



**Development Permit Panel  
Wednesday, February 13, 2013**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Dave Semple, General Manager, Community Services

The meeting was called to order at 3:30 p.m.

**1. Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, January 30, 2013, be adopted.*

**CARRIED**

**2. Development Permit DP 12-611486**

(File Ref. No.: DP 12-611486) (REDMS No. 3791126)

APPLICANT: Paul Goodwin, GBL Architects

PROPERTY LOCATION: 8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960  
Patterson Road and 3240, 3260, 3280, 3320 and 3340  
Sexsmith Road

INTENT OF PERMIT:

1. Permit the construction of the first phase of a five-phase residential development at 8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road on a site zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)", which phase incorporates two (2) high-rise buildings containing 259 market dwellings and 20 Artist Residential Tenancy Studio (ARTS) Units, secured via a Housing Agreement, and publicly-accessible road and open space; and

**Development Permit Panel**  
**Wednesday, February 13, 2013**

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2. Vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw No. 8840, to:
  - (2.1) Reduce the minimum allowable road and park setback for portions of the building situated at or above finished grade from 3.0 m measured to the boundary of an area granted to the City via a statutory right-of-way for road or park purposes such that the minimum allowable setback from a lot line abutting a public road shall be:
    - (2.1.1) For Sexsmith Road, reduced from 7.6 m to 4.6 m; and
    - (2.1.2) For Patterson Road, reduced from 4.9 m to 1.9 m.
  - (2.2) Increase the maximum allowable projection for porches and balconies projecting into a road or park setback such that the minimum allowable setback from a lot line abutting a public road shall be:
    - (2.2.1) For Sexsmith Road, reduced from 6.6 m to 3.0 m; and
    - (2.2.2) For Patterson Road, reduced from 3.9 m to 0.3 m.
  - (2.3) Increase the maximum allowable projection for architectural features projecting into a road or park setback such that the minimum allowable setback from a lot line abutting a public road shall be:
    - (2.3.1) For Sexsmith Road, reduced from 7.0 m to 2.8 m; and
    - (2.3.2) For Patterson Road, reduced from 4.3 m to 0.3 m.
  - (2.4) For Artist Residential Tenancy Studio (ARTS) Units, vary the Zoning Bylaw requirements for the portion of the unit required to have a minimum area of 25.0 m<sup>2</sup> and a minimum clear height of 4.5 m measured from the surface of the finished floor to the surface of the finished ceiling to:
    - (2.4.1) Permit the minimum area of 25.0 m<sup>2</sup> to be occupied in part by stairs and movable second-storey walkways and exclude those portions of the area occupied by such features from minimum clear height requirements; and
    - (2.4.2) Reduce the minimum clear height measured from the surface of the finished floor to the surface of the finished ceiling:
      - (2.4.2.a) For all the ARTS Units fronting Sexsmith Road, from 4.5 m to 3.65 m; and
      - (2.4.2.b) For two of the eight ARTS units fronting Patterson Road, from 4.5 m to 3.25 m.

**Applicant's Comments**

Amela Brudar, GBL Architects, and Grant Brumpton, PWL Partnership Landscape Architects Inc., provided the following information regarding the salient features of the proposed development:



## Development Permit Panel

### Wednesday, February 13, 2013

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- the proposed development is the first phase of a five-phase high density development;
- phase one on the northwest corner of the site incorporates: (i) the two towers facing Sexsmith Road and Patterson Road; (ii) upgrades to Sexsmith and Patterson Roads; and (iii) the construction of the Hazelbridge Road extension and the northern portion of an interior road;
- the elevation rises heading into the site which lends to fully concealing two levels of on-site parking;
- a temporary park will be located on Phase 5 and the permanent neighborhood park will be constructed as part of Phase 2;
- landscaping features include: (i) a large lagoon; (ii) an outdoor amenity deck and associated indoor amenity space; (iii) a play area; (iv) a pavilion on its own island, an iconic tea house-like feature in the centre of the lagoon, designed to be a fully accessible open space shade structure; (v) rooftop gardens located on levels 9 and 10 of the towers including some urban agricultural garden spaces with the required support functions; and (vi) generous plantings around the large private deck spaces;
- a gateway architectural water feature, incorporated into the building façade, is located at the corner of Sexsmith Road and Hazelbridge Way;
- the courtyard design is open to the south sunlight exposure; and
- the development has various housing options: (i) ARTS units; (ii) 1, 2 or 3-bedroom units; and (iii) townhouse units.

#### **Panel Discussion**

After inquires from the Panel, the following information was provided by Ms. Brudar and Mr. Brumpton:

- the developer has designed the project to accommodate the future development of the corner lot building (3200 Sexsmith Road) to the property line to provide a continuous streetwall in the future facing Sexsmith Road, a break between the developments facing Patterson Road, and to provide cross access for parking and services;
- the interim park will be constructed during Phase 1;
- the triangular wall facing the proposed new road will be heavily landscaped until such time as phase 5 is constructed;
- the development will meet LEED (Silver) equivalency;
- the permanent private courtyard will be the water component with the lawn area being converted during Phase 5 construction;
- the water component will be less than a foot in depth and the edge will be treated to discourage public access; in particular, the lower water feature related to the children's play area has a seating wall along its edge;

## **Development Permit Panel**

### **Wednesday, February 13, 2013**

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- the development has an integrated planting scheme related to the private patios and the centre area featuring both raised and lowered plantings to create visual interest;
- the streetscape along Sexsmith has a standard width of planted median, an off-street bike path, a narrow textured buffer strip, and a 2-metre wide sidewalk, as well the Patterson and Sexsmith ARTS units have a terraced, linear plaza along the frontage;
- 15% of the proposed units will be basic universal units in accordance with the Zoning Bylaw provisions; and
- the variances requested are a result of an increase in the extent of rights of way, on-site technical zoning requirements related to right of way setbacks instead of property line setbacks, and design development related to the urban nature of the project and the architectural features of the ARTS units.

#### **Staff Comments**

Wayne Craig, Director of Development, stated there is a comprehensive Transportation Demand Management Strategy related with the proposal involving offsite improvements such as: (i) sidewalk extension on Sexsmith; and (ii) 30% of the residential vehicle stalls being electric vehicle ready complete with vehicle charging stations within the bicycle storage area. He noted there are urban agricultural plots on the roof podiums on levels 9 and 10 which will allow residents the opportunity for outdoor gardening. He further noted the development will provided funding for the future Capstan Station in keeping with the zoning for this area; the per dwelling unit charge will be assessed at the building permit issuance and later transferred to the Transit Authority. He also stated there was a comprehensive Storm Water Management Plan to reduce storm water flow from the site.

Mr. Craig advised that the variances requested were a result of technical aspects of the zoning. The zoning, for example, requires setbacks to be measured from public rights of passage right-of-ways established on the site. When, at Development Permit stage, staff determined that additional rights-of-way should be required along Sexsmith and Patterson Roads to improve public access to the ARTS units, staff understood that this would necessitate various setback relaxations.

#### **Panel Discussion**

In response to an inquiry Mr. Craig advised that the applicant was unsuccessful in acquiring the property on the site's northwest corner (3200 Sexsmith Road) and as a result was required to provide development concepts for the property and register a right-of-way for shared driveway access.

Mr. Craig noted that timing for the construction of the Capstan Canada Line Station would be at approximately 50% build out of the Capstan Village area.

#### **Correspondence**

None.



**Development Permit Panel**  
**Wednesday, February 13, 2013**

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**Gallery Comments**

None.

**Panel Discussion**

The panel noted the project had attractive design elements creating an urban village and the temporary park will be a significant amenity to the area.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued, which would:*

1. *Permit the construction of the first phase of a five-phase residential development at 8800, 8820, 8840, 8880, 8900, 8920, 8940 and 8960 Patterson Road and 3240, 3260, 3280, 3320 and 3340 Sexsmith Road on a site zoned “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre)”, which phase incorporates two (2) high-rise buildings containing 259 market dwellings and 20 Artist Residential Tenancy Studio (ARTS) Units, secured via a Housing Agreement, and publicly-accessible road and open space; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500, as amended by zoning amendment Bylaw No. 8840, to:*
  - (2.1) *Reduce the minimum allowable road and park setback for portions of the building situated at or above finished grade from 3.0 m measured to the boundary of an area granted to the City via a statutory right-of-way for road or park purposes such that the minimum allowable setback from a lot line abutting a public road shall be:*
    - (2.1.1) *For Sexsmith Road, reduced from 7.6 m to 4.6 m; and*
    - (2.1.2) *For Patterson Road, reduced from 4.9 m to 1.9 m.*
  - (2.2) *Increase the maximum allowable projection for porches and balconies projecting into a road or park setback such that the minimum allowable setback from a lot line abutting a public road shall be:*
    - (2.2.1) *For Sexsmith Road, reduced from 6.6 m to 3.0 m; and*
    - (2.2.2) *For Patterson Road, reduced from 3.9 m to 0.3 m.*
  - (2.3) *Increase the maximum allowable projection for architectural features projecting into a road or park setback such that the minimum allowable setback from a lot line abutting a public road shall be:*
    - (2.3.1) *For Sexsmith Road, reduced from 7.0 m to 2.8 m; and*
    - (2.3.2) *For Patterson Road, reduced from 4.3 m to 0.3 m.*

**Development Permit Panel**  
**Wednesday, February 13, 2013**

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*(2.4) For Artist Residential Tenancy Studio (ARTS) Units, vary the Zoning Bylaw requirements for the portion of the unit required to have a minimum area of 25.0 m<sup>2</sup> and a minimum clear height of 4.5 m measured from the surface of the finished floor to the surface of the finished ceiling to:*

*(2.4.1) Permit the minimum area of 25.0 m<sup>2</sup> to be occupied in part by stairs and movable second-storey walkways and exclude those portions of the area occupied by such features from minimum clear height requirements; and*

*(2.4.2) Reduce the minimum clear height measured from the surface of the finished floor to the surface of the finished ceiling:*

*(2.4.2.a) For all the ARTS Units fronting Sexsmith Road, from 4.5 m to 3.65 m; and*

*(2.4.2.b) For two of the eight ARTS units fronting Patterson Road, from 4.5 m to 3.25 m.*

**CARRIED**

**3. Development Permit DP 12-609958**

(File Ref. No.: DP 12-609958) (REDMS No. 3601261)

APPLICANT: Polygon Carrera Homes Ltd.

PROPERTY LOCATION: 6251 Minoru Boulevard

INTENT OF PERMIT: To permit the construction of 5 high-rise residential towers with a combined total of approximately 631 dwelling units including two towers with 296 seniors affordable housing units to be owned by the Richmond Kiwanis Senior Citizens Housing Society and 335 market housing units in three towers to be owned by Polygon Carrera Homes Ltd. at 6251 Minoru Boulevard on a site to be zoned High Rise Apartment (ZHR11) Brighthouse Village (City Centre).

**Applicant's Comments**

Robert Ciccozzi, Robert Ciccozzi Architecture Inc., and Bruce Hemstock, PWL Partnership Landscape Architects Inc., provided the following information regarding the prominent features of the proposed Kiwanis development:

- there are 148 units including one caretaker suite in each of the two identical towers;
- there is a strong vertical emphasis to the towers;
- the materials used are mainly glass with distinctive blue spangled panels linked with the Kiwanis blue and gold logo;



## Development Permit Panel

### Wednesday, February 13, 2013

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- there is a one-storey podium linking the two towers with parking at the rear and amenity areas at the front;
- on the second level there is a large landscaped podium;
- there are large architectural canopies at each entryway to provide protection and to strongly emphasize the entries;
- 89% of the units will meet the Zoning Bylaw's Universal Housing design standards;
- the public edge along Minoru has integrated landscaping including seating, plantings, and significant public art elements;
- the podium level has a number of functions including a large amenity space with fire pit, large open landscaped area, and smaller seating areas;
- there is a north-south asphalt road leading to the plaza between Carrera and Kiwanis with trees, planters, and benches along the Kiwanis edge;
- there is a pedestrian circulation that accesses the townhomes adjacent to the park with a water feature along the wall, the origin of the water coming from the podium area dropping down into a water element, with a small seating area with trees and plantings creating a visual connection to Minoru Park;
- on the plaza/podium level there is the main amenity building, a large open green space, and a large water feature with an infinity edge; and
- a children's play area is incorporated into the open green space.

Paul Goodwin, GBL Architects, and Chris Ho, Vice President Development - Polygon, gave a brief overview of the Polygon Carrera development as follows:

- the project is comprised of three buildings: (i) an L-shaped building consisting of 11-storeys is Phase 1; and (ii) two tower components, each 15-storeys, making Phases 2 & 3;
- the parking structure is surrounded by townhouse units with two small portions exposed where plant screenings and a small water feature are planned;
- there are pedestrian routes through the project that connect the buildings, the podium, and the park;
- on the northwest corner of the plaza there is a sculptured staircase incorporated from the parking structure to the plaza;
- the upper floors are setback to create interest; and
- the materials used in the project are glass, lighter color metal panels, brick, and stone masonry.

## **Development Permit Panel**

### **Wednesday, February 13, 2013**

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#### **Panel Discussion**

After inquires from the Panel, Mr. Ciccozzi and Mr. Ho gave the following additional information:

- the new dedicated road running east and west replaces the old public walkway from Minoru Park to Minoru Boulevard;
- the proposed westerly walkway is to run the length of the property and through to the Minoru Community Precinct;
- the Carrera amenity building will be constructed during phase 1 but will not be occupied until phase 2 is completed;
- market studies indicated that there has not been a demand for community gardens and therefore Carrera has not provided for community gardens in their development;
- the east-west road is intended to provide pedestrian/bike access to the park and provision for emergency vehicles but is a dead-end road for regular vehicular traffic;
- the architectural design between the two projects were meant to be distinct without diminishing the quality of either development; and
- the two levels of amenity space for the Kiwanis project along Minoru include an arts and crafts room, a games room, and upper level exterior open space.

#### **Staff Comments**

Wayne Craig advised that through the rezoning process there were no requirements to improve Minoru Park but that significant Development Cost Charges were applicable. He noted that 40% of the total units are designed to be basic universal housing units in accordance with the Zoning Bylaw provisions and meet all of the requirements of the Zoning Bylaw. He further noted there is a Transportation Demand Management package primarily focused on the market side of the development including provisions for a future bus shelter and 20 stalls on the market development will be electric vehicle ready including charging equipment in the bicycle storage area. The new east/west road will provide permanent access to the park as well as temporary access during the construction phase. The applicant has worked with the Vancouver Coastal Health Authority, who owns the property to the north, with relocating access to this site from Minoru to the new east/west road requiring a signalized intersection at Minoru Boulevard.

#### **Panel Discussion**

The panel recommended that Parks Department staff work with the applicants to provide a more complete concept plan with respect to the proposed pedestrian walkway connections with the existing and any future walkways in Minoru Park before proceeding to Council.



**Development Permit Panel**  
**Wednesday, February 13, 2013**

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**Correspondence**

Yu Cui L & Zhao Yong, #803 – 6088 Minoru Blvd, (Schedule 1) were opposed to the development based on obstruction to the park.

**Gallery Comments**

Peter Mitchell, 6271 Nanika Crescent, who supports the project, raised concerns with the massing of the project obstructing views and closing off public access from the park to public transit.

**Panel Discussion**

The Panel were supportive of the project and the numerous sustainable features proposed. The Panel directed staff to work with the applicant and Parks Department staff to bring forward a more complete concept plan with respect to the proposed pedestrian walkways and to have further discussions with Polygon to incorporate community gardens in their design.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued to permit the construction of 5 high-rise residential towers with a combined total of approximately 631 dwelling units including two towers with 296 seniors affordable housing units to be owned by the Richmond Kiwanis Senior Citizens Housing Society and 335 market housing units in three towers to be owned by Polygon Carrera Homes Ltd. at 6251 Minoru Boulevard on a site to be zoned High Rise Apartment (ZHR11) Brighthouse Village (City Centre).*

**CARRIED**

**4. New Business**

None.

**5. Date Of Next Meeting: Wednesday, February 27, 2013**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 5:07 p.m.*

**CARRIED**

**Development Permit Panel**  
**Wednesday, February 13, 2013**

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Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, February 13, 2013.

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Joe Erceg  
Chair

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Heather Howey  
Acting Committee Clerk



Yu Cui L  
Zhao Yong  
6088 Minoru Blvd, #803  
Richmond, BC, V6Y 4A8

To Development Permit Panel  
Date: February 13, 2013  
Item # 3  
Re: DP 12-609958  
6251 Minoru Blvd.

		INT
	DW	
✓	MJ	<i>ml</i>
	DB	

Schedule 1 to the Minutes of the  
Development Permit Panel  
Meeting of Wednesday, February  
13, 2013.

Address to  
David Weber  
Director, City Clerk's Office  
City of Richmond  
6911 No.3 Road, Richmond, BC, V6Y 2C1

Subject: Submission on Notice of Application For a Development Permit DP 12-609958

Dear Sir,

We are **opposed** to permit the construction of 5 high-rise residential towers at 6251 Minoru Blvd., Richmond, because the noticed construction would badly destroy the park landscape, which is a unique treasure not only for the city centre area but also for the whole city.

Yours sincerely,

Yu Cui L  
Zhao Yong

*[Signature]*  
Feb. 12 / *[Signature]*  
2013

