



**To:** Richmond City Council

**Date:** May 30, 2024

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

**File:** DP 21-945917  
DP 23-034544

**Re:** Development Permit Panel Meeting Held on May 15, 2024

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**Staff Recommendation**

1. That the recommendation of the Panel to authorize the issuance of:

- a) a Development Permit (DP 21-945917) for the properties located at 6851 and 6871 Elmbridge Way; and
- b) a Development Permit (DP 23-034544) for the properties at 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361, 23381 Gilley Road;

be endorsed and the Permits so issued.

Wayne Craig  
Chair, Development Permit Panel  
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## Panel Report

The Development Permit Panel considered the following item at its meetings held on May 15, 2024.

### DP 21-945917 – ARNO MATIS ARCHITECTURE – 6851 AND 6871 ELMBRIDGE WAY (May 15, 2024)

The Panel considered a Development Permit (DP) application to permit the construction of 376 residential units, hotel and accompanying commercial uses in a high-rise mixed use development containing three 15 storey towers at 6851 and 6871 Elmbridge Way on a site zoned “High-Density Mixed Use (ZMU52) – Oval Village (City Centre)”. A variance is included in the proposal to reduce the minimum road setback of 3.0 m along River Road to 0.25 m to allow projection on a small portion of the development’s podium (Levels 3 to 6) for components of the building and residential balcony units. A variance is also included to eliminate the requirement for a large size on-site loading space in the proposed development.

The applicant and architect, Arno Matis, of Arno Matis Architecture, and the applicant’s landscape architect, Jeffrey Staates, of PFS Studio, provided a brief visual presentation highlighting:

- The project consists of three 15-storey towers for hotel, residential and commercial uses.
- A total of 376 residential units are proposed, including 341 market residential units and 35 low-end-of-market (LEMR) housing units, 22 of which are two- to three-bedroom units.
- 38 Basic Universal Housing (BUH) units will be provided and 11 hotel units are proposed for hearing-impaired hotel guests.
- A total of 682 parking stalls are provided on-site, including 52 parking stalls that may be reserved for use by the Richmond Olympic Oval during special events.
- Four at grade public plazas are located in all four corners of the site and additional public plazas are located at mid-block.
- The existing lane between the subject development and Ora mixed-use development to the east will be widened.
- A new west road will be constructed along the west property line of the subject site.
- The architectural design of the proposed three towers was inspired by the City’s natural landscape.
- The siting of the three towers considered the existing location of neighbouring towers as well as the Richmond Olympic Oval to maximize views and minimize shadowing.
- The primary vehicle access to the parkade for residents and hotel guests is located mid-block of the new west road.
- A secondary vehicle access for hotel and on-site employees only is proposed off the existing lane to the east which will be widened.
- Extensive wayfinding signage will be installed to minimize traffic along the lane.
- A comprehensive package of Transportation Demand Management (TDM) measures is proposed to reduce vehicle ownership in the proposed development.

- The project will comply with Step 2 of the BC Energy Step Code and will be connected to a City District Energy Utility (DEU) facility.
- Extensive sustainability measures are proposed to enhance energy efficiency in the proposed development.
- Accessibility routes are provided for accessible pedestrian circulation at grade and in the common outdoor amenity area on level 6.
- Exclusive as well as shared indoor and outdoor amenity spaces for residents and hotel guests are provided.
- Proposed building and exterior cladding materials include, among others, glass and concrete.
- The overall landscape design is consistent with the river-inspired theme of the architectural design of the buildings.
- Ground level hard and soft landscaping include the use of banding for surface paving treatment and planting around the bands.
- The proposed outdoor amenity area on level 6 of the project podium includes, among others, layered planting, small and medium-sized trees, seating, multi-purpose lawn, outdoor pool, and small decks overlooking the street below.
- A terrace is provided at the south end on level 8 of the hotel (east) building.
- On level 9, terraces and green roof are proposed for the hotel building and the principal children's play area for the residential use is proposed to be located in the courtyard area between the two residential towers.
- A series of patios with stair access and small planting strips are proposed on the rooftop of residential towers.

Staff noted that (i) there is a Servicing Agreement associated with the project which includes, among others, frontage works, a new road along the western edge of the site that will connect Elmbridge Way and River Road, and widening of the existing lane to the east and related works, (ii) 52 parking stalls will be allocated to Richmond Olympic Oval for use during special events and can be used by the public at other times, (iii) an interim asphalt walkway will be installed on the south side of River Road to connect the subject site to Oval Way and provide an additional pedestrian route to access the Richmond Olympic Oval facility, (iv) the project includes a comprehensive package of Transportation Demand Management (TDM) measures secured through the rezoning process, (v) the project has been designed to comply with Step 2 of the BC Energy Step Code and will be connected to the City Centre District Energy Utility (DEU) for space and domestic hot water heating and cooling through an on-site low carbon energy system, and (vi) six on-site trees were identified for removal at the time of rezoning and 83 trees are proposed to be planted on-site which exceed the City's Official Community Plan requirements.

In addition, staff stated that there are two proposed variances associated with the project, noting that (i) the proposed variance on the minimum road setback along River Road applies only to one small corner portion of the development's podium on levels 3 to 6 which will not impact the pedestrian streetscape at-grade and will enable the units at this corner portion to achieve adequate private outdoor amenity space, and (ii) the proposed variance to not require a large size on-site loading space in the development is supported by staff as it was determined at rezoning that a medium size loading space is sufficient for the proposed uses in the development.

In closing, staff noted that a public art contribution in the amount of approximately \$330,000 will be provided by the applicant and a Public Art Plan is required for the project which will be brought forward for Council approval.

In reply to queries from the Panel, the applicant noted that (i) a digital model was used in a previous presentation of the project to illustrate the project's site layout and building massing which could be made available to the Panel, (ii) there will be a comprehensive signage strategy around the perimeter of the site that will be developed and implemented to assist in wayfinding, (iii) the adjacent Ora mixed-use development to the east of the subject site has two vehicle access points from the existing lane to their below grade and above grade parking system, and (iv) the subject development's secondary vehicle access from the lane is located directly across from Ora's below grade parkade entrance for safety and visibility reasons.

With regard to the query on parking and traffic management to mitigate and manage traffic in the area during construction, the Chair advised that a Construction Parking and Traffic Management Plan is required should the application move forward to Building Permit stage.

In reply to further queries from the Panel, the applicant noted that (i) the owner has engaged the services of a public art consultant and they are currently in the process of selecting an artist for the project's public art; however, no specific choice of public art and their location in the subject site have been determined, and (ii) the applicant has incorporated noise mitigation measures in the building design to comply with the City's noise mitigation standards.

In reply to further queries from the Panel, the applicant confirmed that (i) portions of the green roof on the ninth floor of the hotel building where there are no public access there is an intensive green roof component, (ii) the applicant will look into the impact of the use of banding and contrast in colours for at grade paving treatment on visually impaired persons and will address the connection of the public walkways to the pedestrian entrances of buildings, (iii) the street-fronting commercial units can be accessed from at grade parking level 1 (P1) through the pedestrian circulation zone along the ramp and out to the new west road walkway, and (iv) the parking stalls allocated to the Richmond Olympic Oval for use during special events are located in parking levels P1 and P2 which can be accessed from the new west road.

The Chair advised the applicant to review the proposed ground level paving treatment to ensure it does not adversely impact a visually impaired persons ability to navigate the prior to the project moving forward to Council for consideration.

Luo Yilei (Elaine Luo) (3600 Broadway St.) submitted correspondence indicating she had no concerns or comments regarding the proposal. Subsequent to the panel request to review the proposed ground level paving treatment the applicant has committed to engaging a consultant who has expertise in visual accessibility design guidelines to ensure that the selected tones/colours for contrast and design purposes will not pose issues to those individuals with visual impairments prior to Building Permit issuance.

The Panel expressed support for the project, noting that (i) it nicely complements the Richmond Olympic Oval, (ii) it is carefully designed and well thought out, and (iii) it is a good addition to the area.

The Panel recommends the Permit be issued.

DP 23-034544 – MASKEEN (HAMILTON) PROPERTIES CORP. – 4651, 4671, 4691 SMITH CRESCENT AND 23301, 23321, 23361, 23381 GILLEY ROAD  
(May 15, 2024)

The Panel considered a Development Permit (DP) application to permit the of a mixed-use mid-rise development comprising commercial space, City-owned community amenity space and 186 residential units, including 19 low-end-of-market (LEMR) units at 4651, 4671, 4691 Smith Crescent and 23301, 23321, 23361, 23381 Gilley Road on a site zoned "Residential/Limited Commercial (ZMU53) - Neighbourhood Village Centre (Hamilton)"

The applicants architect, Sameh Guindi, of Ionic Architecture Inc., and the applicant's landscape architect, Ben Aldaba, of PMG Landscape Architects, provided a brief visual presentation highlighting:

- The project consists of one four-storey apartment building, one five-storey mixed-use building and a two-storey amenity building.
- The existing public strollway along the western edge of the site will be widened.
- The developer will design and construct a Community Policing Office with turnkey finish which will be transferred to the City.
- Surface parking for visitors as well as for the two reserved parking stalls for the Community Policing Office will be provided on the podium level central courtyard.
- A green roof will be installed on top of the two-storey amenity building and an elevator will be provided to provide accessibility.
- Proposed landscaping along Smith Crescent include tiered planters to provide screening to the parkade wall.
- Landscaping along the Smith Crescent and Garrapie Avenue frontages includes tiered planters and planting at grade to help screen the parkade wall.
- Vertical landscape screening is proposed along Gilley Road to screen the tapered retaining wall.
- The large central courtyard on the podium level includes multiple uses for residents including among others, open play turf and lawn areas, children's play area, seating areas, and gathering spaces.
- The proposed landscaping in the central courtyard has been designed to integrate with the amenity building.
- Bollard lighting is provided throughout the courtyard to enhance security and assist in wayfinding.
- Street lighting will be installed along the three road frontages.
- Permeable pavers are proposed for visitor parking stalls in the central courtyard.

Staff noted that (i) the project is required to provide a City-owned Community Policing Office to a turnkey level of finish, (ii) the project will provide 19 low-end-of-market (LEMR) residential units, 17 of which consist of two to three-bedroom units, (iii) the publicly accessible areas on the site include the extension of the public plaza and the north-south public strollway along the west property line, (iv) there is a comprehensive Servicing Agreement associated with the project as a condition of rezoning adoption including, among others, the extension of Garripie Avenue, widening of Smith Crescent, the public plaza and the public strollway along the west property line, frontage improvements, and service utility connections, (v) there is a cash-in-lieu contribution towards the Hamilton Area Sanitary Pump Station, (vi) the project provides a comprehensive package of TDM measures, and (vii) staff have coordinated with the applicant who has committed to work with owners of adjacent properties, developers and the neighbouring school and provide information regarding construction traffic management plans and schedules for the proposed development.

In reply to queries from the Panel, the applicant noted that (i) the podium level central courtyard which includes, among others, the common outdoor amenity space is not intended to be publicly accessible and is not fenced, (ii) the amenity building is not publicly accessible, and (iii) the amenity building provides indoor amenity spaces for all residents including, among others, activity rooms, accessible washroom, bicycle room and access to the green roof area.

In reply to a further query from the Panel, the applicant reviewed the building elevations of the proposed development, noting that (i) majority of commercial units have a large frontage and are clad with clear glazing and aluminum panels above for installation of signage, (ii) the proposed exterior cladding materials for the residential buildings include, among others, glazing, fibre cement panel, metal panel, and stone cladding materials, (iii) identical exterior cladding materials and colours are proposed for the two residential buildings, and (iv) there is variation in exterior cladding treatment for the amenity building from the two residential buildings to provide more visual interest.

In reply to a query from the Panel, staff confirmed that the public strollway and Garripie Avenue extension will be designed through the Servicing Agreement that is required as a condition of rezoning adoption.

Staff were directed by the Panel to work with the applicant to review the design of the podium level central courtyard taking into consideration measures to ensure that the resident's amenity areas are appropriately secured from general public access. In response to changes requested by the Panel, the applicant has revised the design to provide a combination of low retaining walls and open picket fencing with gates to delineate the boundary between the resident outdoor amenity area and the semi-public parking area and bike racks. The gates will be secured with fob access only locks to ensure only residents have access to the resident outdoor amenity area.

The Panel recommends the Permit be issued.