



Development Permit Panel Wednesday, April 29, 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, April 15, 2015, be adopted.

CARRIED

1. Development Permit 14-670686 (File Ref. No.: DP 14-670686) (REDMS No. 4536496)

APPLICANT: GBL Architects

PROPERTY LOCATION: 8888 Patterson Road and 3340 Sexsmith Road

INTENT OF PERMIT:

1. Permit the construction of the third phase of a five-phase, high-rise, multi-family residential development at 8888 Patterson Road containing a total of 135 dwellings, including 128 market units and 7 affordable housing units (secured with a Housing Agreement), together with a temporary park and temporary resident parking at 3340 Sexsmith Road, on property zoned “High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre);” and
2. Vary the provisions of Richmond Zoning Bylaw 8500, along the Hazelbridge Way frontage of the subject site, to:
 - a) reduce the minimum allowable setback from the boundary of statutory right-

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- of-way secured for road or park purposes from 3.0 m to 1.4 m; and
- b) increase the maximum allowable projections into the required yard for balconies, from 1.0 m to 1.8 m, and for architectural features, from 0.6 m to 2.2 m.

Applicant's Comments

With the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1) Amela Brudar, GBL Architects, briefed the Panel on the proposed application with regard to (i) urban design, (ii) architectural form and character, (iii) conditions of adjacency, (iv) construction of Phases 1 and 2, (v) advancing the development of the area previously envisioned to be Phase 5, (vi) road improvements along Patterson Road and Sexsmith Road, and (vii) permanent and transitional vehicle parking.

In reply to queries from the Panel, Ms. Brudar noted that (i) an interim park was proposed to ensure occupants of the first phase of development would have access to park space, (ii) the proposed location of the interim park was relocated along the south side of Hazelbridge Way, (iii) the order of the phases of development was altered for marketing purposes, and (iv) should the permanent park be completed prior to occupancy of the first phase, the interim park would not be required.

Ms. Brudar spoke of the subject development, noting that (i) similar architectural features and building materials from Phases 1 and 2 will be incorporated and will include glazing, (ii) vehicle parking for this phase is being constructed as part of the Phase 1 Development Permit, (iii) the main entrance to the building would be along Ketcheson Road, (iv) townhouses will be proposed along Ketcheson Road, and (v) the ninth floor will include an open amenity space for residents.

Grant Brumpton, PWL Partnerships, commented on the proposed development's landscape and open space design, noting that (i) the proposed interim park will include a large multi-use lawn, (ii) the applicant worked with staff on the proposed interim park's design and programming, (iii) due to design modifications, planter walls and stairs along the amenity deck and Ketcheson Road had to be relocated, (iv) a water feature is integrated with the development entrance along Hazelbridge Way, and (v) the amenity deck will be positioned to have optimal sunlight coverage.

Panel Discussion

In reply to queries from the Panel with regard to the proposed variances, Ms. Brudar noted that proposed setback for Hazelbridge Way will not have a significant impact to the adjacent sidewalk and will include a landscaped buffer. She added the variance related to increasing allowable projections in the required yard for balconies will provide for emergency vehicle turnaround and not impact pedestrian circulation.

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Staff Comments

Wayne Craig, Director, Development, spoke of the proposed development, noting that (i) seven affordable housing units and 23 basic universal housing units will be included in the project, (ii) the proposed development will be designed to be District Energy Utility ready, (iii) the proposed development will be designed to meet the City's aircraft noise mitigation standards, (iv) the proposed variances are expected to enhance the proposed development's design, and (v) the proposed development will provide a contribution towards to the Capstan Station Reserve at the Building Permit Stage.

In reply to queries from the Panel, Mr. Craig advised that changes to the proposed development's phases will not impact the delivery of proposed amenities.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of the third phase of a five-phase, high-rise, multi-family residential development at 8888 Patterson Road containing a total of 135 dwellings, including 128 market units and 7 affordable housing units (secured with a Housing Agreement), together with a temporary park and temporary resident parking at 3340 Sexsmith Road, on property zoned "High Rise Apartment and Artist Residential Tenancy Studio Units (ZHR10) – Capstan Village (City Centre);" and*
2. *vary the provisions of Richmond Zoning Bylaw 8500, along the Hazelbridge Way frontage of the subject site, to:*
 - a) *reduce the minimum allowable setback from the boundary of statutory right-of-way secured for road or park purposes from 3.0 m to 1.4 m; and*
 - b) *increase the maximum allowable projections into the required yard for balconies, from 1.0 m to 1.8 m, and for architectural features, from 0.6 m to 2.2 m.*

CARRIED

2. New Business

3.

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3. **Date of Next Meeting: Wednesday, May 13, 2015**

4. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:51 p.m.

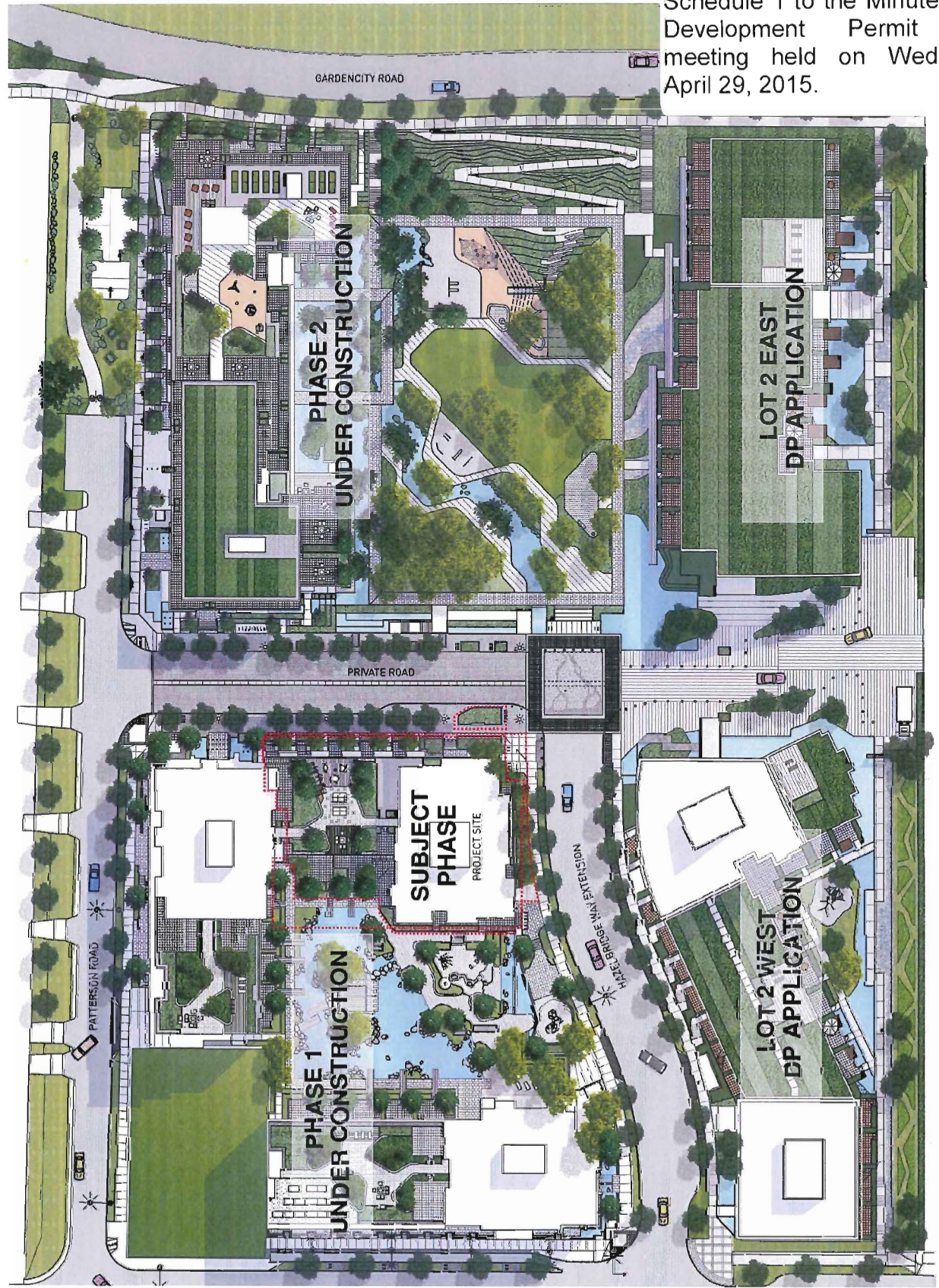
CARRIED

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, April 29, 2015.

Joe Erceg
Chair

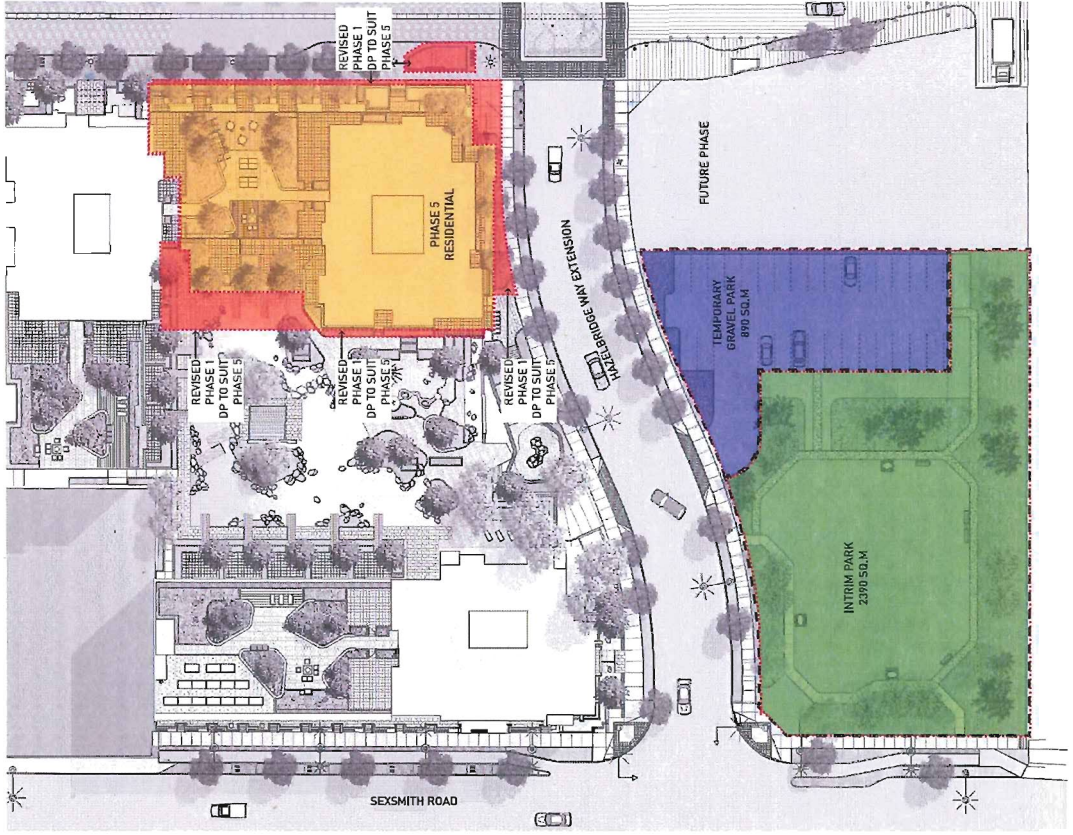
Evangel Biason
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 29, 2015.



SITE PLAN

SITE PLAN



PHASE 5 DESIGN CONCEPT

PHASE 1



FRAMED TOWER / PODIUM

Phase 1 (currently under construction) is characterized by large overhanging framing elements to articulate the towers and podiums. Amenity spaces and artist studios at the base are further expressed to clearly delineate a base, middle, and top to the form.

PHASE 2



STEPPED MID-RISE

Phase 2 (currently in pre-construction) departs from the tower / podium typology for a more linear, stepping mid-rise form of development. The large amenity space and townhomes wrapping the base are expressed with brick and glass while the overall massing is broken down through a staggered pattern of iridescent metal panels.

PHASE 5

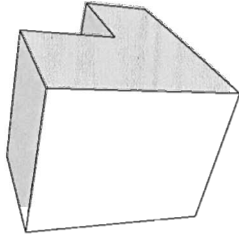


BASE - MIDDLE - TOWER

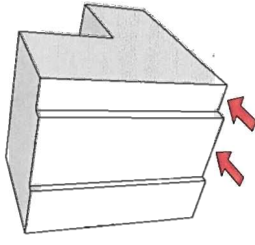
Phase 5 takes cues from both Phase 1 and 2 while establishing its own unique identity. The tower / podium typology utilized in Phase 1 is repeated here with stone used at the townhouse and lobby base.

The podium mid-section is clearly articulated through horizontal concrete upstands and vertical sunshades at the podium level. A framing element is used around the podium to reflect the Phase 1 elements also lining the courtyard.

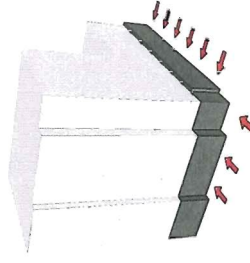
The tower volume positioned at the primary corner is further expressed through a staggered pattern of iridescent metal panel similar to the facade treatment in Phase 2. Slab extensions are used as a scaling device to further emphasize the overall composition as an interplay of a base, middle, and tower.



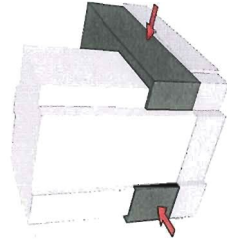
01 - ZONING FORM



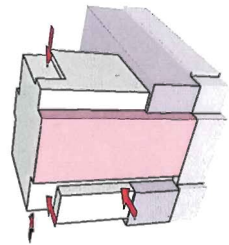
02 - SETBACKS



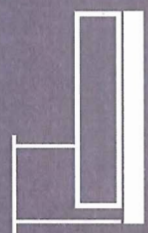
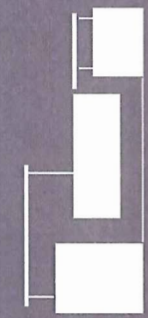
03 - BASE



04 - MIDDLE



05 - TOWER



PLANS



ULTIMATE PARKING

PHASE 1	
RESIDENTIAL	206
VISITOR	51
SUBTOTAL	327
PHASE 2	
RESIDENTIAL	267
VISITOR	47
SUBTOTAL	314
PHASE 5	
RESIDENTIAL	138
VISITOR	25
SUBTOTAL	163
TOTAL	804

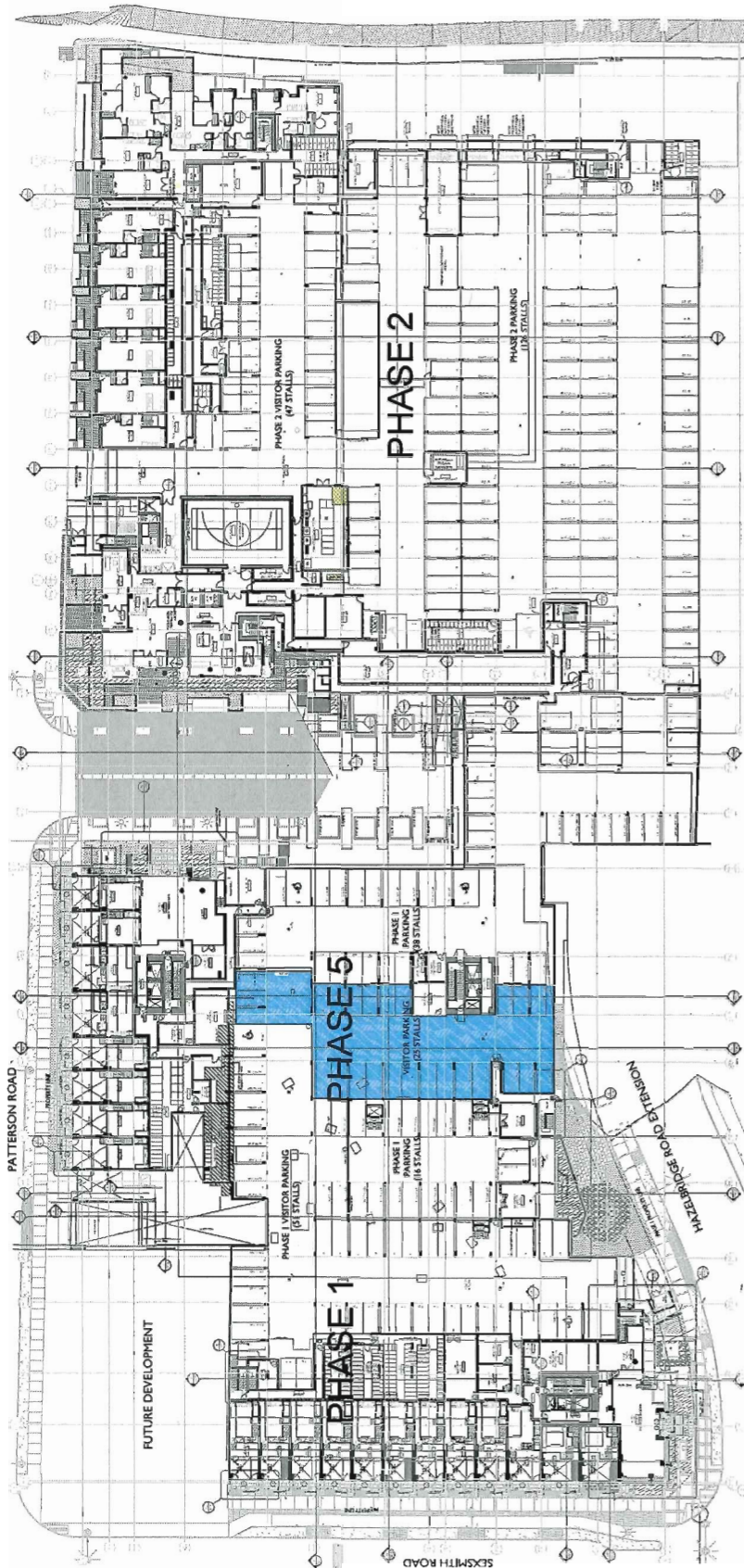
LOT 1 TOTAL PARKING

PHASE 1	
ONSITE	337
OFFSITE	12
SUBTOTAL	349
PHASE 2	
ONSITE	314
OFFSITE	11
SUBTOTAL	325
PHASE 5	
ONSITE	163
OFFSITE	7
SUBTOTAL	170
TOTAL	844

LOT 1 ONSITE PARKING

PHASE 1	
RESIDENTIAL	202
VISITOR	51
TRANSITIONAL	24
SUBTOTAL	327
PHASE 2	
RESIDENTIAL	263
VISITOR	47
TRANSITIONAL	24
SUBTOTAL	314
PHASE 5	
RESIDENTIAL	122
VISITOR	25
TRANSITIONAL	16
SUBTOTAL	163
TOTAL	814

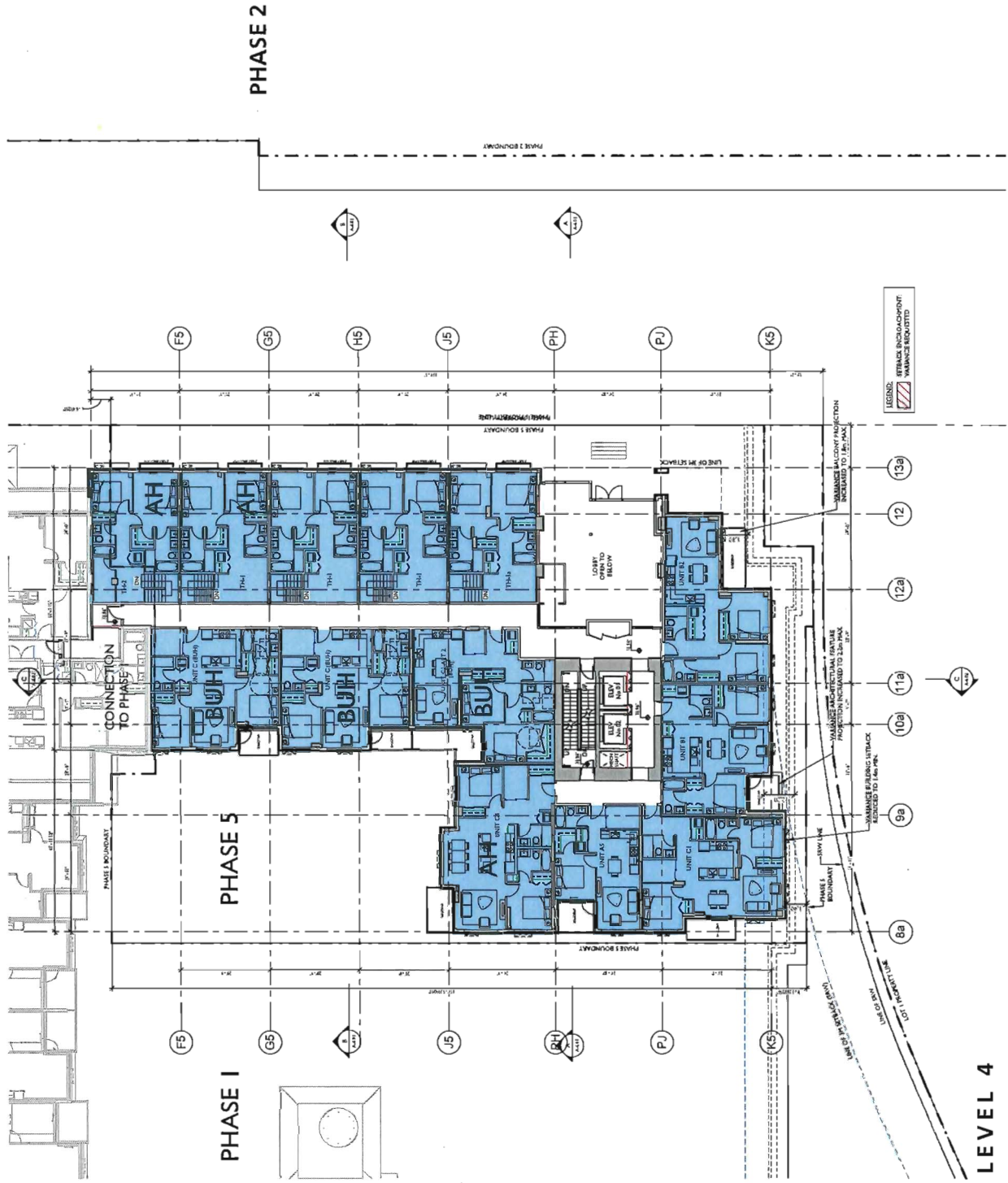
PLANS



LOT 1 PERMANENT PARKING	
PHASE 1	
RESIDENTIAL	286
VISITOR	51
SUBTOTAL	337
PHASE 2	
RESIDENTIAL	167
VISITOR	47
SUBTOTAL	214
PHASE 5	
RESIDENTIAL	138
VISITOR	25
SUBTOTAL	163
TOTAL	814

LOT 1 TOTAL PARKING	
PHASE 1	
ON-SITE	337
OFF-SITE	32
SUBTOTAL	369
PHASE 2	
ON-SITE	164
OFF-SITE	11
SUBTOTAL	175
PHASE 5	
ON-SITE	163
OFF-SITE	7
SUBTOTAL	170
TOTAL	614

LOT 1 ON-SITE PARKING	
PHASE 1	
RESIDENTIAL	252
VISITOR	51
TRANSITIONAL	34
SUBTOTAL	337
PHASE 2	
RESIDENTIAL	138
VISITOR	47
TRANSITIONAL	34
SUBTOTAL	219
PHASE 5	
RESIDENTIAL	122
VISITOR	25
TRANSITIONAL	16
SUBTOTAL	163
TOTAL	814



LEVEL 4

PLANS

PHASE I

PHASE 5

PHASE 2



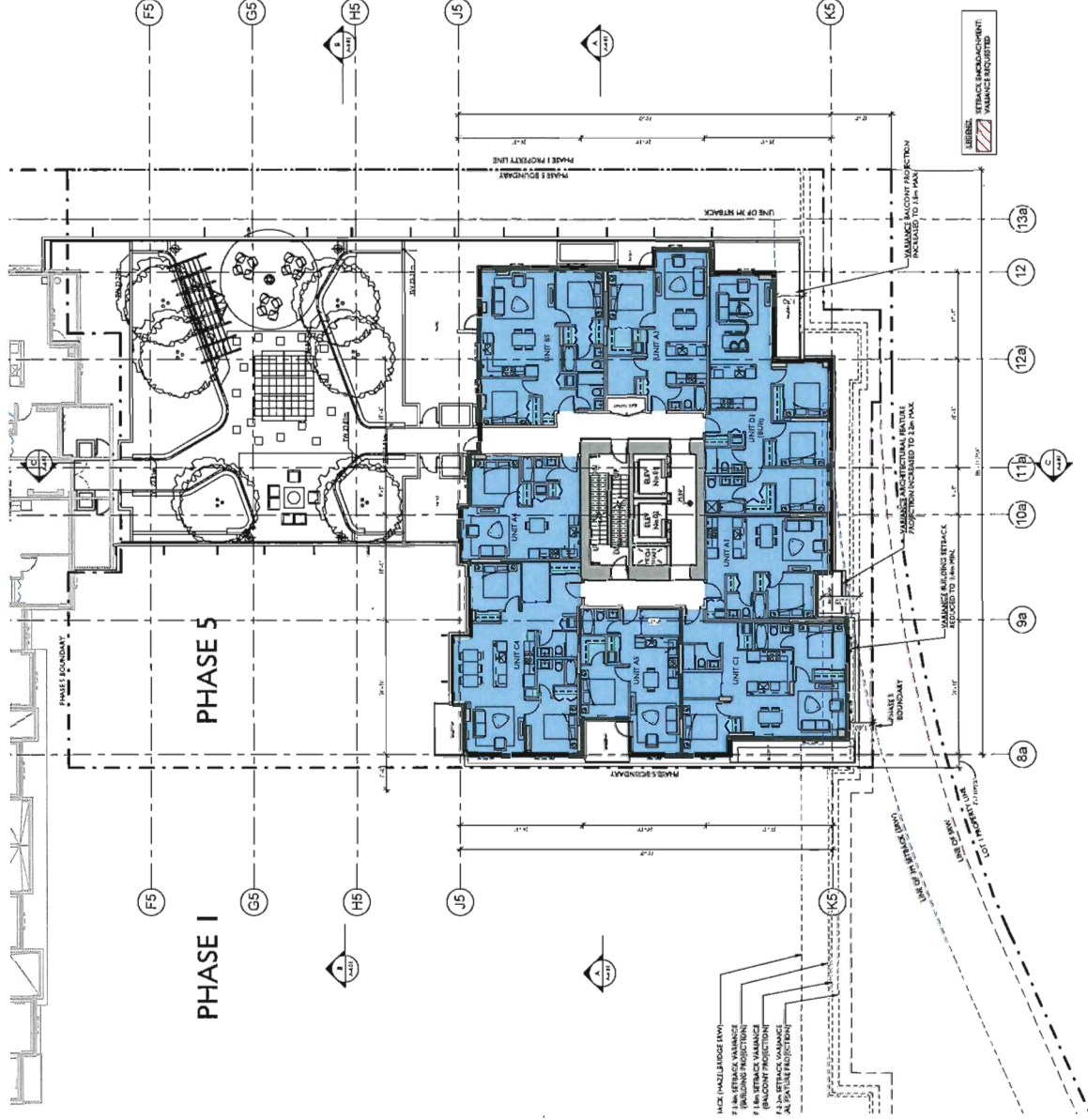
LEVELS 5-8

PLANS

PHASE 2

PHASE 5

PHASE 1



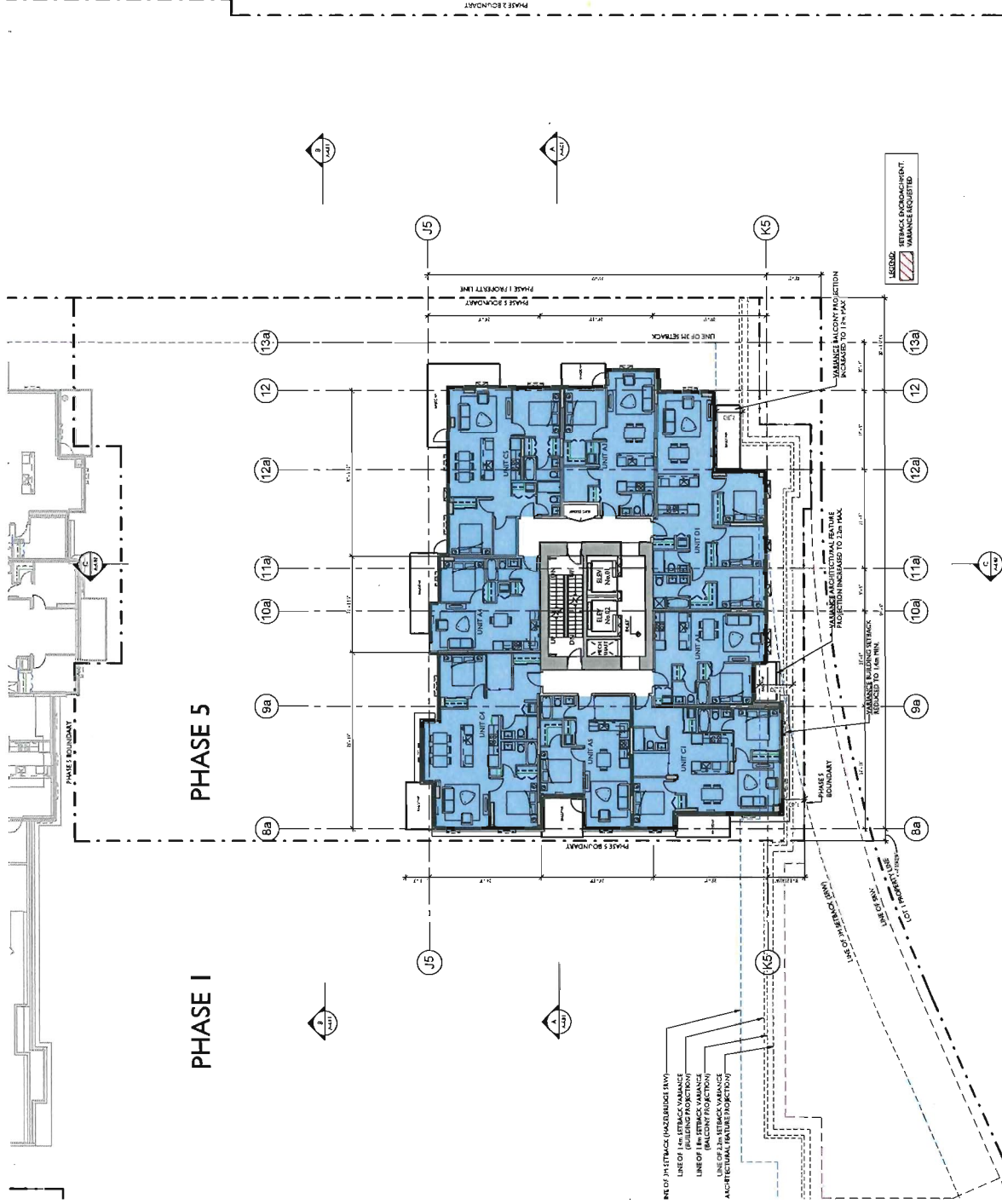
LEVEL 9

PLANS

PHASE I

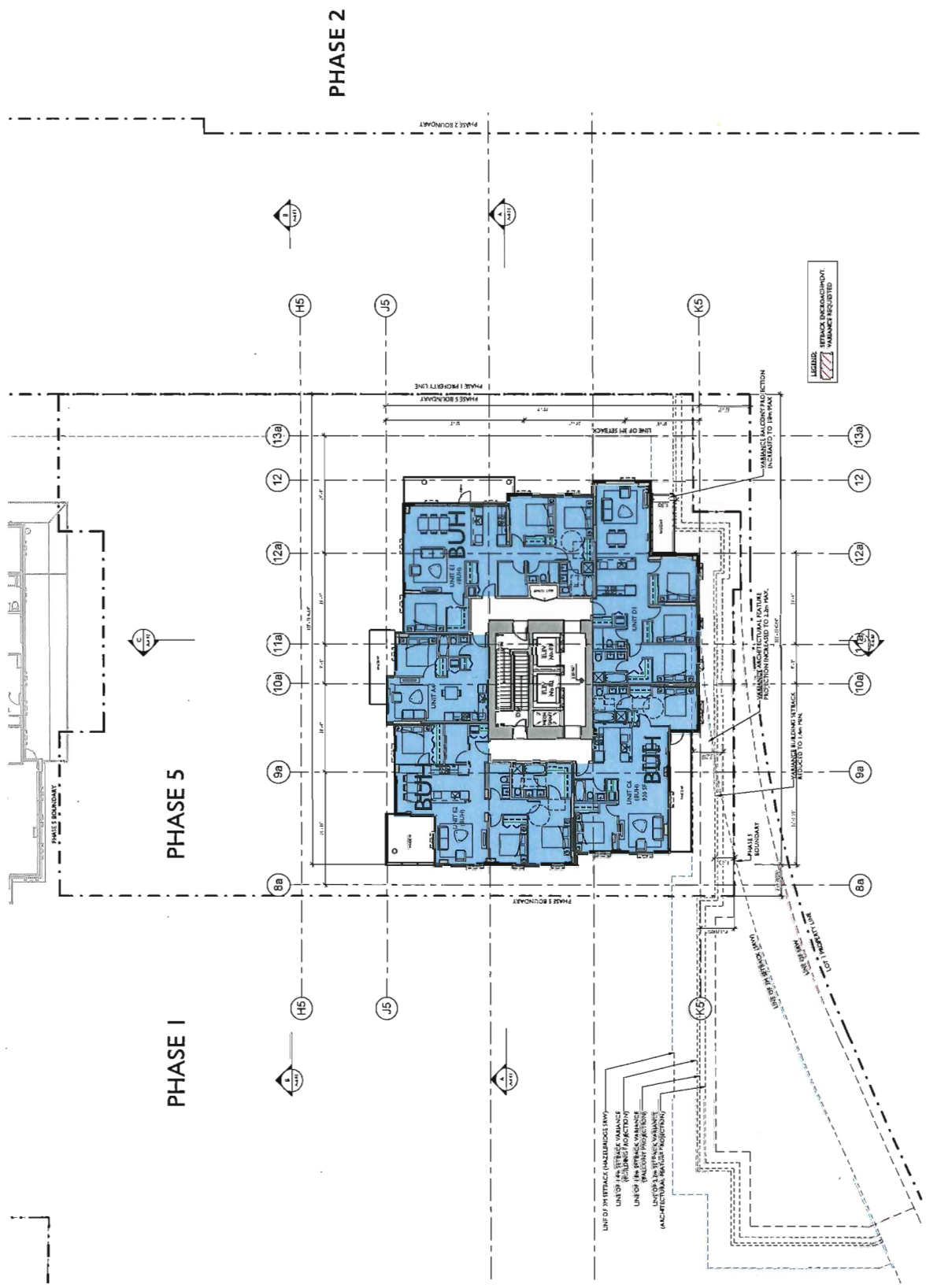
PHASE 5

PHASE 2



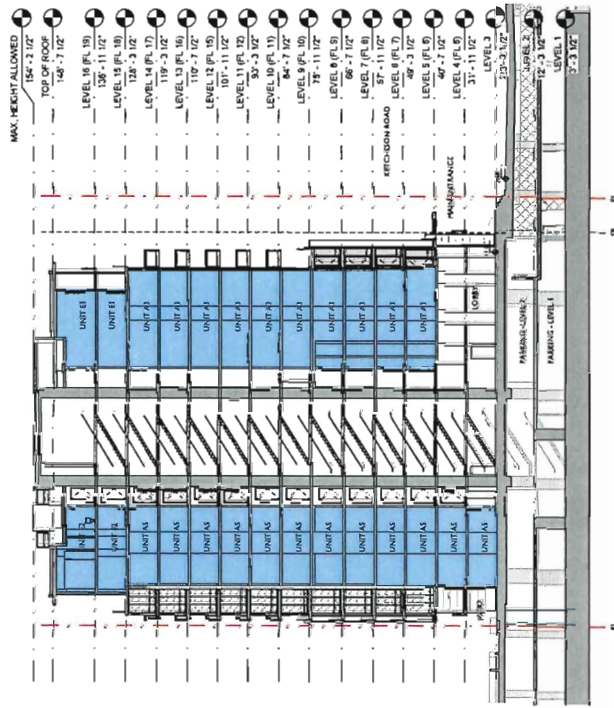
LEVELS 10-14

PLANS

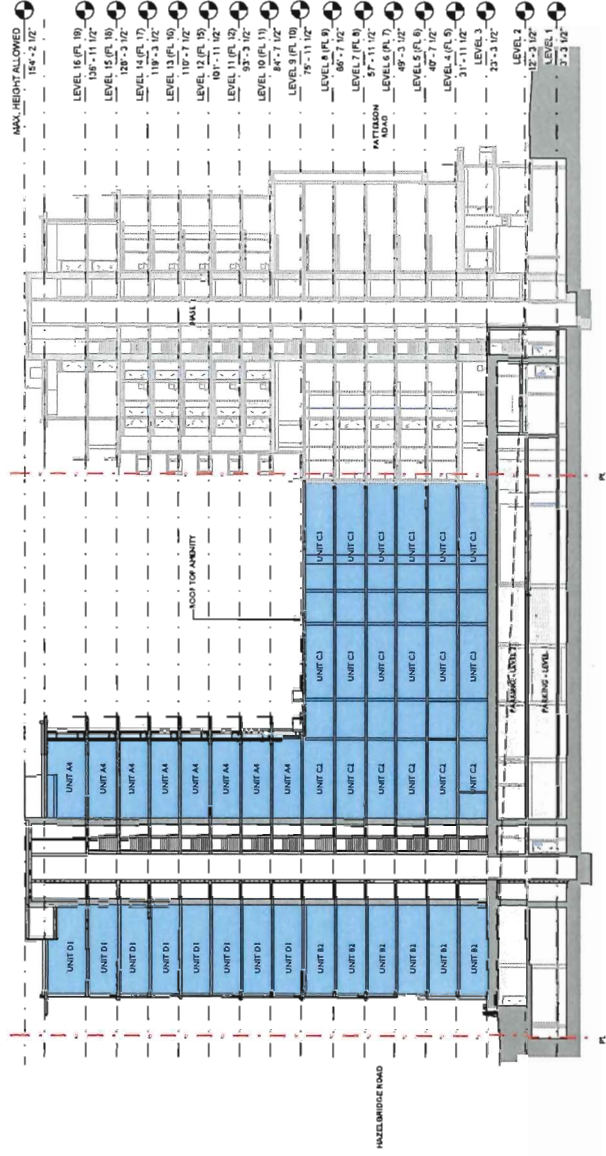


LEVELS 15 & 16

SECTIONS



SECTION A



SECTION C

ELEVATIONS



EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS



WEST ELEVATION

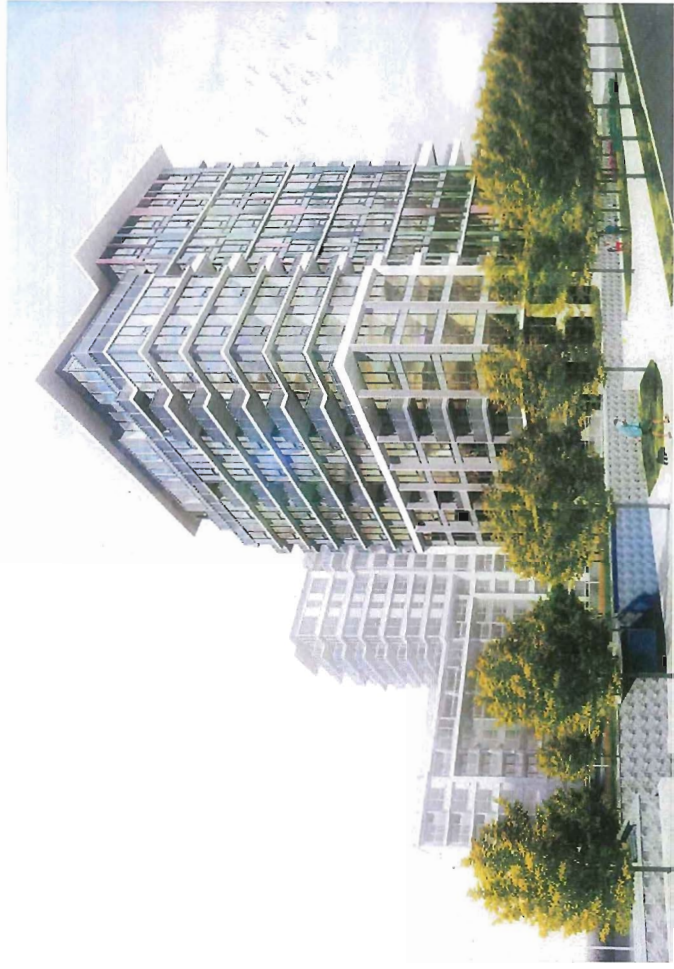


NORTH ELEVATION

RENDERINGS



VIEW FROM EAST



VIEW FROM SOUTHWEST

MATERIALS



VIEW FROM SOUTHEAST

SPECTRA METAL PANEL



AMAZON

SPECTRA METAL PANEL



SAKURA

TOWER

MULLIONS



SILVER

SPANDREL



GP CHARLESTON
CL3172W

VERTICAL SUNSHADES



SILVER

MIDDLE

PAINTED CONCRETE

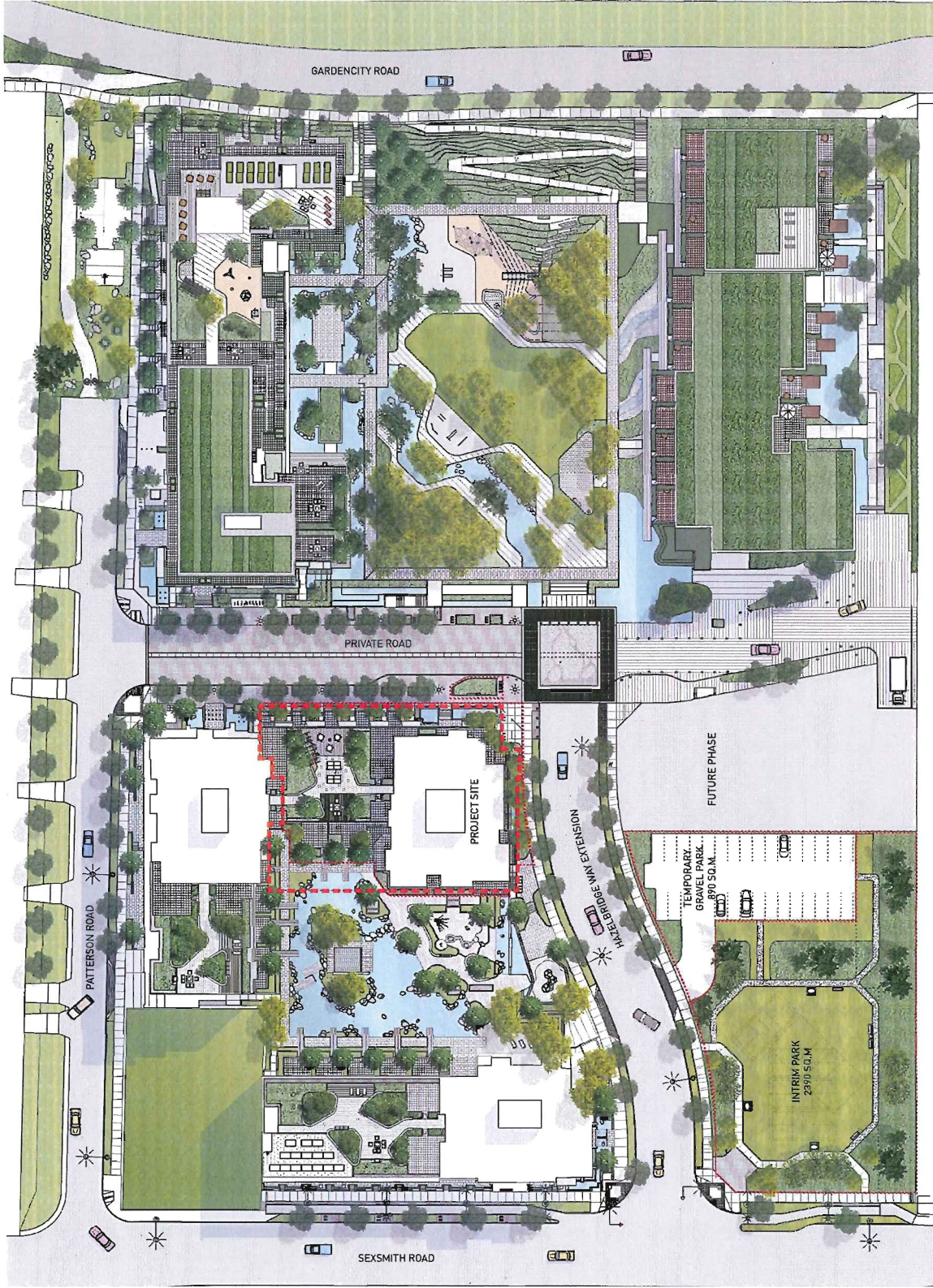
BM CC-30
OXFORD WHITE

BASE

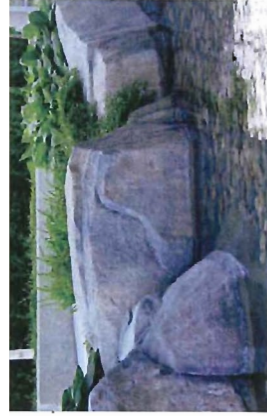
STONE



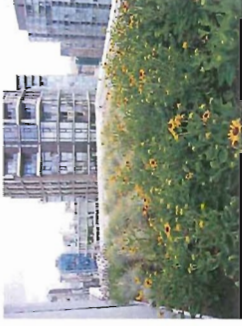
ARRISCRAFT MONTECITO



inspiration



ROOFTOP GARDEN



COURTYARD WATER FEATURE AND TOWNHOUSE PATIO



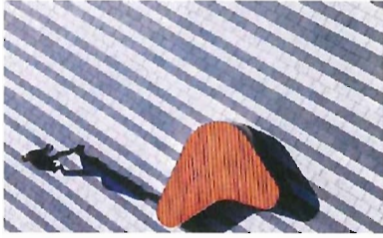
LOBBY AND TOWNHOUSE PATIO



INTERIOR PARK



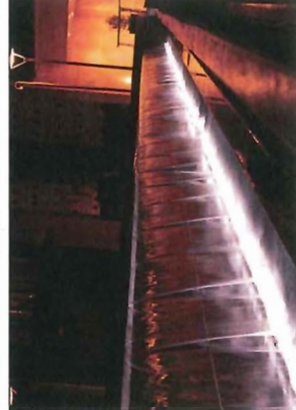
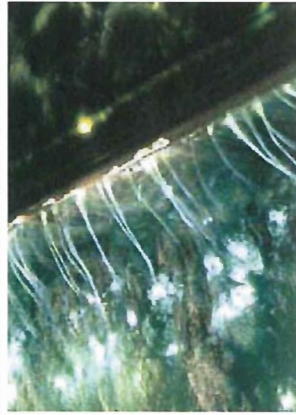
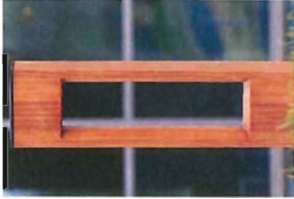
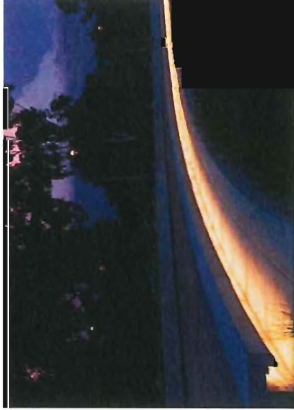
paving



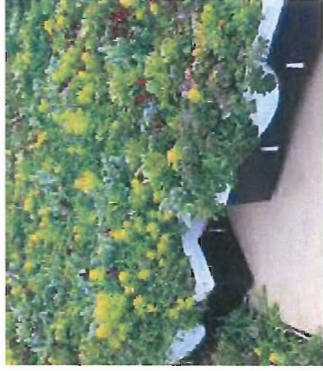
furnishings

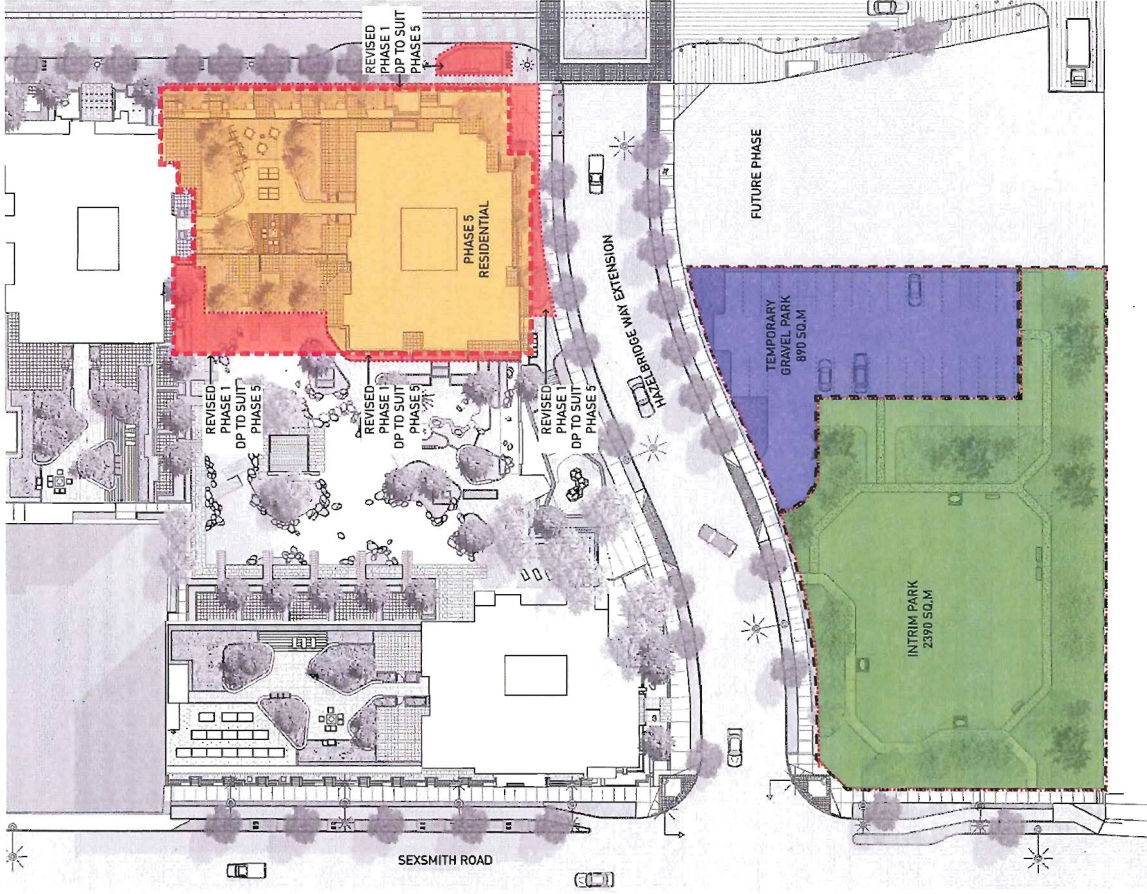
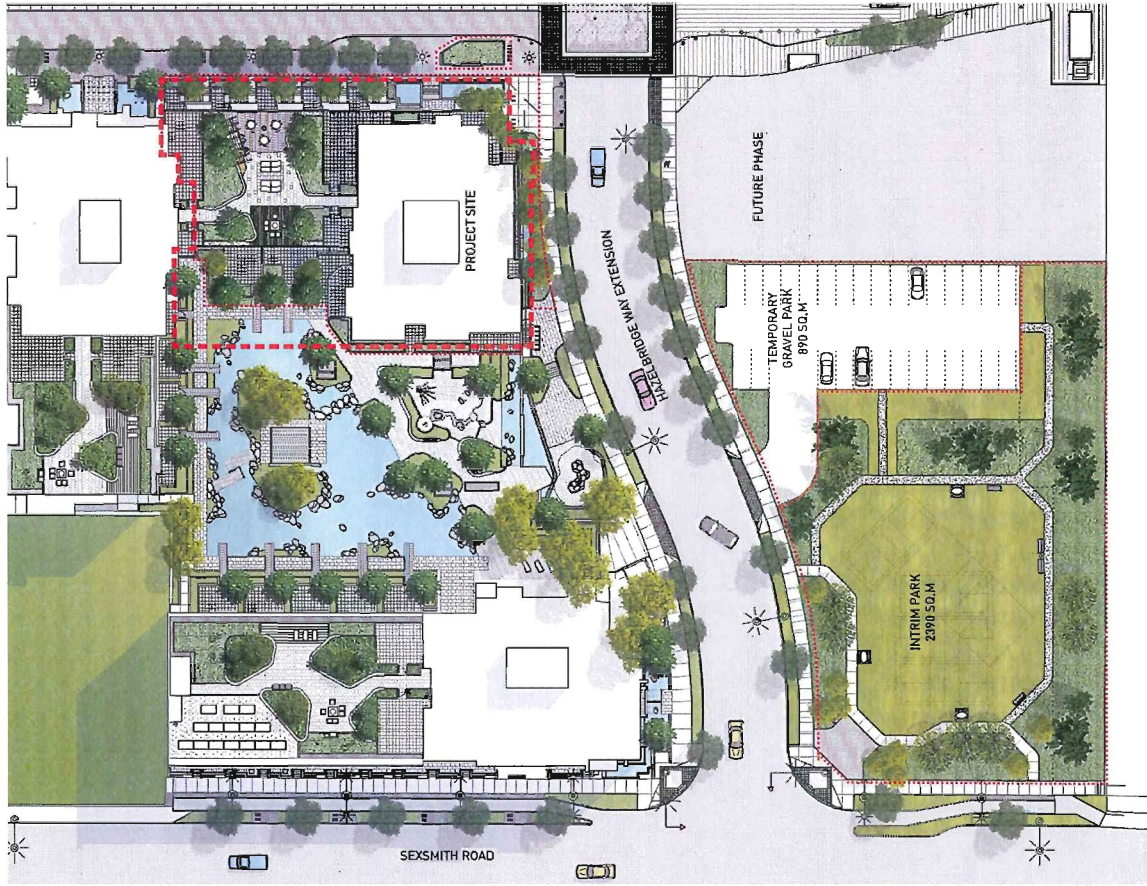


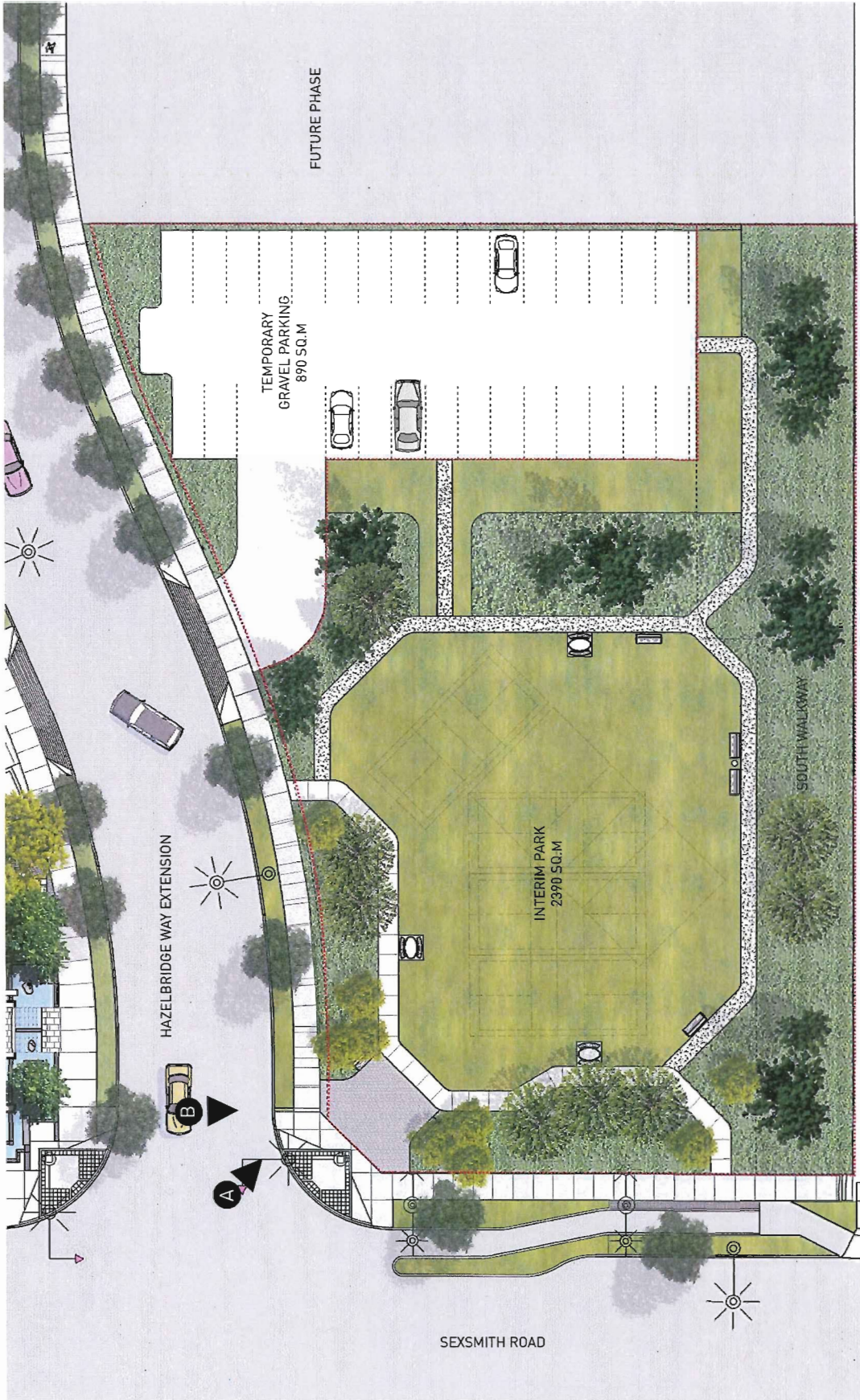
lighting



green roofs





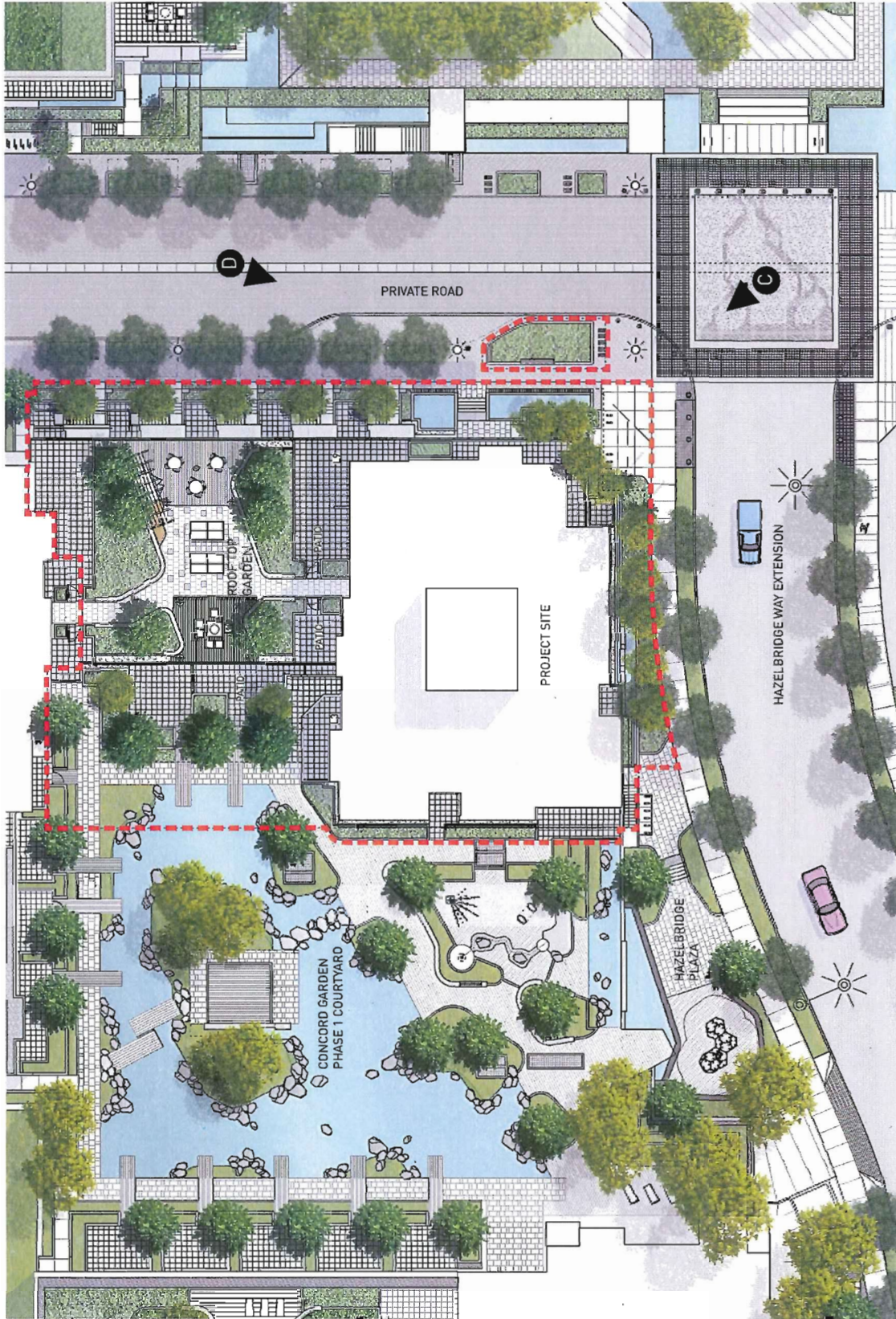


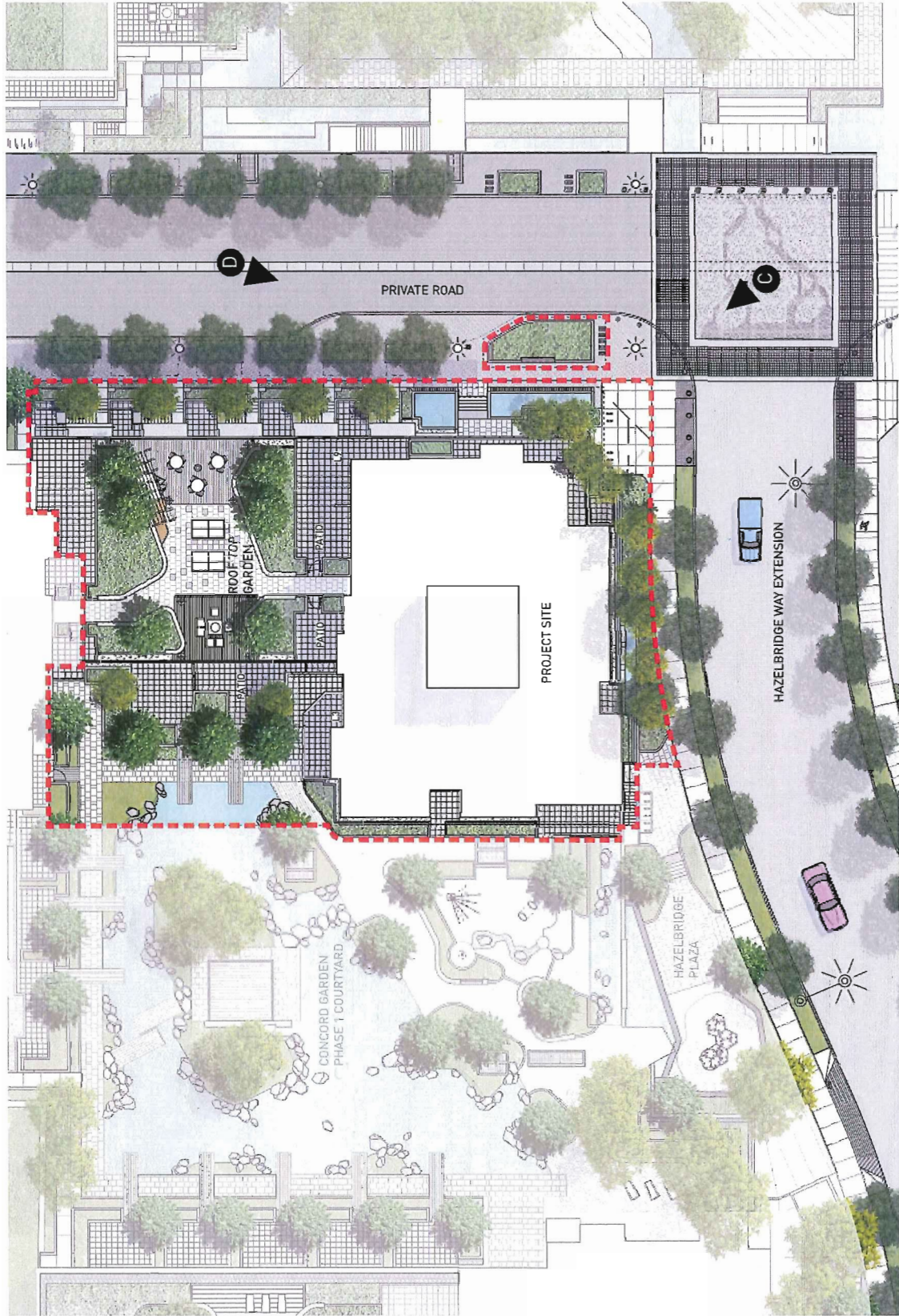


PERSPECTIVE A: INTERIM PARK ENTRY



PERSPECTIVE B: BIRD'S EYE VIEW OF INTERIM PARK FROM PHASE 1 BUILDING







PERSPECTIVE C: PRIVATE ROAD INTERSECTION AND LOBBY



PERSPECTIVE D: PRIVATE ROAD AND LOBBY

