



**Development Permit Panel  
Wednesday, September 25, 2024**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair  
Roeland Zwaag, General Manager, Engineering and Public Works  
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 September 12, 2024 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 17-768248**  
(REDMS No. 7634690)

APPLICANT: GBL Architects

PROPERTY LOCATION: 6551 No. 3 Road

INTENT OF APPLICATION:

Consider the attached plans involving changes to the design of the first phase of the CF Richmond Centre mixed-use development at 6551 No. 3 Road, incorporating voluntary artworks to screen above-grade parking and equipment, introduce Retail Tenant Storefronts Design Guidelines for tenant improvements and adjust surplus parking to be in General Compliance with Development Permit (DP 17-768248).

## Development Permit Panel Wednesday, September 25, 2024

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### Applicant's Comments

Joey Stevens, GBL Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), reviewed the proposed design changes to the original development permit for Phase One of the mixed-use development that are included in the subject General Compliance application, highlighting the following:

- Phase One of the two-phase mixed-use development is currently under construction and the final design for Phase Two is provided in a separate development permit application;
- the proposed additional voluntary public art in Phase One include artworks on the Building 1A façade to provide screening for the parkade and a painted mural to hide the gas meters at the ground floor of the existing mall;
- the dimensions and locations of the proposed additional artworks are consistent with the approved Development Permit; however, there are minor modifications to the building façade to accommodate the proposed artworks;
- the Retail Tenant Storefronts Design Guidelines and Interim Construction Hoarding Design Guidelines proposed by the applicant will enable Tenant Improvements to occur for individual retail units without requiring a new Development Permit, allow for some variations in the design of storefronts at ground level, and include guidelines to permit the installation of interim art murals on construction hoarding to temporarily screen the storefronts;
- Phase One parking had surplus parking which will be reduced by 30 surplus market owner parking stalls and by 32 surplus residential and commercial stalls not needed by Phase One but identified for Phase Two use; and
- Phase Two will ultimately add 32 parking stalls to compensate for the reduction of 32 surplus parking stalls in Phase One.

### Staff Comments

Suzanne Smith, Acting Director, Development noted that (i) the original on-site public art was secured in the approved Development Permit for Phase One of the two-phase mixed-use development, (ii) the proposed additional voluntary public art for Phase One is being secured as part of the subject General Compliance application, (iii) the proposed additional artworks will provide screening for above grade parking and mechanical equipment and involve minor façade changes as indicated by the applicant, (iv) the subject General Compliance application also introduces Retail Tenant Storefront Design Guidelines for future tenant improvements and Interim Construction Hoarding Design Guidelines, and (v) the proposed parking reductions for Phase One would still meet the Zoning Bylaw requirement for parking established in the site specific zone.

## **Development Permit Panel**

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#### **Panel Discussion**

In reply to queries from the Panel, Mr. Stevens, Jan Ballard, Ballard Fine Art, Jenn Millard, Shape Properties, and Merrill Fung, Cadillac Fairview, noted that (i) the proposed materials for the artworks including the high-grade vinyl for construction hoarding, high-grade metal for artworks screening the parkade, and high-quality paints for the artworks, were selected based on quality, durability, safety, and low-maintenance considerations, (ii) an extensive and detailed maintenance manual for the artworks will be provided for their maintenance, and (iii) C.F. Richmond Centre will provide maintenance for the artworks i.e., for the parkade screening, construction hoarding, and the painted mural screening the mechanical equipment under a maintenance program.

In reply to further queries from the Panel, the applicant presentation team confirmed that (i) anti-graffiti coating will be applied to the painted mural, (ii) there could be further parking reductions in Phase Two of the subject development however, the Phase Two development's design could be adjusted accordingly, (iii) the canopy options for retail storefronts included in the Retail Tenant Storefronts Design Guidelines are consistent with standard canopy designs in terms of their dimensions, (iv) the proposed vehicle parking reductions in Phase One will not impact the bicycle parking and the proposed Transportation Demand Management (TDM) measures associated with the original Development Permit, which include, among others, a transit pass program for occupants of affordable and market housing and a bike-share and car-share program, and (v) the applicant has been working with a lighting consultant and proposed lighting for the artworks is dimmable and focused on the artworks to avoid impacting residential units in the area.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

The Panel expressed support for the project, noting (i) the proposed additional voluntary artworks for Phase One is a good response to challenging design conditions, and (ii) the applicant's efforts to introduce Retail Tenant Storefronts Design Guidelines and Interim Construction Hoarding Design Guidelines are appreciated by the Panel.

**Development Permit Panel**  
**Wednesday, September 25, 2024**

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**Panel Decision**

It was moved and seconded

*That the attached plans involve changes to the design of the first phase of the CF Richmond Centre mixed-use development at 6551 No. 3 Road, incorporating voluntary artworks to screen above-grade parking and equipment, introduce Retail Tenant Storefronts Design Guidelines for tenant improvements and adjust surplus parking, are considered to be in General Compliance with Development Permit (DP 17-768248).*

**CARRIED**

**2. New Business**

None.

**3. Date of Next Meeting: October 9, 2024**

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (3:59 p.m.).*

**CARRIED**

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, September 25, 2024.

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Wayne Craig  
Chair

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Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of  
the Development Permit Panel  
meeting held on Wednesday,  
September 25, 2024



**RICHMOND CENTRE PHASE 1**  
DEVELOPMENT PERMIT PANEL  
GENERAL COMPLIANCE | SEPTEMBER 25, 2024

## OVERVIEW

### **Site Overview**

- May 2019 DP Panel
- May 2024
- General Compliance Updates

### **Parkade Screening**

- Artwork Overview
- May 2019 DP Panel
- General Compliance Updates

## CNCL - 366

### **Building 1C Mural**

- Artwork Overview
- May 2019 DP Panel
- General Compliance Updates

### **Retail Tenant Storefronts**

### **Parking**

- May 2019 DP Panel
- General Compliance Updates



SITE PLAN - PHASE 1 | MAY 2019 DP PANEL



BUILDING 1A

LOT 1

BUILDING 1B

BUILDING 1C

LOT 2  
DETAILED DESIGN TO BE PROVIDED  
IN SEPARATE APPLICATION

AFFORDABLE HOUSING  
5% OF PHASE 1 RESIDENTIAL FAR AREA;  
DETAILED DESIGN IN THIS DP APPLICATION

PHASE 1 DEVELOPMENT

**Commercial Area**  
160,000 sf

**Residential Area**  
965,000 sf

**FAR**  
1.56

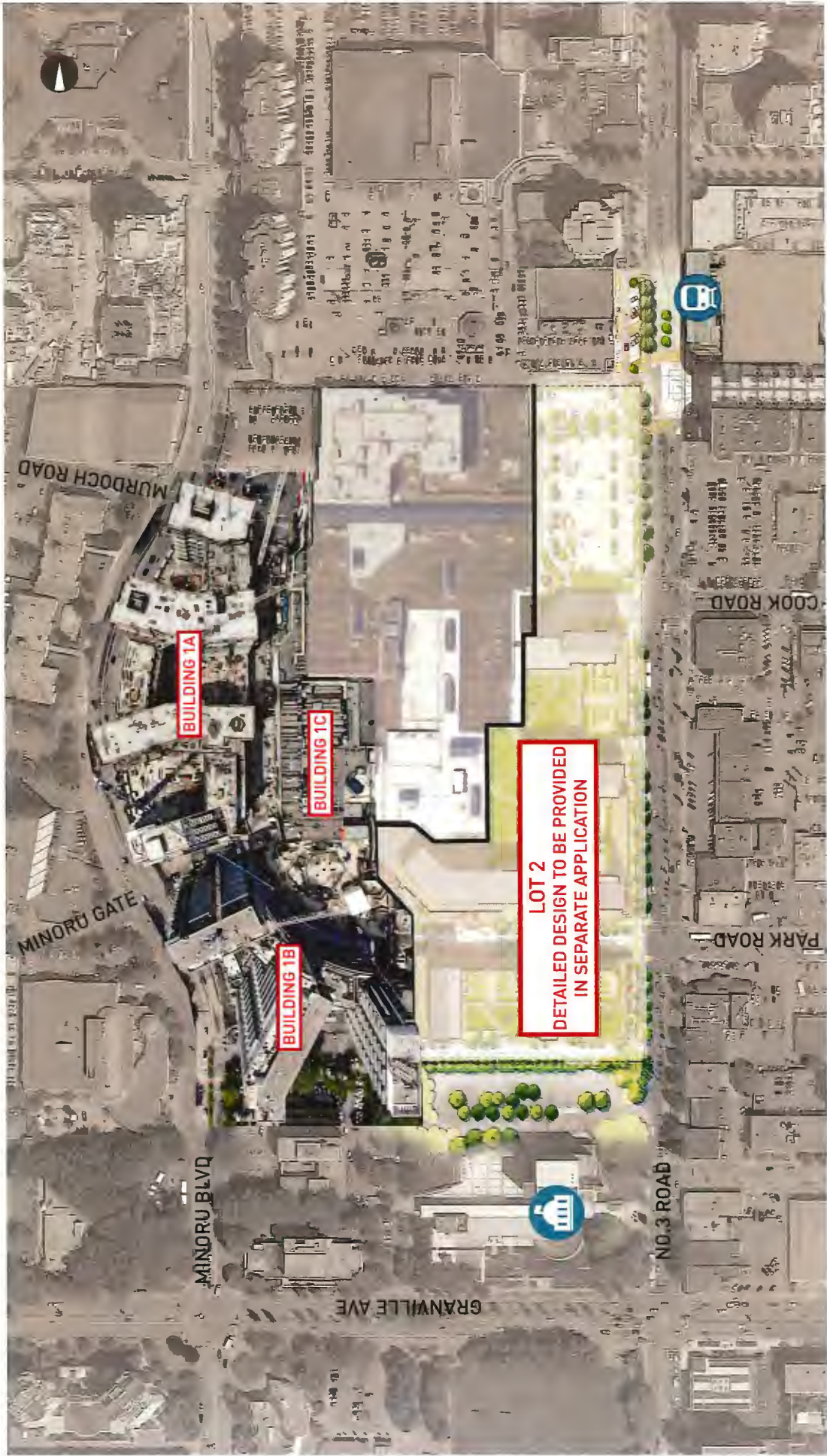
**CNCL - 368**  
**Affordable Housing Units**  
179

**Market Units**  
1,087





SITE PLAN - PHASE 1 | MAY 2024





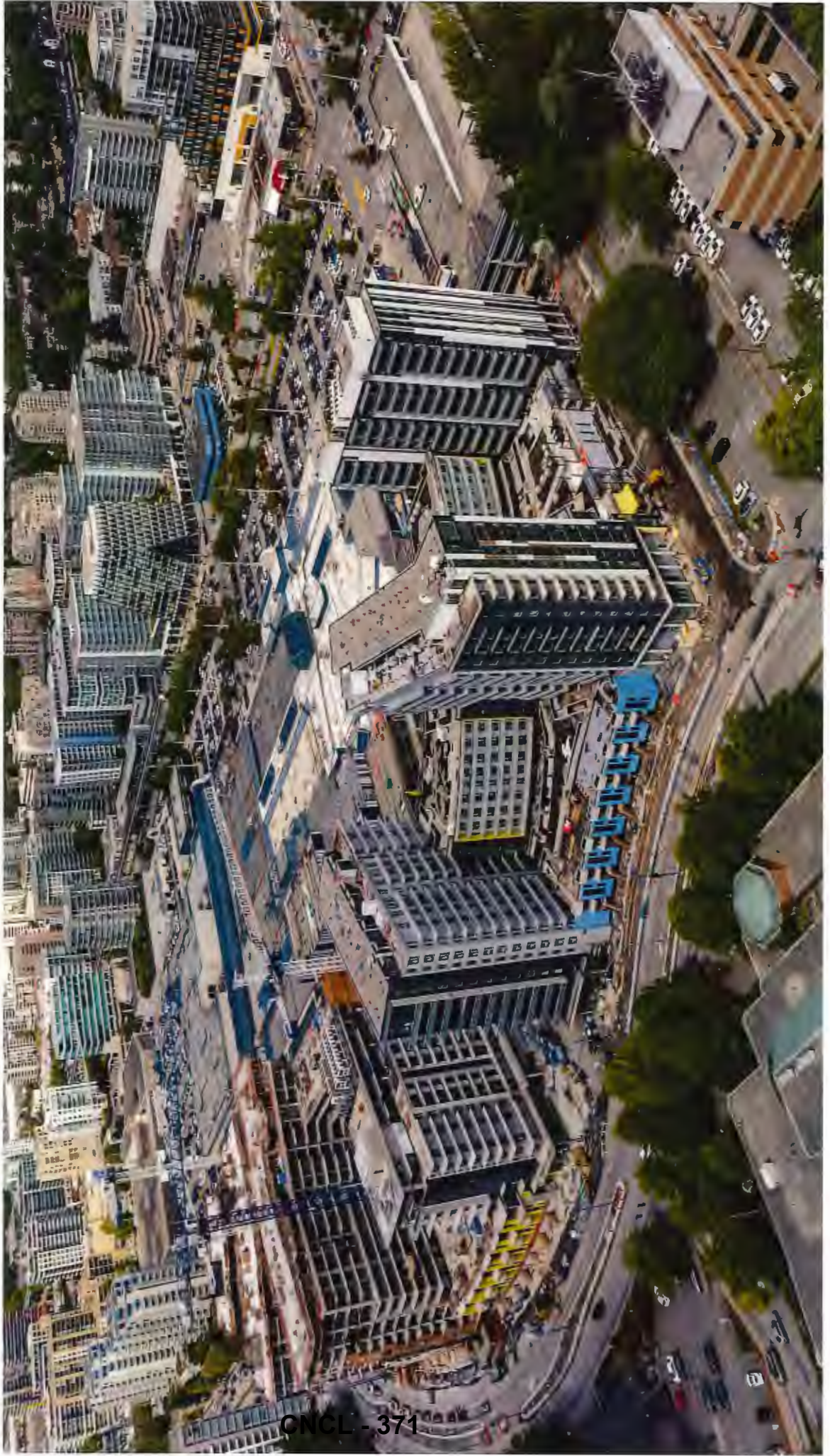
AERIAL RENDER FROM SOUTH WEST  
May 2019 DP Panel



CNCL 1370



AERIAL VIEW FROM SOUTH WEST  
May 2024



CNCL - 371



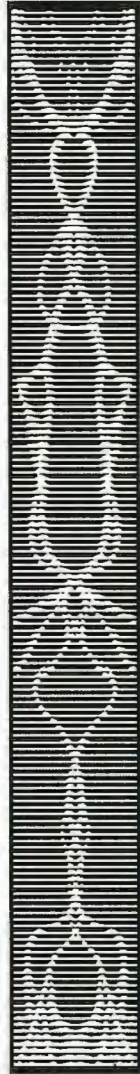
SITE PLAN - PHASE 1 | GENERAL COMPLIANCE UPDATES





# PARKADE SCREENING

## Artwork Overview

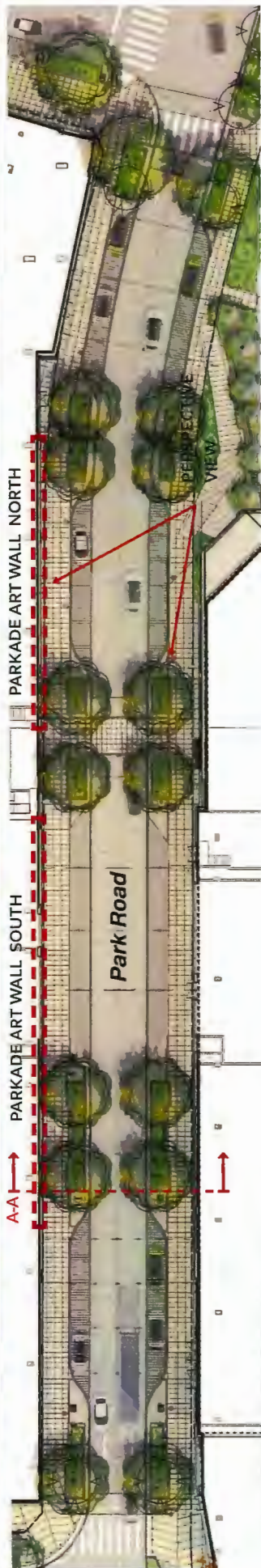
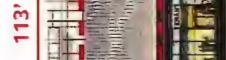


Fraser River: North Arm



Fraser River: South Arm

CNCL - 373



ART SIZE & PLACEMENT

PARK ROAD WEST ELEVATION / PLAN



**HIGH STREET FRONTAGE | MAY 2019 DP PANEL**  
North Leg of Park Road Looking South





**HIGH STREET FRONTAGE | GENERAL COMPLIANCE UPDATES**

North Leg of Park Road Looking South





# BUILDING 1C MURAL

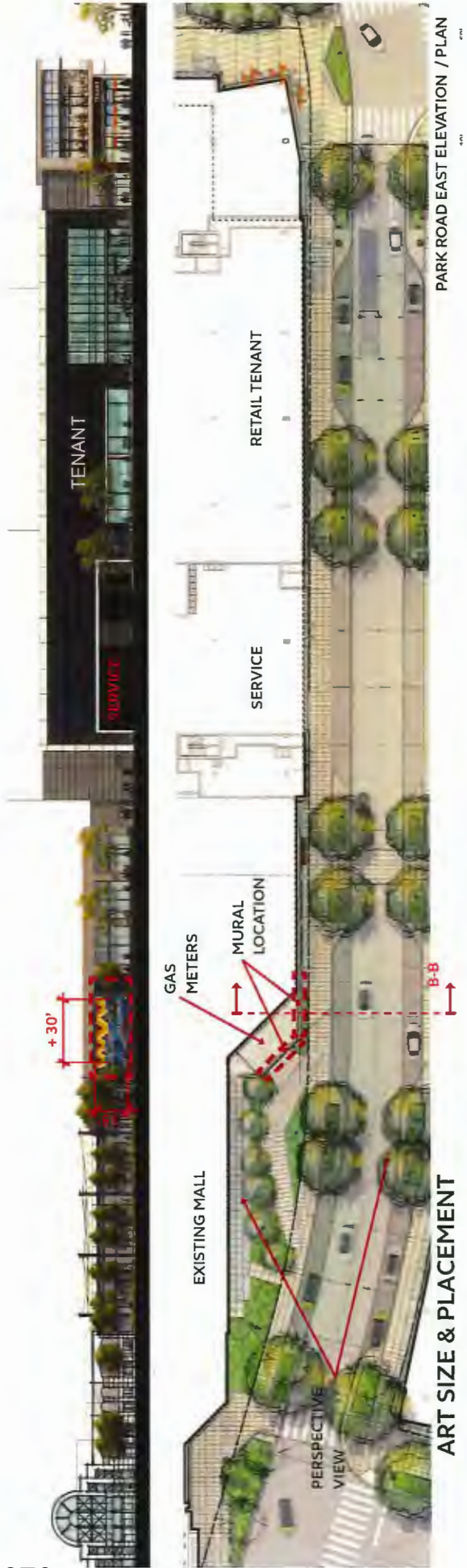
## Artwork Overview



CNCL - 376



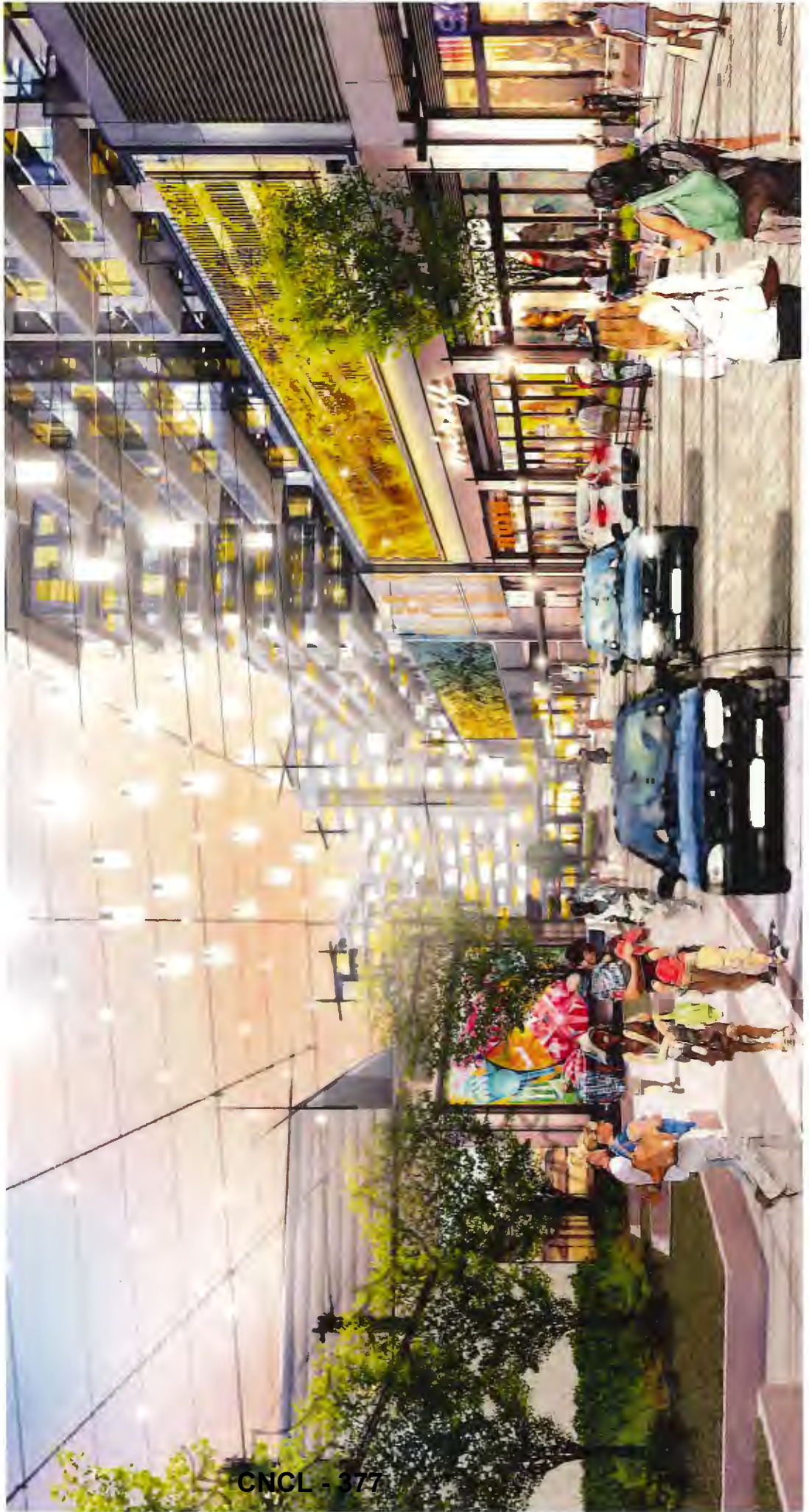
PARK ROAD SECTION B-B



PARK ROAD EAST ELEVATION / PLAN

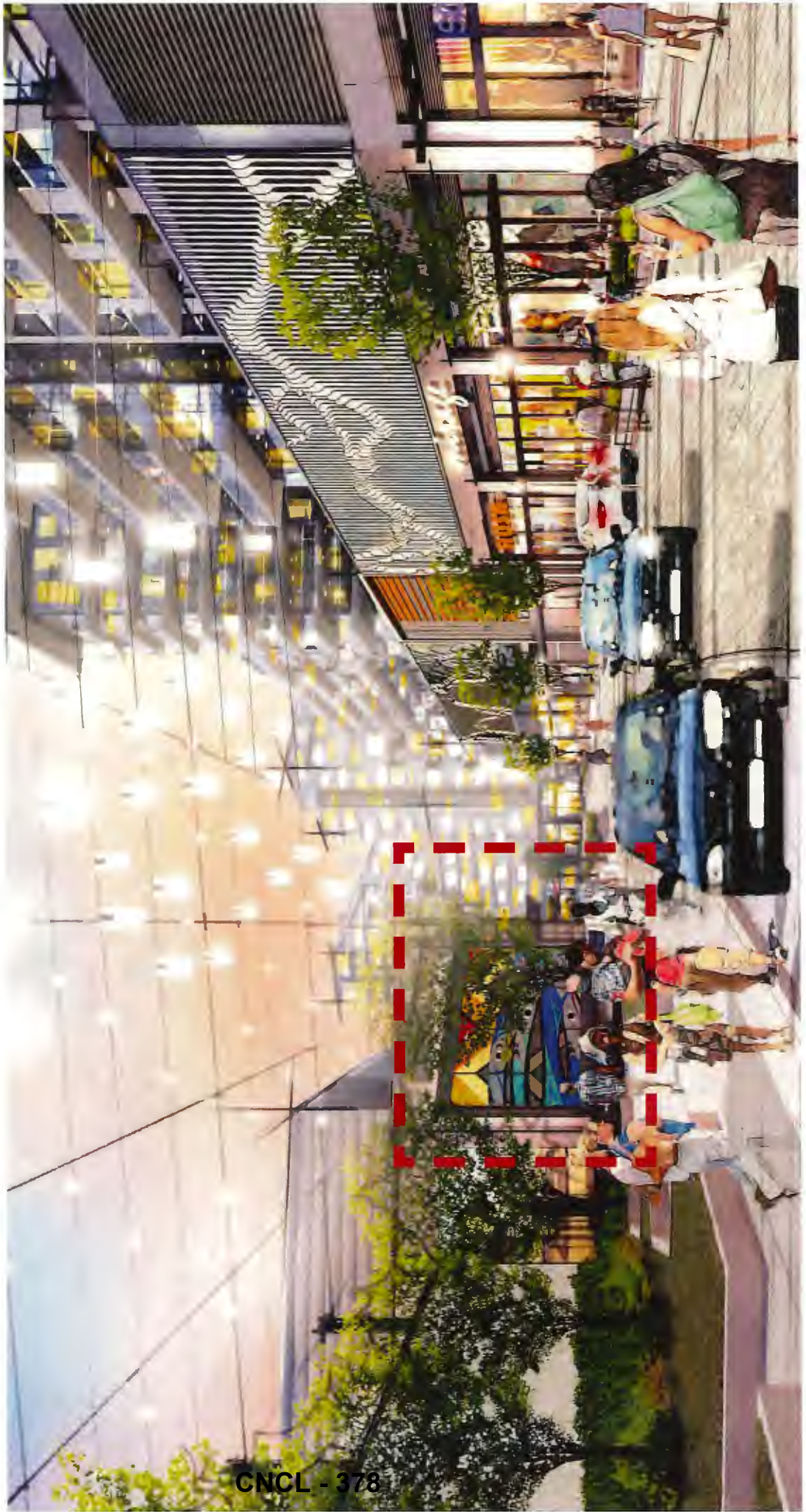


**HIGH STREET FRONTAGE | MAY 2019 DP PANEL**  
North Leg of Park Road Looking South



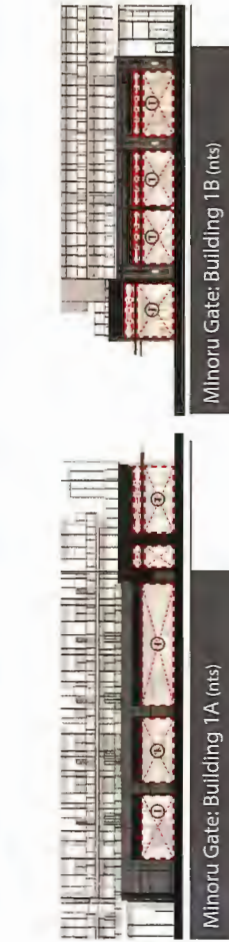


**HIGH STREET FRONTAGE | GENERAL COMPLIANCE UPDATES**  
North Leg of Park Road Looking South





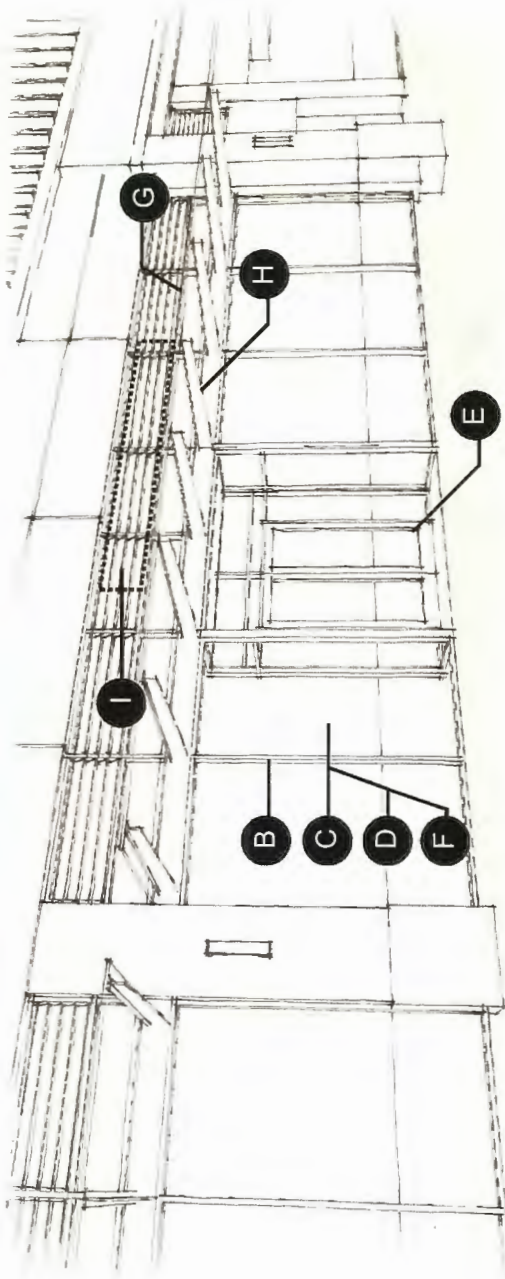
# RETAIL TENANT STOREFRONTS Overview



# RETAIL TENANT STOREFRONTS

## Design Guidelines

The below list identifies the various components used to create the storefront design.



B: Mullion System

C: Glazing System

D: Solid Panel System

E: Entry Door

F: Nano Wall / Operable Windows

G: Canopy

H: Exterior Lighting

I: Client Signage





# RETAIL TENANT STOREFRONTS

## Interim Construction Hoarding



Hoarding Art work



Overlay on Storefronts

# PARKING | MAY 2019 DP PANEL

**Commercial Parking**  
1,657 stalls (2% EV)

**Residential Parking**  
2,193 stalls (100% EV)

**Car Share**  
6 stalls

**CNCL - 382**  
**Total Parking**  
3,856



**PARKING | GENERAL COMPLIANCE UPDATES**

<b>PARKING TYPE</b>	<b>BY-LAW MIN.</b>	<b>MAY 2019</b>	<b>GC UPDATES</b>	<b>CHANGE</b>
Phase 1 Market Owner	979	1,155	1,125	-30
Phase 1 Surplus for Ph. 2 Residential	-	192	175	-17
Commercial	-	490	475	-15
<b>TOTAL Phase 1 Parking Change</b>				<b>-62</b>
<b>TOTAL Phase 2 Parking Change</b>				<b>+32</b>
<b>TOTAL Parking Change</b>				<b>-30</b>



## PARKING | GENERAL COMPLIANCE UPDATES

### Commercial Parking

1,657 stalls (2% EV)

### Residential Parking

2,163 (-30) stalls (100% EV)

### Car Share

6 stalls

### Total Parking

3,826 (-30)

CNCL - 384



Commercial  
Residential