



**Development Permit Panel
Wednesday, February 13, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Irving, Chair
Laurie Bachynski, Director, Corporate Business Service Solutions
Peter Russell, Senior Manager, Sustainability and District Energy

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 30, 2019 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-827622

(REDMS No. 6046065)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8280/8282 and 8300/8320 No. 3 Road

INTENT OF PERMIT:

Permit the construction of 10 townhouse units and one secondary suite at 8280/8282 and 8300/8320 No. 3 Road on a site zoned "Low Density Townhouses (RTL4)".

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., provided background information on the proposed development and reviewed the site context and lay-out, building design, materials and colour scheme, interface with adjacent properties, building setbacks, grading plan, surveillance measures, and sustainability features.

Mr. Cheng highlighted the following significant features of the project:

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- a ground level secondary suite is proposed in one of the townhouse units and provided with a surface parking stall;
- a statutory right-of-way over the entry driveway and north-south drive aisle is provided to allow access to/from future developments to the north and south though the subject site;
- an on-site turnaround will be provided on the east side of the driveway and will be separated from the adjacent outdoor amenity space by bollards;
- the proposed contemporary design of the buildings is appropriate for the area;
- building height is stepped down from three-storey units along No. 3 Road to two-storey duplex buildings at the rear to provide an appropriate transition to the surrounding single-family homes;
- the existing grade along the east property line will be maintained; however, the existing grade of the outdoor amenity space at the southeast corner will be raised to provide a more functional children's play area;
- low retaining walls are proposed along the north and south property lines and on a portion of the east property line, along the east side of the outdoor amenity space;
- air source heat pumps are proposed for heating and cooling of townhouse units;
- all proposed units incorporate aging-in-place features; and
- one convertible unit is provided in the proposed development.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project, noting that (i) existing grades are retained in tree protection zones (TPZ) and no construction work is allowed within the TPZ, (ii) each unit is provided with a private yard with a patio, a lawn, and a shade tree, (iii) low metal fencing and a metal gate is proposed for each street-fronting unit, (iv) a six-foot wood fence with lattice and landscaping with trees are proposed along the three interior property lines to provide separation and screening from adjacent residential developments, (v) a play equipment is proposed in the children's play area to provide play opportunities for children in different age groups, (vi) pavers are proposed at the vehicle entrance, on-site turnaround area, surface parking spaces and designated walkways on the site, and (vii) a trellis is proposed at the north end of the internal drive aisle to provide visual interest.

Staff Comments

Wayne Craig, Director, Development noted that (i) there is a Servicing Agreement for frontage works associated with the project, (ii) the Servicing Agreement will be entered into as a condition for Building Permit issuance, and (iii) a statutory right-of-way will be registered over the internal drive aisle to facilitate future connection north and south of the subject site.

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Panel Discussion

In reply to queries from the Panel, Ms. Dimitrova acknowledged that (i) a six-foot high wood fence and landscaping will provide separation between the subject site and adjacent properties to the north, south and east, (ii) wood chips or an equivalent Fibar surface will be used for the children's play area surface, (iii) the outdoor amenity area will be contained within a concrete border which is wheelchair accessible, (iv) bollards will be installed adjacent to the truck turning area to provide safety to users of the children's play area, and (v) lighting will be provided in the children's play area.

In reply to queries from the Panel regarding details on the proposed air source heat pump, Mr. Cheng noted that (i) a soundproofed air source heat pump will be provided for each unit and located inside the units, (ii) a split system air source heat pump is proposed, and (iii) the applicant will ensure that the installed air source heat pumps meet the City's Noise Bylaw requirement.

The Chair advised that staff work with the applicant to review the mechanical design of the air source heat pumps to ensure that they do not present a noise issue for residents.

In reply to a query from the Panel, Mr. Cheng acknowledged that electric vehicle charging will be provided in all townhouse garages.

In reply to further queries from the Panel, Mr. Cheng reviewed the project's interface with adjacent properties to the north, south and east, noting that the adjacent properties to the north and south are designated for townhouse development and it is anticipated that their site grades would be raised to match the grade of the subject site.

In reply to a query from the Panel, Mr. Cheng confirmed that perimeter drainage will be provided on the subject site to ensure that storm water will not impact neighbouring properties.

In reply to a query from the Panel regarding details of on-site tree removal and replanting, Mr. Craig advised that (i) 23 trees on-site have been identified for removal, (ii) the City's Official Community Plan requires 46 replacement trees, (iii) 24 new trees will be planted on the site, (iv) in lieu of the additional 22 trees that cannot be accommodated on the site, the applicant will provide a cash contribution of \$11,000 to the City's Tree Compensation Fund for tree planting elsewhere in the City, (v) there was detailed analysis of the condition of on-site trees and which trees could be retained and removed through the rezoning process, (vi) the sanitary sewer right-of-way that runs along the east property line limits the planting of new trees along the sanitary sewer line, and (vii) off-site compensation for removal of on-site trees is being sought by the applicant.

At this point, the Chair advised the project's design team regarding the Panel's expectation from applicants presenting their project to provide straightforward answers to questions from the Panel.

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In reply to a query from the Panel regarding the reason for the removal of the Cypress tree at the northeast corner and the two Mountain Ash trees on the west side of the site which do not appear to conflict with the design of the project, Mr. Craig advised that (i) an arborist assessed the condition of existing trees on the site at rezoning, (ii) the arborist determined that the 23 existing trees to be removed are in poor condition, (iii) the two Mountain Ash trees located on the City's property were assessed by the City's Parks Department and were determined to be in poor condition, and (iv) the Parks Department is seeking a \$2,600 compensation for the removal of the two trees and for replanting.

In reply to a query from the Panel, Ms. Dimitrova confirmed that on-site irrigation will be provided for new trees to be planted on the site.

In reply to a query from the Panel, Mr. Craig confirmed that the amount of compensation for the removal of two Mountain Ash trees is in addition to the applicant's cash contribution to the City's Tree Compensation Fund.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the design, materials and colour scheme for the project are appropriate, (ii) the proposed landscaping along the three sides of the subject site provide separation from adjacent properties, (iii) the stepping down of building heights, landscaping and fencing provide an appropriate interface with adjacent properties, and (iv) the applicant is commended for providing air source heat pumps in the project.

The Panel noted that (i) the applicant needs to address and manage storm water on the site when the retaining walls are built in order not to impact the neighbouring properties, and (ii) more information provided by the applicant would have been helpful to the Panel.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 10 townhouse units and one secondary suite at 8280/8282 and 8300/8320 No. 3 Road on a site zoned "Low Density Townhouses (RTL4)".

CARRIED

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2. DEVELOPMENT PERMIT 18-831623

(REDMS No. 5932925 v. 3)

APPLICANT: W.T. Leung Architects, Inc. on behalf of Grand Long Holdings Canada Ltd.

PROPERTY LOCATION: 8071 and 8091 Park Road

INTENT OF PERMIT:

Permit the construction of two residential towers and one office-residential tower on a podium with street-oriented commercial and retail uses at ground level at 8071 and 8091 Park Road on a site zoned “High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre).

Applicant’s Comments

Wing Ting Leung, W.T. Leung Architects, Inc., provided background information on the proposed development and highlighted the following:

- the proposed development is comprised of three towers, i.e., Towers A, B, and C, and stepped mid-rise buildings over a podium with ground level commercial and retail uses and office and residential uses above;
- 353 residential housing units are proposed, including 21 affordable housing units with Basic Universal Housing (BUH) features which are provided in Towers B and C;
- four levels of indoor vehicle parking are provided, including one level of underground parking, one level of at-grade parking, and two levels of above grade parking;
- vehicle parking is accessed off the existing north-south lane and east-west lane, which will be widened;
- loading and garbage and recycling facilities are accessed from the north-south lane and the east-west lane;
- the proposed siting and form of towers, stepped midrise buildings and angled midrise building corners enhance the views into and through the site and improve privacy and separation between buildings;
- terraced forms and proposed architectural treatments provide horizontal expression to the buildings;
- a mid-block public plaza is proposed on Park Road to break up the long frontage along Park Road, provide a central focal point to the project, assist in wayfinding, and provide a potential location for public art;
- a mid-block publically accessible north-south pedestrian connection through the building that connects Park Road, the public plaza, and the east-west lane is proposed, and will be closed and secured after stores close at night;

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- two light wells are incorporated into the design of the parking podium to provide natural lighting to the north-south pedestrian connection and enhance wayfinding and the indoor parking experience of shoppers; and
- the two on-site car share vehicles and associated parking stalls to be provided are accessed from the north-south lane and are accessible 24 hours.

Stephen Vincent, Durante Kreuk Ltd., briefed the Panel on the main landscaping features of the project, noting that (i) there are currently no existing trees on the site and 96 new trees are proposed to be planted on the ground and podium levels, (ii) building entrances are highlighted with significant landscaping, including provision of seating areas, (iii) wide boulevards are broken up with paving patterns, (iv) high quality paving is proposed on entries to building lobbies, the public plaza, and the north-south public pedestrian connection, (v) location of potential public art and food and coffee shops with tables and chairs on the public plaza will animate the plaza space, (vi) soft and hard landscaping are proposed for the north-south public pedestrian connection, (vii) the common residential outdoor space located above the parking podium provides active and passive spaces and accommodates a significant amount of planting, (viii) all soft landscaping areas will be irrigated on-site, and (ix) the large terraces on the upper levels of the buildings will be planted with sedum plants, a low-growing groundcover.

In addition, Mr. Leung noted that (i) the podium level courtyard and angled building corners improve the views through the site, and (ii) the applicant will design, construct, and transfer the ownership to the City an on-site non-carbon energy plant.

In reply to a query from the Panel, Mr. Leung confirmed that the applicant worked with City staff and a private company regarding the design of the on-site energy plant.

Staff Comments

Mr. Craig noted that (i) there is a Servicing Agreement associated with the project for frontage improvements on Park Road, Buswell Street and the north-south and east-west lanes adjacent to the site, (ii) 57 percent of the total number of residential units in the project are family-friendly, (iii) the two car share stalls provided on-site are part of the Transportation Demand Management (TDM) measures of the project and two car share vehicles will be provided, (iv) the project has been designed to achieve the City's aircraft noise standards, and (v) the applicant has submitted an acoustical evaluation report and mechanical thermal report and recommendations will be carried through to the building permit stage.

Panel Discussion

In reply to a query from the Panel regarding the design of the Park Road public plaza, Mr. Leung noted that a potential public art feature could be located on the plaza space or incorporated on the building wall depending on the public art piece to be installed.

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In reply to further queries from the Panel with regard to the design and function of the north-south pedestrian connection, Mr. Leung reviewed the proposed design for the pedestrian connection, noting that (i) the size of the two light wells on the podium courtyard are substantial and are generally open to provide natural ventilation and lighting and allow rainwater to irrigate the planters within the pedestrian connection, (ii) the light wells provide natural lighting for portions of indoor parking and enhances on-site wayfinding, and (iii) the north-south pedestrian connection could provide opportunities for potential pedestrian linkage to developments to the north of the subject site.

In reply to further queries from the Panel, Mr. Vincent acknowledged that sedum planting on the upper levels of the buildings is useful not only for storm water management but also for visual interest and provision of habitat for pollinators.

In reply to a query from the Panel, Mr. Leung advised that the concrete wall corners on the Park Road public plaza have been replaced with a glazing material in response to the comments of the City's Advisory Design Panel.

In reply to a query from the Panel regarding the small number of trees proposed to be planted along the Park Road and Buswell Street frontages, Mr. Vincent noted that (i) utilities installation including lighting along the two road frontages has impacted the number of trees to be planted, and (ii) the project's design team will investigate opportunities to install additional street trees to minimize the large gaps in tree planting along the two street frontages.

In addition, Mr. Craig clarified that all proposed off-site planting will be subject to the Servicing Agreement and the ultimate decision on tree spacing will be determined by the City's Parks Department in consultation with the Engineering Department through the Servicing Agreement process.

The Chair then advised that staff take the matter of installing additional trees along the Park Road and Buswell Street frontages under advisement.

In reply to a query from the Panel, Mr. Craig advised that (i) the proposed 21 affordable housing units complied with the City's Affordable Housing Strategy at the time that rezoning for the subject site was considered, and (ii) the affordable housing agreement has been completed and registered on Title.

In reply to a query from the Panel, Mr. Leung confirmed that occupants of affordable housing units will have access to all common residential entries and indoor and outdoor amenities in the three towers.

In reply to queries from the Panel, Mr. Leung noted that (i) a sidewalk is provided on the south side of the east-west lane for pedestrians exiting the north-south pedestrian connection, and (ii) speed bumps or markings could be installed on the east-west drive aisle on ground level indoor parking prior to approaching the raised pedestrian crossing as a traffic calming measure to enhance the safety of pedestrians using the north-south pedestrian connection.

The Chair then advised staff to take the matter of installing speed bumps or markings near the raised pedestrian crossing under advisement.

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In reply to further queries from the Panel, the design team acknowledged that (i) the common residential courtyard above the parking podium could be accessed through either of the three towers, and (ii) low-level lighting will be provided on the courtyard to avoid light pollution and disturbance to residents.

Gallery Comments

George Smith, representative of the Richmond Masonic Temple Association which owns the property at 6740 No. 3 Road located to the west of the subject site, queried how the applicant will address overflow parking on the subject site to avoid their property's parking stalls being occupied by unauthorized users.

In reply to Mr. Smith's query, Mr. Leung noted that (i) the number of proposed commercial, restaurant, and office parking spaces provided on-site are adequate and are open to residential visitors and the public, and (ii) the applicant did not take advantage of the project's proposed TDM measure for parking relaxation as the project's proposed residential and non-residential parking spaces exceed the requirements of Zoning Bylaw.

In addition, Mr. Craig advised that the 243 spaces of commercial/restaurant and office parking provided on-site comply with the City's Zoning Bylaw requirement.

In response to a further query by Mr. Smith, Mr. Leung confirmed that there will be paid parking on-site.

With regard to Mr. Smith's construction-related concerns, the Chair advised Mr. Smith to coordinate with City staff and the applicant.

Mui Fong Chiu, 6533 Buswell Street, expressed concern regarding the proximity of the subject development to the adjacent residential building to the north across the east-west lane.

In reply to Ms. Chiu's concern, Mr. Leung noted that the adjacent east-west lane to the north of the subject site will be widened from six meters to nine meters and will provide additional separation between Building B on the subject site and the existing residential building to the north.

In addition, Mr. Craig advised that the separation between Tower B on the subject site and the existing residential building to the north slightly exceeds the City Centre Area Plan Development Permit guidelines of 24 meters.

Correspondence

None.



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Panel Discussion

The Panel expressed support for the project, noting that (i) the design of the project is appropriate for the City Centre Area, (ii) the raised courtyard provides a suitable amenity for the mixed-use development, (iii) there is adequate separation between the three towers on-site, (iv) the applicant made a thorough presentation and responded well to questions from the Panel, and (v) the proposed building setbacks are appreciated.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two residential towers and one office-residential tower on a podium with street-oriented commercial and retail uses at ground level at 8071 and 8091 Park Road on a site zoned "High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre).

CARRIED

3. Date of Next Meeting: February 27, 2019

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:05 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 13, 2019.

John Irving
Chair

Rustico Agawin
Committee Clerk