



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: June 10, 2020
File: DP 16-740262
Re: **Development Permit Panel Meeting Held on May 13, 2020**

Staff Recommendation

That the recommendation of the Panel to authorize the approval of changes to the design of the Development Permit (DP 16-740262) issued for the property at 5333 No. 3 Road (formerly 7960 Alderbridge Way and 5333 & 5411 No. 3 Road) be endorsed, and the changes be deemed to be in General Compliance with the Permit.

A handwritten signature in black ink that reads "Joe Erceg".

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on May 13, 2020.

GENERAL COMPLIANCE TO DP 16-740262 – 0989705 B.C. LTD. – 5333 NO. 3 ROAD (FORMERLY 7960 ALDERBRIDGE WAY AND 5333 & 5411 NO. 3 ROAD)
(May 13, 2020)

The Panel considered an application for changes to cladding materials on the building elevations, as well as changes to parking, bicycle facilities and electrical service areas, to be in General Compliance with approved Development Permit (DP 16-740262).

Architect, Amela Brudar, of GBL Architects, Inc., provided a brief presentation, including:

- The proposed changes in the underground parkade were the result of design development to increase bicycle storage efficiency and create additional parking spaces.
- New bicycle storage lay-out, additional regular parking stalls and new tandem parking stalls will be incorporated in each level of the three-level underground parkade, however, the original parking structure will be retained.
- The BC Hydro Vista switch and LPT layout area will be reconfigured to accommodate the new BC Hydro equipment and revised servicing requirements.
- Architectural louvres above the storefront at ground level are proposed to be reduced in size and lowered in the north, south, east and west building elevations, with spandrel panels proposed to be installed above the louvres.
- The heavier terracotta panels are proposed to be replaced with lighter custom metal panel cladding on the six residential buildings to reduce thermal bridging and address structural concerns.
- The proposed changes in cladding materials will not change the fenestration and profile of the buildings.
- Steel framed glass canopies over top floor residential balconies facing the internal courtyard are proposed to be replaced with painted concrete canopies for consistency with the proposed materials for top floor residential balconies facing the streets.

In reply to a Panel query, Amela Brudar confirmed that a total of 115 parking spaces will be added, including 31 regular and 84 tandem parking spaces.

Staff noted that: (i) the proposed changes in parking and bicycle storage layouts were reviewed and supported by the City's Transportation Division; and (ii) proposed changes on the building's exterior elevations are in keeping with and an improvement upon the approved Development Permit.

No correspondence was submitted to the Panel regarding the General Compliance application.

The Panel recommends that the revisions be approved.