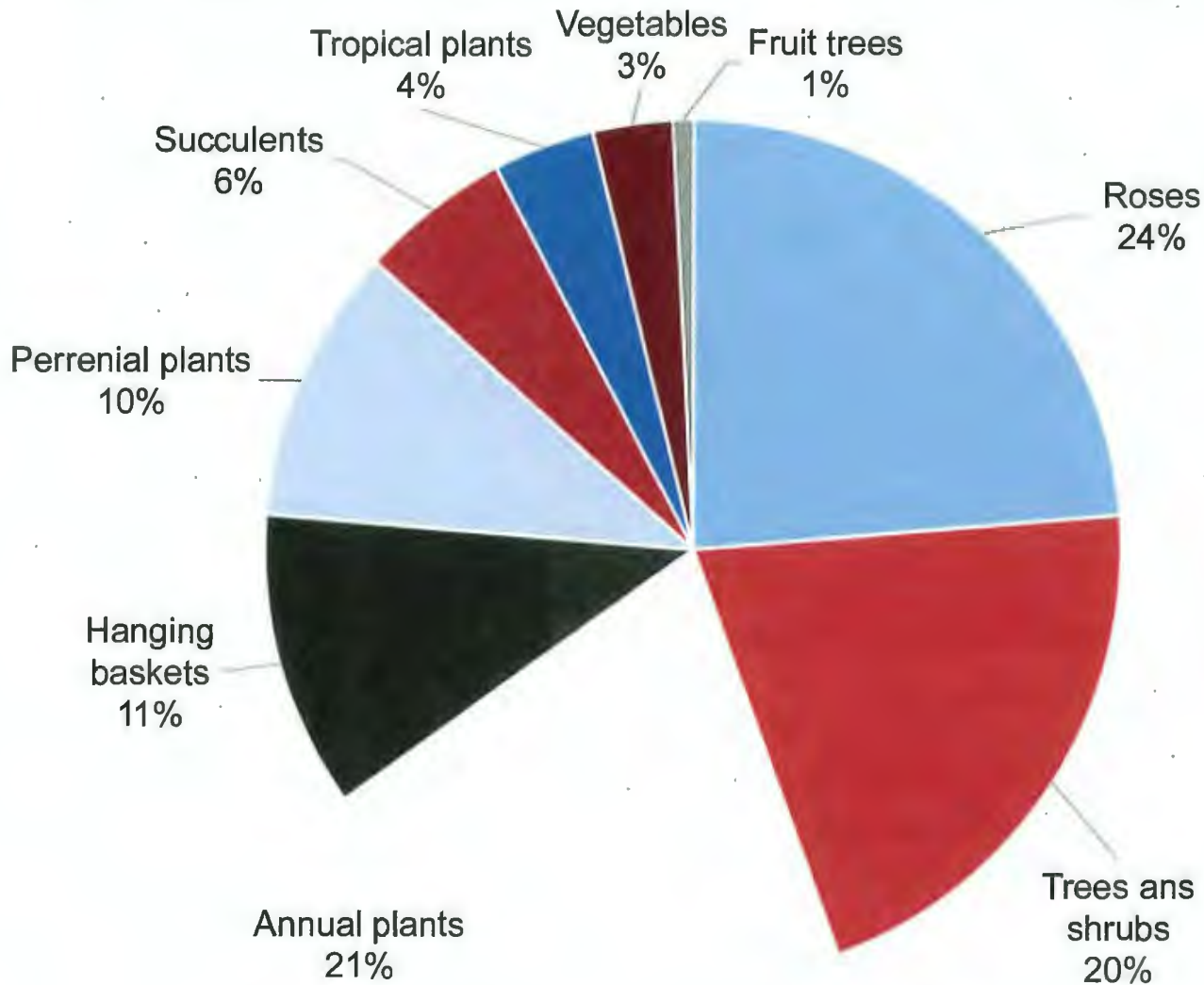


Proposed Landscaping



PI AN #2

Garden Centre Operations Existing:



Our nursery production 2023

Roses	74409.2
Trees and shrubs	64908.5
Annual plants	64912.3
Hanging baskets	34871.6
Perennial plants	32410.1
Succulents	17986.0
Tropical plants	12000.2
Vegetables	9420.3
Fruit trees	2443.1

Roses:



Decorative trees and shrubs



Annual plants:



Hanging baskets



Perennial plants



Succulents



Tropical plants:



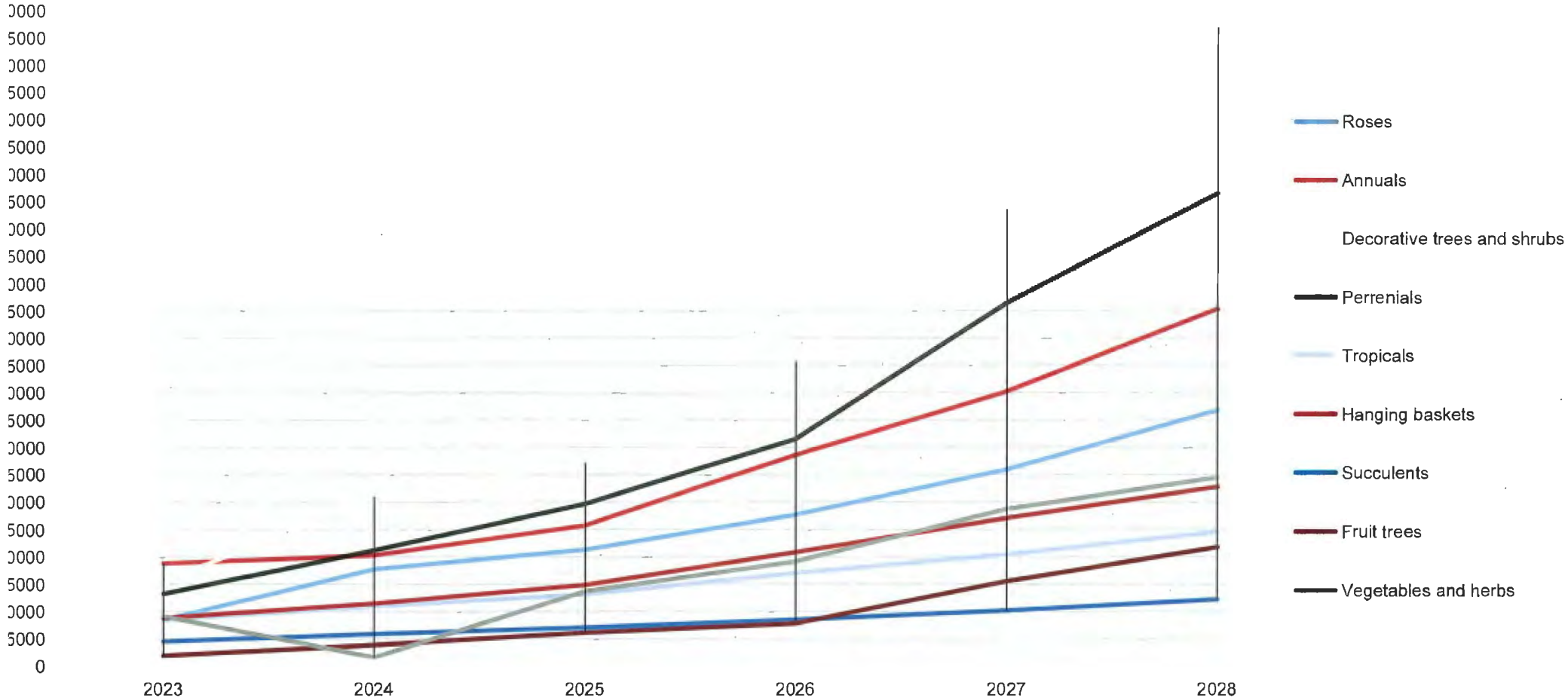
Vegetables and herbs



Fruits trees and shrubs:



Garden Centre Operations Planned:



Proposed Interior and Exterior layout

(interior)



**vegetables
(1)**



herbs (2)



**annual flowers
(3)**

Proposed Interior and Exterior layout

(interior)



annual arrangements (4)



tropical plants (5)



**succulents
(6)**

Proposed Interior and Exterior layout

(canopy area)



**pots and soils
(7)**



**hanging baskets
(8)**



**perennial plants
(9)**

Proposed Interior and Exterior layout

(outdoor potted area)



roses (10)



fruit trees(10)



trees and shrubs (12)

Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 13, 2024



8880 COOK ROAD
RICHMOND, BC
MARCH 13TH 2024



CITY CONTEXT

100%
PURPOSE BUILT
RENTAL



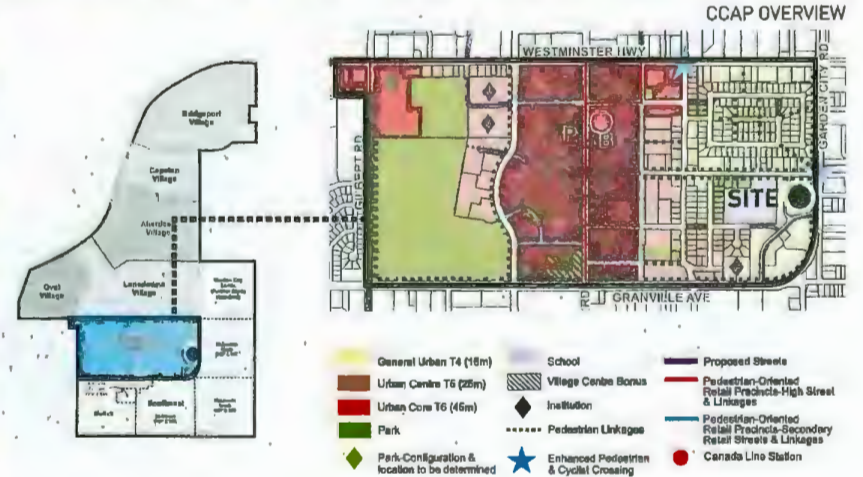
LOCATION:
BRIGHOUSE VILLAGE
SUB AREA



LOT AREA:
2.8 ACRES
(1.14 ha)



164
TREES PLANTED
ON SITE



UNIT BREAKDOWN



301
SUITES



38
TOWNHOUSE
UNITS



40%
FAMILY UNITS

6

FULLY
ACCESSIBLE
UNITS

BELOW-MARKET
RENTAL
(68 UNITS)

BUH
ALL SINGLE LEVEL
UNITS TO MEET BUH
REQUIREMENTS

MARKET RENTAL
(271 UNITS)

UNIT DESIGN
SUPPORTS AGING
IN PLACE

1 Bedroom:	116 (34%)	Average Size: 566.39sf
2 Bedroom:	82 (24%)	Average Size: 811.423sf
3 Bedroom:	17 (5%)	Average Size: 1051.82sf
Studio:	87 (26%)	Average Size: 437.79sf
Townhouse:	38 (11%)	Average Size: 1049.83sf

Total Dwellings: 339



DESIGN RATIONALE



1 - SITE

- Two six-story residential buildings on a 2.8-acre site
- Location: Cook Road (north), Garden City (east), Citation (south), Pimlico (west)



2 - TREE RETENTION

- Retaining central, northeast, and southwest corner trees on the site
- Tree retention creates pocket parks for community integration
- Enables maximum daylight penetration
- Exterior podium level for outdoor amenities, play area, gardens, and unit patios

DESIGN RATIONALE



3 - PERIMETER PARKADE

- Designing around critical root zones of existing trees, building setbacks, and ground-oriented units
- Rest of the site used for partially underground screened parking structure
- Parkade with direct openings around courtyard for ventilation and natural light
- Metal screen with planted vines creates green wall, reducing the appearance of a flat wall



4 - BUILDING FORMS

- Ground-floor amenity areas recessed for outdoor use and courtyard
- Enhances neighborhood porosity, provides space for loading, refuse/recycling, and parking entries
- Long frontages broken into different building forms for rhythm and repetition
- Balconies and decks integral to building mass and façade
- Recessed decks and entries articulate facades and reinforce residential character
- No large blank walls; balcony alignment, materials, and dynamic building forms create varied elevations.

DESIGN RATIONALE



5 - INCREASED BUILDING SETBACKS

- Two residential buildings situated on the parkade plinth
- Positioned at outer extremes of the parkade to maximize inner courtyard space (both at-grade and raised)
- Two six-story buildings increase overall project density while preserving courtyard trees
- Portion of each building extended towards the street to enhance facade articulation.



6 - AT GRADE COURTYARD AND GRADE-ORIENTED TOWNHOMES

- Grade-oriented townhome units on each street serve as a screen for the parkade
- Two-level parkade faces the courtyard, accommodating visitor and residential parking on both North and South sides
- Not directly accessible from grade, but designed to create a "visual cut" between the buildings.

DESIGN RATIONALE



7 - PROGRAMING AND AMENITIES

- Multifamily dwelling units located on top of the concrete podium (townhomes and parkade)
- Four storeys connected on Level 2, with an outdoor podium on Level 2
- Levels 2,3 and 4 contain indoor and outdoor amenities for both portions of the building
- Southwest corner of Level 2 has an interior amenity room opening onto a large patio, kid's play space, and artificial turf
- Third-floor outdoor amenity situated between two indoor amenity rooms, featuring outdoor dining and lounging areas, planting pockets, and raised planters with trees
- Key design feature is the existing central courtyard with seating areas, panoramic ramp for accessibility, open lawn space to enjoy tree canopies, kid's play area, and dedicated paths to building entrances.



8 - PRIVATE EXTERIORS FOR ALL UNITS (PATIOS AND BALCONIES)

- Combination of suspended and inset balconies provided
- Balconies create rhythm and pattern for each elevation
- Balcony alignment used to differentiate fronting facades
- Inset and suspended balconies, along with staggered alignment, create dynamic and visually interesting facades.

DESIGN RATIONALE



9 - CHARACTER AND FORM

- North and south buildings feature different architectural elements
- Variation in stepping at east and west yard between Garden City and Pimlico Way creates visual distinction, balance, and proportion
- Different balcony types and patterns differentiate facades
- Different fibre cement colour panels framed with white on North East, East, and South facades for interesting differentiation while maintaining a unified visual language.



PARKING AND TRANSPORTATION



231
CAR STALLS



667
BIKE STALLS



100% ENERGIZED
OUTLETS FOR
ELECTRIC VEHICLES



TRANSIT
ACCESSIBLE
10 MIN. WALK TO
CANADA LINE



STRATEGICALLY
LOCATED ACCESSIBLE
PARKING



MICROMOBILITY
STATION



ELECTRIC BIKE
CHARGING



2 LEVEL PARKADE

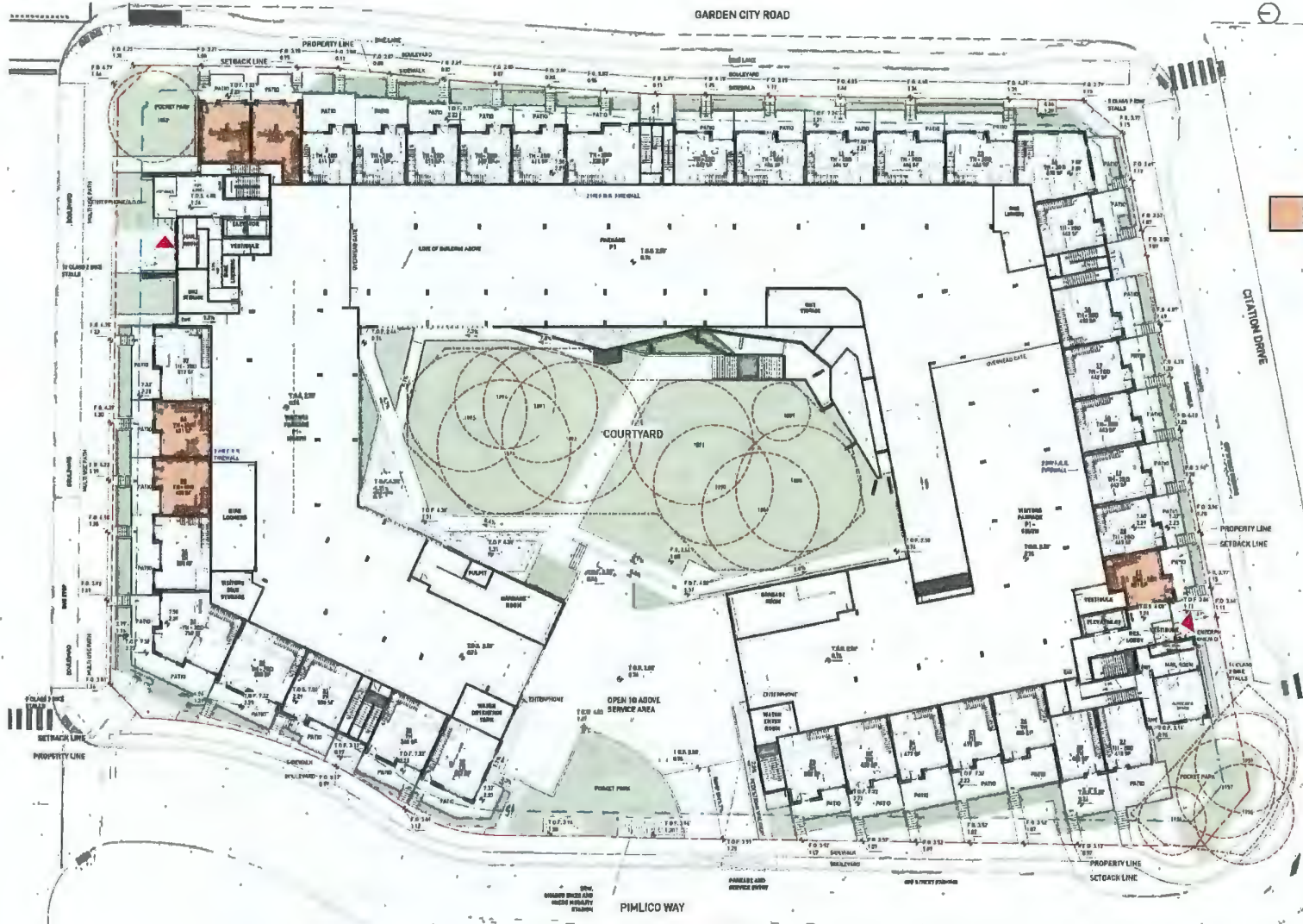
1 YEAR
TRANSIT PASS
PER UNIT

50%
TDM



FLOOR PLAN - L1

NORTH: 17 UNITS
SOUTH: 20 UNITS
TOTAL: 37 UNITS



MIR UNITS



FLOOR PLAN - L2

NORTH: 26 UNITS
 SOUTH: 11 UNITS
 TOTAL: 37 UNITS


 IN-HOUSE
 FITNESS STUDIO


 CHILDREN'S
 PLAY AREA


 URBAN
 AGRICULTURE


 FULLY ACCESSIBLE
 AMENITY SPACES

6
 ACCESSIBLE
 UNITS



-  MIR UNITS
-  INDOOR AMENITY
-  ACCESSIBLE UNIT

FLOOR PLAN - L3

NORTH: 39 UNITS
 SOUTH: 27 UNITS
 TOTAL: 66 UNITS

-  FLEXIBLE COMMUNITY SPACE
-  COMMUNAL KITCHENS
-  CO-WORKING SPACE
-  MUSIC ROOMS
-  LARGE OUTDOOR AMENITY SPACES
-  FULLY ACCESSIBLE AMENITY SPACES



⊙

- MIR UNITS
- INDDOR AMENITY

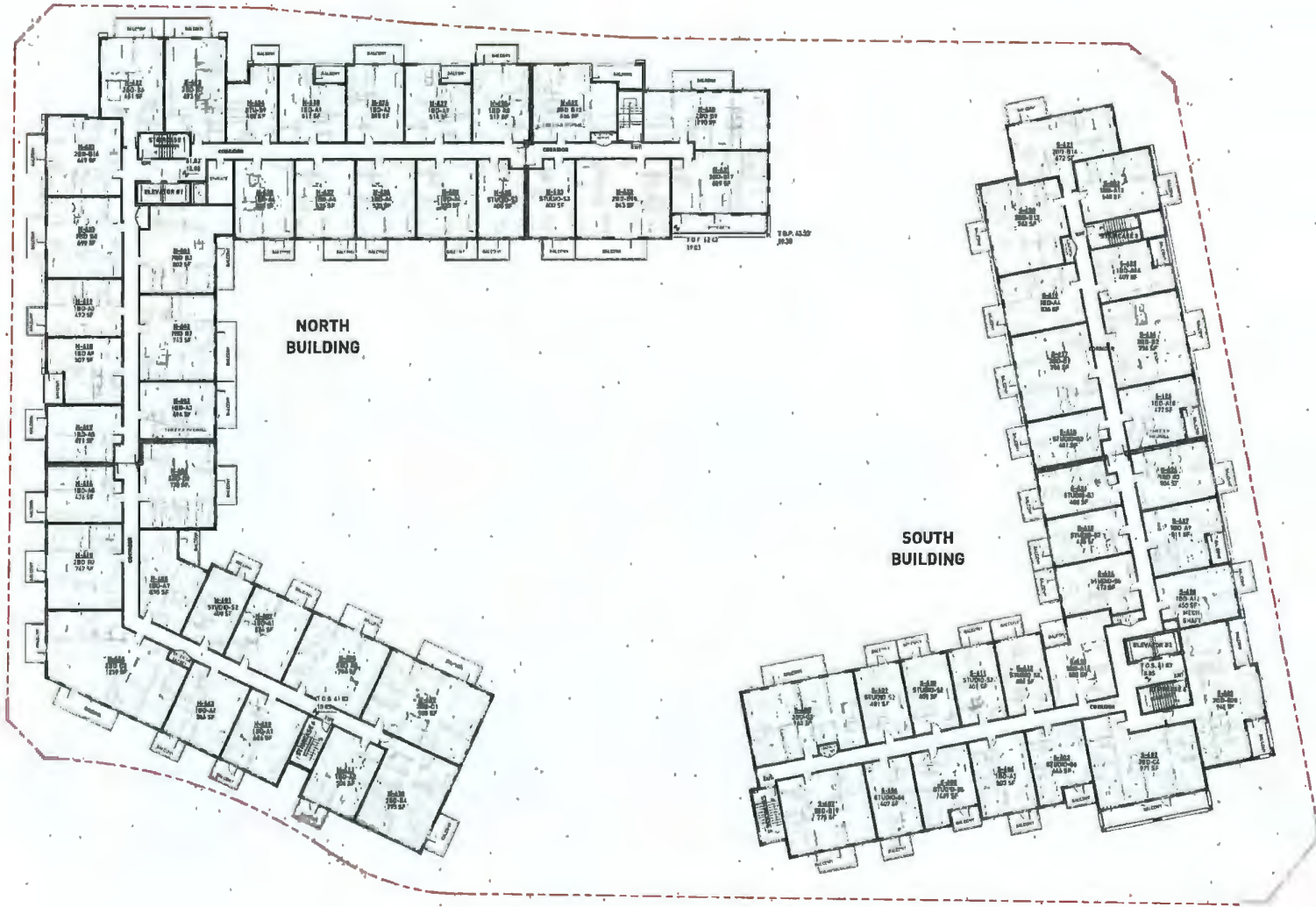
FLOOR PLAN - L5

NORTH: 38 UNITS
SOUTH: 28 UNITS
TOTAL: 66 UNITS



FLOOR PLAN - L6

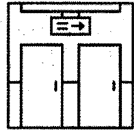
NORTH: 38 UNITS
SOUTH: 28 UNITS
TOTAL: 64 UNITS



ACCESSIBILITY STRATEGY



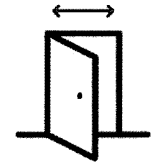
GENTLY SLOPING
RAMPS



CLEARLY MARKED
PATHWAYS



AUTOMATIC
DOORWAYS



WIDENED
DOORWAYS



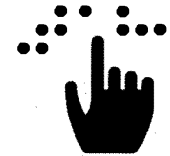
SPACE FOR WHEELCHAIR
MANEUVERABILITY INSIDE
ELEVATORS



WELL LIT
PATHWAYS



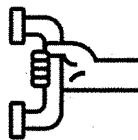
ACCESSIBLE
WASHROOMS IN
AMENITY SPACES



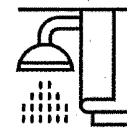
TACTILE INDICATORS
AND SIGNAGE



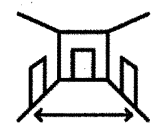
SPACE FOR WHEELCHAIR
MANEUVERABILITY
NEXT TO BED



GRAB BARS INSTALLED
WHERE NECESSARY

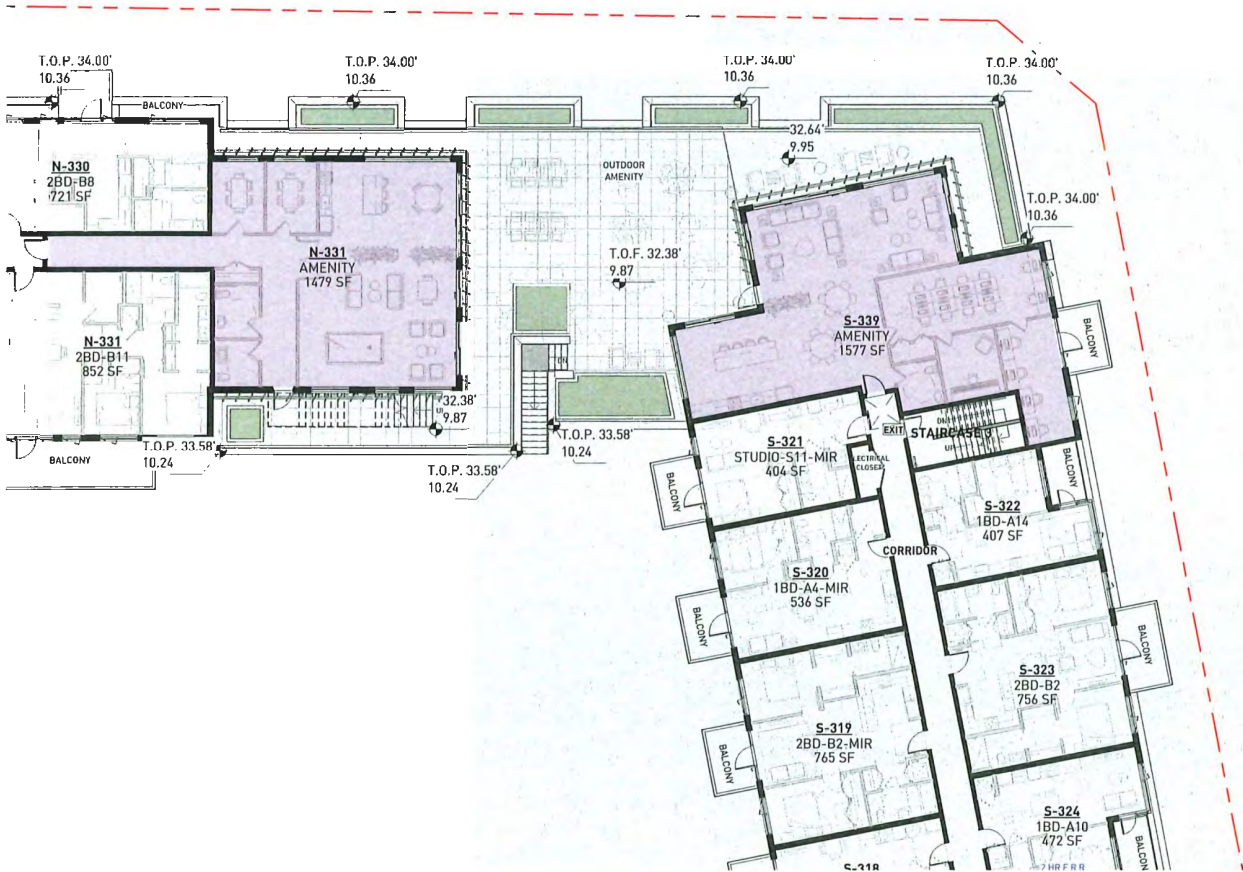


ROLL IN SHOWERS
WITH LOW
THRESHOLDS



WIDENED PATHWAYS

PROJECT AMENITIES



FLEXIBLE
COMMUNITY SPACE



COMMUNAL
KITCHENS



IN-HOUSE
FITNESS STUDIO



LARGE OUTDOOR
AMENITY SPACES



CO-WORKING SPACE



MUSIC ROOM



FULLY ACCESSIBLE
AMENITY SPACES

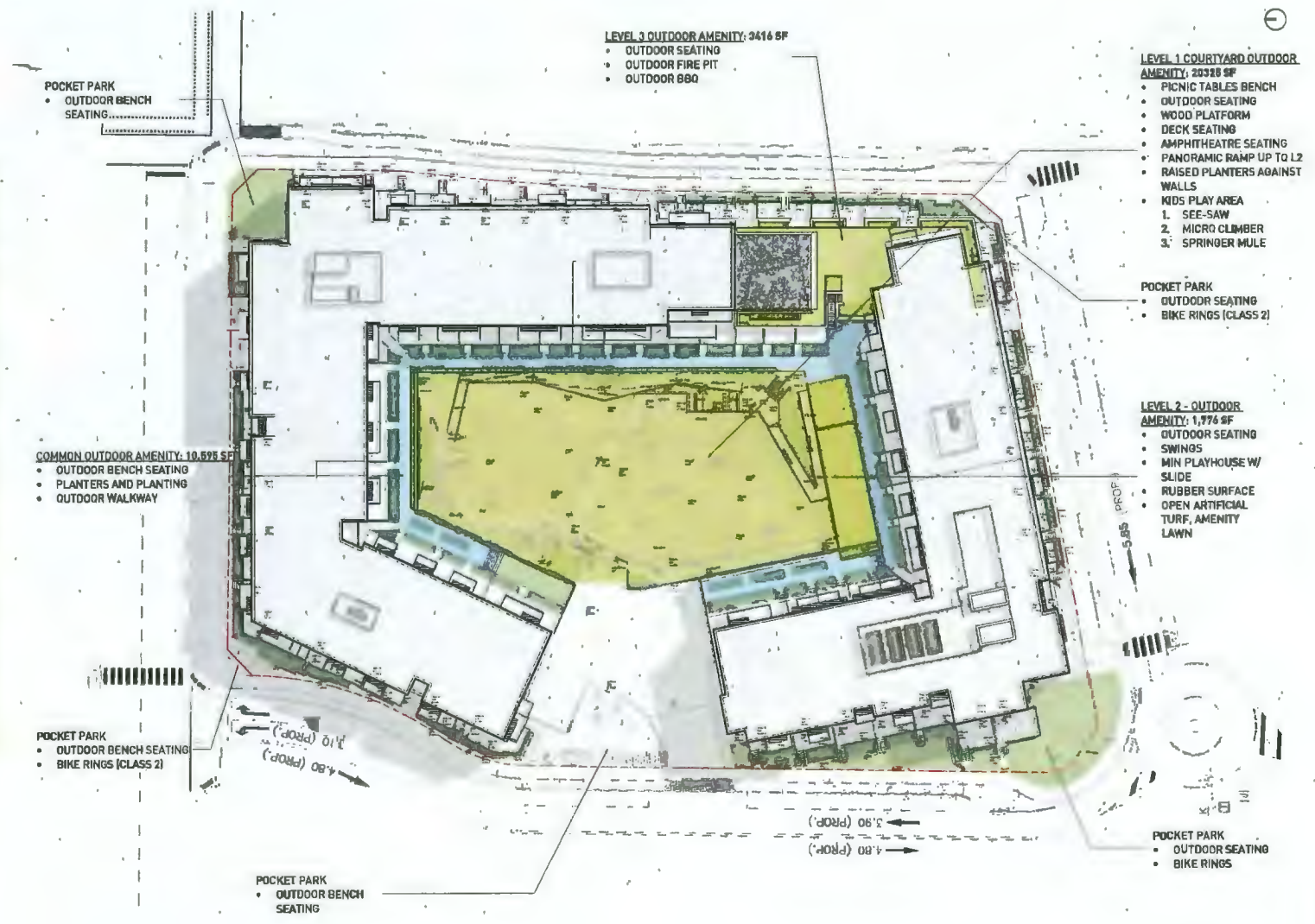


ACCESSIBLE
WASHROOMS IN
AMENITY SPACES



OUTDOOR AMENITIES

 <p>APPROXIMATELY 36,113 sf OUTDOOR AMENITY AREA</p>	 <p>CHILDREN'S PLAY AREA</p>
 <p>REPLACEMENT TREES ON SITE</p>	 <p>URBAN AGRICULTURE</p>
 <p>PUBLICLY ACCESSIBLE POCKET PARKS</p>	 <p>FULLY ACCESSIBLE</p>





MATERIAL PALETTE



NORTH WEST VIEW

1



WHITE FIBRECEMENT PANEL

2



GREY FIBRECEMENT PANEL

3



COPPER COLOUR FIBRECEMENT PANEL

4



CEDAR COLOUR FIBRECEMENT PANEL SOFFIT

7



DOUBLE GLAZED PVC - VINYL FRAME WINDOWS WITH LO-E COATING

8

ALUMINUM WEATHER PROTECTION FOR UNPROTECTED DOORS TO BALCONIES

9

TEMPERED GLASS GUARD AND ALUMINUM TOP AND BOTTOM FRAME GUARD RAILS.

10



MICROPERFORATED PANEL, PAINTED

ELEVATIONS



PIMLICO WAY

ELEVATIONS



GARDEN CITY RD

ELEVATIONS



COOK RD

ELEVATIONS



INSET BALCONIES



CITATION DR



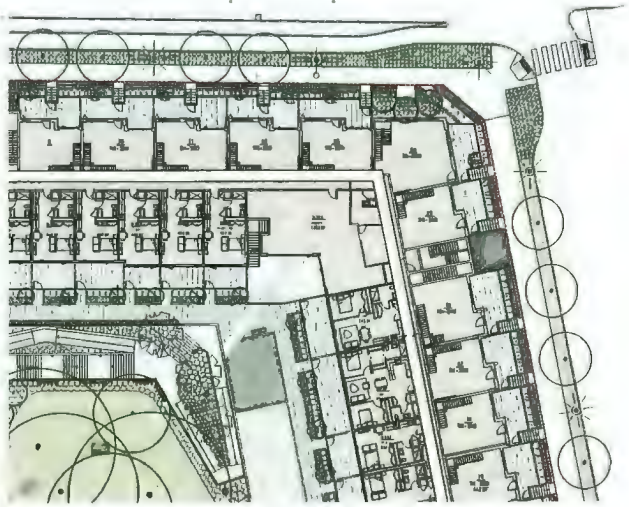
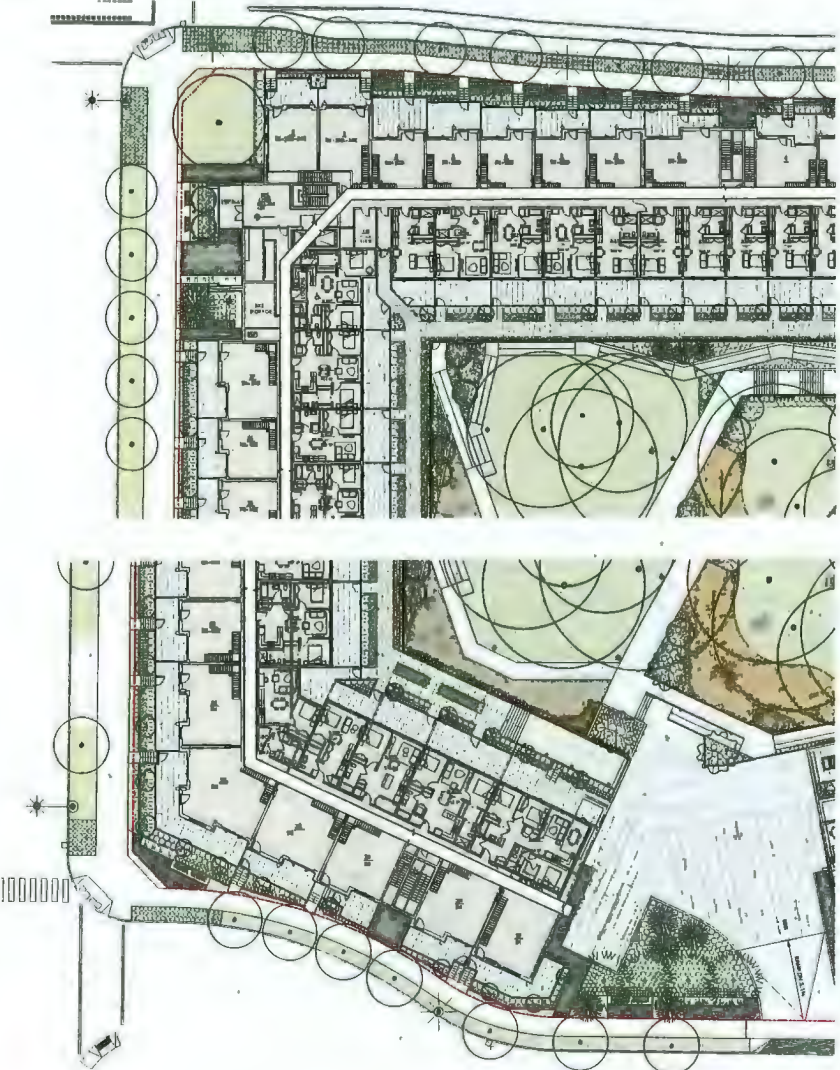




LANDSCAPE



LANDSCAPE



LANDSCAPE



THANK YOU

gb|

Schedule 4 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 13, 2024

To Development Permit Panel
Date: <u>MARCH 13, 2024</u>
Item # <u>3</u>
Re: <u>DP 23-014121</u>

From: Bahram <bdaipour@shaw.ca>
Sent: March 11, 2024 2:10 PM
To: CityClerk
Subject: re: Notice of Development Permit Panel Meeting Applicant 1166225 File DP 23-014121

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Attention Edwin Lee
Planning and Development Division

This email is in response to Notice Card received by us as we are affected by this upcoming development. In response to this development proposal as the owners residing at 9180 Hemlock Drive, we would like to express our comment and opinion on this project.

1. Considering the enormous number of developments going on in Richmond, we oppose any high density developments especially more towers in Richmond.
2. This proposal is for two six-story buildings of rental units. Are these market rentals or below?
3. The effect on traffic would be very negative in our neighbourhood specially with the nearby school. Have you closely considered the impact and lack of capacity of the schools in the area. There's no way this small school can handle such increase in student population that will come with this proposal. The increase in vehicle traffic would of course be quite negative.
4. We suggest a smaller development restricted to 4-story buildings.

Thank you for your consideration.

Monireh Daipour (Owner #908-9180 Hemlock Dr. Richmond, BC)

