



Development Permit Panel
Wednesday, January 29, 2020

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Peter Russell, Acting Chair
Jim Young, Director, Facilities and Project Development
Milton Chan, Acting Director, Engineering

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

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on January 15, 2020 be adopted.

CARRIED

1. **DEVELOPMENT PERMIT 16-754766**
(REDMS No. 6366786)

APPLICANT: Bene (No. 3) Road Development Ltd.

PROPERTY LOCATION: 4700 No. 3 Road

INTENT OF PERMIT:

- 1. Permit the construction of a high-rise commercial and office use development at 4700 No. 3 Road on a site zoned “High Rise Office Commercial (ZC44) – Aberdeen Village”; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the number of required on-site large size loading spaces from one to zero.

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Applicant's Comments

Bruce McKenzie, Norr Architects Planners Inc., with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

- the building massing is broken up into three distinct components: office spaces on top, commercial spaces on the base, and the large vertical element on the corner;
- the lantern feature at the corner of No. 3 Road and Leslie Road visually breaks up the massing of the 10-storey tower and anchors the corner;
- the loading spaces and the parkade are accessed from Leslie Road;
- feature stairs are located close to the office lobby; elevators provide barrier-free access to upper tower levels;
- the building has been designed to achieve LEED Silver equivalency;
- a low-carbon energy plant will be constructed and connected in future to the City Centre district energy utility (DEU) system;
- solar panels will be installed on the tower roof and are secured by a legal agreement registered on title;
- clear glazing on the north and west sides of the commercial spaces create active pedestrian frontages on No. 3 Road and Leslie Road;
- louvers will be installed to screen the parkade levels and avoid headlight glare spilling out from the parkade;
- high quality materials are proposed, including metal panels, glass spandrels, and aluminum louvers; and
- the proposed colour palette consists of strong colours including blue, brown and gray.

Caelan Griffiths, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) street furniture and bicycle racks will be provided along the No. 3 Road and Leslie Road frontages to reflect the site's urban context, (ii) the main atrium space at the corner is flanked by evergreen plantings, (iii) an outdoor amenity area on the rooftop patio is provided for the office spaces, (iv) plantings at the edges provide screening for the rooftop patio, and (v) the parkade ramp and loading zones on the ground level are screened with evergreen plantings.

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Staff Comments

Suzanne Smith, Program Coordinator, Development, advised that (i) the project complies with the Canada Line guideway setback requirement, (ii) the project has been designed to meet LEED Silver equivalency, (iii) the project's low-carbon energy plant will be connected to a DEU system in the future, (iv) the solar panels on the tower roof will generate 10 kW of power and contribute to the energy requirements for common area lighting, (v) there is a Servicing Agreement associated with the project for the design and construction of road widening and frontage improvements, infrastructure, and replacement of a sanitary sewer pump station incorporated into the development, (vi) the proposed variance to reduce the required large loading space from one to zero is supported by Transportation staff as the two medium-sized loading spaces to be provided on the site will meet the needs of the proposed development, and (vii) the applicant will provide a contribution to the City's Public Art Program.

Panel Discussion

In reply to a query from the Panel, Mr. McKenzie reviewed the locations on the building exterior where the proposed colour palette would be applied.

In reply to further queries from the Panel, Mr. McKenzie acknowledged that (i) dark charcoal-coloured louvers provide screening for the mechanical equipment, (ii) the small array of solar panels on the office tower roof will have minimal visual impact for future taller towers in the neighbourhood, (iii) the applicant would consider installing additional solar panels, and (iv) the proposed colour palette is appropriate for the tower which will set a precedent in the neighbourhood.

In reply to a query from the Panel, Don Dessario, Norr Architects Planners Inc., confirmed that acoustical screening is provided around the mechanical units on Level 6 to mitigate potential noise.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the applicant had adequately addressed the comments of the Advisory Design Panel.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a high-rise commercial and office use development at 4700 No. 3 Road on a site zoned "High Rise Office Commercial (ZC44) – Aberdeen Village"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the number of required on-site large size loading spaces from one to zero.*

CARRIED

2. DEVELOPMENT PERMIT 18-841057
(REDMS No. 6360377)

APPLICANT: Onni 7811 Alderbridge Holding Corp.

PROPERTY LOCATION: 7811 Alderbridge Way

INTENT OF PERMIT:

1. Permit the construction of a mid-rise mixed use development containing approximately 275 m² (2,960 ft²) of commercial space and 368 dwellings (including 21 affordable housing units) at 7811 Alderbridge Way on a site zoned "Residential/Limited Commercial (RCL2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the number of required on-site large size loading spaces from one to zero.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., with the aid of visual presentation (copy on file, City Clerk's Office) provided background information on the proposed development, highlighting the following:

- the project is the second phase of the overall Riva development and is located to the right (east) of the previous development;
- the key corners of the site are located on the northeast and southeast;
- the location of the lobbies of the two buildings (Buildings 5 and 6) in the subject site is consistent with the buildings to the west;
- a retail space is provided on the prominent southeast corner of the site;
- private amenity spaces overlook the east-west public pedestrian greenway through the middle of the site;
- loading and vehicular access for the two buildings are provided on the west edge of the site;

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- some patios on the east and south sides of Building 5 have been lowered to address grade changes and provide an appropriate interface with the sidewalk elevation; and
- the design and articulation of the two buildings in the subject site are slightly different from the two buildings to the west.

Mr. Yamamoto then reviewed the material precedents in the previous phase, the shadow studies and elevations showing the existing east-west pedestrian greenway and its proposed extension through the middle of the proposed development

In addition, he noted that (i) the affordable housing units are distributed throughout the proposed development, (ii) almost all units have Basic Universal Housing (BUH) features, and (iii) a shared one and a half level parkade is provided.

Marina Rommel, Connect Landscape Architecture, provided background information on the proposed landscaping for the project, noting that (i) the two north-south pedestrian connections are bicycle-friendly, (ii) the east-west public pedestrian greenway will be provided with public amenities, (iii) courtyard spaces provide most of the outdoor amenities for the residents, (iv) the courtyard in Building 6 could be accessed from the building or from the greenway, (v) the outdoor amenity areas in Building 5 are provided in two levels, and (vi) private patios overlook the outdoor amenity spaces for the two buildings and the east-west public pedestrian greenway.

Staff Comments

Ms. Smith noted that (i) 21 affordable housing low-end market rental residential units are provided in the project, (ii) the project has been designed to achieve LEED Silver equivalency and will connect to the Oval district energy utility (DEU), (iii) six existing on-site trees and three existing off-site trees are proposed to be removed, (iv) 61 new trees are provided as part of the Development Permit plans and will be secured through a landscaping security letter of credit, (v) the project's outdoor and indoor amenity spaces exceed the minimum requirements of the Official Community Plan (OCP), (vi) 95 percent of the units will have a Basic Universal Housing (BUH) level of design, (vii) all units will have aging-in-place features, and (viii) the applicant will provide a contribution to the City's Public Art Fund.

In addition, she noted that there is an associated Servicing Agreement which includes the extension of Minoru Boulevard, widening of Alderbridge Way, widening of River Parkway across the site frontages, provision of an on-site public pedestrian link from Alderbridge Way to River Parkway, extension of an on-site public pedestrian greenway from Cedarbridge Way to the proposed Minoru Boulevard extension, and infrastructure works including frontage improvements and site services upgrades.

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She further noted that the (i) City's surplus lane lands along the west edge of the site will be acquired, (ii) the proposed variance to reduce the requirement for a large loading space from one to zero is supported by staff, and (iii) a total of four medium loading spaces are provided in the project.

Panel Discussion

In reply to queries from the Panel, Mr. Yamamoto and Ms. Rommel acknowledged that (i) the second level outdoor amenity area in Building 5 could be accessed either through the stairs from the ground level or through the second level of the building, (ii) the project's indoor amenity spaces are not accessible to the public, (iii) there are more affordable housing units provided in Building 5 than in Building 6 due to the phasing of the project, (iv) parking will be provided for the commercial unit in Building 5, (v) 108 out of 514 parking stalls are tandem parking, each of which will be owned by one dwelling unit, (vi) the recessed area of the commercial unit facing Alderbridge Way will provide the commercial unit the ability to spill out onto the sidewalk, and (vii) the proposed exterior lighting along the public pedestrian greenway is consistent with the City's standards.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the proposed development is cohesive and consistent with the previous phase of the overall Riva development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a mid-rise mixed use development containing approximately 275 m² (2,960 ft²) of commercial space and 368 dwellings (including 21 affordable housing units) at 7811 Alderbridge Way on a site zoned "Residential/Limited Commercial (RCL2)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the number of required on-site large size loading spaces from one to zero.*

CARRIED

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3. DEVELOPMENT PERMIT 19-864104
(REDMS No. 6363652)

APPLICANT: Eric Stine Architect Inc.

PROPERTY LOCATION: 8600, 8620, 8640 and 8660 Francis Road

INTENT OF PERMIT:

1. Permit the construction of 18 townhouse units at 8600, 8620, 8640 and 8660 Francis Road on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Francis Road from 6.0 m to 5.8 m.

Applicant’s Comments

Jason Skladan, Eric Stein Architect Inc., with the aid of a visual presentation (copy on file, City Clerk’s Office), briefed the Panel on the project’s site context, precedent projects in the neighbourhood, site layout, and floor plans.

In addition, Mr. Skladan reviewed the other features of the project, highlighting the following:

- the project mimics the architectural style and materials used in adjacent single-family homes including brick and board and batten to fit into its neighbourhood context;
- the east-west internal drive aisle will provide access to adjacent future multi-family developments;
- the rear two-storey buildings sited immediately adjacent to neighbouring single-family homes provide an appropriate interface;
- the siting of the project will create minimal impact to adjacent single-family homes in terms of shadowing;
- mailboxes and garbage and recycling rooms are located close to the site entry;
- an accessible visitor parking stall is provided on the east end of the east-west internal drive aisle;
- the middle units of the front buildings are three-storeys and the end units are two-storey convertible units; and
- a six-foot high wood fence and landscape plantings along the south property line at the back of the two-storey rear buildings provide screening to adjacent single-family homes to the south.

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Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) the existing tree at the southeast corner of the site will be retained and the existing grade of the tree protection area will be maintained, (ii) low permeable aluminum fencing with brick columns and landscaped front yards are proposed for front units facing Francis Road, (iii) the west pedestrian walkway includes a trellis, and (iv) a six-foot high wood fence will be installed along the east, west and south property lines to provide privacy to adjacent single-family developments.

She further noted that (i) the centrally located outdoor amenity area provides various play opportunities for different age groups, (ii) bicycle racks are provided on-site, and (iii) permeable pavers are proposed in different locations to visually break up the internal drive aisle.

Staff Comments

Ms. Smith noted that (i) the project is required to achieve Step 3 of the BC Energy Step Code, (ii) the applicant will provide contributions to the City's Affordable Housing Fund, Public Art Fund and in lieu of providing indoor amenity space, (iii) the project complies with outdoor amenity space requirements, (iv) a statutory-right-of-way (ROW) will be registered on title to provide future developments to the east and west access through the subject site, (v) there is a Servicing Agreement for frontage improvements along Francis Road, including a new sidewalk, landscaped frontage, and replacement of water and storm sewer infrastructure, and (vi) there is a proposed front yard setback variance to widen the sidewalks which affects only two units and is supported by staff.

In reply to a query from the Panel, Ms. Smith confirmed that all new trees proposed to be planted along the south property line will be outside the sanitary sewer statutory right-of-way.

Panel Discussion

In reply to a query from the Panel, Mr. Skladan advised that proposed measures by the applicant to provide an appropriate interface with adjacent single-family homes include locating the visitor parking stalls on the east and west edges of the site, increasing the subject site's side yard setbacks, limiting the amount of glazing for building facades facing adjacent developments, and ensuring that patios are not overlooking the neighbouring single-family dwellings.

In reply to a further query from the Panel, Mr. Skladan acknowledged that a number of smaller heat pumps are provided on-site to mitigate potential noise.

Gallery Comments

None.

Correspondence

None.

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Panel Discussion

The Panel expressed support for the project, noting that the project design takes into consideration its existing single-family context as well as future redevelopments in the area.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 18 townhouse units at 8600, 8620, 8640 and 8660 Francis Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Francis Road from 6.0 m to 5.8 m.*

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting scheduled on Wednesday, February 12, 2020 be cancelled.

CARRIED

5. Date of Next Meeting: February 26, 2020

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:50 p.m.

CARRIED

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, January 29, 2020.

Peter Russell
Acting Chair

Rustico Agawin
Committee Clerk