



To: Richmond City Council

Date: May 8, 2023

From: Joe Erceg
Chair, Development Permit Panel

File: DP 18-797127

Re: **Development Permit Panel Meeting Held on June 24, 2020**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-797127) for the property at 8131 Westminster Highway, be endorsed and the Permit so issued.

Cecilia Achiam
Panel Member, Development Permit Panel

For
Joe Erceg
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 24, 2020.

DP 18-797127 – WENSLEY ARCHITECTURE LTD. – 8131 WESTMINSTER HIGHWAY
(June 24, 2020)

The panel considered a Development Permit (DP) to permit the construction of a high-rise mixed-use development containing approximately 436 m² (4,695 ft²) of commercial space, 641 m² (6,904 ft²) of office space, and 134 dwellings (including 13 affordable housing units) at 8131 Westminster Highway on a site zoned “Downtown Commercial (CDT1)”. No variances are included in the proposal.

Developer, Barry Weih, of Wensley Architecture, and Landscape Architect, Michael Patterson, of P+A Landscape Architecture provided a brief presentation, including:

- There will be lane dedication for the new City lane to be constructed along the west and north frontages of the site.
- The project will achieve LEED “Silver” equivalency.
- The tiered project includes a three-storey podium, a mid-level section and a tower portion.
- The main floor includes the garbage and recycling area, parking area, retail and entrance to residential units fronting Westminster Highway.
- The main residential entrance is shared by the market residential units and 13 affordable housing units.
- The majority of affordable housing units have two and three bedrooms and are distributed throughout the building.
- The outdoor amenity areas located on the fourth and eighth-floor levels provide a variety of outdoor activities for residents.
- The proposed architectural design and building materials are of high quality, including the decorative metal screens that provide screening to the parkade.
- Retail store fronts with decorative canopy enhance the pedestrian experience along Westminster Highway.
- A double row of trees are provided along the Westminster Highway frontage.
- Trees along the west lane define the residential entrance and bicycle racks are located adjacent to trees.
- The outdoor amenity area on the fourth floor is family-oriented and provides exercise and active play opportunities.
- The eighth floor level outdoor amenity area provides a passive sundeck area facing south and an active family play area on the north side.
- Outdoor deck areas are proposed on the penthouse level.
- A variety of planting materials are proposed for landscaping in the project and are layered to provide seasonal interest.

In reply to a query from the Panel, Mr. Patterson confirmed that an irrigation system is provided for trees on the landscaped roof decks as well as for street trees.

Staff noted that: (i) 73 per cent of units overall and 92 per cent of the affordable housing units have two or three bedrooms, significantly exceeding the City's Official Community Plan (OCP) and Affordable Housing Strategy guidelines, (ii) there is a significant Servicing Agreement associated with the project for the construction of the lane adjacent to the development, (iii) the project has been designed to achieve the City's aircraft noise standards and noise mitigation related to noise impacts related to the Canada Line, (iv) the project has been designed to be District Energy Utility (DEU) ready, and (v) all residential parking stalls and 10 per cent of shared visitor and commercial parking spaces will be provided with energized electric vehicle (EV) charging outlets.

In reply to a query from the Panel, staff advised that the developer has chosen to take advantage of the density bonus that the City provides to encourage the provision of affordable housing.

Derrick Chang submitted correspondence to the Panel meeting. In reply to Mr. Chang's concerns, staff advised that (i) the project was reviewed by the City's Transportation Department and noted that the lane improvements and existing road improvements can support traffic on the site, (ii) the shadow analysis provided by the applicant indicates that shadowing to the west is limited to early morning hours, and (iii) the applicant will be required to provide a construction parking and management plan should the application move forward to Building Permit stage and adhere to the City's Noise Bylaw during construction hours. In addition, staff noted that the subject development is located approximately 41 meters from the adjacent tower to the west, which exceeds the City's tower separation guidelines.

The Panel expressed support for the project and appreciated the provision of three affordable low-end-market-rental (LEMR) units.

The Panel recommends the Permit be issued.