



**Development Permit Panel  
Wednesday, February 11, 2015**

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.

**Minutes**

It was moved and seconded  
*That the minutes of the meeting of the Development Permit Panel held on Wednesday,  
January 14, 2015, be adopted.*

**CARRIED**

**1. Development Permit 12-624180**  
(File Ref. No.: DP 12-624180) (REDMS No. 4458316)

APPLICANT: GBL Architects Group Inc.

PROPERTY LOCATION: 8451 Bridgeport Road

INTENT OF PERMIT:

Permit the construction of a high rise commercial, hotel and office development at 8451 Bridgeport Road on a site zoned "High Rise Office Commercial (ZC33) – (City Centre)."

## Development Permit Panel Wednesday, February 11, 2015

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### **Applicant's Comments**

Andrew Emmerson, GBL Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) and a model, provided an overview of the proposed development including its site context and main uses, noting that the subject site is located in a transitional area and its triangular shape presents challenges as well as design opportunities for the applicant.

Mr. Emmerson reviewed the main components of the proposed development and their distinct design features and highlighted the following:

- the 14-storey hotel tower at the southeast corner of the site serves as the fulcrum for the overall development and its angled diamond configuration and strong cuts at the lower and upper levels provide a strong corner identity;
- the nine-storey office building at the southwest corner has an elongated linear form, providing a contrast to the hotel tower form;
- the 12-storey office building at the north has a vertical and more conventional office building form;
- the small commercial spaces at the lower levels, interspersed among the tower forms, provide interest and animation at the street level; and
- the five-level podium accommodates parking and bonds the three towers together.

Also, Mr. Emmerson commented on the strong sustainability features incorporated into the three towers and the podium, noting the punched window expression on the south and west facades of the hotel tower, the horizontal louvers on the two office towers, and metal screening on the facades of the podium building.

Further, Mr. Emmerson noted that the green spaces on the podium roof cover approximately 50 percent of the overall site area and provide a shared passive outdoor amenity space for the hotel and office towers as well as a designated area including a swimming pool exclusive for hotel use.

Mr. Emmerson then spoke of the applicant's approach at the ground level, noting that the towers along Bridgeport Road were pushed back to create an opportunity for the construction of an internal drive aisle for loading and pick-up and drop-off operations and provide a strong buffer between the subject development and Bridgeport Road. Also, he noted that the large and small commercial spaces, tower lobbies and hotel lobby are located on the ground level and the site is accessible on all three sides.

Mr. Emmerson then reviewed the uses of the podium and tower levels as well as the elevations on Bridgeport Road, West Road and River Road, noting the following:

- podium parking is segregated for hotel, commercial and office uses;
- the different tower forms and heights are intended to provide variety, maximize natural daylighting, minimize overlook and meet tower spacing requirements;
- the upper tower levels have a more defined massing;

## Development Permit Panel Wednesday, February 11, 2015

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- the materials and colour palette is relatively neutral;
- metal screening on the podium face along Bridgeport Road provides an opportunity to incorporate public art;
- double rows of trees along Bridgeport Road and the plaza treatment of the private road enhance the public realm; and
- the corner expression of the hotel tower is visible from Bridgeport Road and provides a strong identity to the proposed development.

Julian Pattison, Considered Design, Inc., gave a brief overview of the landscape design, noting the following:

- the overall concept of the landscape design is to provide an intimate pedestrian experience in the proposed development;
- the design of the service road as an “elongated civic space” has precedent in the Dutch concept of “woonerf” or shared use of a road for pedestrian, bicycle and vehicular circulation;
- the strategy for shared use of the service road includes variation in split stone paving treatment and use of light bollards for the pedestrian route; and
- the “small-scale park” design of the outdoor amenity area on the podium roof reflects the broader natural landscape and encourages interaction among users.

### **Panel Discussion**

Discussion ensued with regard to the landscape treatment on the podium roof. In response to queries from the Panel, Mr. Pattison advised that (i) the main landscape elements include water features, timber benches and raised lawns for shared use and a swimming pool for hotel use only, and (ii) the landscape elements also provide play opportunities for children.

In response to further queries from the Panel, Mr. Pattison pointed out that (i) the main pedestrian access to the subject site along Bridgeport Road is through the hotel plaza, (ii) all frontages of the subject site are treated equally in terms of landscaping to enhance the pedestrian experience on site, and (iii) loading spaces for smaller trucks are spread out in the parkade of the three towers while larger trucks could use the loading spaces along the service road.

### **Staff Comments**

Barry Konkin, Program Coordinator, Development, advised that the rezoning bylaw for the subject site has received third reading and that there is an associated Official Community Plan and City Centre Area Plan amendment. He added that as per staff review, the development proposal is consistent with the City Centre Area Plan guidelines in terms of density, materials use, and design.

## **Development Permit Panel**

### **Wednesday, February 11, 2015**

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Also, Mr. Konkin commented that (i) garbage pick-up is located off the River Road side of the proposed development and (ii) the Brighthouse Canada Line station is approximately 400 meters from the subject site.

In response to a query from the Panel, Mr. Konkin advised that the likely pedestrian route from the Brighthouse Line Station to the subject site is through River Road. He added that the proposed development would be more accessible when the Canada Line Capstan Station will be constructed in the future.

#### **Gallery Comments**

Joseph Fung, 8571 Bridgeport Road, advised that he would like to ask the Panel to address his concerns regarding the proposed development as mentioned in his correspondence to the Panel (attached to and forming part of these Minutes as Schedule 2).

#### **Correspondence**

Mr. Konkin advised that Mr. Fung stated in his correspondence to the Panel that he owns a garment manufacturing business adjacent to the subject site and expressed concern that his business' daily operation including deliveries to and from the site would be adversely affected during the construction stage of the proposed development.

In response to Mr. Fung's concern, Mr. Konkin commented that the City's Transportation Section advised that through the Building Permit, a traffic management plan will be required from the applicant which will ensure that full access will be maintained on Mr. Fung's property. He further advised that Mr. Fung could also contact the Bylaw Division should he have further concerns regarding access to his property during the construction of the proposed development.

#### **Panel Discussion**

The Panel expressed appreciation to the design team and staff for a well-done presentation of the proposed development, noting that the project's sophisticated design will significantly improve the area.

#### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

*Permit the construction of a high rise commercial, hotel and office development at 8451 Bridgeport Road on a site zoned "High Rise Office Commercial (ZC33) – (City Centre)."*

**CARRIED**

**Development Permit Panel**  
**Wednesday, February 11, 2015**

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**2. New Business**

It was moved and seconded

*That the Development Permit Panel meeting scheduled on March 11, 2015 be moved to March 10, 2015.*

**CARRIED**

**3. Date of Next Meeting: Wednesday, February 25, 2015**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:09 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, February 11, 2015.

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Joe Erceg  
Chair

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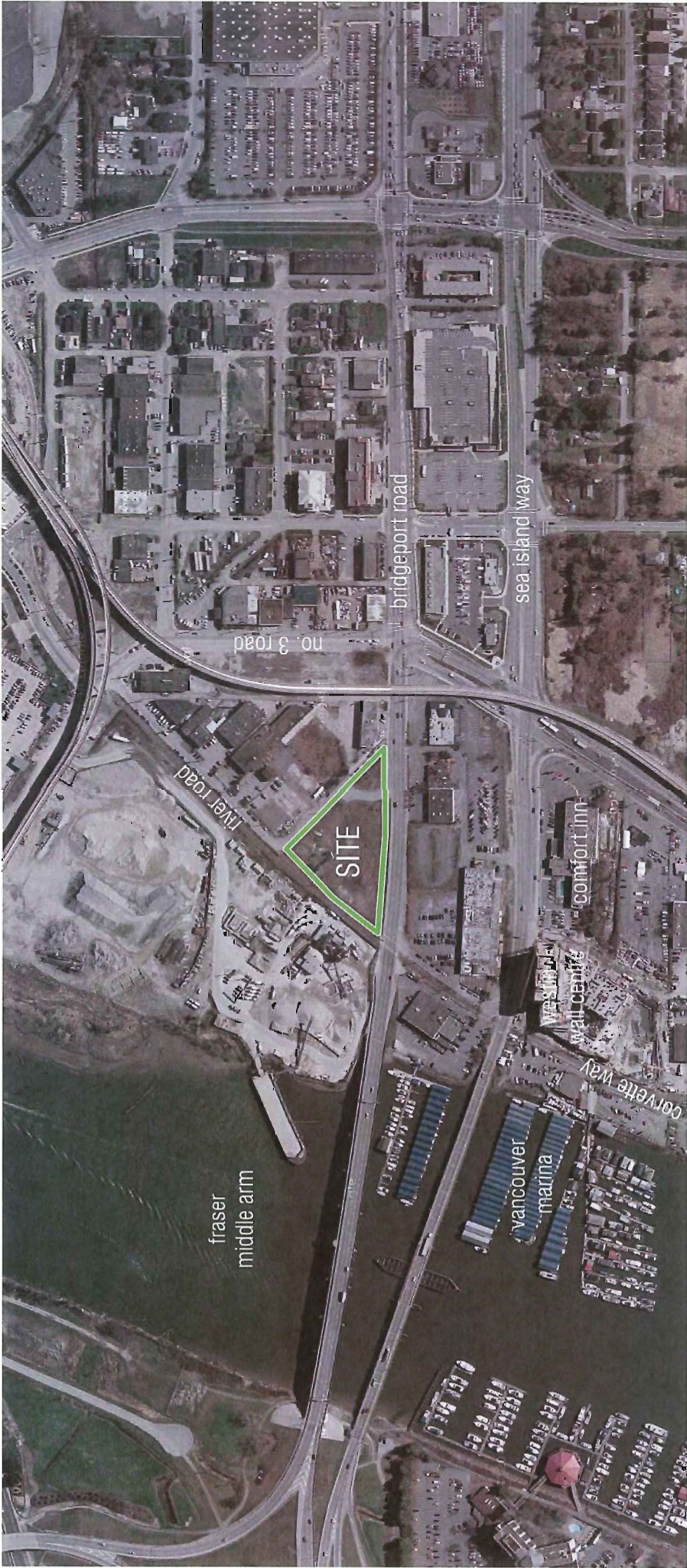
Rustico Agawin  
Auxiliary Committee Clerk

8451 bridgeport road\_ **ITC**

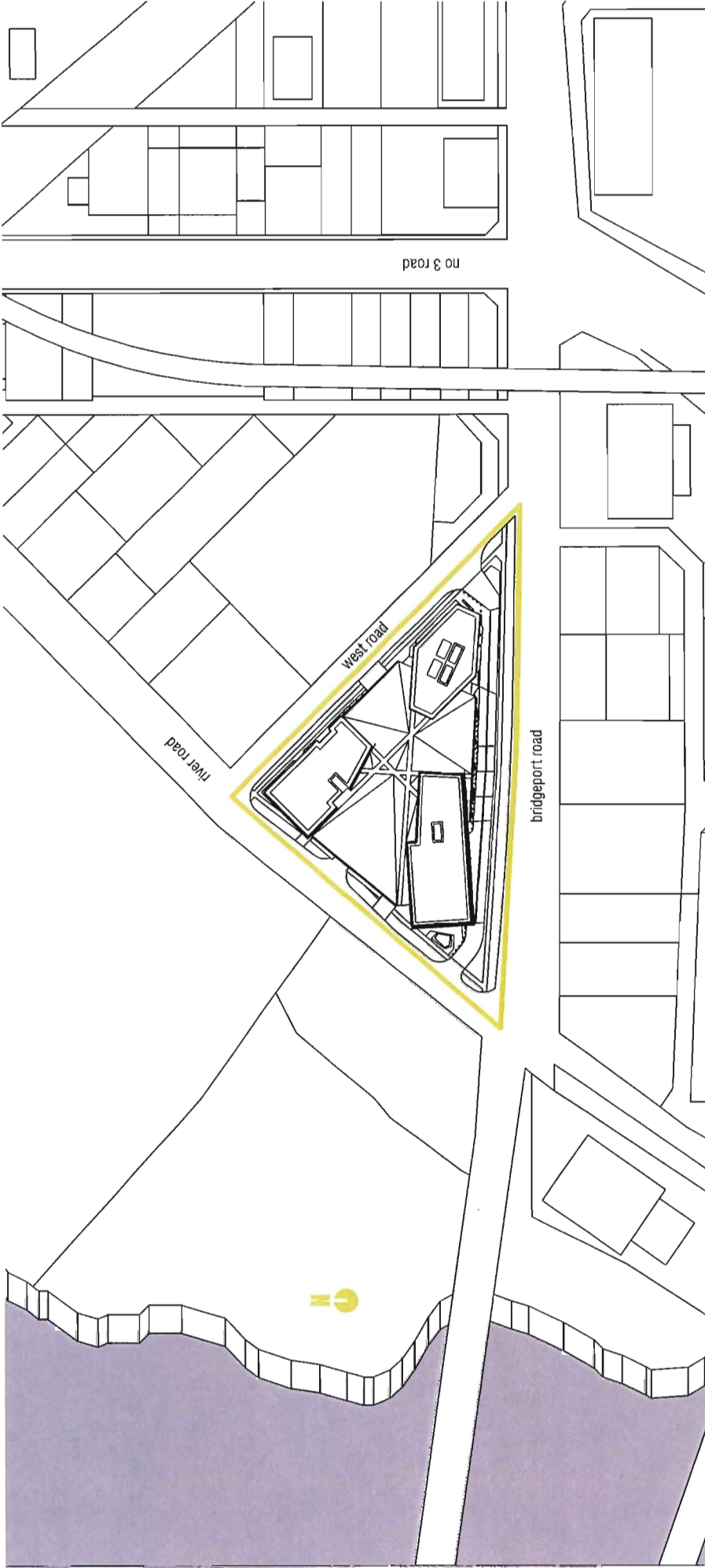
development permit panel

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
February 11, 2015.





8451 bridgeport road\_ ITC

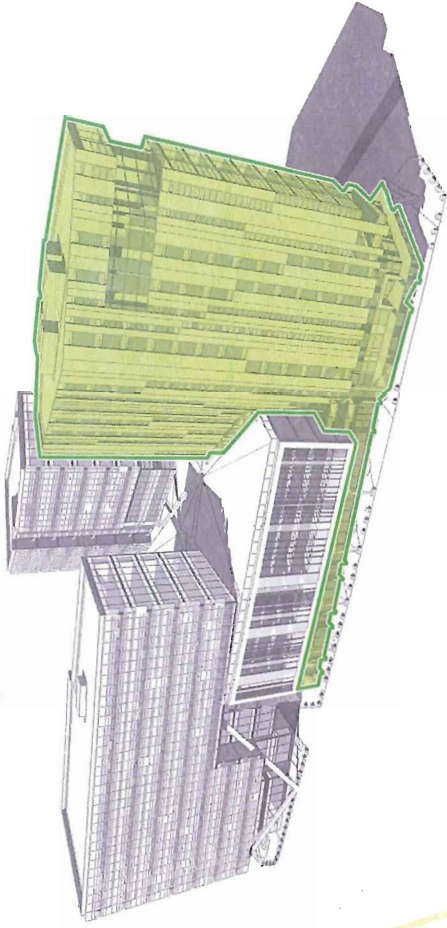


site plan |

03



AREA  
30  
%

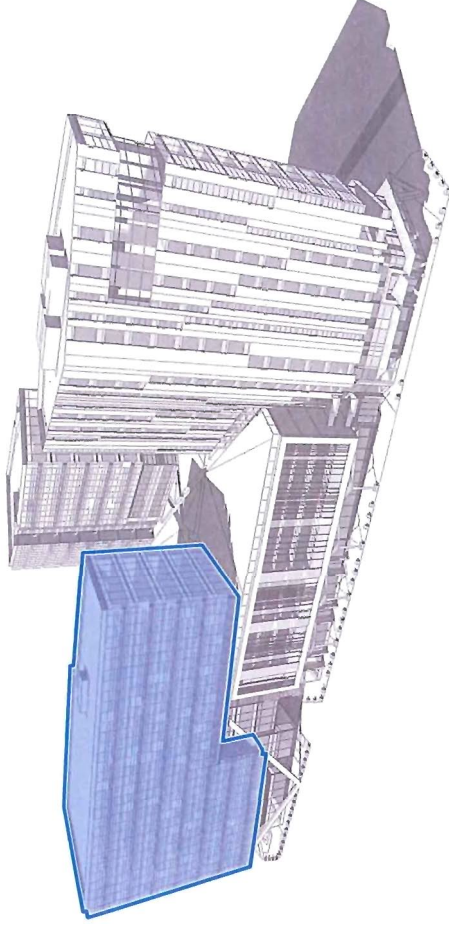


The 14 level Hotel tower is located at the south east corner of the site, acting as a fulcrum for the overall development. Its angled diamond configuration creates a strong physical identity, obliquely aligned with Bridgeport Road. The base of the tower bites back into the main podium, unifying itself with the main development without losing its own distinct character. This lower level cut is counterweighted by a recessed slot on the upper levels of the opposite side, housing the main hotel bar that overlooks the SE corner. This slot perfectly aligns itself with the main entry and lobby at the ground floor, a double height space that wraps around the entire corner providing a strong visual connection with the surrounding public realm. The lobby extends adjacent the private road interfacing with additional restaurant and bar facilities with designated outdoor space

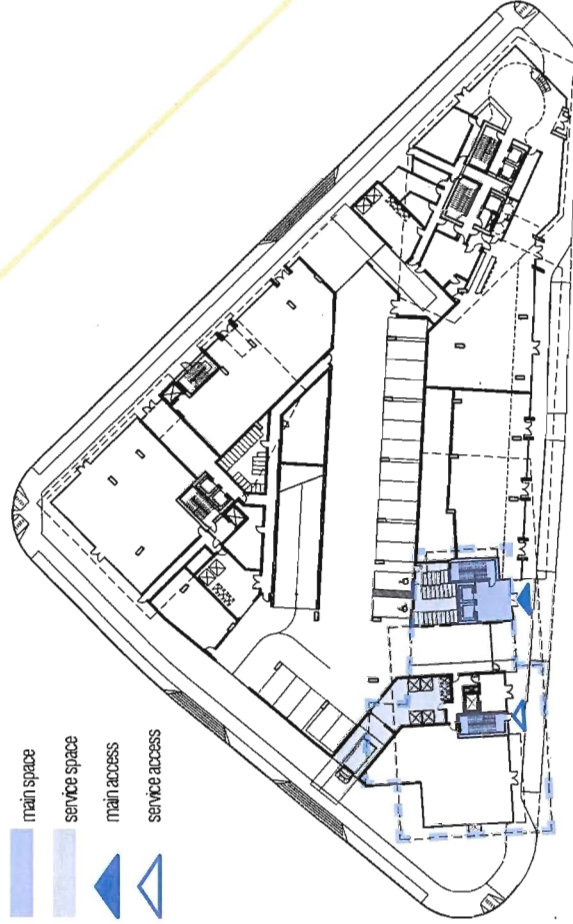


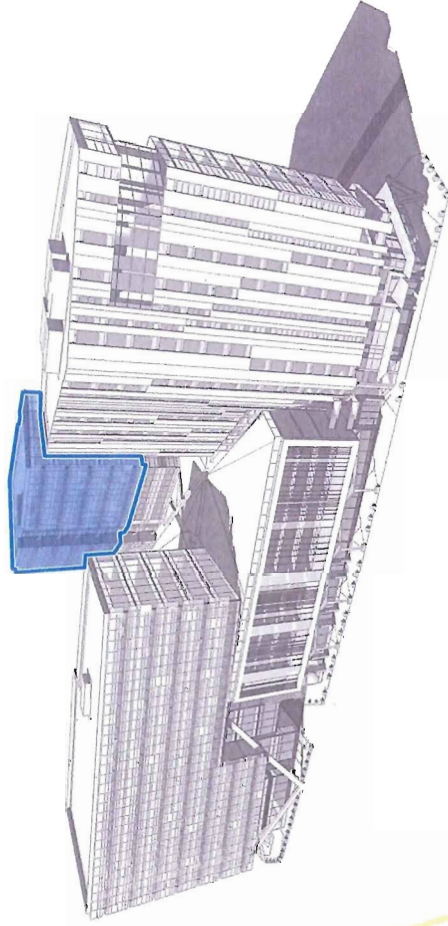
- main space
- service space
- main access
- service access

AREA  
**21%**

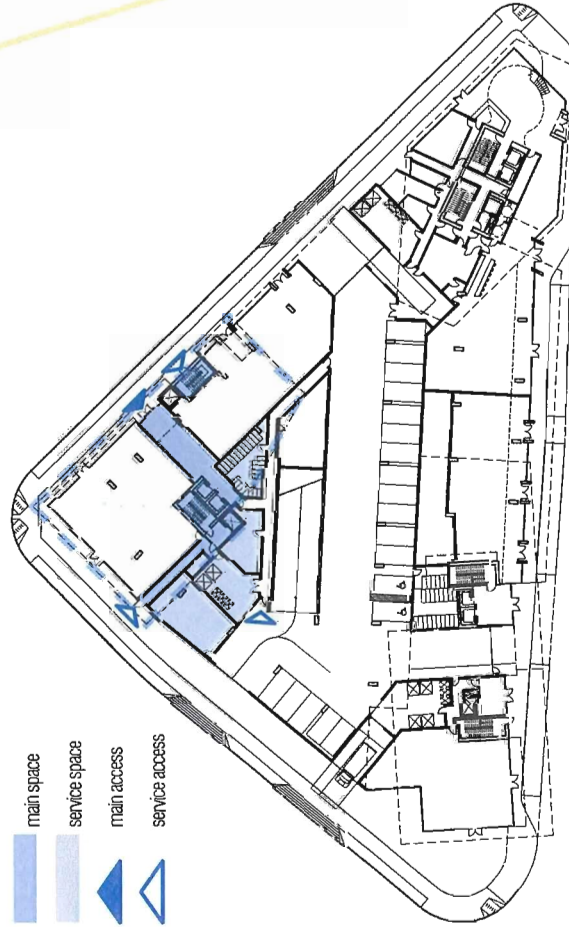


The Phase 1 office building is located at the SW corner of the site, a linear horizontal box that perches itself on the podium, flaring out from the hotel axis point. The Phase 1 office is the lowest and longest of the three building components above the podium; its height helping to minimise the overshadowing of the outdoor amenity space and its length designed to act as a linear buffer along Bridgeport Road. The massing has been deliberately cantled out over the private road to help visually break up the long south facing flat frontage while providing weather protection to the commercial spaces and pedestrian access below. The office is accessed via a lobby adjacent to the parkade entry off the private road.

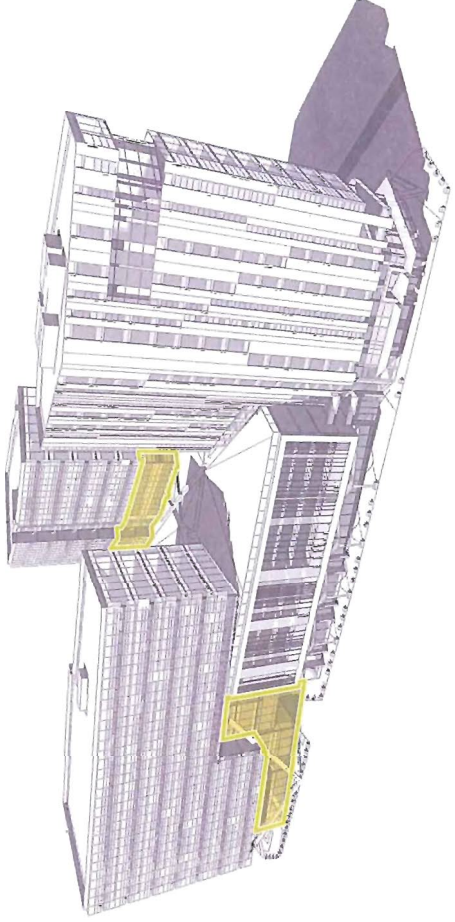




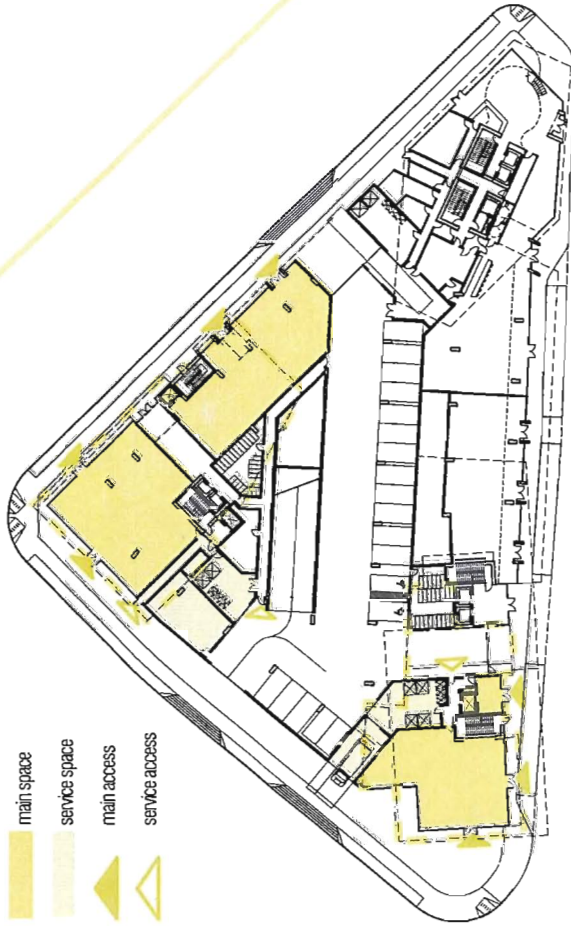
The Phase 2 office building is located at the NW corner of the site, a more vertical building form that rises up more conventionally from the podium levels. The vertical massing is accentuated by linear circulation cuts that allow for visual connections up from the street and from the podium. As with the Phase 1 office building, the building has two contrasting façade treatments with the south and west sides wrapped in horizontal aluminum louvers to provide solar control. The building is accessed via a lobby perpendicular to the north end of West Road.



- main space
- service space
- main access
- service access



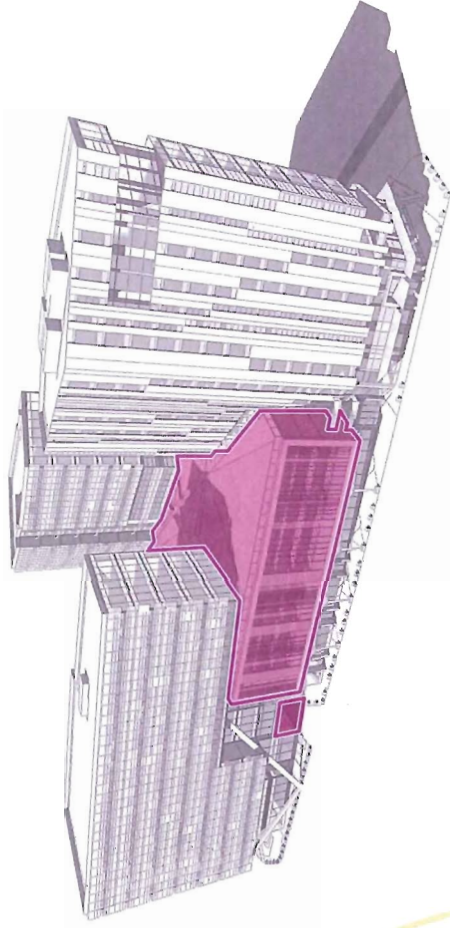
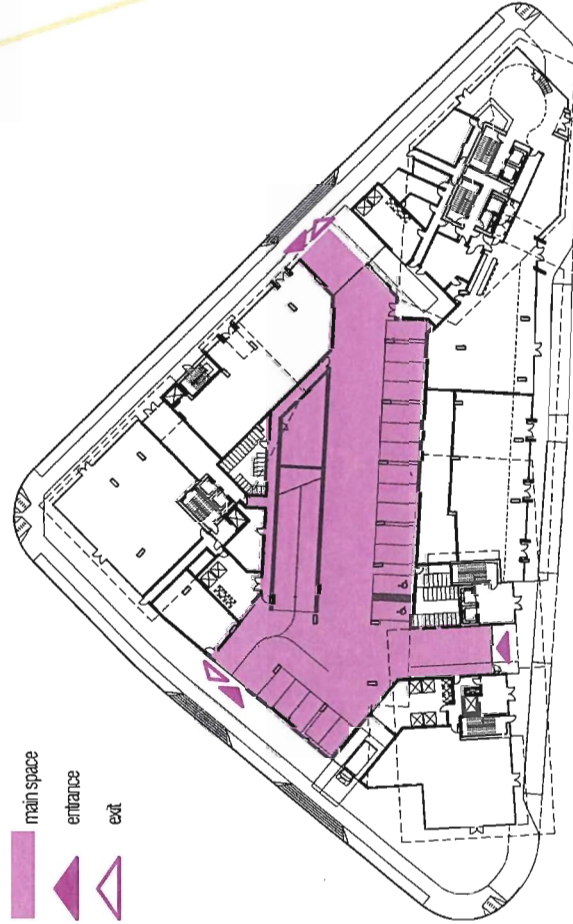
The commercial spaces interweave the lower levels of the tower components, wrapping around the podium base to provide engaging spaces that complement the surrounding public realm. The variety of scale and shape of these spaces allows for a diverse mix of tenants and services, many of which will benefit the development as a whole. Excluding the hotel, the remaining corners of the site will be anchored by sizable commercial spaces that will help animate the street and provide frontage transparency. All of the ground tenancies will be accessed directly from the street and upper level commercial spaces accessed from the parking levels or via a commercial elevator.



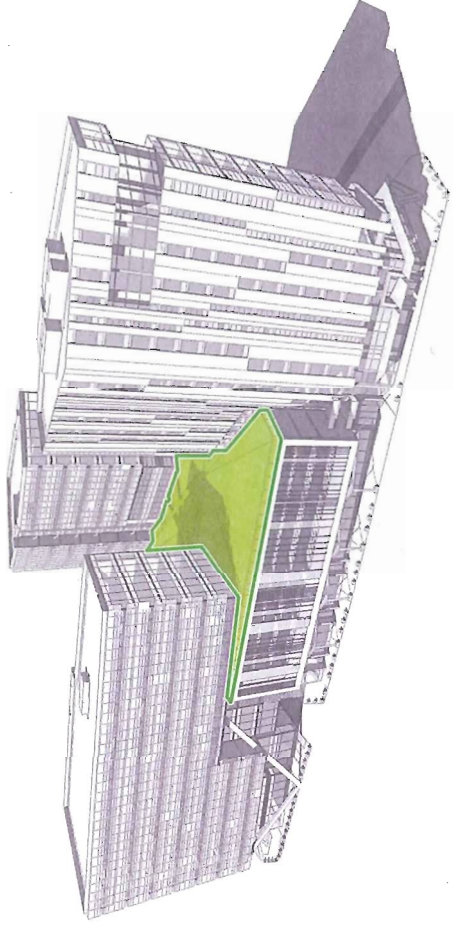
- main space
- service space
- main access
- service access

HOTEL 135  
 OFFICES 95  
 COMMERCIAL 93

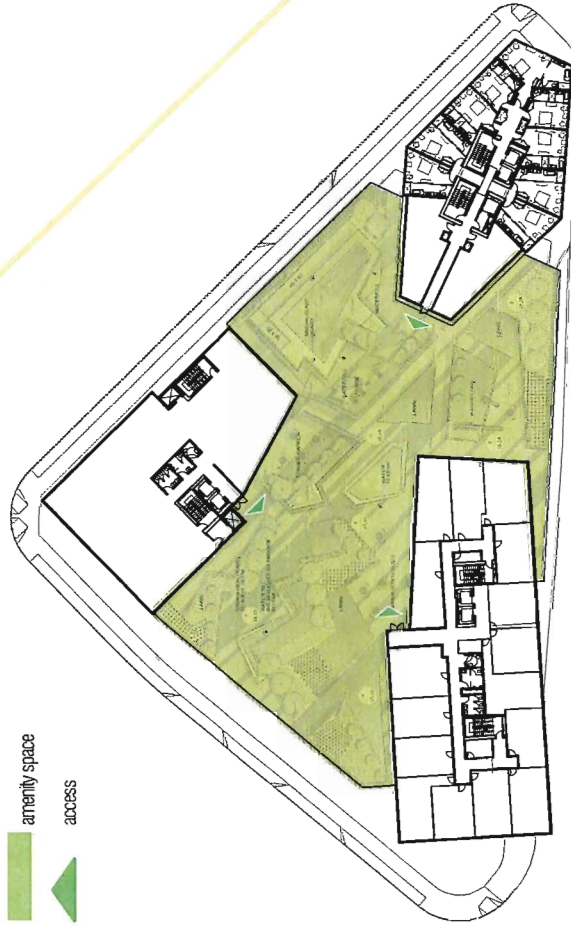
main space  
 entrance  
 exit



There are 5 levels of parking that form the bulk of the podium levels, into which the three tower components interlock. Rather than be treated as a hidden auxiliary space, the intention was to embrace the unique physical mass of the parking levels and use them as a supplementary design feature, exposing their faces where appropriate. Rectangular frames were stretched across the podium levels to help bond together the office and hotel building components. These linear frames were then filled with irregular spaced vertical louvers and green trellis that help screen the parking while providing a visual rhythm along the streetwall frontages.

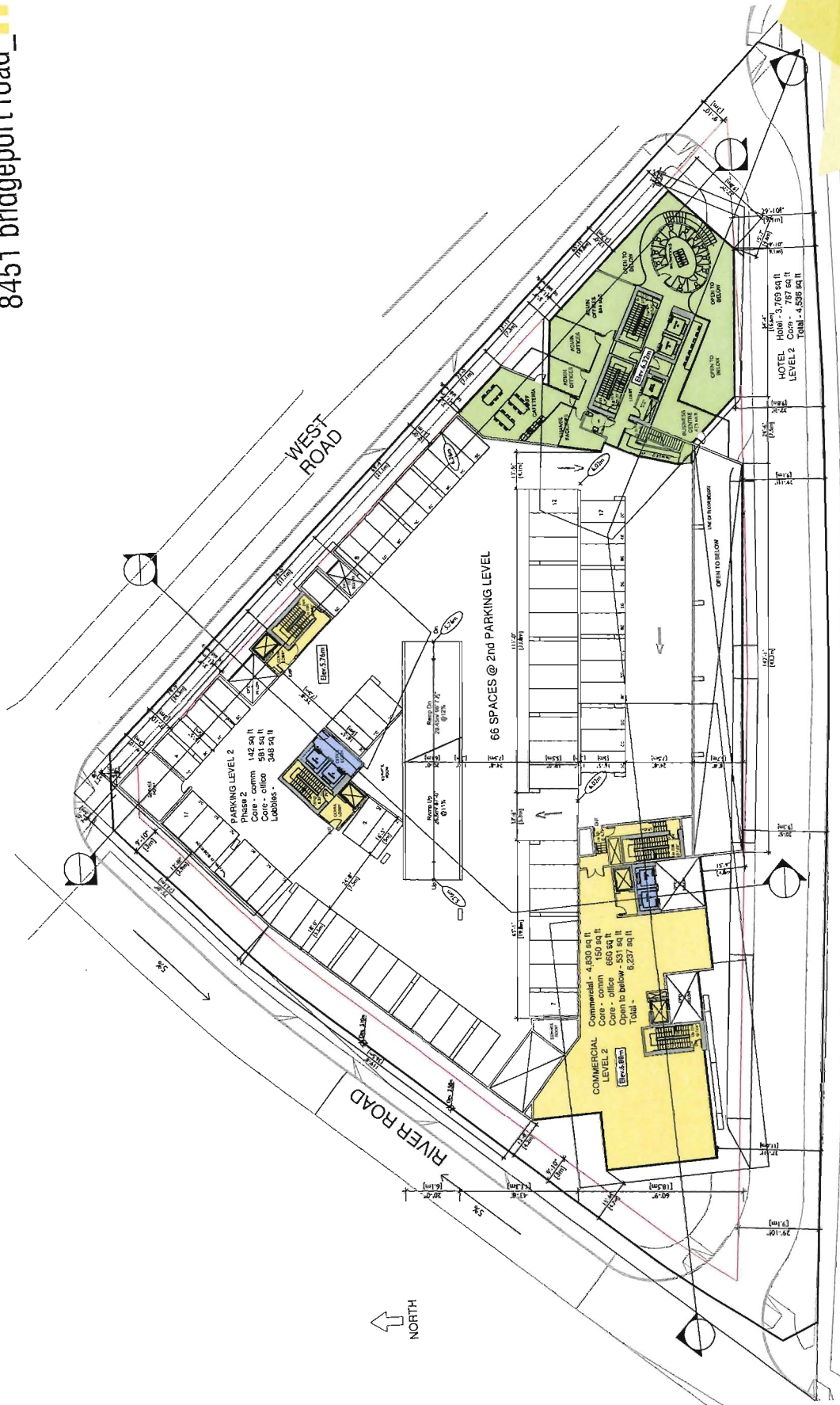


The podium roof area provides invaluable outdoor amenity that is fully accessible to the residents of the development. The space is a unifying element that comprises of a series of interconnecting landscaped features that playfully interweave the physical masses of the surrounding building forms. Soft landscaped elements and water features harmonise within hard landscaped surface treatments to create spaces for interaction, relaxation and contemplation. An outdoor pool and lounge area, provide open amenity facilities for the hotel and spa while benches, water features and lawn areas provide appropriate recreational space for the office tenants. The public and private spaces are carefully delineated through the discrete use of rows of vegetation and guardrails. In addition to serving as amenity space, the landscaped podium roof provides a visually appealing overlook from the neighbouring buildings, animated throughout the day by the various tenants.



functions analysis - PODIUM ROOF I

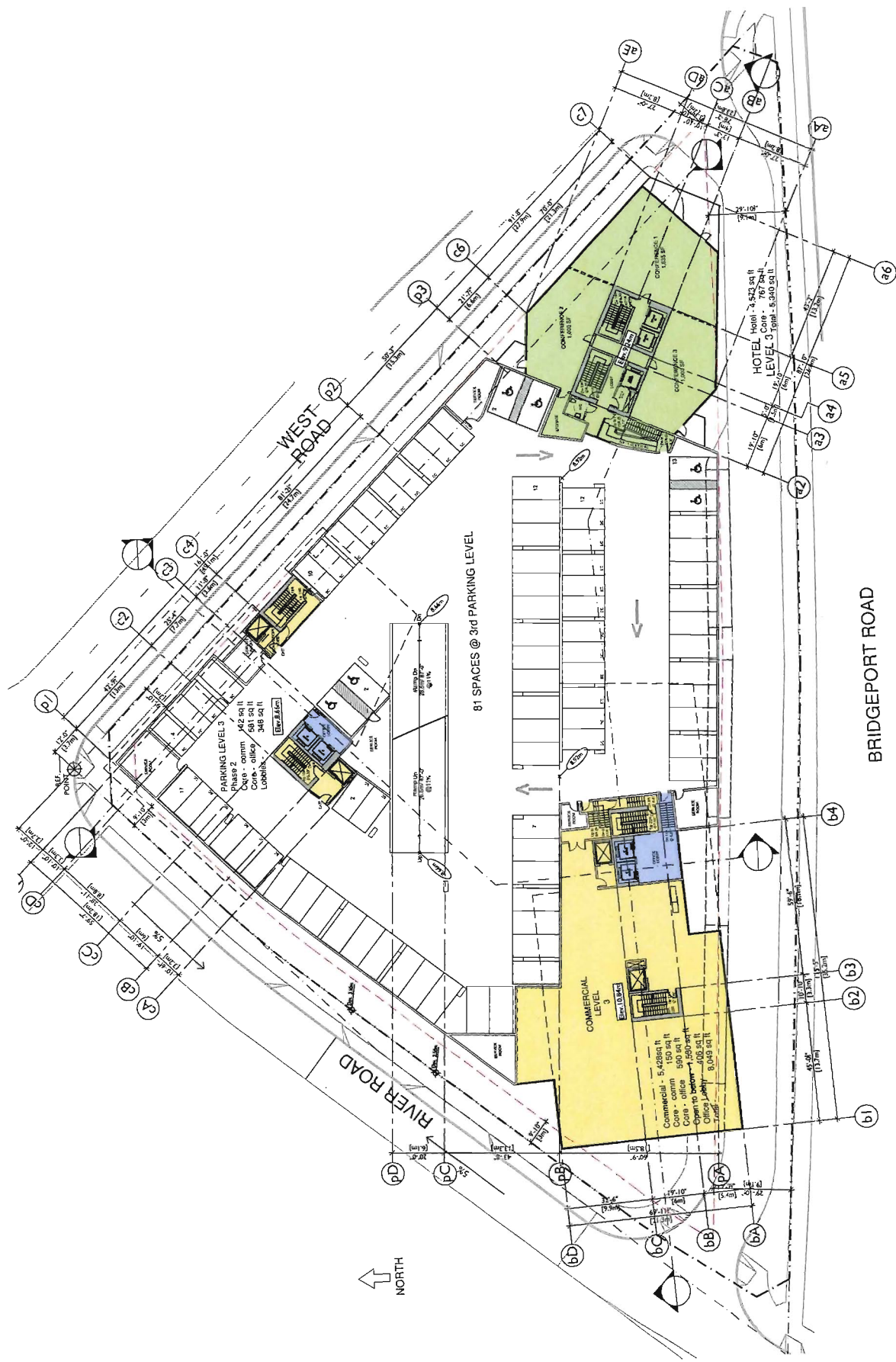




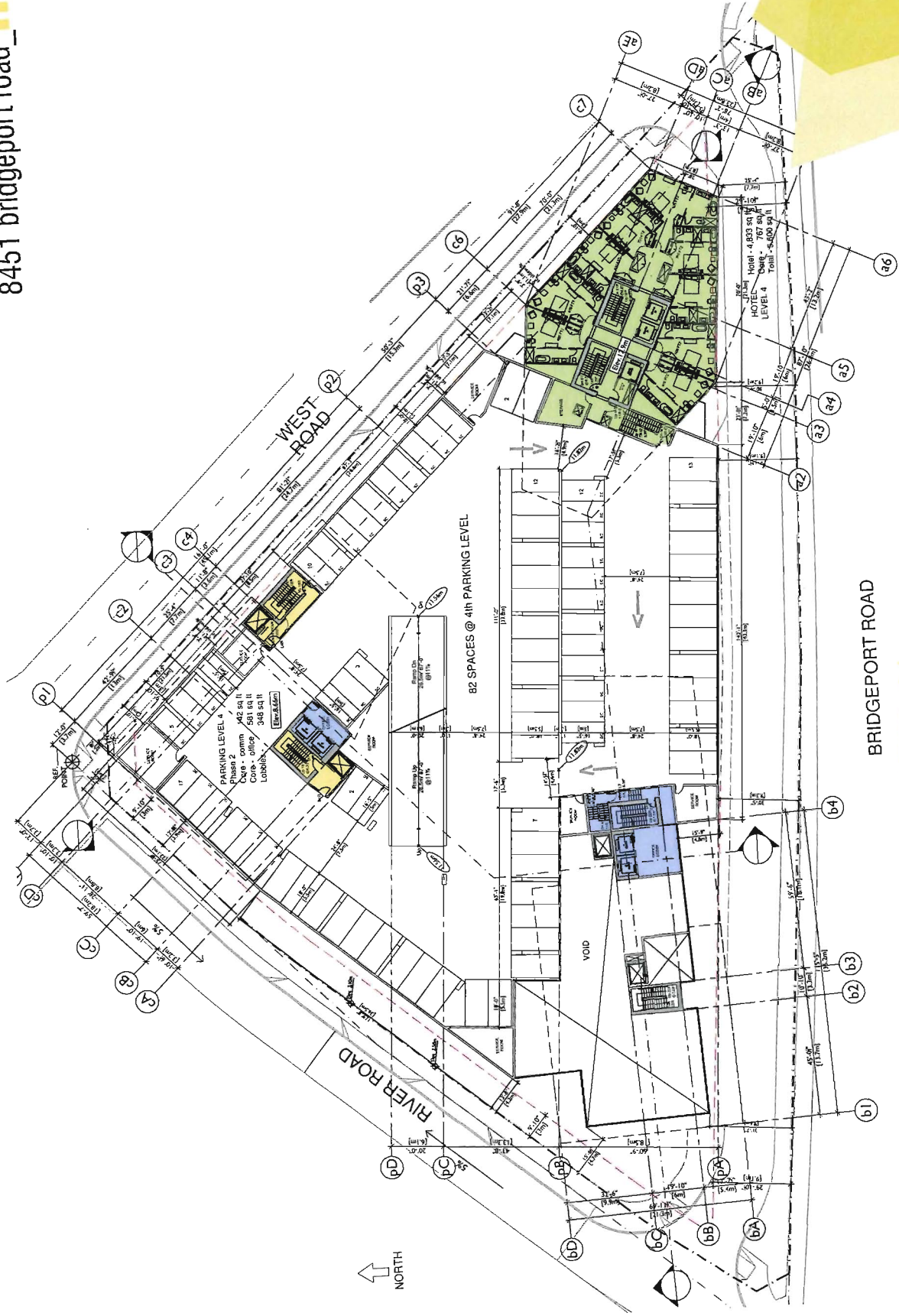
BRIDGEPORT ROAD

plan - LEVEL 2 I





plan - LEVEL 3 I

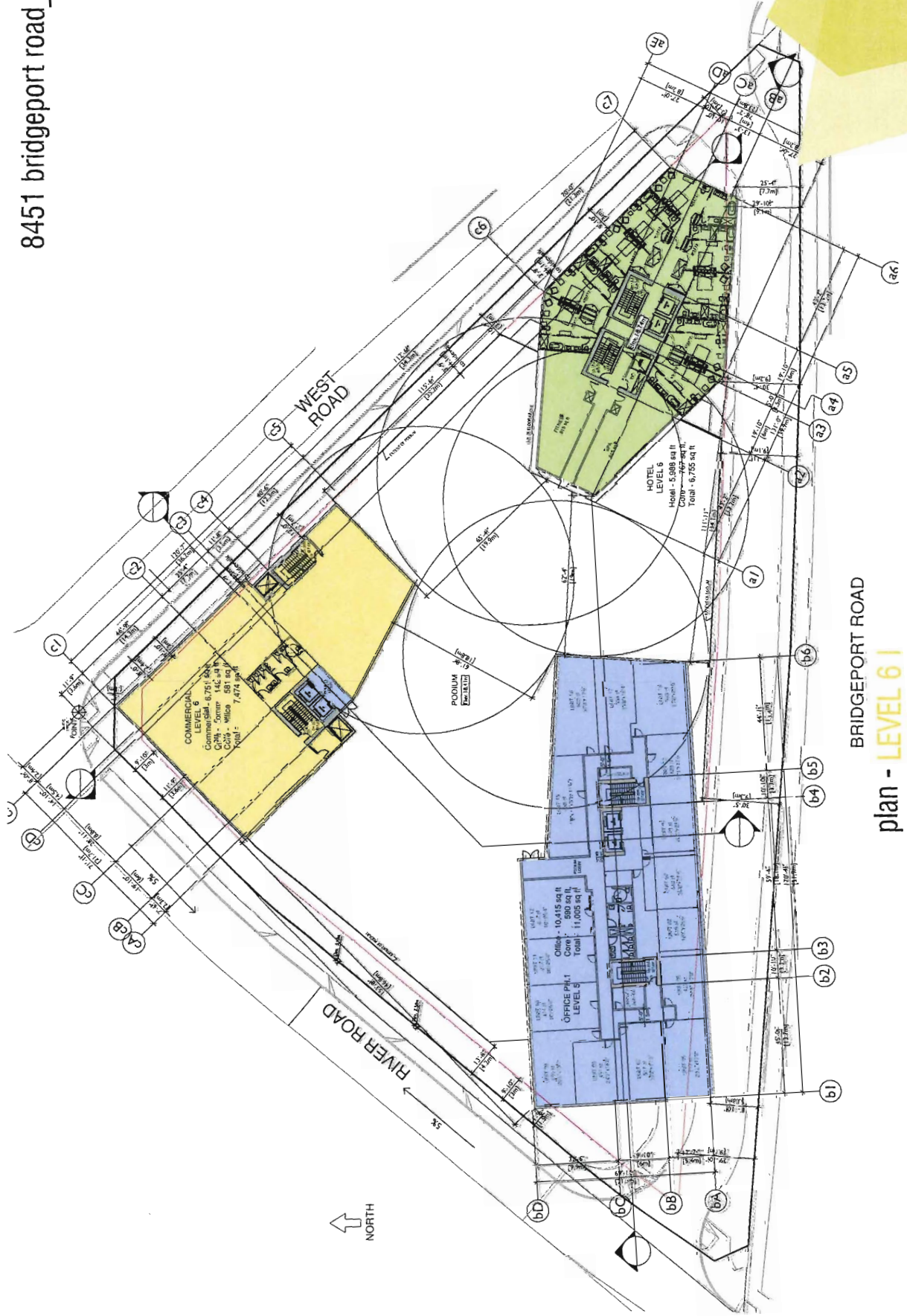


BRIDGEPORT ROAD

plan - LEVEL 4 I

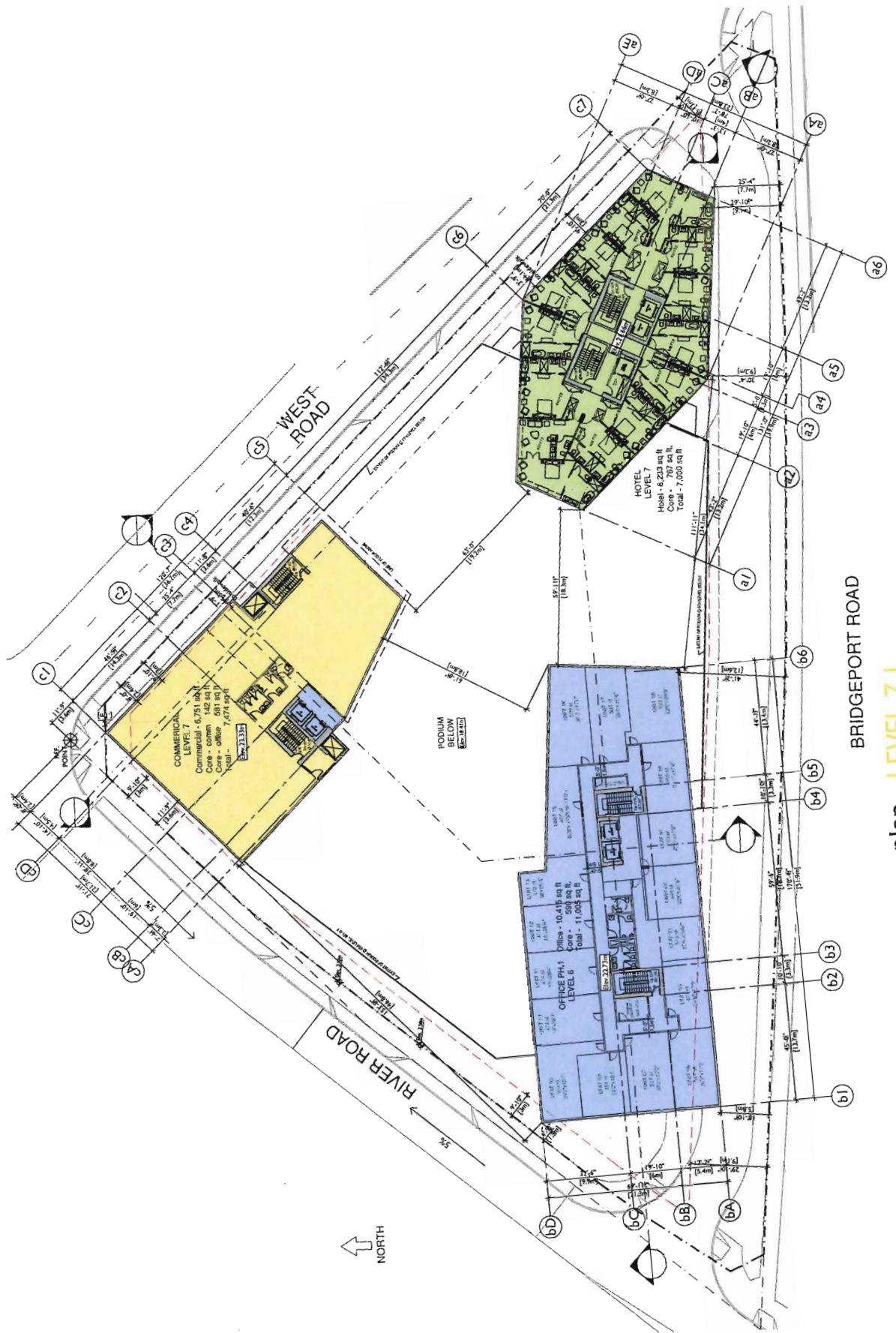
NORTH

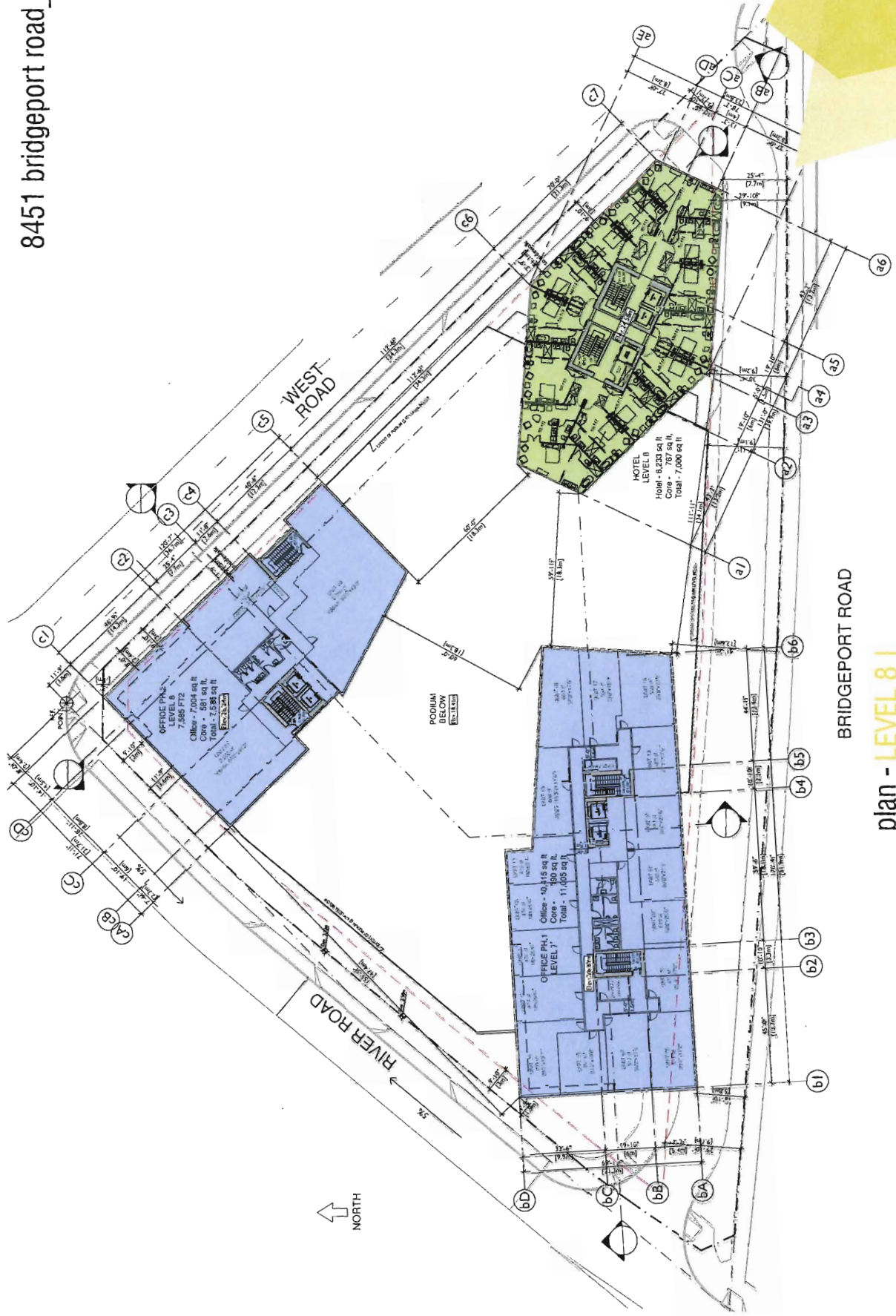




BRIDGEPORT ROAD

plan - LEVEL 6 I

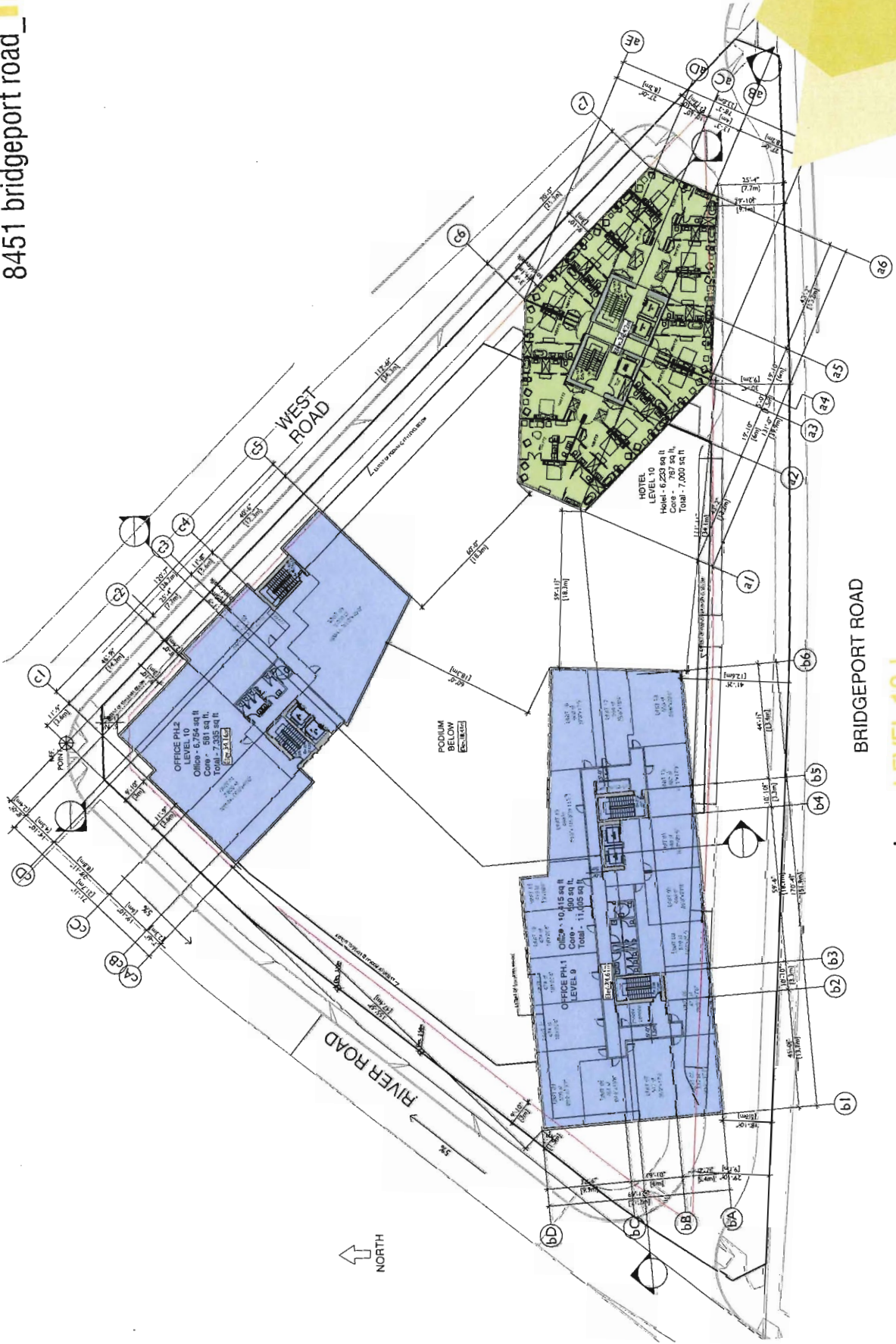




BRIDGEPORT ROAD

plan - LEVEL 8 I





BRIDGEPORT ROAD

plan - LEVEL 10 I

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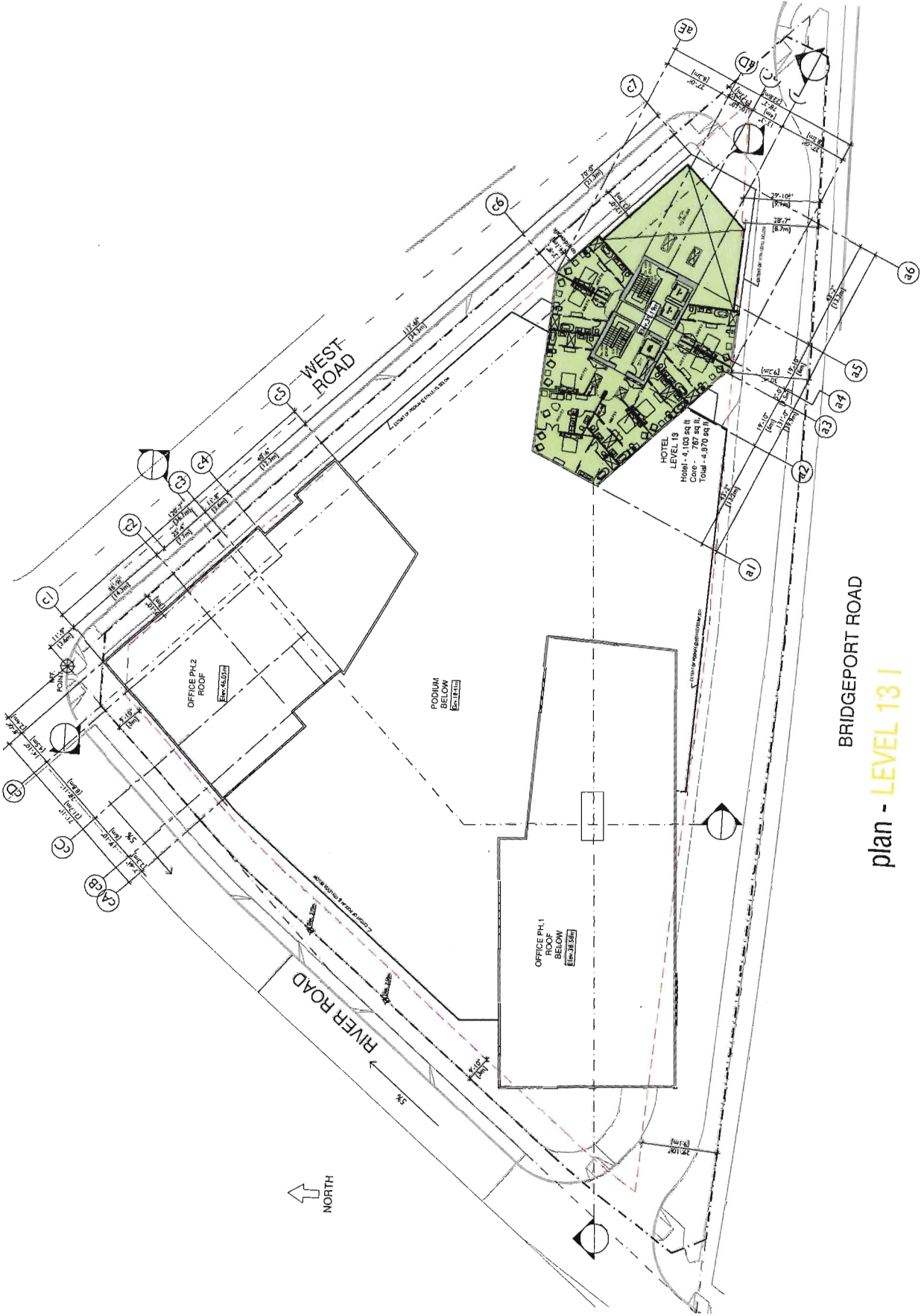




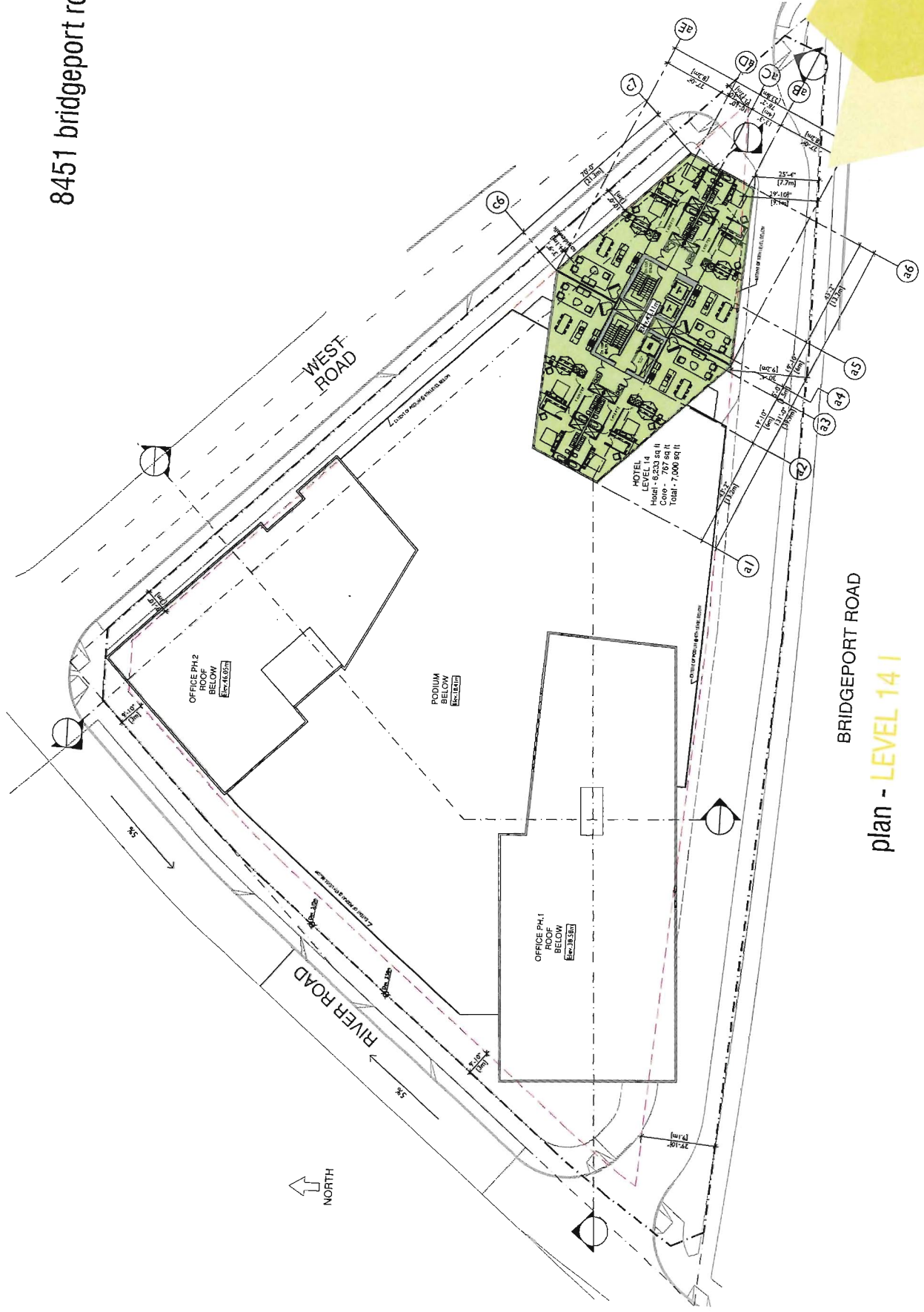


BRIDGEPORT ROAD

plan - LEVEL 12 I

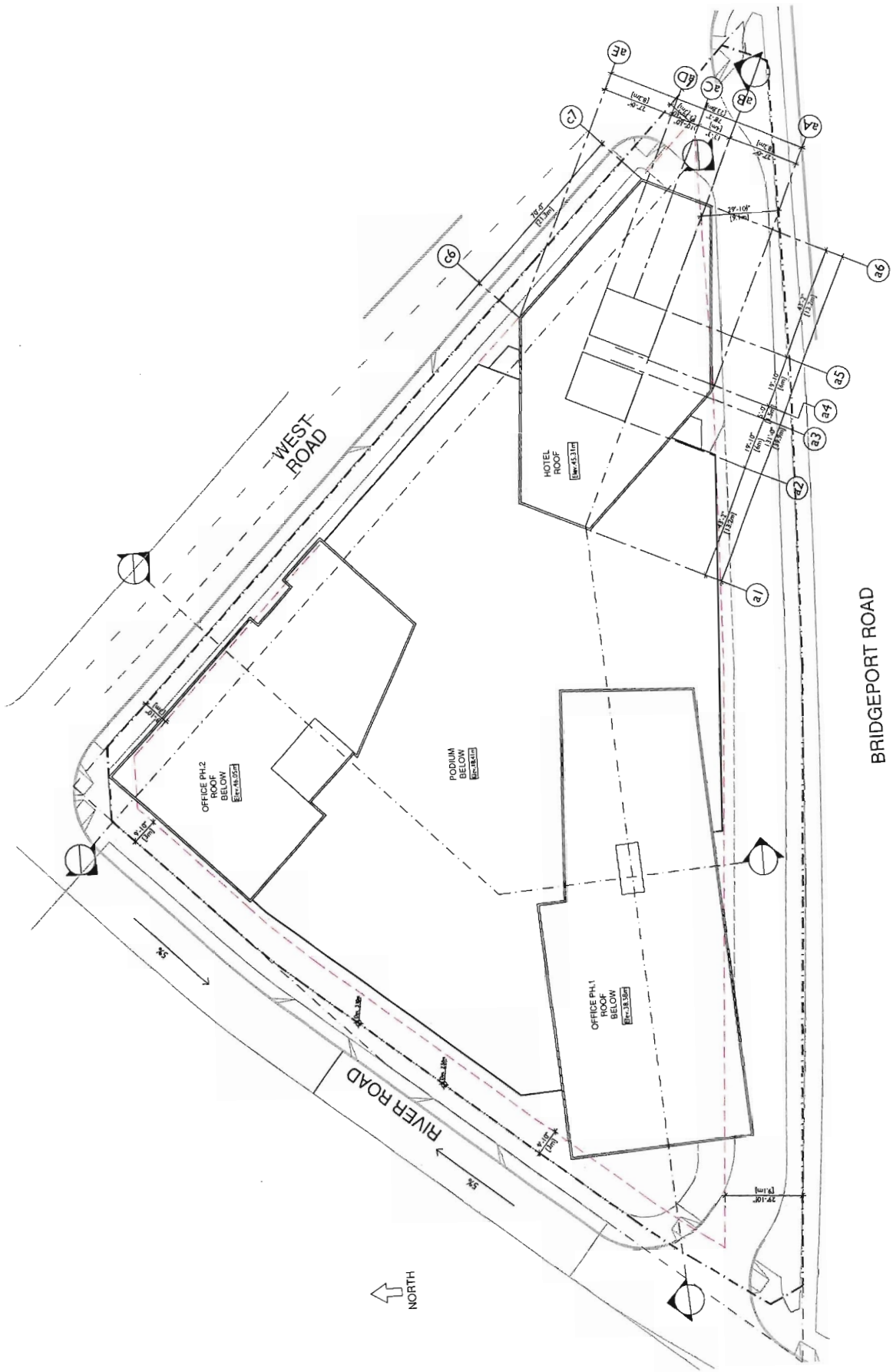


BRIDGEPORT ROAD  
 plan - LEVEL 13.1



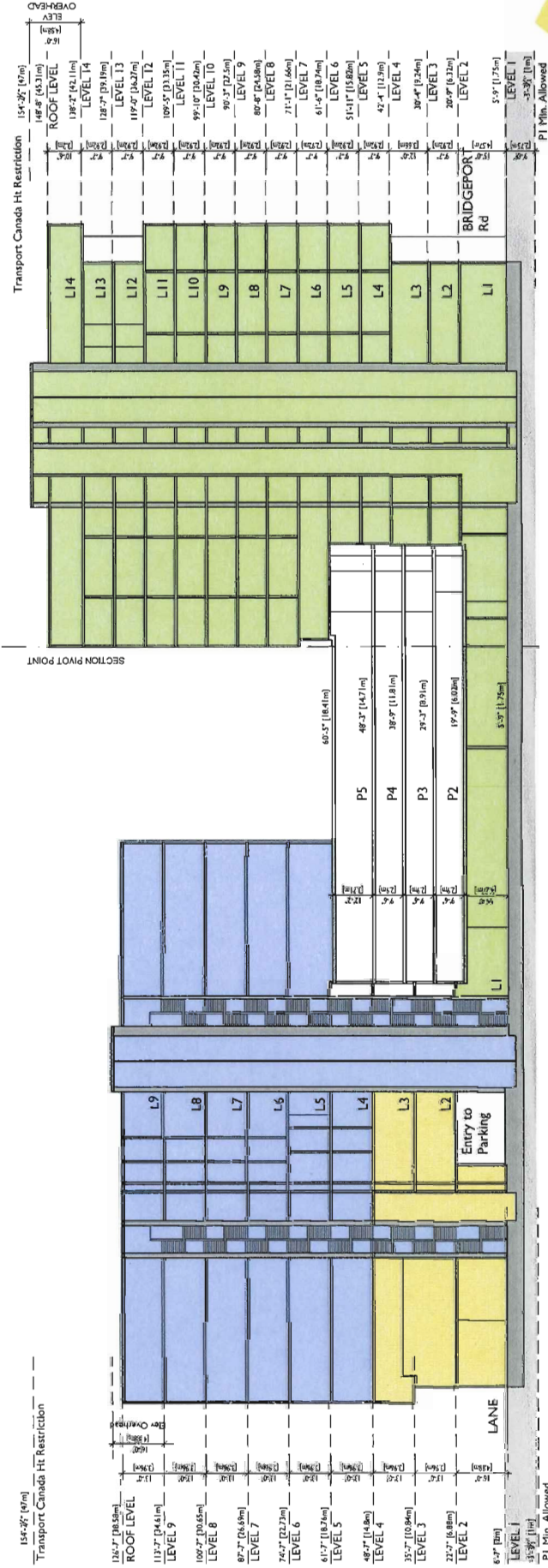
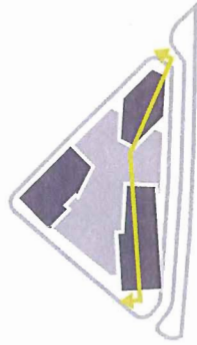
BRIDGEPORT ROAD  
plan - LEVEL 14 I



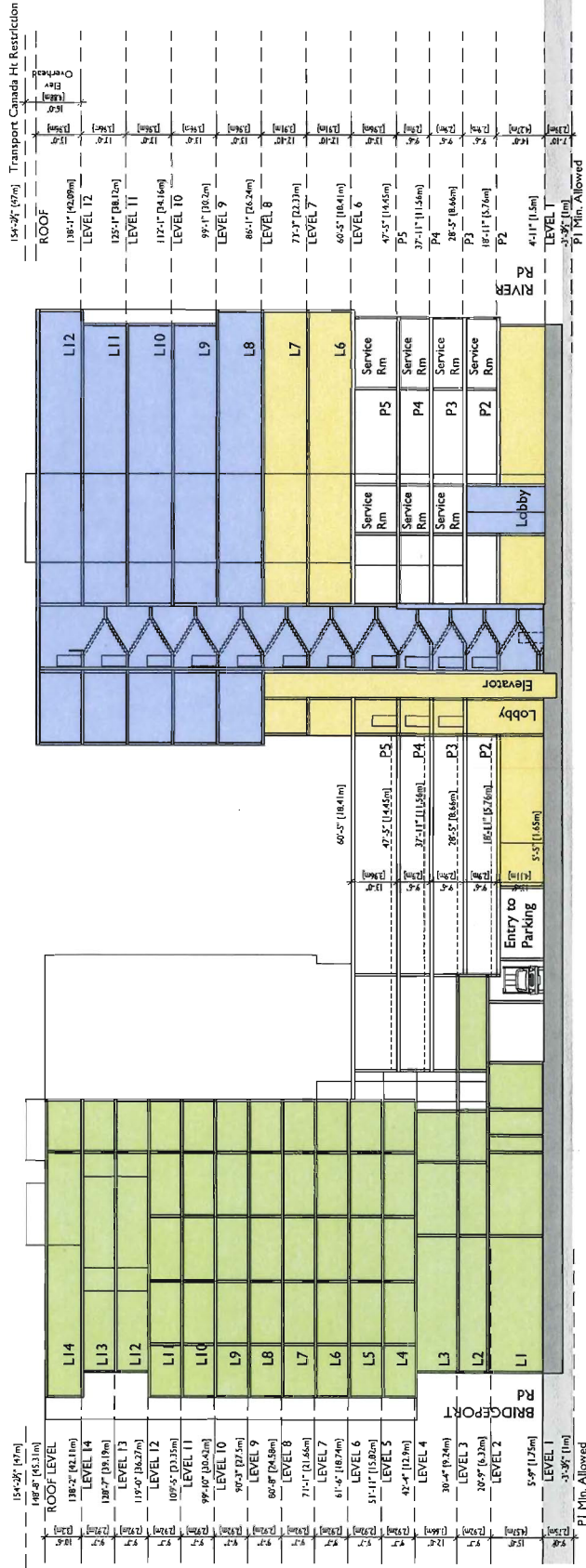
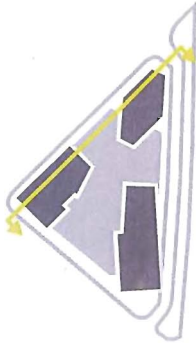


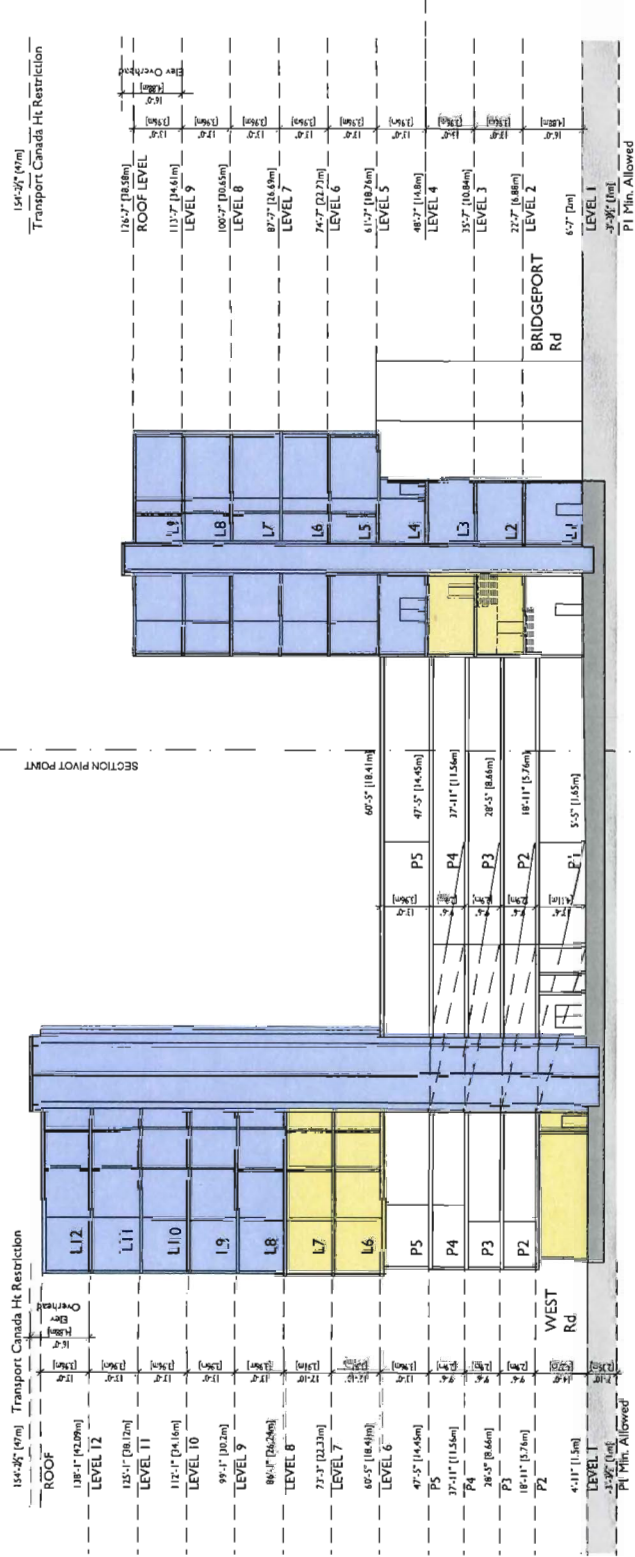
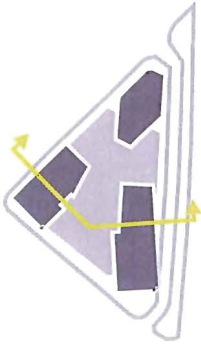
BRIDGEPORT ROAD

plan - LEVEL 15.1



section - AA I





section - CC I







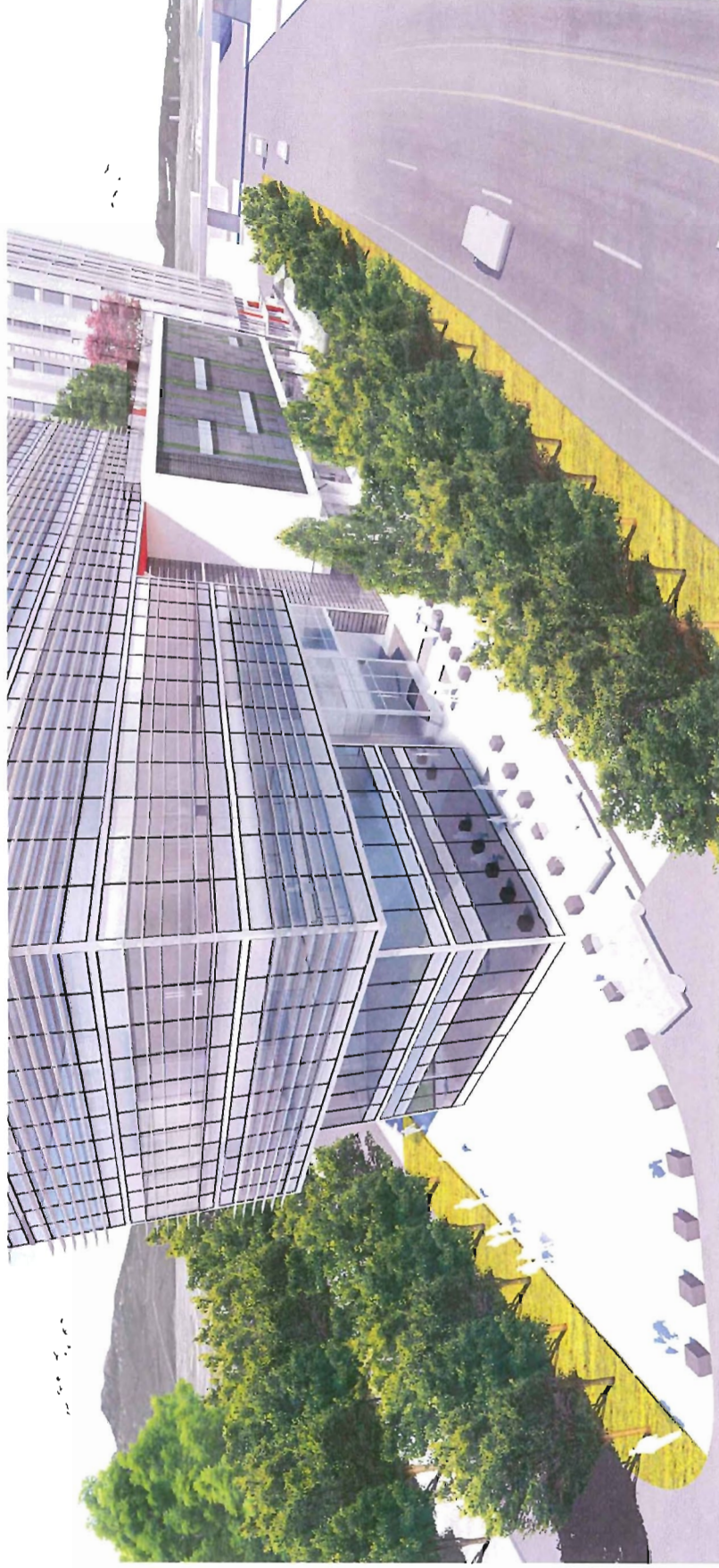
elevation - WEST ROAD I



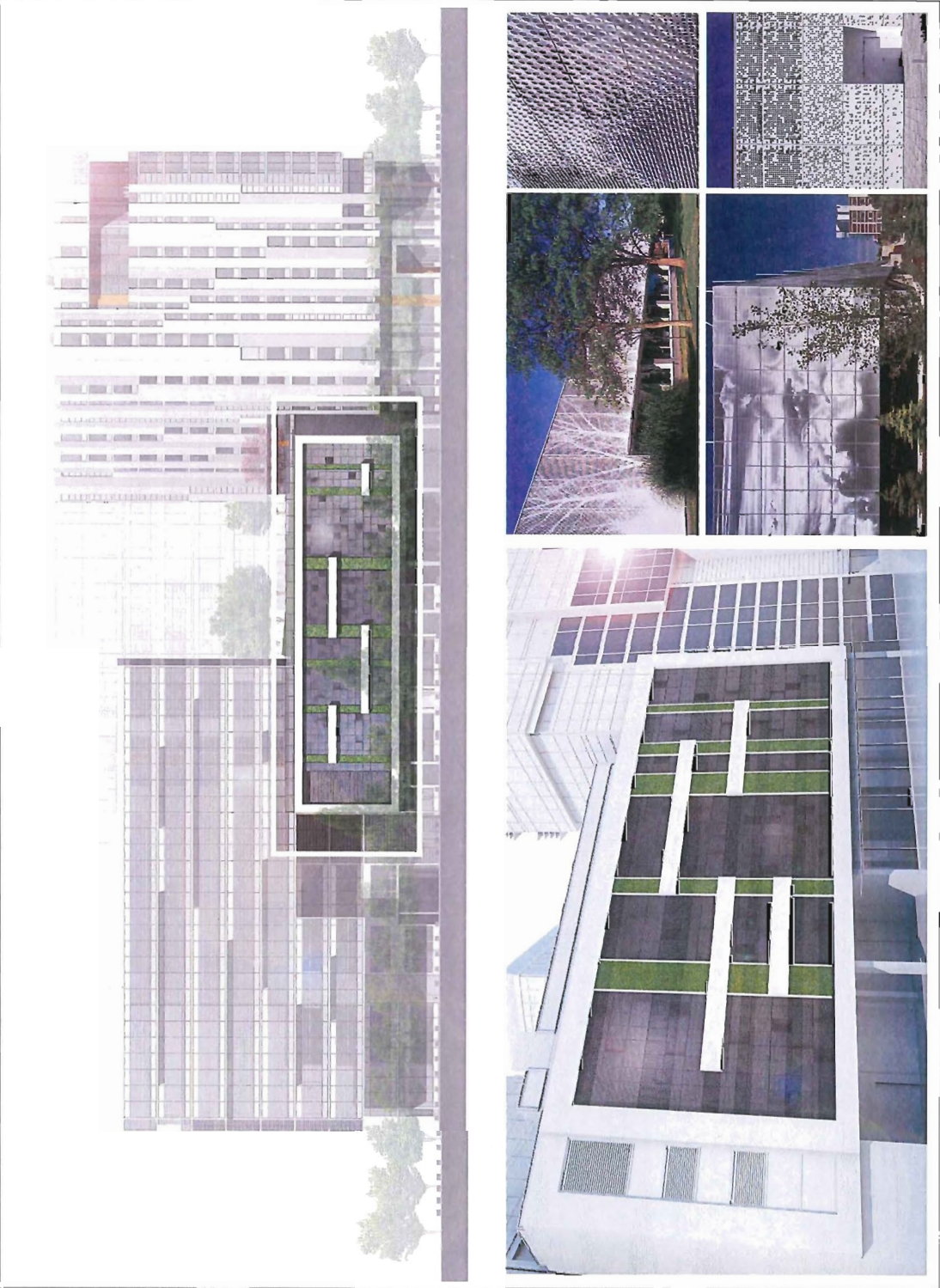


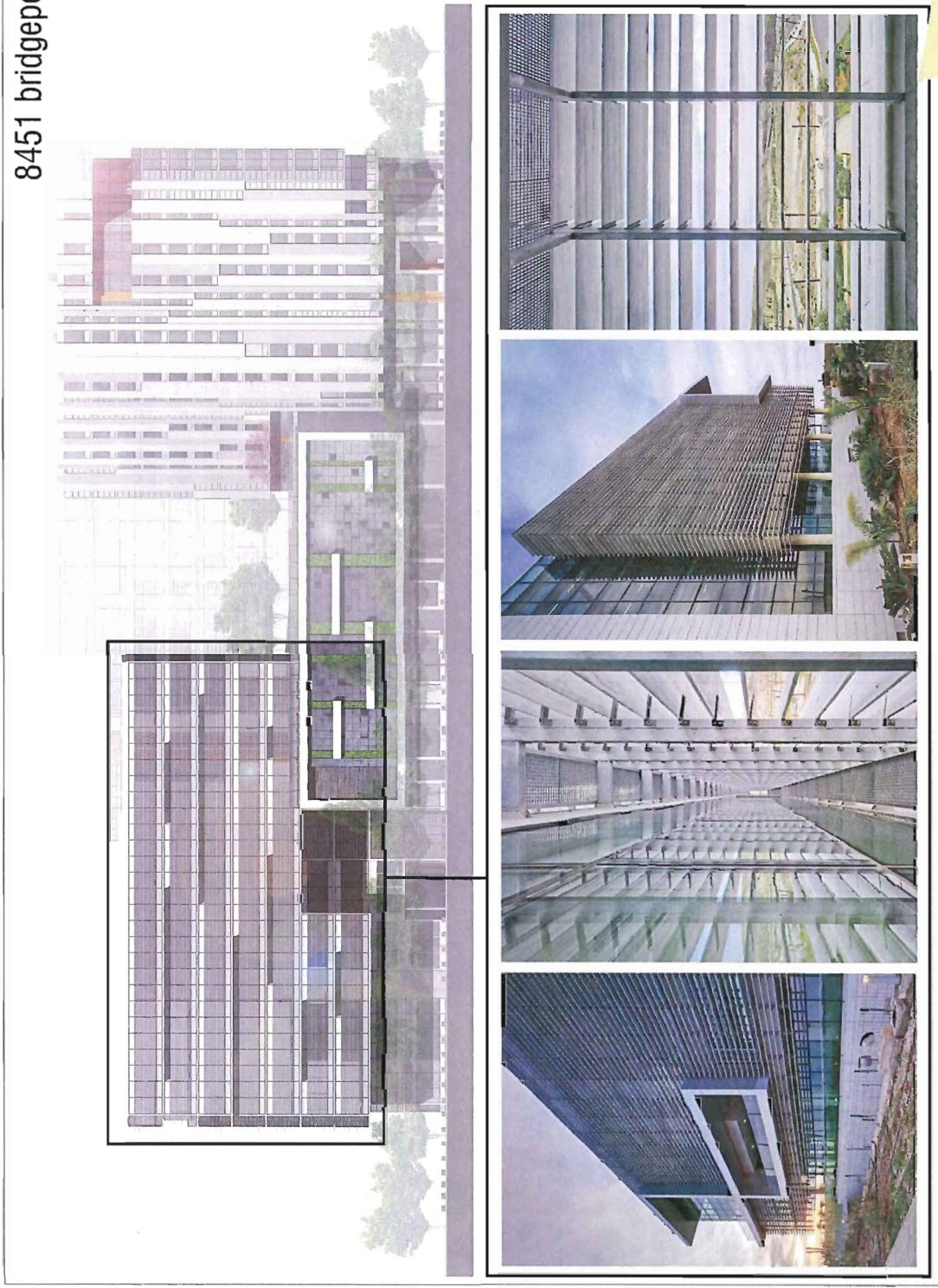
perspective view





perspective view |

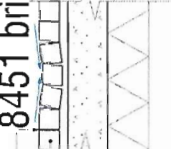




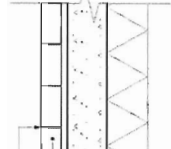
louver design |



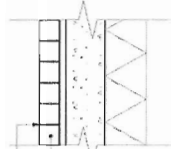




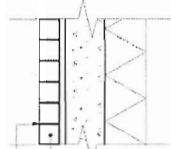
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Scale: 1/10  
U.L.V.



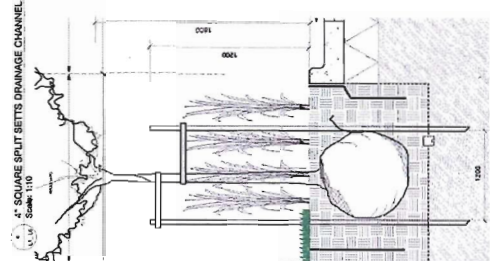
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U.L.V.



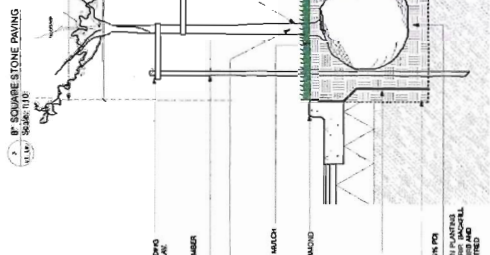
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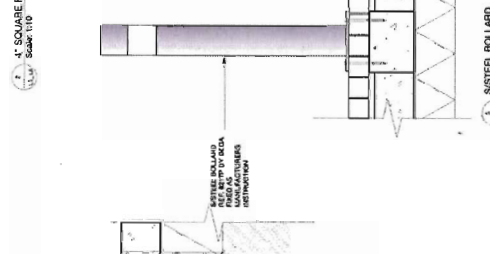
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1.4" SQUARE SPUT SETS  
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U.L.V.



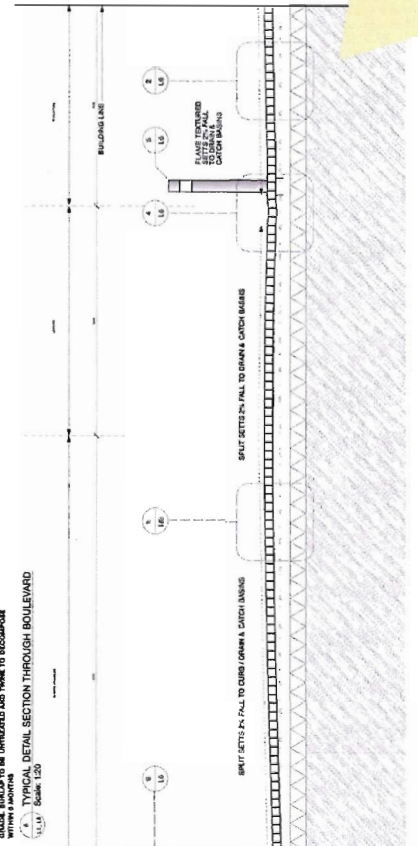
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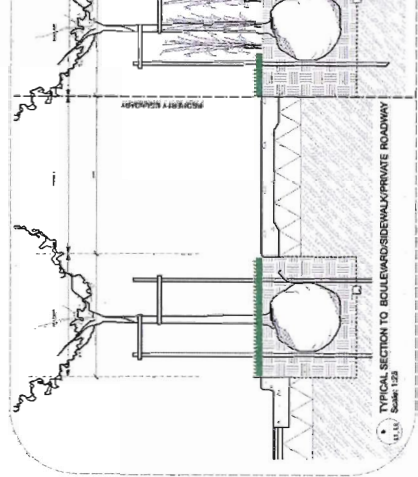
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1.4" SQUARE SPUT SETS  
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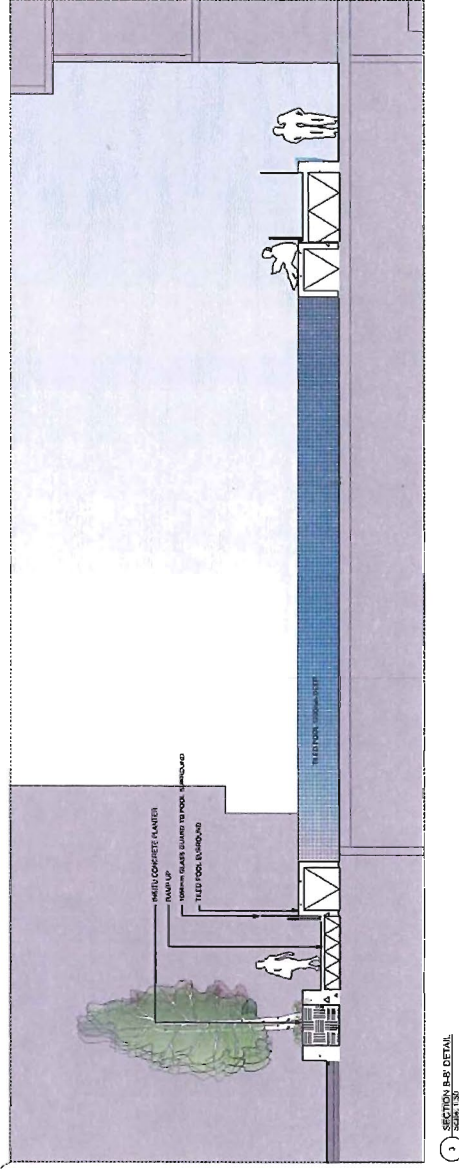
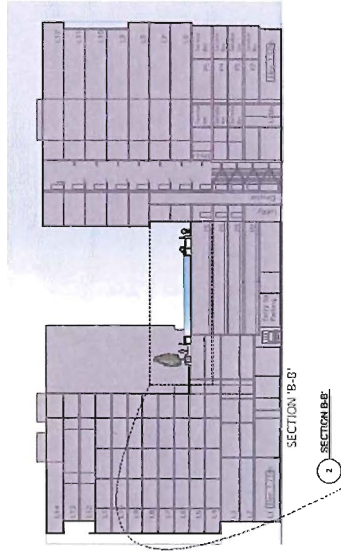
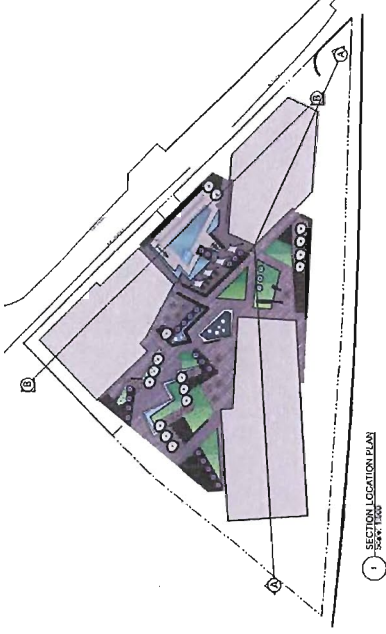
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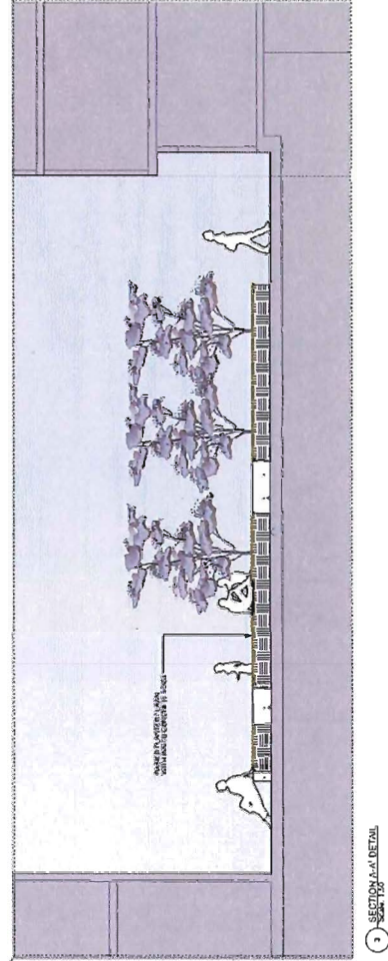
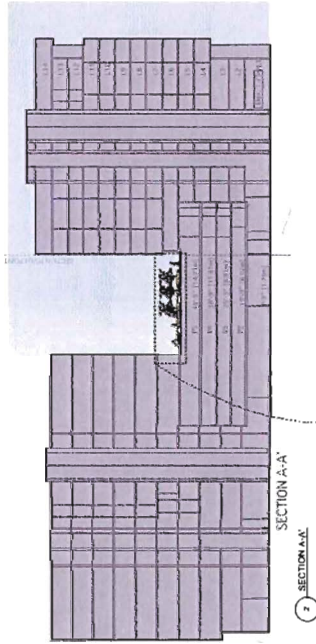
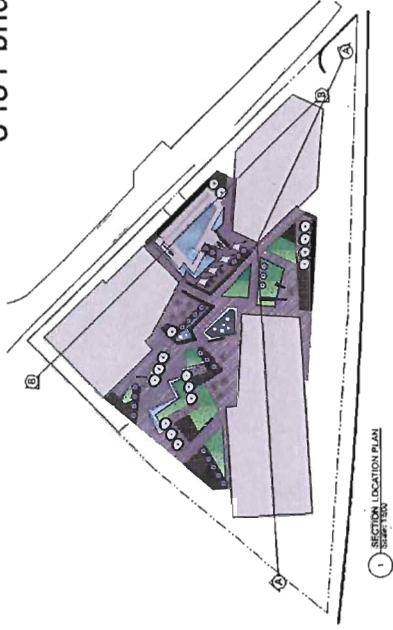
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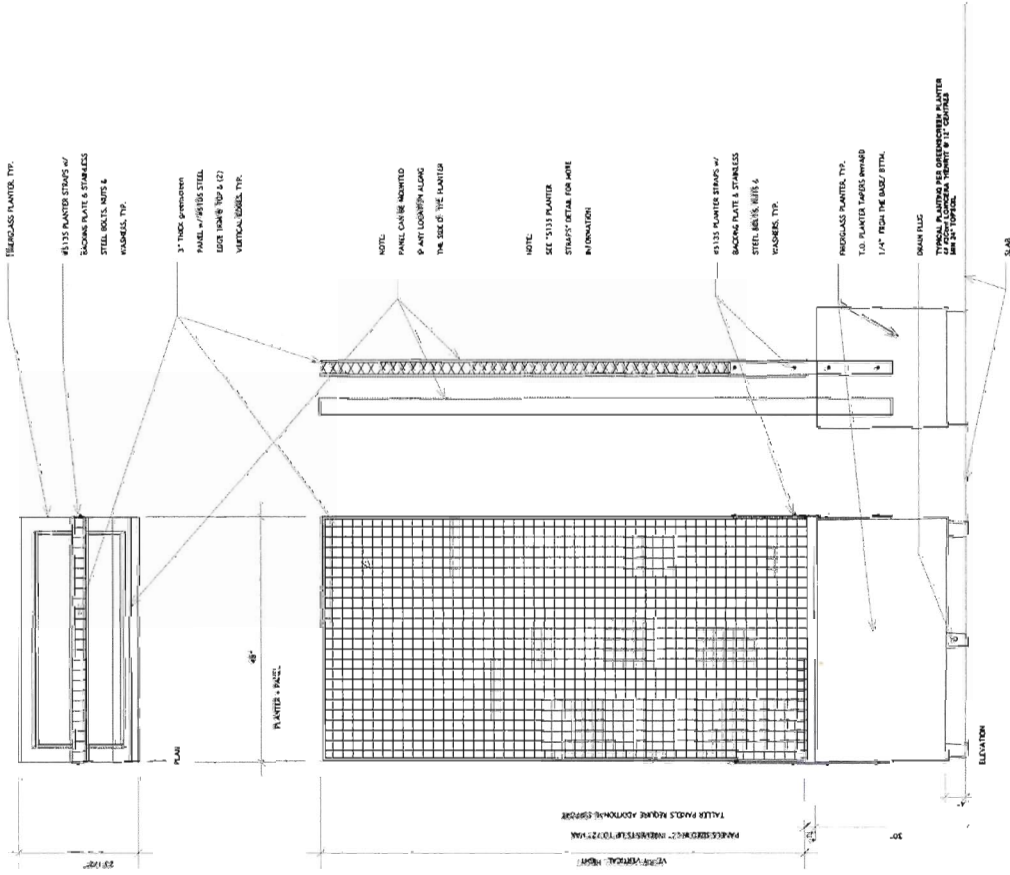






landscape - LEVEL 5\_SECTION I





Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
February 11, 2015.

**M J FASHIONS LTD.**

8571 BRIDGEPORT ROAD, RICHMOND, BC, V6X 1R7



2/11/2015

Joseph Fung  
M J Fashions Ltd.  
8571 Bridgeport Road, Richmond, BC, V6X 1R7

<b>To Development Permit Panel</b>
Date: <u>February 11, 2015</u>
Item # <u>1</u>
Re: <u>Development Permit</u>
<u>12-624180</u>
<u>8451 Bridgeport Road</u>

David Weber, Director, City Clerk's Office  
6911 No. 3 Road, Richmond, BC, V6Y 2C1d

Re: Written Submission on the application by GBL Architects Group Inc. for a Development Permit at 8451 Bridgeport Road

**Dear Sir,**

M J Fashions Ltd., established over 20 years, has been operated in Richmond BC as a cycling apparel garment manufacturer since year 2008. The Company is currently employing around 50 employees, mostly are Richmond residents. Some use public transportation and walk to work while some drive and park on site. Our parking lot practices one-way traffic and has 2 entrances: from the back lane parallel to No. 3 Road, and West Road, and one exit: on Bridgeport Road. Our only loading dock is located on West Road. All our incoming raw materials and outgoing merchandise are received and shipped from here. We use 56 feet containers. Our operating hours are Monday to Friday 8:00 a.m. to 6:30 p.m. Saturday 8:00 a.m. to 4:30 p.m. Employee normally arrives 15 minutes early and leaves 15 minutes later.

Being the only immediate neighbor of 8451 Bridgeport Road, we request unobstructed traffic arrangement and use of road for the complete duration of 8451 Bridgeport Road development period.

Sincerely,

A handwritten signature in black ink that reads 'Joseph Fung' in a cursive style.

Joseph Fung  
General Manager  
M J Fashions Ltd.

