



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** September 9, 2024

**From:** Wayne Craig  
Chair, Development Permit Panel

**File:** DP 24-037979

**Re:** **Development Permit Panel Meeting Held on August 21, 2024**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 24-037979) for the property at 6551 No. 3 Road, be endorsed and the Permit so issued.

A handwritten signature in black ink that reads "Wayne Craig".

Wayne Craig  
General Manager, Planning and Development

## Panel Report

The Development Permit Panel considered the following item at its meeting held on August 21, 2024.

DP 24-037979 – ZEIDLER ARCHITECTURE. – 6551 No. 3 ROAD  
(August 21, 2024)

The Panel considered a Development Permit (DP) application to permit exterior upgrades to the main East and West mall entrance of the existing building at 6551 No. 3 Road on a site zoned “Downtown Commercial (CDT1)”.

The applicant and Architect, Eric Aslan, of Zeidler Architecture, provided a brief visual presentation highlighting:

- The project is located at the CF Richmond Centre Mall and primarily intends to upgrade the exterior of the east and west entries of the galleria at the mall.
- The existing exterior cladding materials will be replaced primarily with curtain glazing with a vertical frit pattern and solid metal panel cladding.
- Existing doors at the entrances will be replaced to provide wider egress and new vestibules will be added to enhance the building’s energy efficiency.
- New canopies will be added over the main entrances to provide weather protection to pedestrians.
- An integrated water management system is proposed for the three roof levels at the main building entries.
- Lighting will be incorporated into the new building entry façade and the applicant is working with a lighting consultant to mitigate potential light pollution.
- The modern design of the revised entries to the galleria is consistent with the overall design of the future Richmond Centre mixed-use redevelopments.

In reply to a query from the Panel, Staff noted that (i) as part of the Official Community Plan (OCP) amendment associated with the overall redevelopment of the CF Richmond Centre Mall, staff secured a Statutory Right-of-Way (SRW)/Public Right of Passage (PROP) over the galleria entries and interior space, (ii) the SRW/PROP will ensure future public access through the site between Minoru Boulevard and the Brighthouse Canada Line Station on No. 3 Road throughout the transit operating hours, and (iii) the future public access should be in place upon occupancy of the first building in Phase Two of the overall redevelopment.

In reply to queries from the Panel, the applicant confirmed that (i) only LED fixtures will be installed for lighting at the entrances to the galleria and will be focused on areas where they are needed, (ii) the proposed lighting will be reviewed by a lighting consultant and is not expected to spill out into the mall’s parking lot and neighbouring residential developments, (iii) dimmable lighting is an option, and (iv) lighting levels are intended to highlight the mall entries and provide visual interest to residents of future residential developments near the entrances to the galleria.

As a result of the discussion on the proposed lighting, the Chair directed staff to work with the applicant prior to the application moving forward to Council in order to ensure there will be no light spillover into future residential developments near the entrances to the galleria and investigate opportunities to install dimmable lighting should a lighting issue arise in the future.

In response to direction from the Panel, the applicant has submitted a signed letter from their lighting consultant confirming that the proposed lighting will not result in spillover into future residential units. The letter also confirms the decorative lighting fixtures will operate on a daily schedule with lights dimming to a low setting when the shopping mall closes and completely off when transit service stops.

The Panel recommends the Permit be issued.