



City of Richmond

Report to Council

To: Richmond City Council
From: Cecilia Achiam
Chair, Development Permit Panel
Date: April 25, 2022
File: DP 15-699652
Re: **Development Permit Panel Meeting Held on April 28, 2021**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 15-699652) for the property located at 8091 Capstan Way, be endorsed and the Permit so issued.

Cecilia Achiam
Chair, Development Permit Panel
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SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 28, 2021.

DP 15-699652 – GBL ARCHITECTS – 8091 CAPSTAN WAY
(April 28, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of a two-tower, mixed-use development consisting of ground floor retail, a 72-room hotel, and 137 dwelling units, including nine affordable low-end-of-market rental housing units and 128 market ownership units, on a site zoned “Residential/Limited Commercial (RCL5)”. Variances are included in the proposal for reduced setback to Corvette Way for the building, balconies and porches, and to provide two medium truck loading spaces.

Architect, Zora Katic, of GBL Architects; and Landscape Designer, Logan Cairns, of PWL Partnership Landscape Architects, provided a brief presentation, including:

- The proposed development includes a three-storey podium and two towers, with the above grade parkade wrapped by hotel, residential and commercial-retail uses.
- Residential tower balconies are staggered to provide variation and visual interest.
- The shared residential outdoor amenity area and indoor amenity area are located on the podium level (Level 4), as well as a hotel restaurant with outdoor seating.
- The project includes nine affordable low-end-of market rental housing units.
- Townhouses are strategically located on the north side to respond to neighbouring townhouses in nearby mixed-used developments.
- Entrances for different uses in the mixed-use development have distinctive designs.
- The focal point for the project is the weather-protected public plaza at the corner of Capstan Way and Corvette Way which includes, among others, an illuminated soffit with an art component, a Public Art piece, landscaping, public seating and private outdoor dining space.
- The three ground level edges of the subject site have been softened with planting, articulated with varied concrete and feature paving treatments, and activated with public seating and outdoor dining seating adjacent to the public plaza.
- Native and adapted species and drought-tolerant planting are proposed for the site.
- The podium level shared residential outdoor amenity area includes, among others, urban agriculture, barbeque area, a children’s play area, a large lawn space, and walkways.
- Landscaped patios are provided on Levels 5 and 7, and on penthouse levels.
- Green roofs will be installed over inaccessible roofs.
- Green screen trellis with climbing vines is proposed on the podium level to provide screening to the adjacent development to the east.

In reply to Panel queries, the design team acknowledged that: (i) the street trees proposed to be installed would be irrigated; (ii) trees will be installed on the podium level to provide separation between hotel and residential uses; (iii) the walkway along the eastern edge of the podium is limited to residential use and will allow pedestrian access to the indoor swimming pool; and (iv) the project's proposed lighting design and orientation will minimize light pollution to neighbouring residential developments.

Staff noted that: (i) the proposed setback variances to building were identified at rezoning stage; (ii) the balconies provide private outdoor spaces for residential units as well as provide articulation to the building; (iii) the proposed variance to the required number of medium truck loading spaces for the proposed development is consistent with similar variances granted to other projects of similar scale; (iv) the project has been designed to achieve Leadership in Energy and Environment Design (LEED) Silver equivalent, allow future connection to a City's District Energy Utility (DEU) system, and achieve the City's Aircraft Noise Policy and Canada Mortgage and Housing Corporation (CMHC) interior noise standards; (v) the project provides 65 Basic Universal Housing (BUH) units including all of the nine affordable housing units; (vi) there is a significant Servicing Agreement associated with the project for road and frontage improvements along the site's Capstan Way and Corvette Way frontages; (vii) extensive green roofs are proposed for the project; and (viii) the applicant is required to provide a Construction Parking and Traffic Management Plan prior to Building Permit issuance.

David Brind, representing Strata BCS 3718 of the neighbouring Wall Centre development at 3099, 3111 and 3333 Corvette Way, expressed appreciation for the design of the proposed development however, he expressed concerns related to: (i) the proposed building setback variance as it would adversely impact the sightline of motorists turning at the corner of east-west and north-south Corvette Way; and (ii) on-street parking and loading issues and traffic congestion in the area that could occur due to the proposed reduction of required medium truck loading spaces for the proposed development. David Brind also noted the unsightly premises on some properties along River Road and requested that the City's Bylaw Officers conduct inspections in the area.

In reply to Panel queries, staff confirmed that: (i) the proposed setback variances were dealt at the rezoning stage; (ii) the proposed setback at the corner of north-south and east-west Corvette Way was reviewed by the City's Transportation staff and was found to comply with the City's Traffic Safety Bylaw; (iii) Transportation staff support the proposed truck loading variance as a study has been submitted by a professional traffic consultant which showed that the proposed number of medium truck loading spaces for the proposed development would be adequate for its uses; (iv) there is currently no stop sign at the corner of east-west and north-south Corvette Way; (v) frontage works for the proposed development include traffic calming measures such as the provision of curb extensions to narrow down the street and slow down the vehicles at the Corvette Way intersection; and (vi) there will be a parking restriction on the inside corner of the Corvette Way bend to address sightline concerns of motorists.

Correspondence submitted to the Panel meeting regarding the application from neighbor, Mimi Ho, included concerns with regard to the proposed building setback and separation of the proposed development from the neighbouring Wall Centre development.

In response to the building separation concern, staff advised that the project complies with the City's guidelines with respect to separation of buildings within the proposed development as well as the separation of buildings on the subject site from adjacent existing and proposed developments.

The Panel expressed support for the project, noting that: (i) the project and surrounding public realm are well designed; (ii) the provision of public amenities in the project is appreciated; (iii) the project fits well with the neighbourhood; and (iv) the Panel looks forward to the completion of the proposed development including the public amenities to be provided.

Subsequent to the Panel meeting, the project is now required to meet the City's current Energy Step Code requirements. The project architect has confirmed that the Building Permit will achieve Step 2 of the BC Energy Step Code and include a low carbon energy plant. There are no proposed changes to the form and character of the building design as a result of meeting the newer energy requirement.

The Panel recommends the Permit be issued.