



**Development Permit Panel  
Wednesday, February 15, 2017**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering-Carlile, General Manager, Community Services  
Cecilia Achiam, Director, Administration and Compliance

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 25, 2017, be adopted.*

**CARRIED**

**1. Development Permit 16-738292  
(REDMS No. 5291649)**

APPLICANT: Randall Olafson

PROPERTY LOCATION: 6551 No. 3 Road

**INTENT OF PERMIT:**

Permit the construction of exterior alterations and minor building additions to the existing building for an enclosed patio and garbage enclosure at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)" and "Gas & Service Stations (CG1)".

**Applicant's Comments**

Randall Olafson, Randall Olafson Consultants, Ltd., introduced the members of the design team for the project.

## Development Permit Panel Wednesday, February 15, 2017

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Derek Fleming, Acton Ostry Architects, Inc., and Alain Lamontagne, Durante Kreuk Ltd. Landscape Architects, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the project.

Mr. Fleming briefed the Panel on the project's site context, noting that the restaurant tenant, Cactus Club Café, will be relocating from its current location at the corner of Lansdowne Road and No. 3 Road to the south side of Richmond Centre Mall fronting No. 3 Road which is highly visible and prominent from the main Cook Road entry to the shopping mall.

Mr. Fleming added that interior and exterior improvements are proposed for the restaurant tenant unit including (i) an enclosed restaurant patio addition, open to above and provided with a retractable awning for weather protection, (ii) a fully enclosed garbage building which has its own mechanical systems, (iii) enlargement of a mall entry wall, (iv) a continuous canopy fronting the building to provide weather protection, (v) new tree and landscape plantings fronting the restaurant unit to enhance the pedestrian realm, and (vi) two new raised and realigned pedestrian crossings to enhance accessibility to the mall entrance from No. 3 Road and provide traffic calming to the internal drive aisle fronting the restaurant.

In response to a query from the Panel, Mr. Fleming advised that the garbage building can be accessed through its overhead door and swing door adjacent to the loading area.

Mr. Lamontagne briefed the Panel on the main landscaping features of the project, noting that (i) the existing curb fronting the restaurant will be realigned to enhance the pedestrian realm, (ii) new planting beds and small trees are proposed to provide a buffer between the walkway and the drive aisle directly in front of the restaurant and mall entry wall, (iii) new landscaping planters are proposed in front of the patio, (iv) concrete paving with exposed aggregate banding is proposed for sidewalk surface treatment, and (v) landscaping in front of the mall entry wall will be supplemented.

In response to queries from the Panel, Mr. Lamontagne and Mr. Fleming noted that (i) canopies of trees proposed to be planted along the building walkway will have adequate height clearance and will not impede pedestrian circulation, (ii) the proposed landscaping treatment in front of the subject restaurant tenant unit will not be extended to the White Spot restaurant frontage on the north side of the atrium main entry to the mall, but will be considered by mall management in future development of the mall.

In response to further queries from the Panel, Mr. Lamontagne and Mr. Fleming confirmed that (i) the existing curb line will be pulled out to accommodate the proposed landscaping, (ii) irrigation will be provided to the planted areas in front of the restaurant, (iii) electrical connections will be provided to add lighting to proposed trees along the walkway, and (iv) the number of visitor and handicapped parking spaces currently provided by the mall exceed the minimum requirement and handicapped parking spaces are located in close proximity to the main entrance to the mall, and (v) the loading bay adjacent to the proposed patio will also accommodate deliveries of supplies to the restaurant.

## Development Permit Panel

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#### Staff Comments

Wayne Craig, Director, Development, acknowledged the work done by the applicant to improve the pedestrian connections on the site as well as the proposed landscaping in front of the restaurant.

In response to a query from the Panel, Mr. Craig confirmed that a Building Permit for façade renovation was issued in 2016 to the restaurant unit on the north side of the atrium main entry to the mall but the extent of the proposed renovation did not require a Development Permit.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of exterior alterations and minor building additions to the existing building for an enclosed patio and garbage enclosure at 6551 No. 3 Road on a site zoned "Downtown Commercial (CDT1)" and "Gas & Service Stations (CG1)".*

**CARRIED**

#### 2. Development Permit 16-743848 (REDMS No. 5295260)

APPLICANT: Oval 8 Holdings Ltd.

PROPERTY LOCATION: 6622/6688 Pearson Way

INTENT OF PERMIT:

Permit the construction of a mixed-use complex that includes two (2) 13-storey and one (1) low rise building with 284 residential units; including 14 2-storey units with street-oriented patio decks, and 1,562 m<sup>2</sup> (16,813 ft<sup>2</sup>) of street fronting commercial space; for a combined total area of approximately 35,793 m<sup>2</sup> (385,272 ft<sup>2</sup>) at 6622/6688 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)".

#### Applicant's Comments

James Cheng, James Cheng Architects, and Christopher Phillips, PFS Studio, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 2) provided background information on the proposed development, highlighting the following:

- the public realm is an important consideration in the design of the overall River Green project;
- a significant improvement to the public realm for the overall project since the rezoning in 2011 is the provision of an on-site publicly accessible open space on the subject site that connects to the dike;

3.

## Development Permit Panel Wednesday, February 15, 2017

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- design changes are proposed for the subject site to better respond to the publicly accessible open space;
- a larger public plaza is proposed on the south side of the proposed development, facing River Road;
- public art is proposed in the public plaza along River Road;
- the proposed street level “internal covered street” provides customer parking and access to commercial retail units (CRUs) along River Road;
- a seven-meter wide Hollybridge Way Greenway is proposed along the west side of the subject site;
- the massing of Building A is pulled back at the corner of Hollybridge Way and East-West Pearson Way to provide a bigger open space;
- the proposed arrival/drop off courtyard with water feature on East-West Pearson Way provides main access to the residential units in Buildings A and B; and
- the central outdoor courtyard in Level 2, divided into active and quiet amenity spaces, is a visual extension to the indoor amenity spaces surrounding the courtyard which includes the indoor swimming pool.

In response to a query from the Panel, Mr. Philipps advised that the proposed species for street trees was recommended by City staff.

In response to a further query from the Panel, Mr. Cheng acknowledged that a portion of the base of Building A at the corner of River Road and Hollybridge Way was purposely set back so as not to interrupt the sidewalk and provide weather protection to pedestrians.

### **Staff Comments**

Mr. Craig clarified that should the subject Development Permit application be endorsed, such endorsement does not include approval for the proposed public art piece for the subject development as public art selection is done through a separate review process.

Mr. Craig further noted that the Development Permit review process for the subject development considered the location for a potential public art piece to ensure the proposed public plaza along River Road is designed accordingly.

In addition, Mr. Craig acknowledged that (i) the project will contribute significantly to the public realm, (ii) off-site parking will be provided for the benefit of the neighbouring property at 5111 Hollybridge Way, (iii) 23 Basic Universal Housing Units will be provided, (iv) the project will be District Energy Utility ready and will achieve a LEED Silver equivalency, (vi) the project is designed to meet the City’s Aircraft Noise standards, and (vii) there will be a Servicing Agreement for frontage improvements along the four frontages of the site.



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### Panel Discussion

In response to a query from the Panel, Mr. Craig confirmed that the selection of public art pieces is subject to a separate process; however, the future accommodation of public art was considered in the design of the public plaza on River Road.

The Panel acknowledged support for the project in terms of its form and character; however, it was noted that it is beyond the jurisdiction of the Panel to approve the proposed public art piece and its proposed location.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a mixed-use complex that includes two (2) 13-storey and one (1) low rise building with 284 residential units; including 14 2-storey units with street-oriented patio decks, and 1,562 m<sup>2</sup> (16,813 ft<sup>2</sup>) of street fronting commercial space; for a combined total area of approximately 35,793 m<sup>2</sup> (385,272 ft<sup>2</sup>) at 6622/6688 Pearson Way on a site zoned "High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)".*

**CARRIED**

**3. Date of Next Meeting: March 1, 2017**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:22 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 15, 2017.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
February 15, 2017.

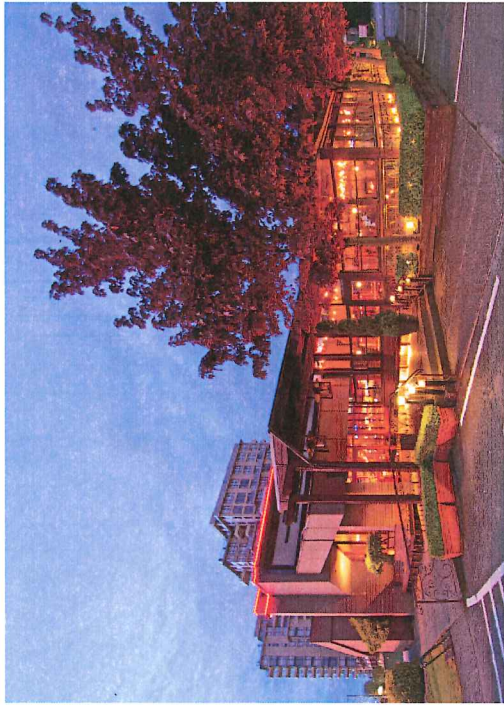
ACTON OSTRY ARCHITECTS INC



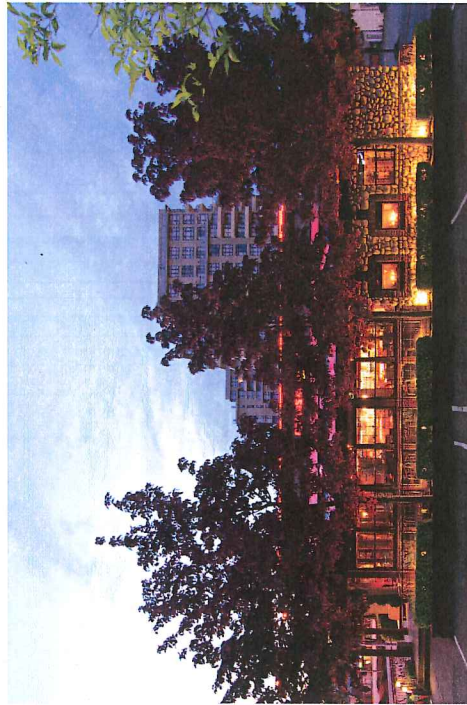
CACTUS CLUB CAFE RICHMOND CENTRE

DEVELOPMENT PERMIT PANEL  
15 February 2017 DP 16-738292



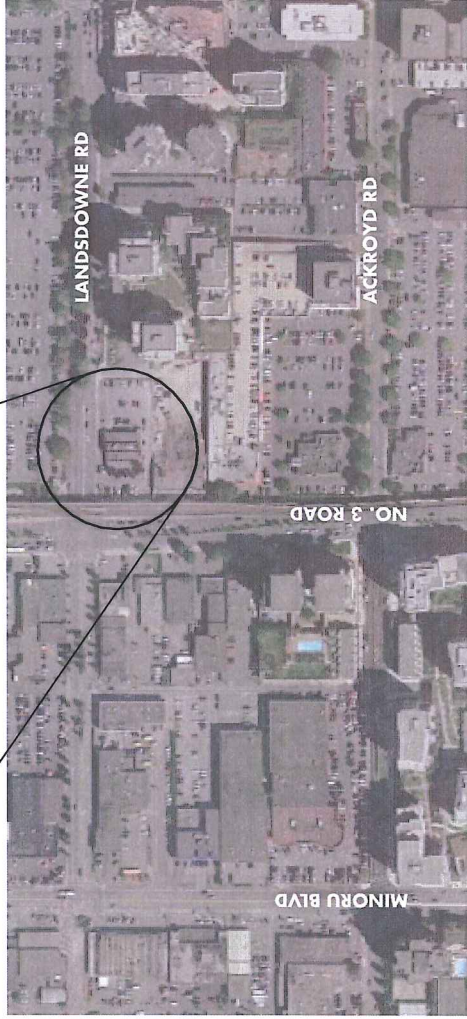


Cactus Club Cafe - No. 3 Road, Richmond



Cactus Club Cafe - No. 3 Road, Richmond

### CACTUS CLUB CAFE RICHMOND CENTRE

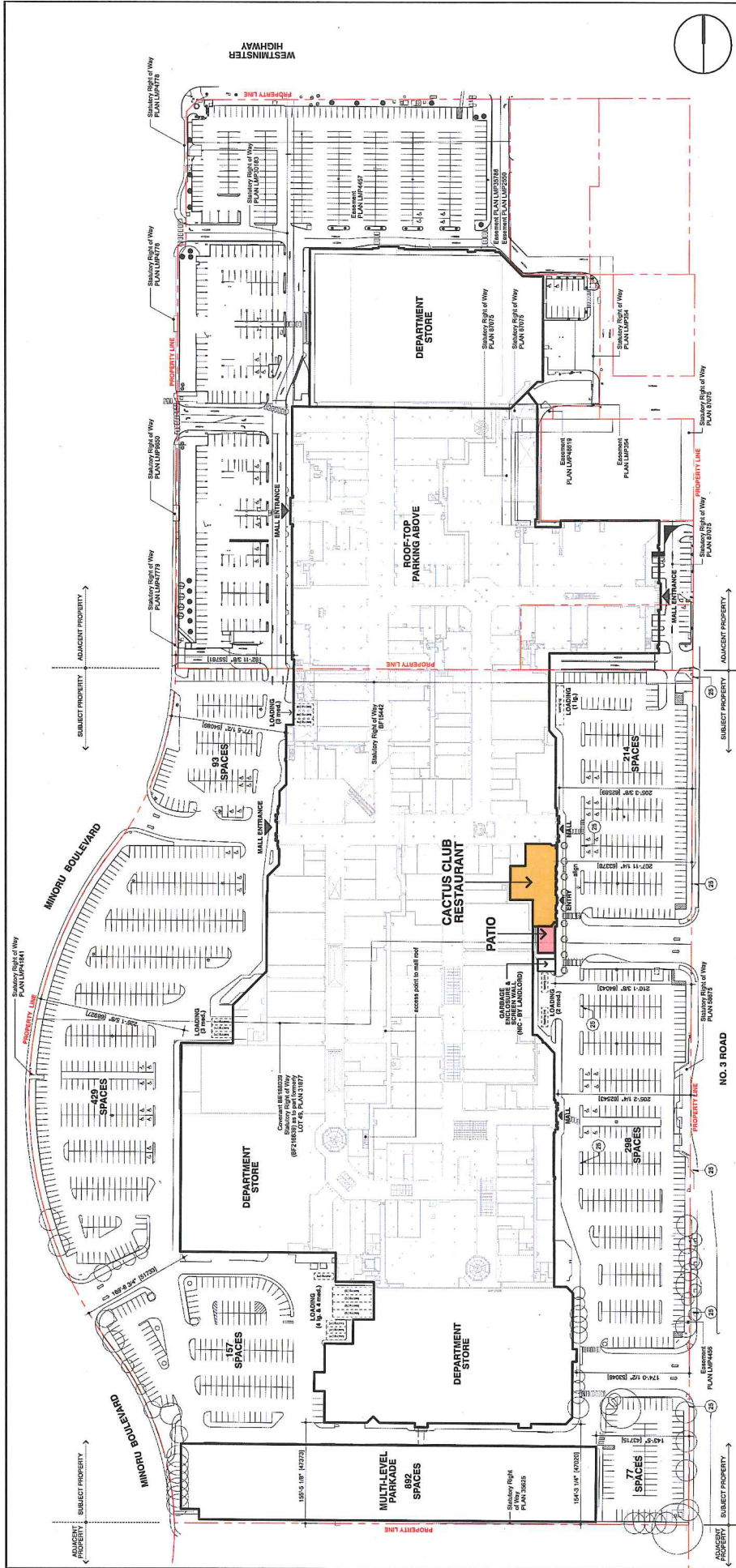


existing restaurant









CACTUS CLUB CAFE RICHMOND CENTRE

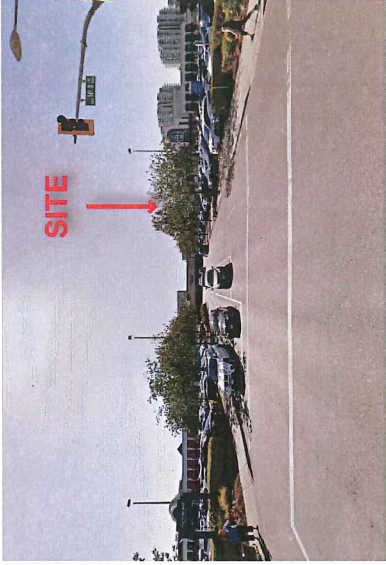




view north along No. 3 Rd toward Saba Rd (higher density)



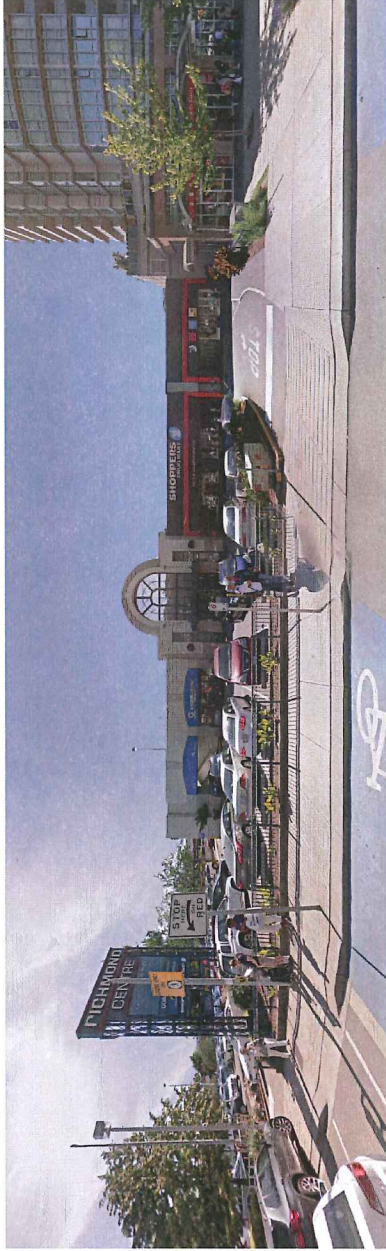
view south along No. 3 Rd toward Cook Rd (lower density)



view west from intersection of No. 3 Rd and Cood Rd



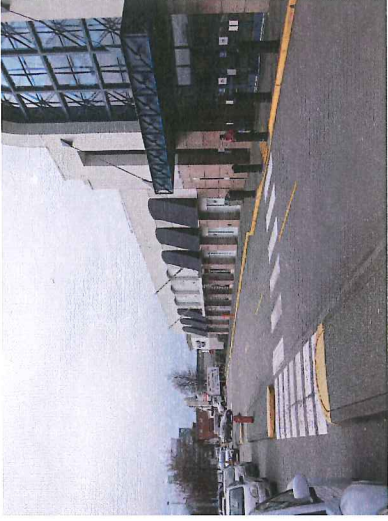
view west from No. 3 Rd



view west from No. 3 Rd, north end of Richmond Centre Mall

## CACTUS CLUB CAFE RICHMOND CENTRE





view of mall main entrance, subject retail unit beyond



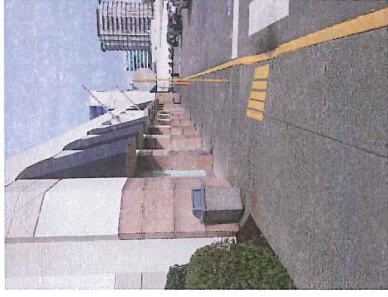
CF Richmond Centre, view of existing subject retail unit and mall main entrance



view north, existing loading bay



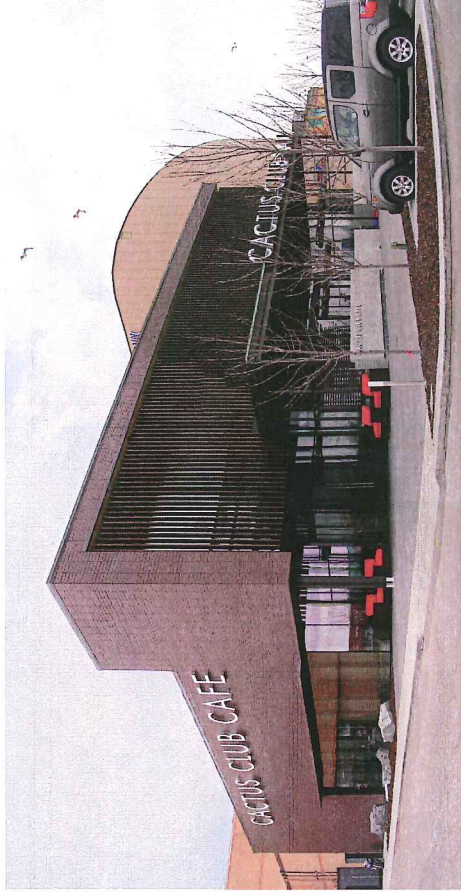
view of existing loading bay screen wall and subject retail unit



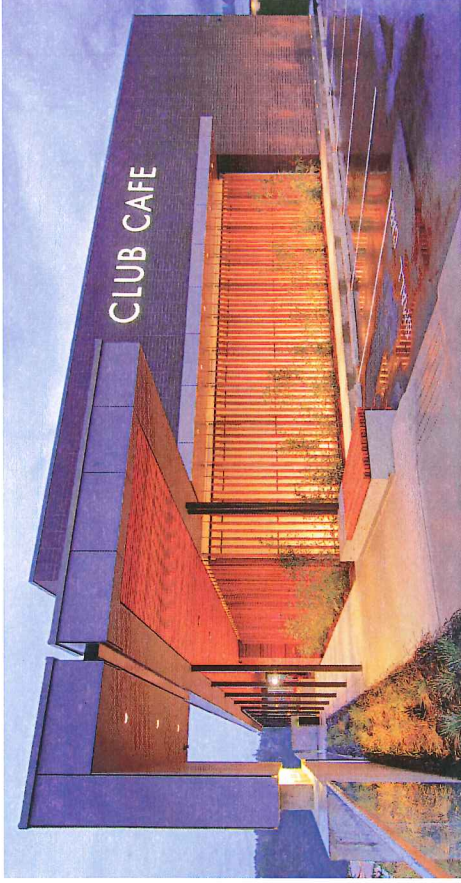
view of sidewalk in front of existing subject retail unit

## CACTUS CLUB CAFE RICHMOND CENTRE

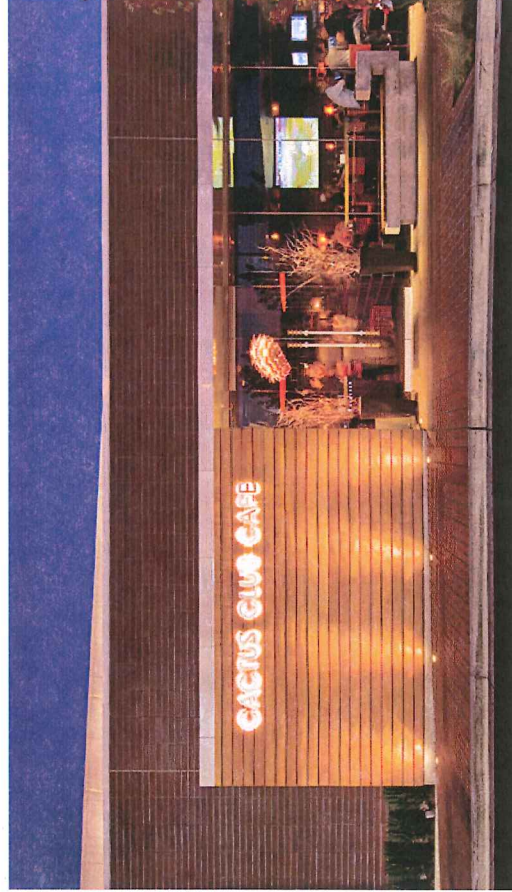




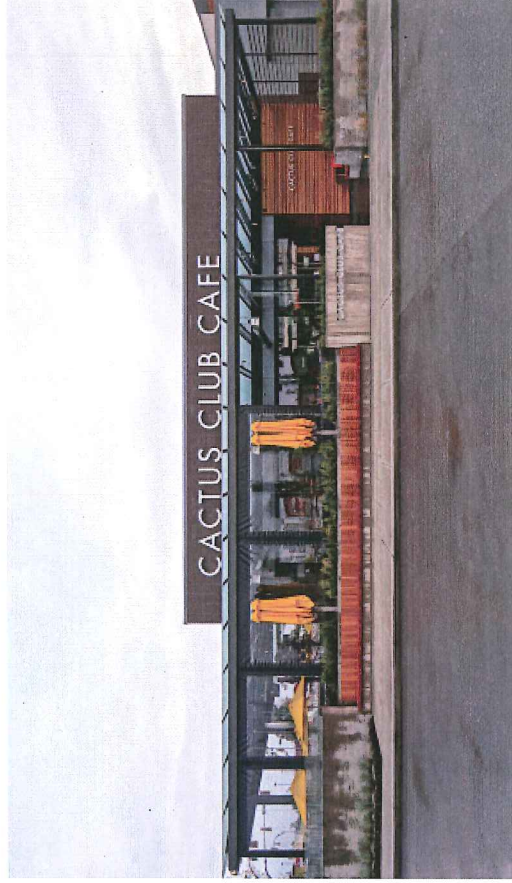
Cactus Club Cafe West Edmonton Mall



Cactus Club Cafe Abbotsford



Cactus Club Cafe White Rock

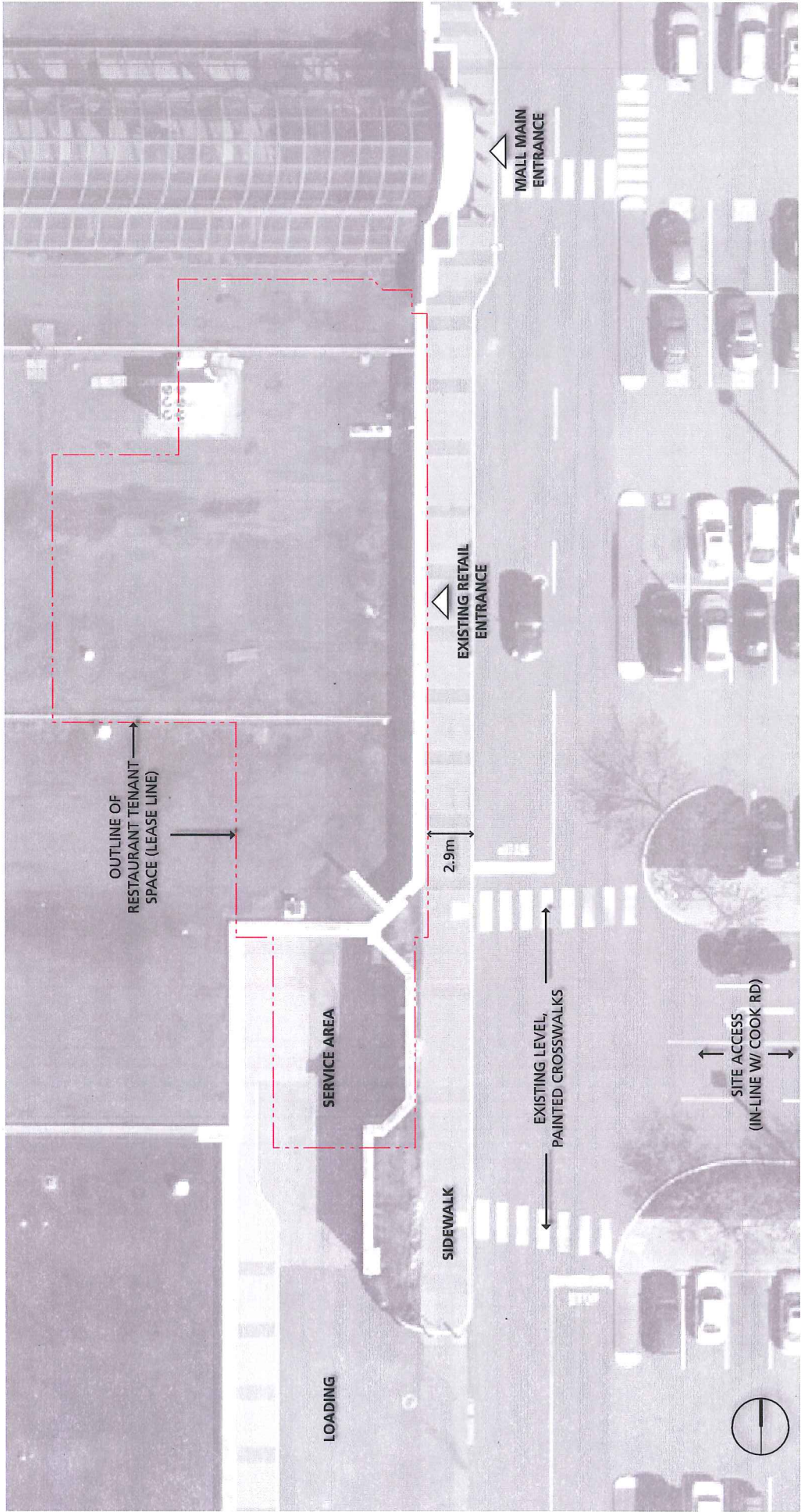


Cactus Club Cafe Langley

## CACTUS CLUB CAFE RICHMOND CENTRE

precedent images

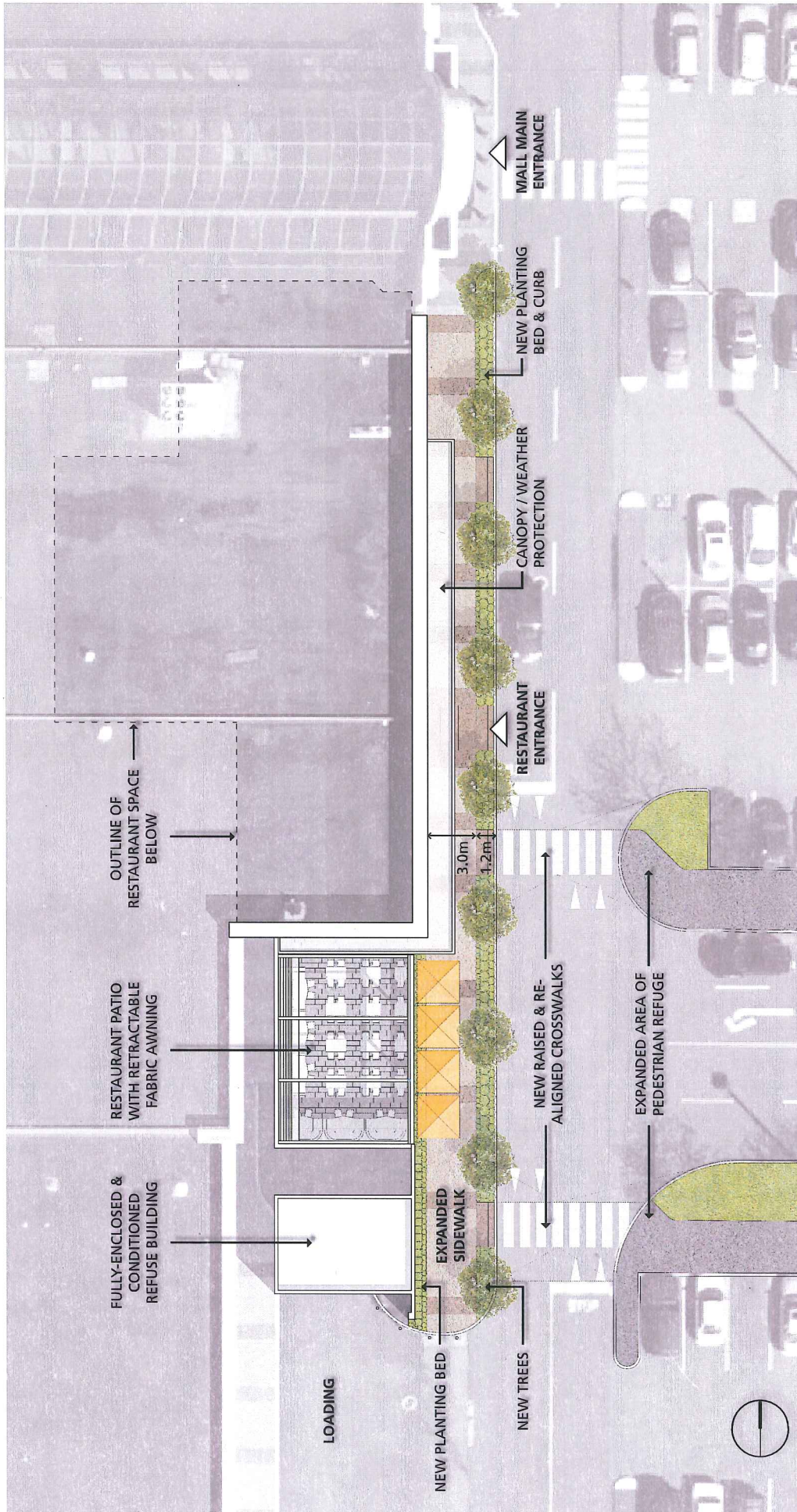




CACTUS CLUB CAFE RICHMOND CENTRE

aerial photograph: EXISTING





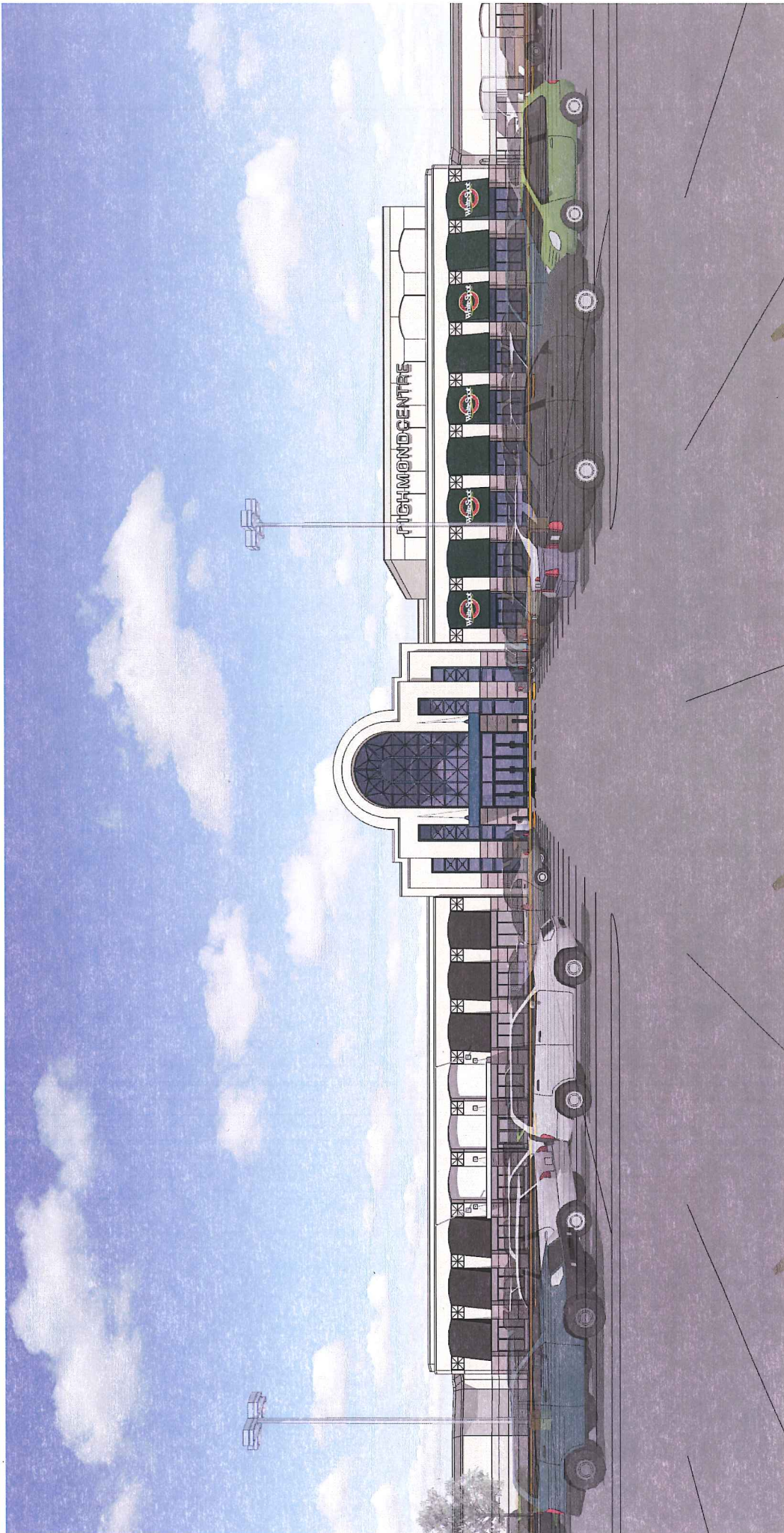
CACTUS CLUB CAFE RICHMOND CENTRE

PEDESTRIAN REALM IMPROVEMENTS & LANDSCAPING  
aerial photomontage: PROPOSED









CACTUS CLUB CAFE RICHMOND CENTRE

3D rendering: view west from No. 3 Road  
EXISTING

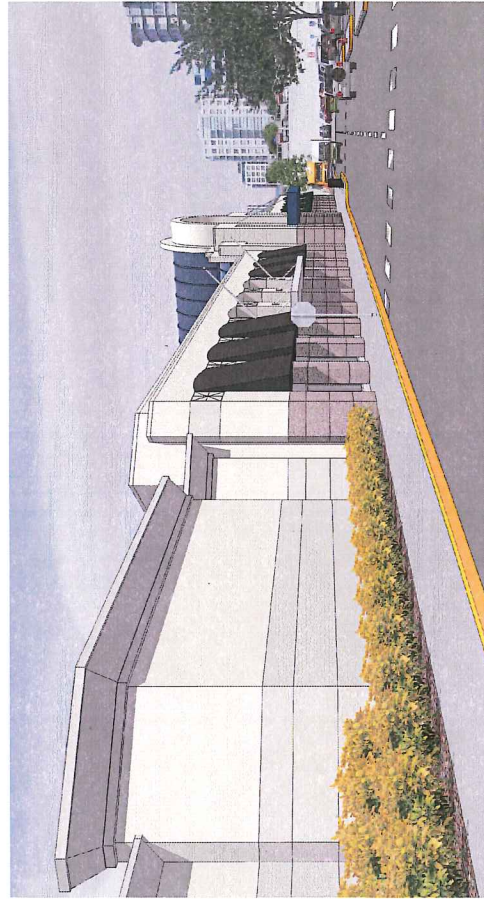
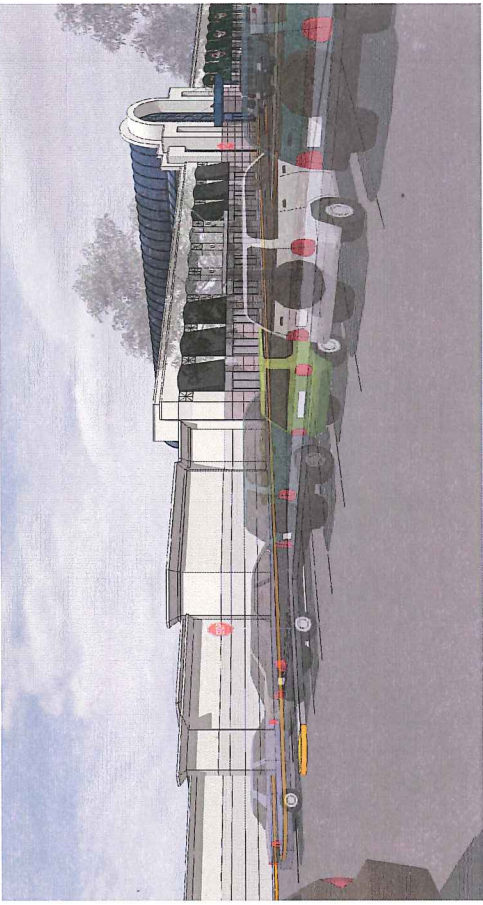




CACTUS CLUB CAFE RICHMOND CENTRE

3D rendering: view west from No. 3 Road  
PROPOSED

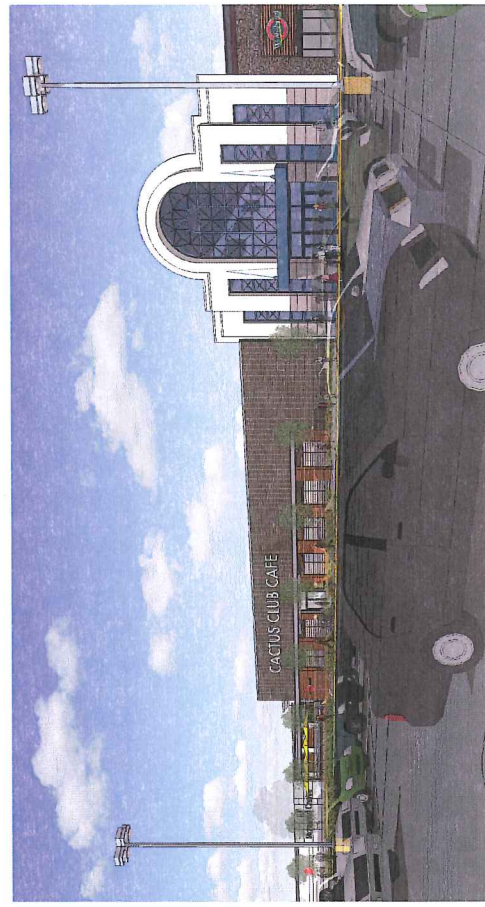




CACTUS CLUB CAFE RICHMOND CENTRE

3D renderings:  
EXISTING





CACTUS CLUB CAFE RICHMOND CENTRE

3D renderings:  
PROPOSED





CACTUS CLUB CAFE RICHMOND CENTRE

3D rendering, aerial view:  
PROPOSED



Schedule 2 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
February 15, 2017.



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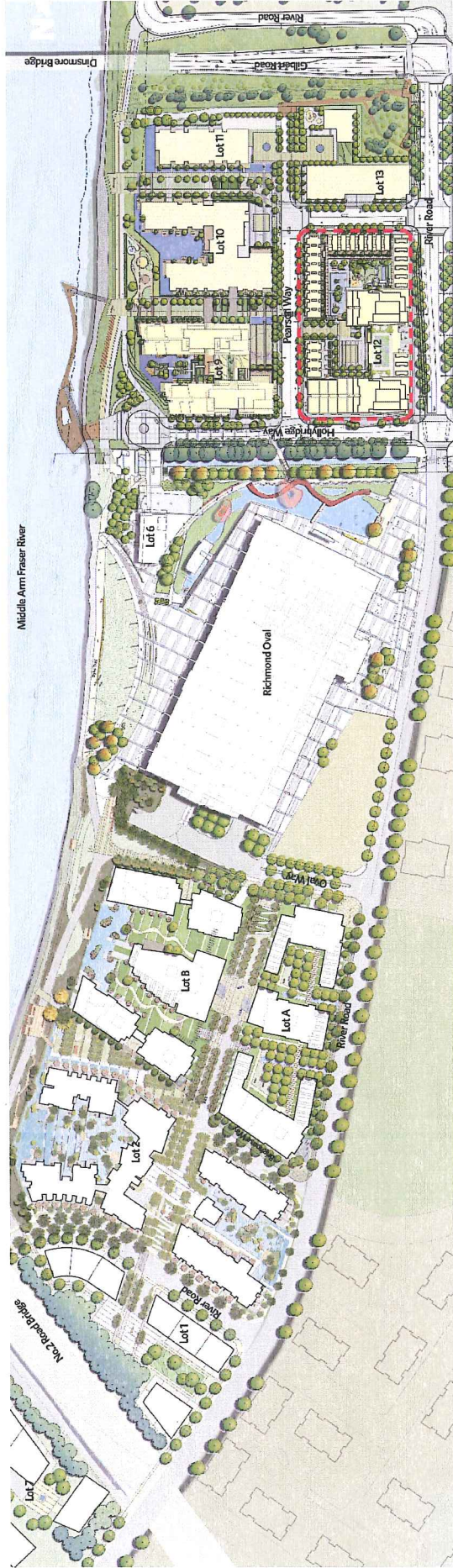
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# COMPARISON CONTEXT PLAN



Bridge to Bridge Context Plan - Original Rezoning



Bridge to Bridge - Approved Rezoning Amendment



RIVER GREEN LOT 12

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# LANDSCAPE EXPERIENTIAL WALK



Overview of 6900 River Road Interpretation  
 Diking History  
 Fishing  
 First Nations Resource Use  
 River Cultural Landscape  
 Contemporary River Activity

Contemporary River Use /  
 Dragon Boat Festival

Overview of River Interpretation  
 Diking History  
 Fishing  
 First Nations Resource Use  
 River Cultural Landscape  
 Contemporary River Activity

Samuel Brighthouse  
 First Settler History

Hollybridge Drainage Canal & Agricultural  
 History

'Brighthouse'  
 Oaks Story

Fishtrap Way  
 & First Nations Art

Context Plan

RIPARIAN ECOLOGY & BRIGHOUSE  
 CULTURAL LANDSCAPE

RIVER CULTURAL LANDSCAPE

HOLLYBRIDGE WAY

RIVER CULTURAL LANDSCAPE

FIRST NATIONS ART

OVAL

OVAL WAY

RIVER CULTURAL LANDSCAPE

RIVER CULTURAL LANDSCAPE & STORMWATER  
 MANAGEMENT

BRIGHOUSE WAY

GILBERT ROAD

RIVER ROAD

Early Settlement History &  
 Cultural Landscape

Pocket  
 Plaza

Historic Images of Skating  
 & Ditches

★ EXISTING PUBLIC ART  
 # PROPOSED PUBLIC ART



RIVER GREEN LOT 12

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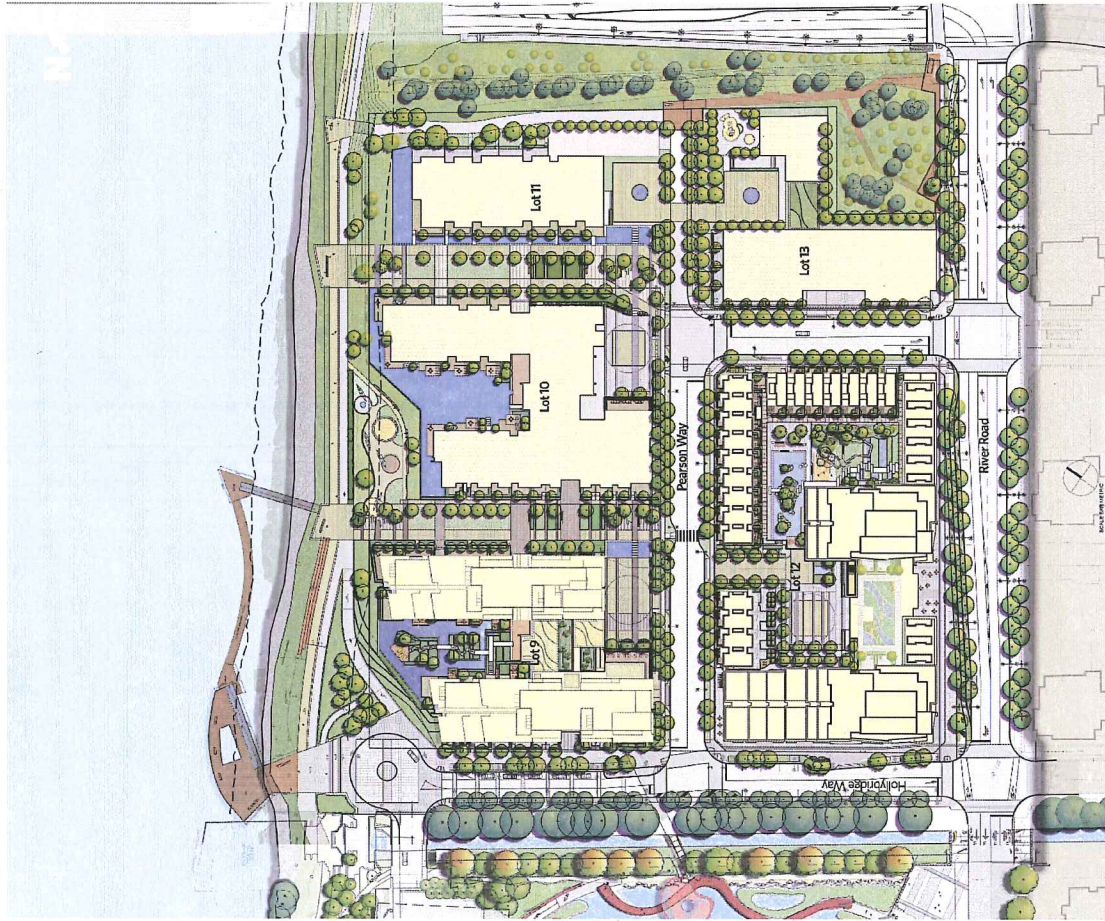
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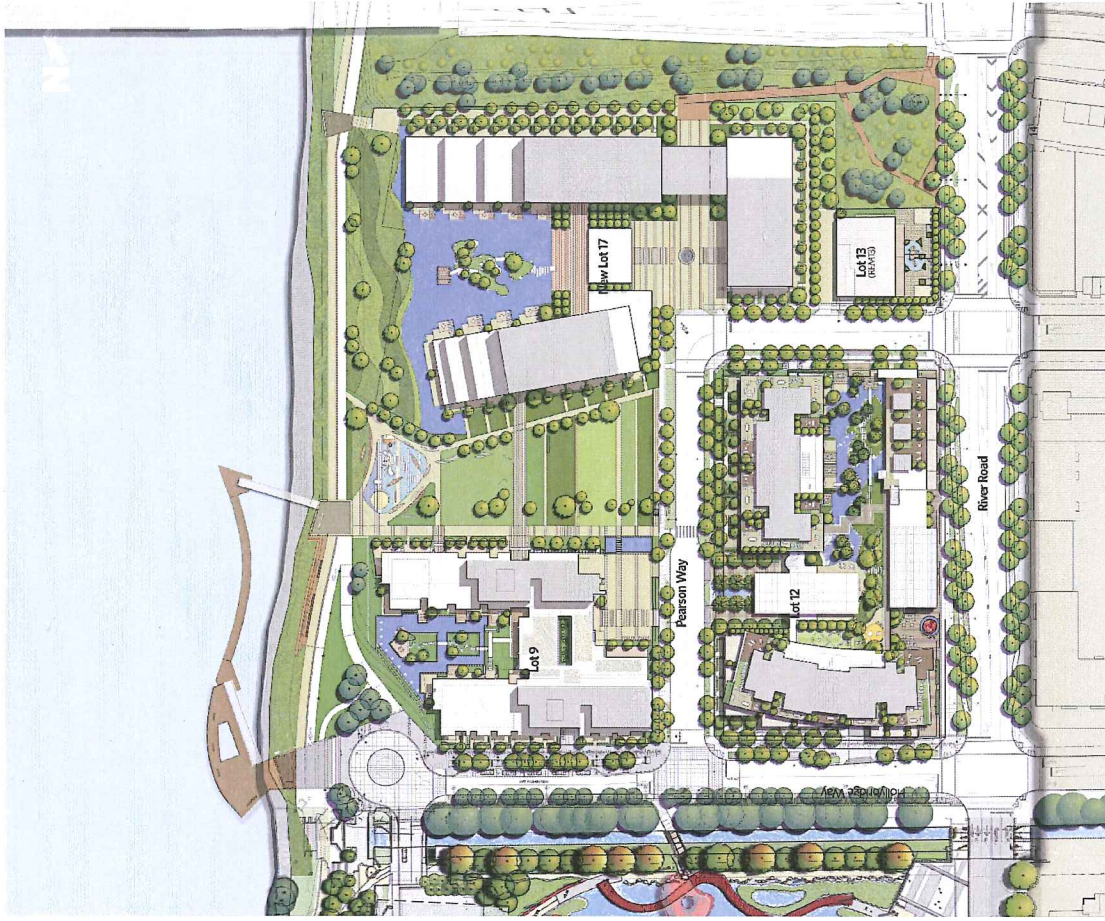
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COMPARISON CONTEXT PLAN



Oval to Bridge - Original Rezoning



Oval to Bridge - Approved Rezoning Amendment



# SITE CONTEXT PLAN



RIVER GREEN LOT 12

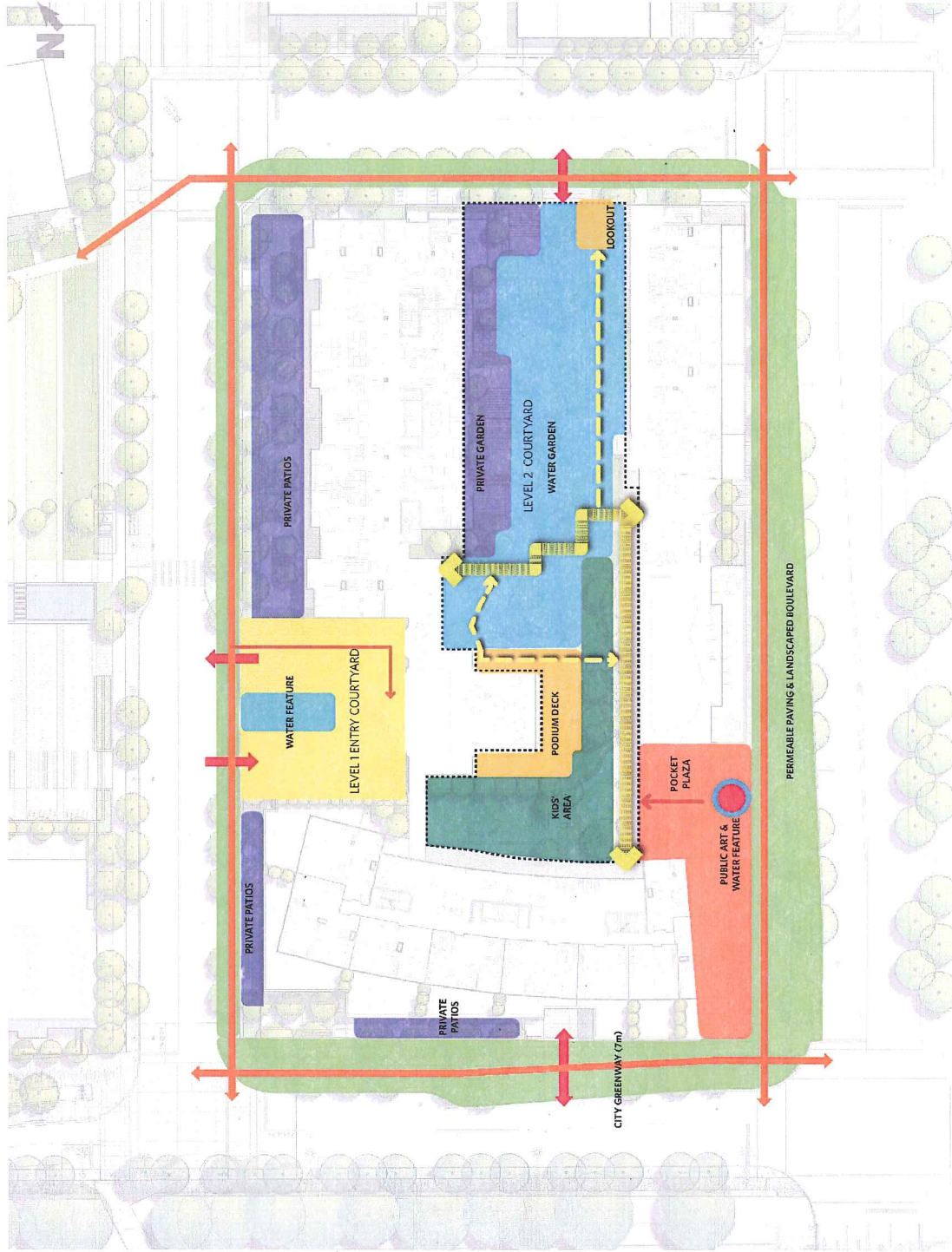
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# LANDSCAPE CONCEPT DIAGRAM



- Circulation Legend**
- Public Pedestrian
  - Semi Private Pedestrian
  - Parking / Servicing Access
  - Covered Walkway
  - Secondary Walkway





LEVEL PG FLOOR PLAN



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RIVER GREEN LOT 12

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LEVEL 2 FLOOR PLAN

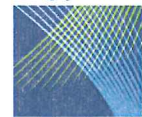




ROOF PLAN



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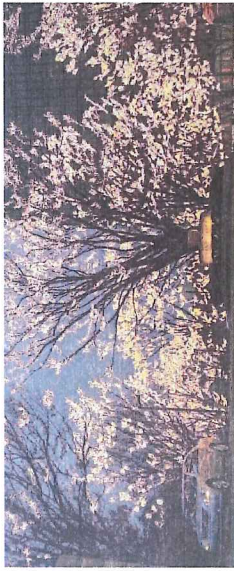
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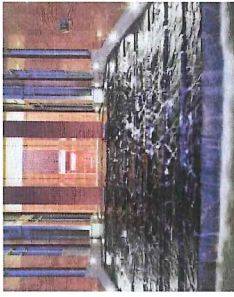


# PRECEDENT IMAGES

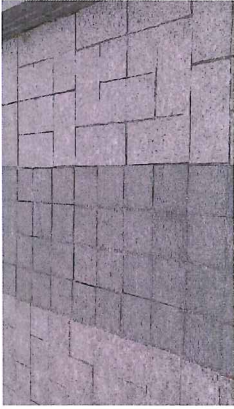
## ENTRY / ARRIVAL



Drive Court



Water Feature



Stone Paving

## RIVER ROAD



Plaza Paving



Pocket Plaza



Water Feature

## HOLLYBRIDGE WAY



Precast Pavers

## PEARSON WAY



Private Patios

## COURTYARD



Kid's Area



Kid's Area



Stepping Slabs



Reflecting Pool



Covered Walkway



Deck











RIVER GREEN LOT 12

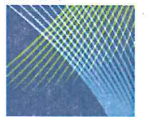
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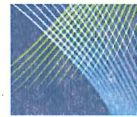
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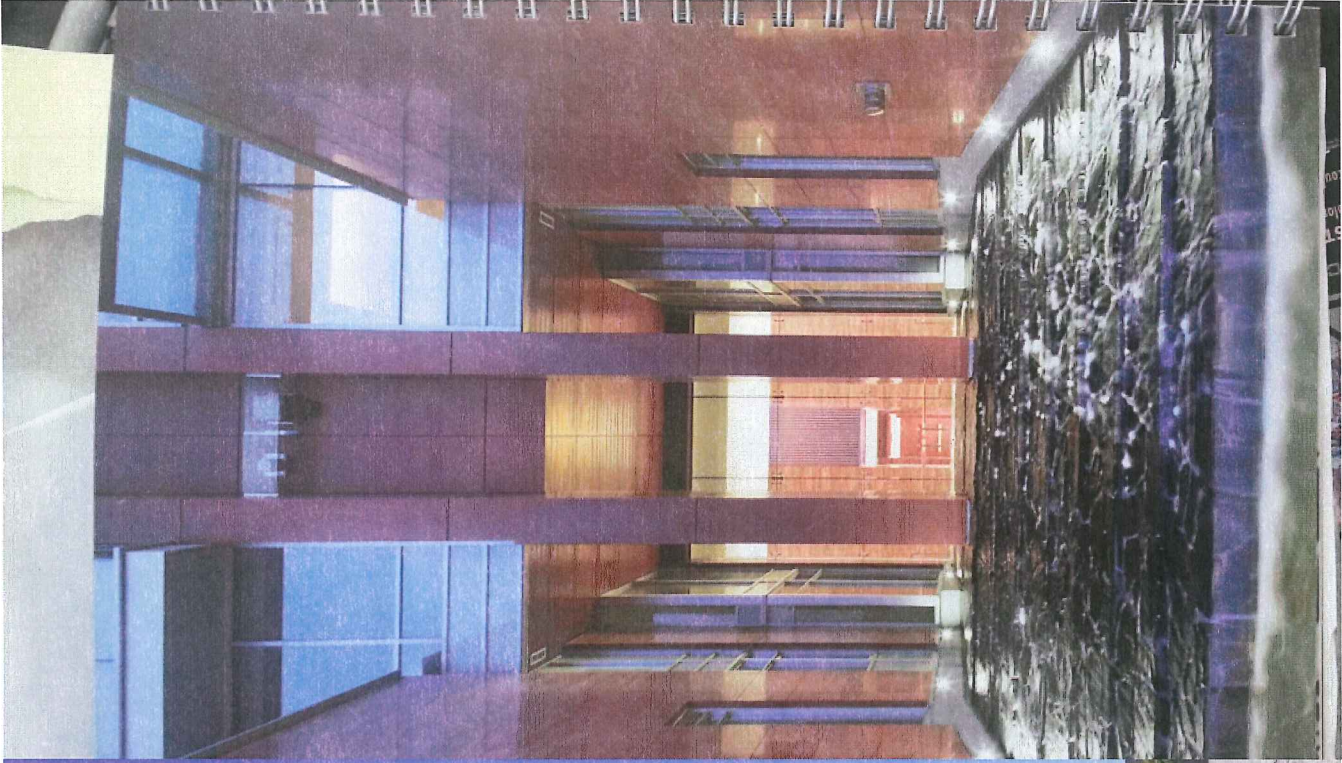
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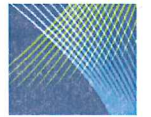
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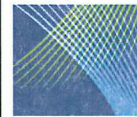
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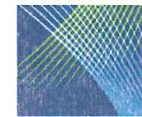
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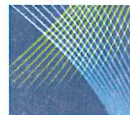
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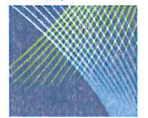
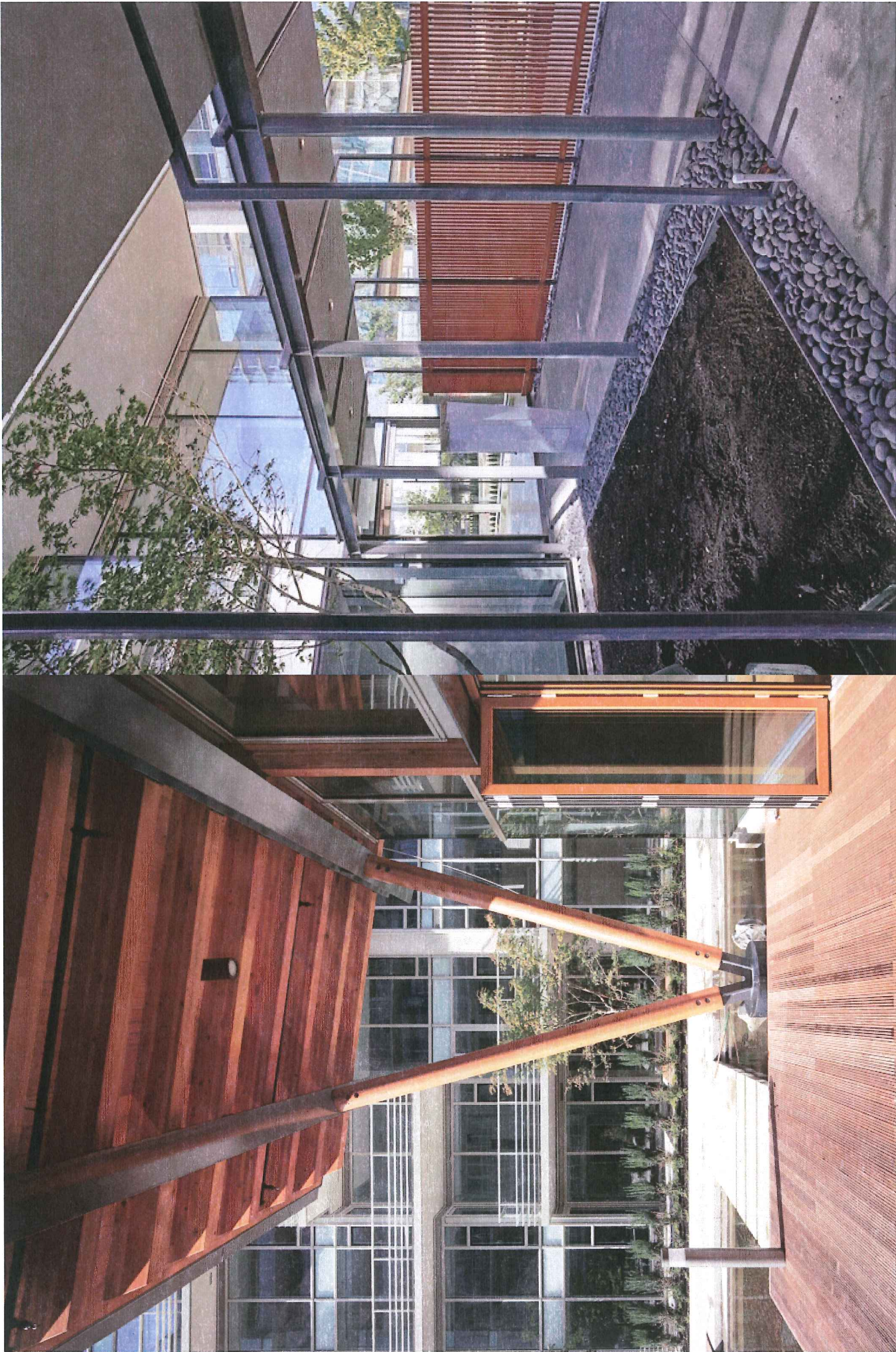
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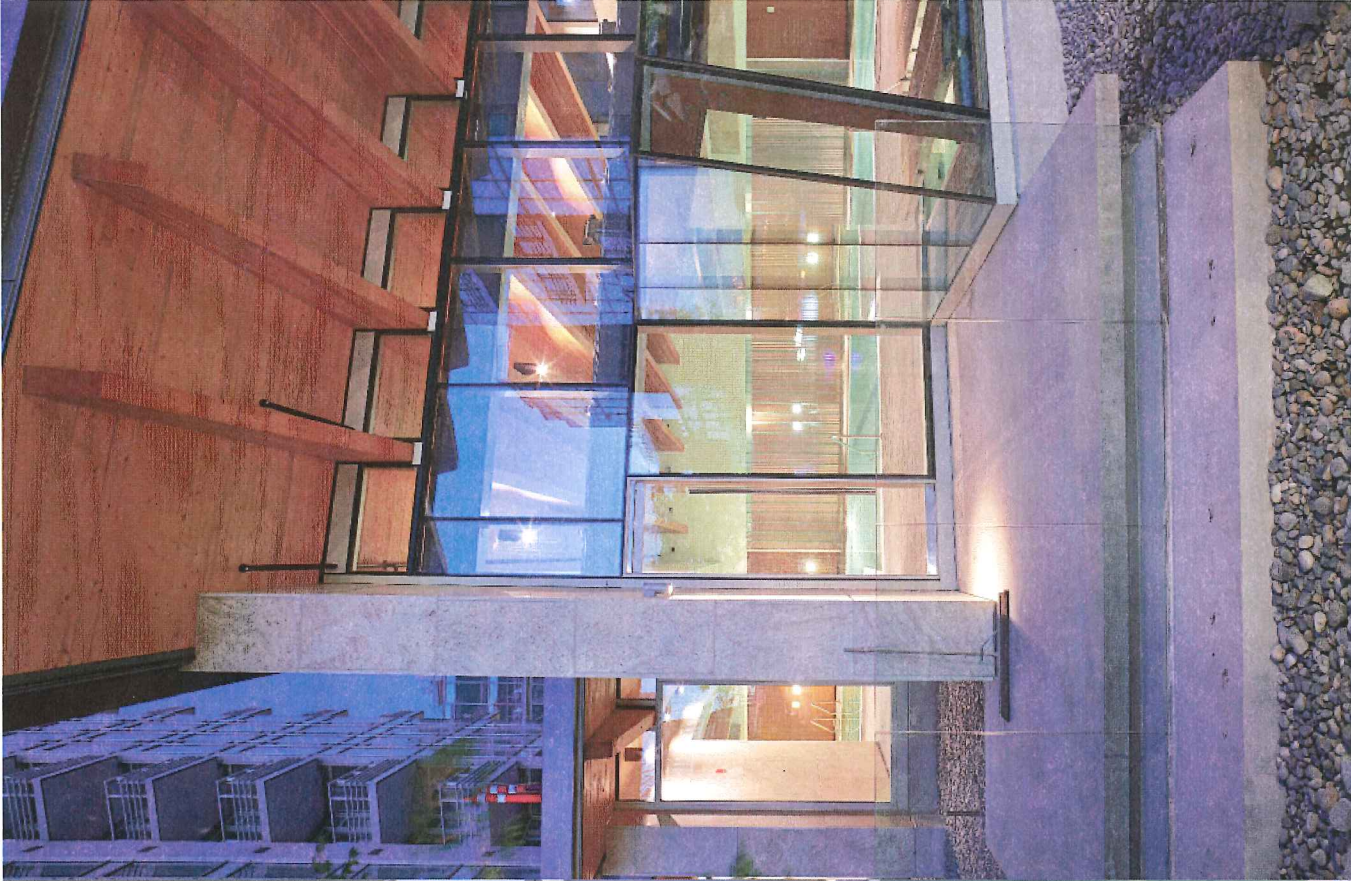
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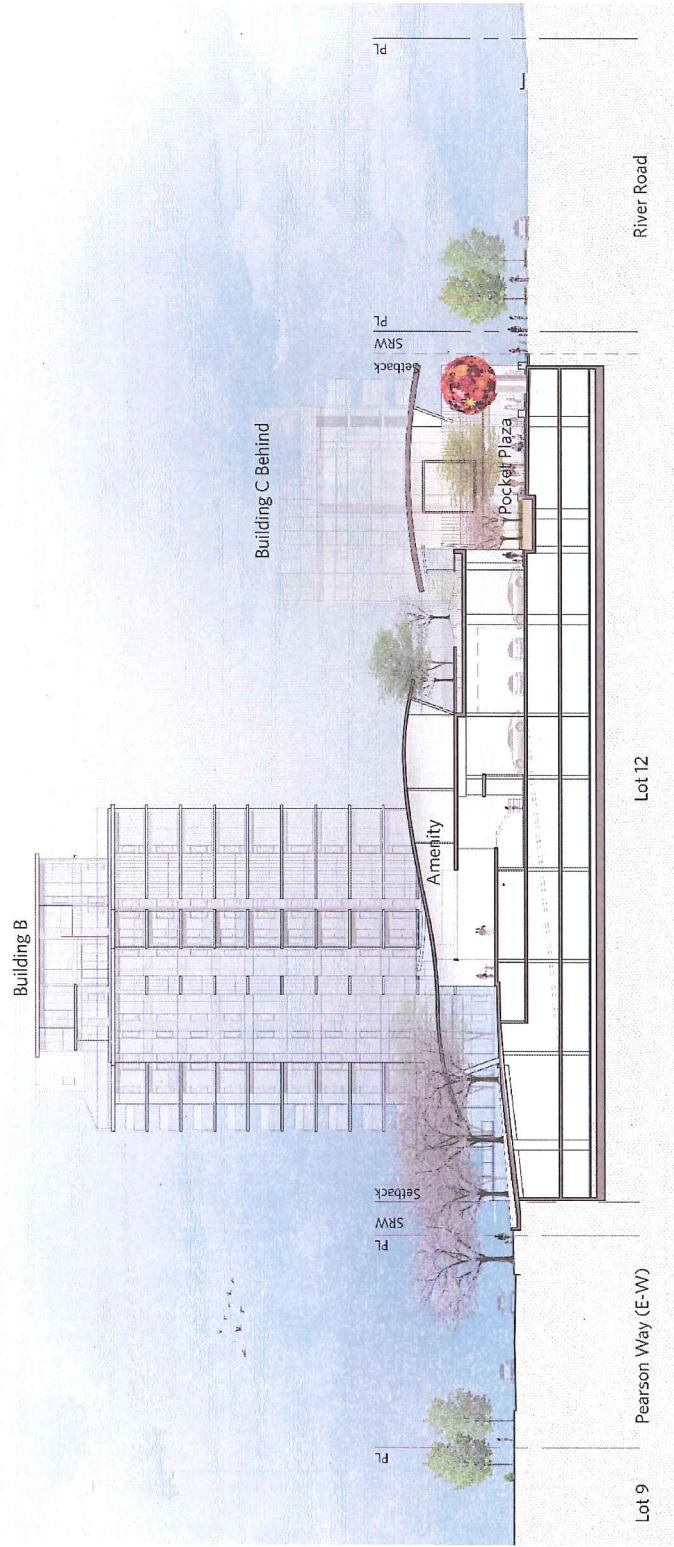
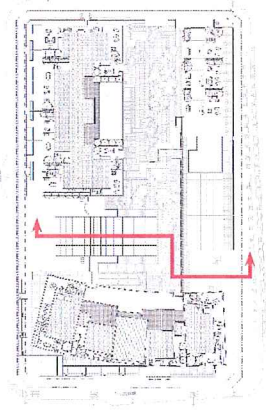
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SECTION



RIVER GREEN LOT 12

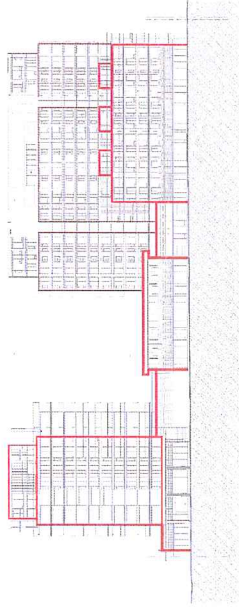
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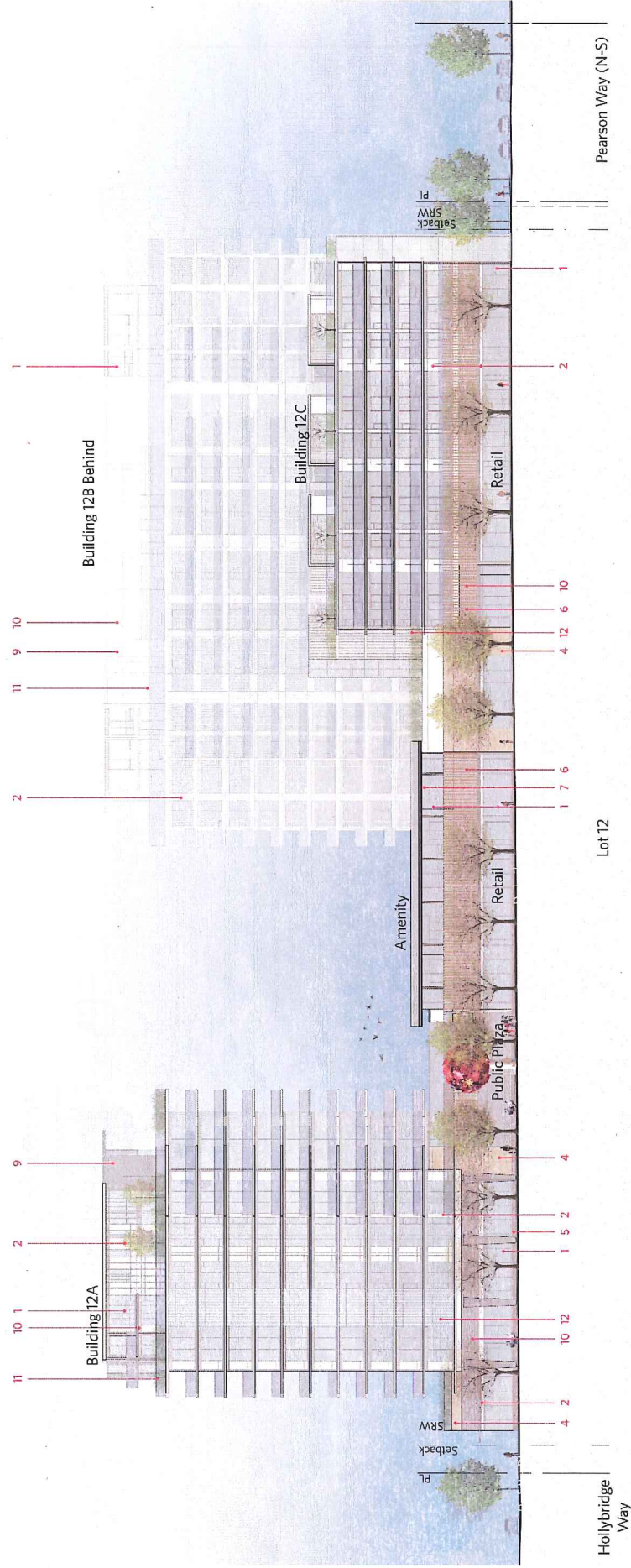
JAMES KM CHENG ARCHITECTS



# SOUTH ELEVATION



Massing Diagram



RIVER GREEN LOT 12



# NORTH ELEVATION



RIVER GREEN LOT 12

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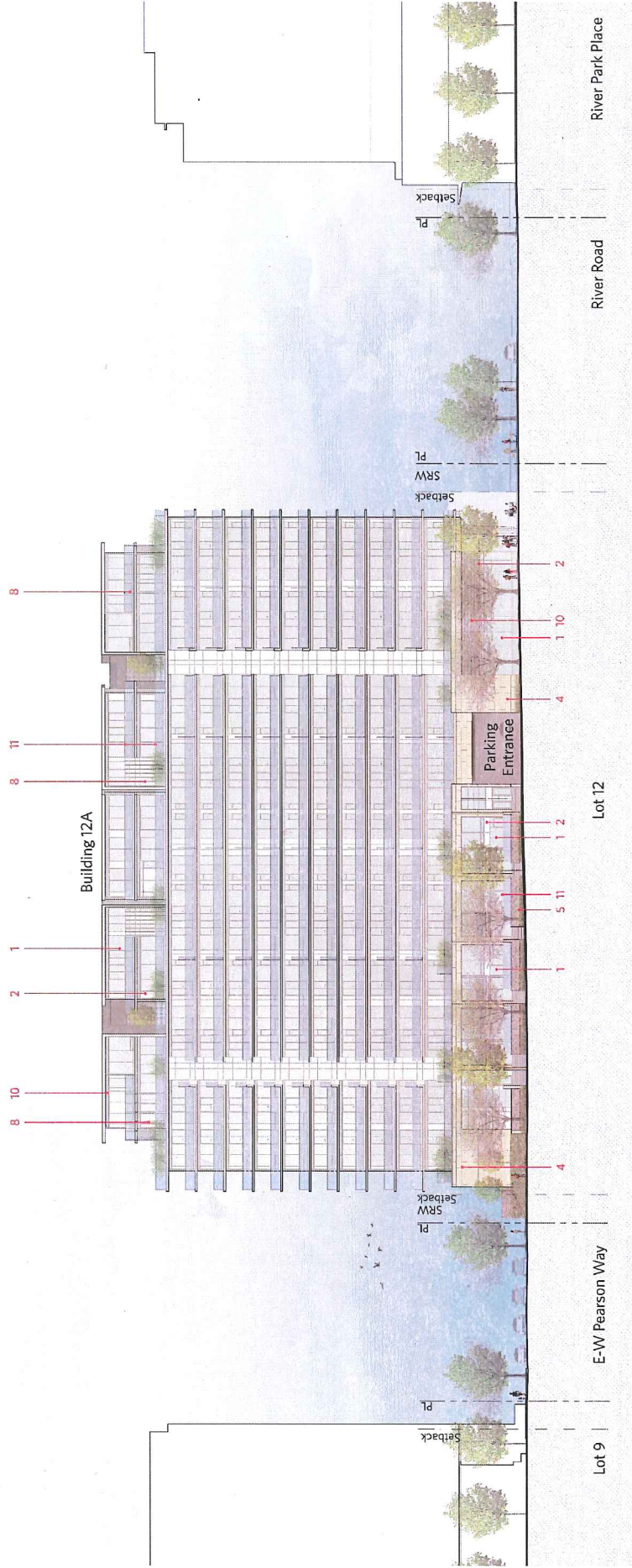
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# WEST ELEVATION



Massing Diagram



RIVER GREEN LOT 12

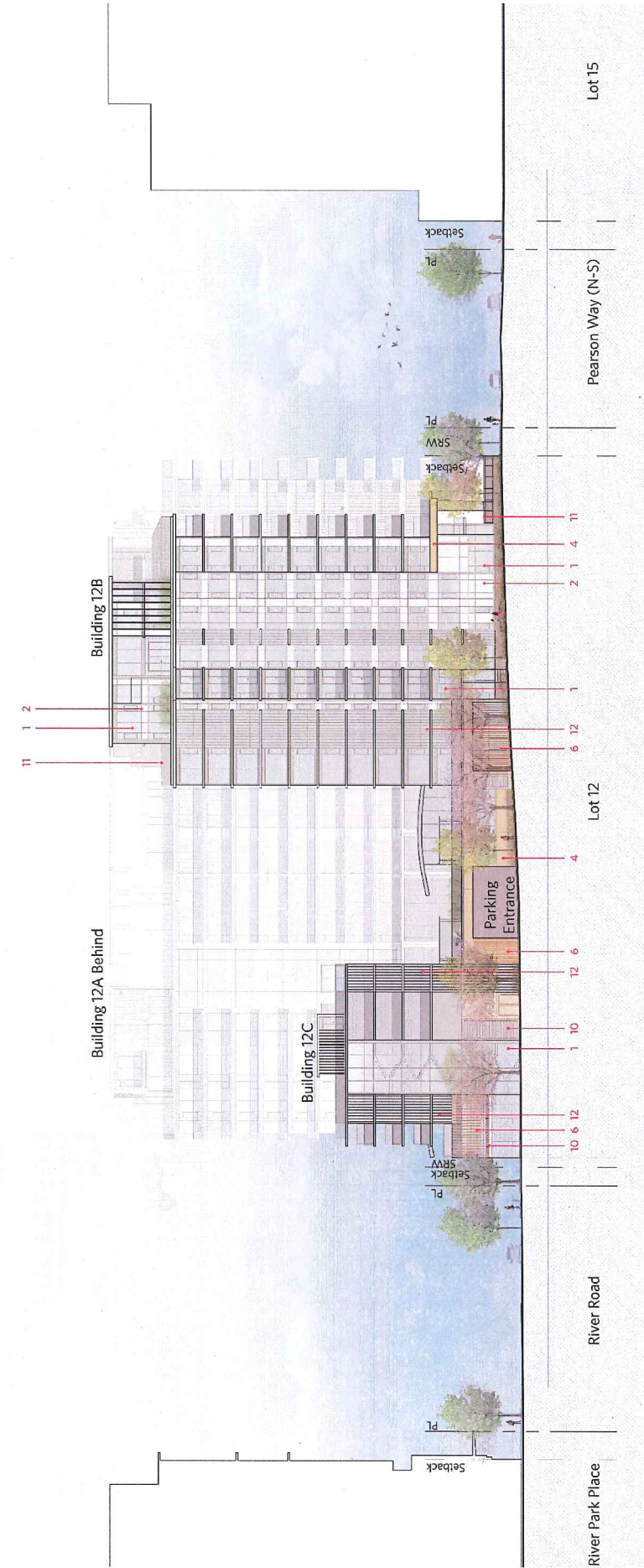
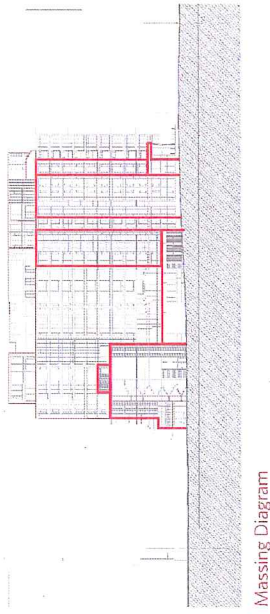
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# EAST ELEVATION



RIVER GREEN LOT 12

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river  
green™  
LOT 12



THANK YOU

