



City of Richmond

Report to Council

To: Richmond City Council

Date: August 27, 2025

From: Wayne Craig
Chair, Development Permit Panel

File: DP 17-768248

Re: **Development Permit Panel Meeting Held on September 25, 2024**

Staff Recommendation

That the recommendation of the Panel to authorize changes to the Development Permit (DP 17-768248) issued for the property at 6551 No. 3 Road, be endorsed and the changes be deemed in General Compliance with the Permit.

A handwritten signature in black ink, appearing to read "Wayne Craig".

Wayne Craig
General Manager, Planning and Development

Panel Report

The Development Permit Panel considered the following item at its meetings held on September 25, 2024.

DP 17-768248 – GBL ARCHITECTS – 6551 NO. 3 ROAD (September 25, 2024)

The Panel considered whether the 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).

The applicant, Joey Stevens, of GBL Architects, provided a brief visual presentation highlighting:

- Phase One of the two-phase mixed-use development is currently under construction.
- The proposed additional voluntary public art in Phase One includes 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 proposed Retail Tenant Storefronts Design Guidelines and Interim Construction Hoarding Design Guidelines 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.

Staff noted that (i) the original on-site public art was secured in the approved Development Permit for Phase One, (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.

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) CF 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.

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.

The Panel recommends the Permit be issued.