



**Development Permit Panel
Wednesday, August 29, 2018**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, Acting General Manager, 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 July 25, 2018 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-782793
(REDMS No. 5798142)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 4331 and 4431 Vanguard Road

INTENT OF PERMIT:

1. To permit the construction of a three storey 8,576 m² (92,310 ft²) industrial building on a consolidated property including 4331 and 4431 Vanguard Road on a site zoned "Industrial Retail (IR1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12.0 m to 14.2 m.

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Applicant's Comments

Ernst Loots, Christopher Bozyk Architects Ltd, provided background information on the proposed development and highlighted the following:

- the project is essentially a vehicle service storage facility with showroom and vehicle repair components;
- the proposed architectural design and exterior materials for the three-storey industrial building provide a modern and contemporary feel;
- a living green wall frames the building's main entrance along the southern elevation of the building;
- the proposed showroom fronts Highway 99;
- two vehicle entry points are provided for the site and a vehicle ramp is incorporated into the building;
- a green roof is provided over portions of the showroom in addition to the provision of an underground storage reservoir and living green wall to comply with the City's Green Roof Bylaw; and
- in response to the Advisory Design Panel review comments, the proposed perimeter chainlink fencing along the east and a portion of the south property lines have been removed to provide a more open public frontage for the site.

Marlene Messer, PMG Landscape Architects, briefed the Panel on the main landscaping features of the proposed development, noting that (i) native and native-adaptive species and pollinators will be planted on the site, (ii) vines are proposed to grow up on the eastern wall of the main building, (iii) structural soil will be introduced in landscaped islands on at-grade outdoor parking spaces to provide adequate soil volume, (iv) frontage improvements include, among others, a treed and grass boulevard, and (v) stone paving surface treatment has been increased in front of the main building in response to comments from the Advisory Design Panel.

Gallery Comments

None.

Correspondence

None.

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Panel Discussion

In reply to queries from the Panel, Mr. Loots noted that (i) the proposed height variance for certain portions of the building is needed to provide adequate clearance for vehicle lifts, accommodate a showroom roof and improve height clearance between the floors, (ii) compliance with the City's Floodplain Bylaw requirements were considered for the proposed height of the building, (iii) the proposed building height variance applies only to the showroom and the entrance tilt panel feature, (iv) signage will be installed on the building including on the side fronting Highway 99, and (v) all signage, including the required signage by the Fire Department, will be subject to a separate sign permit application.

Staff Comments

Wayne Craig, Director, Development, advised that (i) there is a Servicing Agreement associated with the subject development for frontage improvements along Vanguard Road as well as servicing connections, (ii) the project complies with the City's Green Roof Bylaw, (iii) solar panels will be installed on a portion of the third storey roof to supplement power requirements on the site, (iv) a voluntary public art contribution will be provided by the applicant, and (v) the proposed building height variance was identified at rezoning and no concerns from the public were noted during the Public Hearing.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of a three storey 8,576 m² (92,310 ft²) industrial building on a consolidated property including 4331 and 4431 Vanguard Road on a site zoned "Industrial Retail (IR1)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for buildings from 12.0 m to 14.2 m.*

CARRIED

2. DEVELOPMENT PERMIT 17-787403

(REDMS No. 5910864 v. 2)

APPLICANT: Concord Pacific (Sun Tech)

PROPERTY LOCATION: 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road)

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INTENT OF PERMIT:

1. To permit the construction of a high-rise, high density, mixed use development comprising of 530 dwellings (including 29 affordable housing units), 3,336 m² (35,910 ft²) of retail and office, and a 1,194 m² (12,850 ft²) not-for-profit arts facility at 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road) on lands zoned “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow unenclosed balconies on levels 3 to 12 of the building at the southwest corner of 8555 Capstan Way to project into the required front yard by up to 3.0 m.

Applicant’s Comments

Achim Charisius, GBL Architects, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule1), reviewed the site context for the project and noted the close proximity of the subject development to the future Capstan Canada Line station, the neighbourhood park, Capstan greenway, Early Childhood Development (ECD) hub, and mid-block trail, among others.

Mr. Charisius further noted that (i) the site is bisected into two lots by the new extension of Hazelbridge Way, (ii) 29 affordable housing units with Basic Universal Housing (UBH) features will be distributed on three levels on the west lot and one level on the east lot, (iii) all building podiums will be utilized for residential outdoor amenity areas, including the main outdoor amenity area on level 4 of the west building, and (iv) a transit plaza will be installed adjacent to the future Capstan Canada Line Station, and (v) vehicular access will be provided only off Hazelbridge Way.

In addition, Mr. Charisius advised that (i) the proposed building setback variance will be limited to only one corner of the site, (ii) the project is promoting active pedestrian circulation within the building and provides natural daylighting to the ends of building corridors, (iii) all parking stalls in the proposed development will be provided with electric vehicle charging equipment, (iv) a change in scale along the Hazelbridge Way elevation allows daylight into the public amenity courtyards, (v) a not-for-profit arts facility will be located along the public walkway fronting the future neighbourhood park.

Also, Mr. Charisius reviewed the material palette and sustainability features for the proposed development. In closing, Mr. Charisius informed the Panel that the project team is coordinating with Translink through its Adjacent Integrated Design (AID) process for the design of the future Capstan Canada Line station and the transit plaza including the proposed location of public art in the plaza.

Grant Brumpton, PWL Partnership Landscape Architects Inc., reviewed the proposed landscaping on the ground level and on different podium levels and highlighted the following:

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- a layering of sidewalks, off-street bicycle lane, seating platform, rain garden, and raised planters are proposed along the Capstan greenway;
- in addition to the proposed landscaping, a dog park is provided on the mid-block trail along the east side of the site;
- family-friendly outdoor amenity spaces are provided throughout the project; and
- extensive green roof areas are provided on the west and east buildings.

Panel Discussion

In reply to a query from the Panel, Mr. Brumpton confirmed that the transit plaza design will be part of a separate servicing agreement process.

In addition, Wayne Craig, Director, Development, noted that (i) the design of the plaza adjacent to the future Capstan Canada Line Station will be subject to the Servicing Agreement, (ii) the public art component will be worked through as part of the public art plan, and (iii) the current design of the plaza and canopy structures is still at a conceptual level; however, the final design of the plaza and public art piece will be subject to coordination with Translink, the Servicing Agreement, and the Public Art Plan.

In reply to further queries from the Panel, Mr. Craig further noted that (i) the City has provided preliminary design funding to Translink for the proposed Capstan Canada Line Station, (ii) Translink has provided the City with a conceptual design for the subject station, and (iii) the City has provided comments regarding the station's conceptual design and is currently awaiting for a reply from Translink.

In reply to queries from the Panel, Suzanne Carter-Huffman, Senior Planner, Urban Design, acknowledged that (i) a portion of the transit plaza is owned and will be maintained by the City, (ii) another portion of the transit plaza and the parking underneath is on the applicant's property, (iii) responsibility for the maintenance of specific portions of the transit plaza will be determined through the Servicing Agreement, and (iv) the conceptual design for the transit plaza shows an integrated surface treatment for the portions owned by the City and the applicant; however, each portion could have different but coordinated treatments as determined by the Servicing Agreement.

In reply to queries from the Panel, Mr. Brumpton confirmed that (i) the proposed dog run will have good design standards, and (ii) residents of the east building could access the outdoor amenity area on level 4 of the west building.

In reply to a query from the Panel, Mr. Craig advised that the future Capstan Canada Line Station could only be accessed at grade.

In response to a query from the Panel, Mr. Charisius confirmed that 100 percent of residential and commercial parking stalls will be equipped with Electric Vehicle (EV) charging.

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Staff Comments

Mr. Craig noted that (i) there are Servicing Agreements associated with the park and plaza construction, frontage works and site services, (ii) five percent of the subject development's floor area in the form of 29 affordable housing units will be provided, (iii) 25 percent of the residential units including all affordable housing units will have Basic Universal Housing (BUH) features, (iv) the project complies with the Capstan Station Bonus requirements, (v) the project has been designed for future connection to a City's District Energy Utility (DEU) facility and to comply with the City's Aircraft Noise Policy.

In reply to a query from the Panel, Mr. Craig noted that the park is being designed to an interim standard through adjacent rezoning applications and will be constructed to its ultimate standard after completion of construction of the subject development and the Capstan Canada Line Station.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel commended the applicant for a well done project and noted that the project is the most important site in the neighbourhood.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of a high-rise, high density, mixed use development comprising of 530 dwellings (including 29 affordable housing units), 3,336 m² (35,910 ft²) of retail and office, and a 1,194 m² (12,850 ft²) not-for-profit arts facility at 8555 Capstan Way and 3400 No. 3 Road (formerly 8511 Capstan Way and 3360 No. 3 Road) on lands zoned "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to allow unenclosed balconies on levels 3 to 12 of the building at the southwest corner of 8555 Capstan Way to project into the required front yard by up to 3.0 m.*

CARRIED

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3. **Date of Next Meeting: September 12, 2018**

4. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:15 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, August 29, 2018.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
August 29, 2018.

**DEVELOPMENT PERMIT PANEL
PRESENTATION**

DP 17-787403

8555 CAPSTAN WAY and 3400 No. 3 Road

**GBL ARCHITECTS
PWL LANDSCAPE ARCHITECTS
AUGUST 29, 2017**

CONTEXT

- 1 **CAPSTAN CANADA LINE STATION**
Targeted for completion 2021
- 2 **NEIGHBOURHOOD PARK**
Under construction
- 3 **EARLY CHILDHOOD DEVELOPMENT HUB**
Under construction
- 4 **MID-BLOCK TRAIL**
Existing landscaped, secured with statutory right of ways
- 5 **EXISTING DEVELOPMENTS**
High-rise, high density, multi-family
- 6 **FUTURE DEVELOPMENTS**
Multi-phase, high-rise, high density, mixed use development
- 7 **NO 3 ROAD**
Multi-phase, high-rise, high density, mixed use development, under construction, including City community centre targeted for 2021 completion



SITE PLAN

High-rise, high density, mixed use development

520,418 ft2 total floor area
530 dwellings

(including 29 affordable housing units)

48,760 ft2 commercial uses

1 Lot 1 (East Lot):
Multi-family, residential
169 Residential Units

2 Lot 2 (West Lot):
Mixed-use
361 Residential Units
35,910 ft2 Retail and Office
12,850 ft2 not-for-profit Art's facility

3 133 BUH UNITS
104 Market (21%)
29 Affordable (100%)



OVERALL FORM AND CHARACTER

1 STEPPING FIN TOWER COMPOSITION

Visual interest through variation in scale, terracing rooftops

2 LANDSCAPED COURTYARDS

The elevated courtyards include landscaping and amenities for residents



**1 LOW MASSING AT PUBLIC OPEN
SPACE INTERFACES**

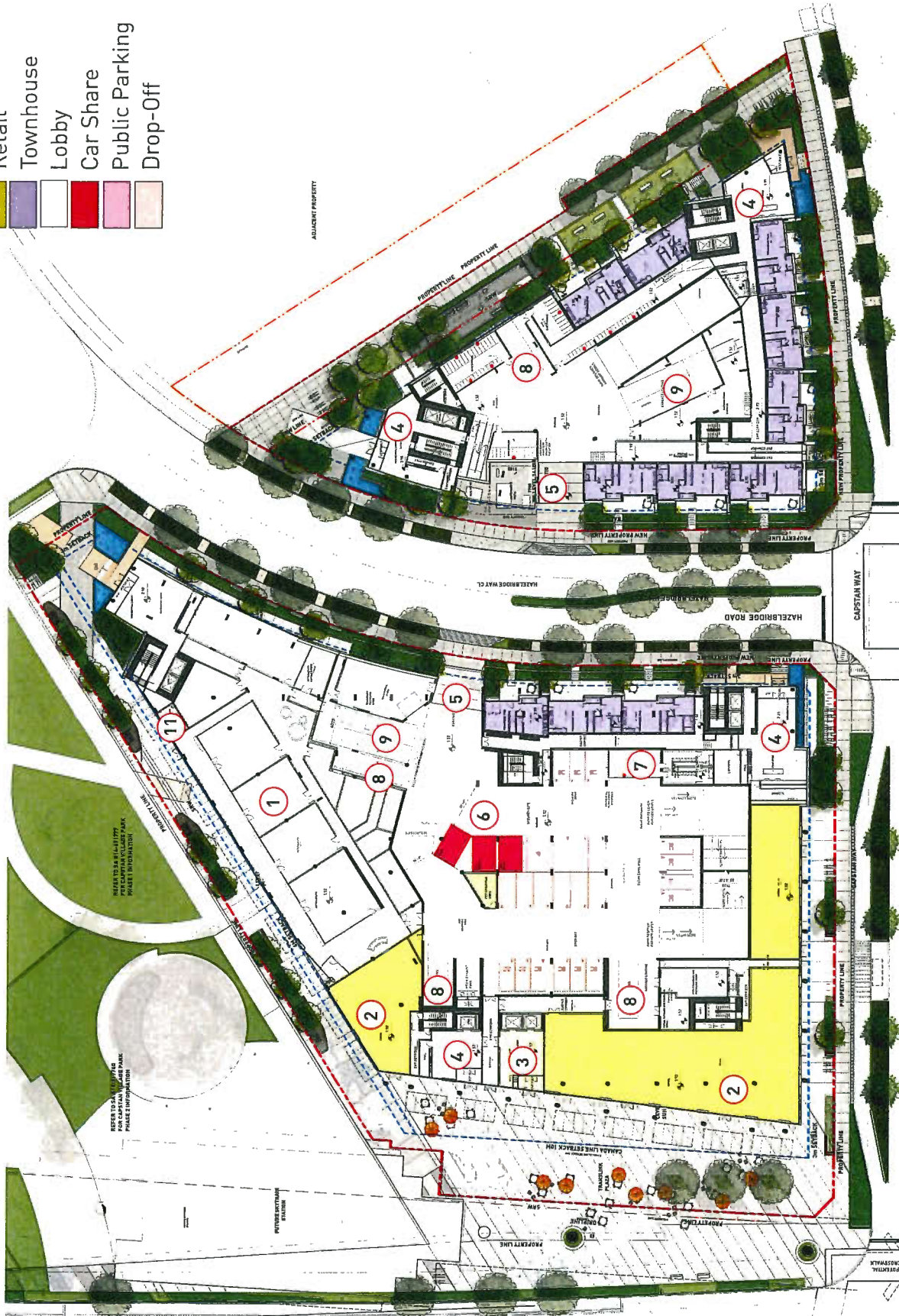
Centre of North and East Building opened up to reduce overlook and provide sunlight and views along the park and mid-block trail



LEVEL 1

- 1 ARTS FACILITY**
- 2 RETAIL**
- 3 OFFICE LOBBY**
- 4 RESIDENTIAL LOBBY**
- 5 VEHICULAR ACCESS**
- 6 CAR SHARE**
- 7 END OF TRIP FACILITY**
- 8 LOADING**
- 9 WASTE COLLECTION**
- 11 PUBLIC WASHROOMS**

- Arts Facility
- Office
- Retail
- Townhouse
- Lobby
- Car Share
- Public Parking
- Drop-Off

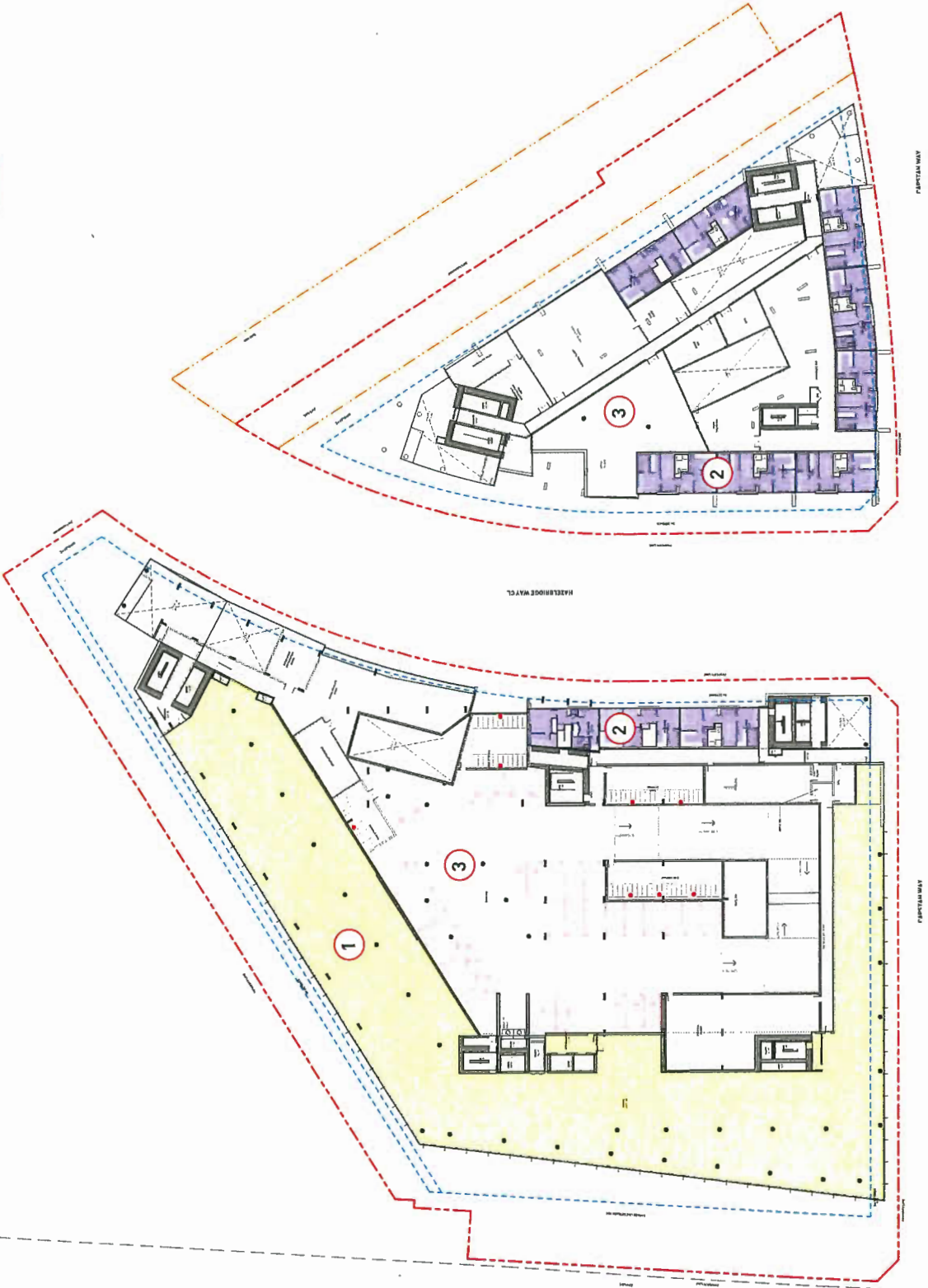




- Office
- Townhouse
- Public Parking

LEVEL 2

- 1 OFFICES
- 2 TOWNHOUSES
- 3 SCREENED PARKING AND SERVICES











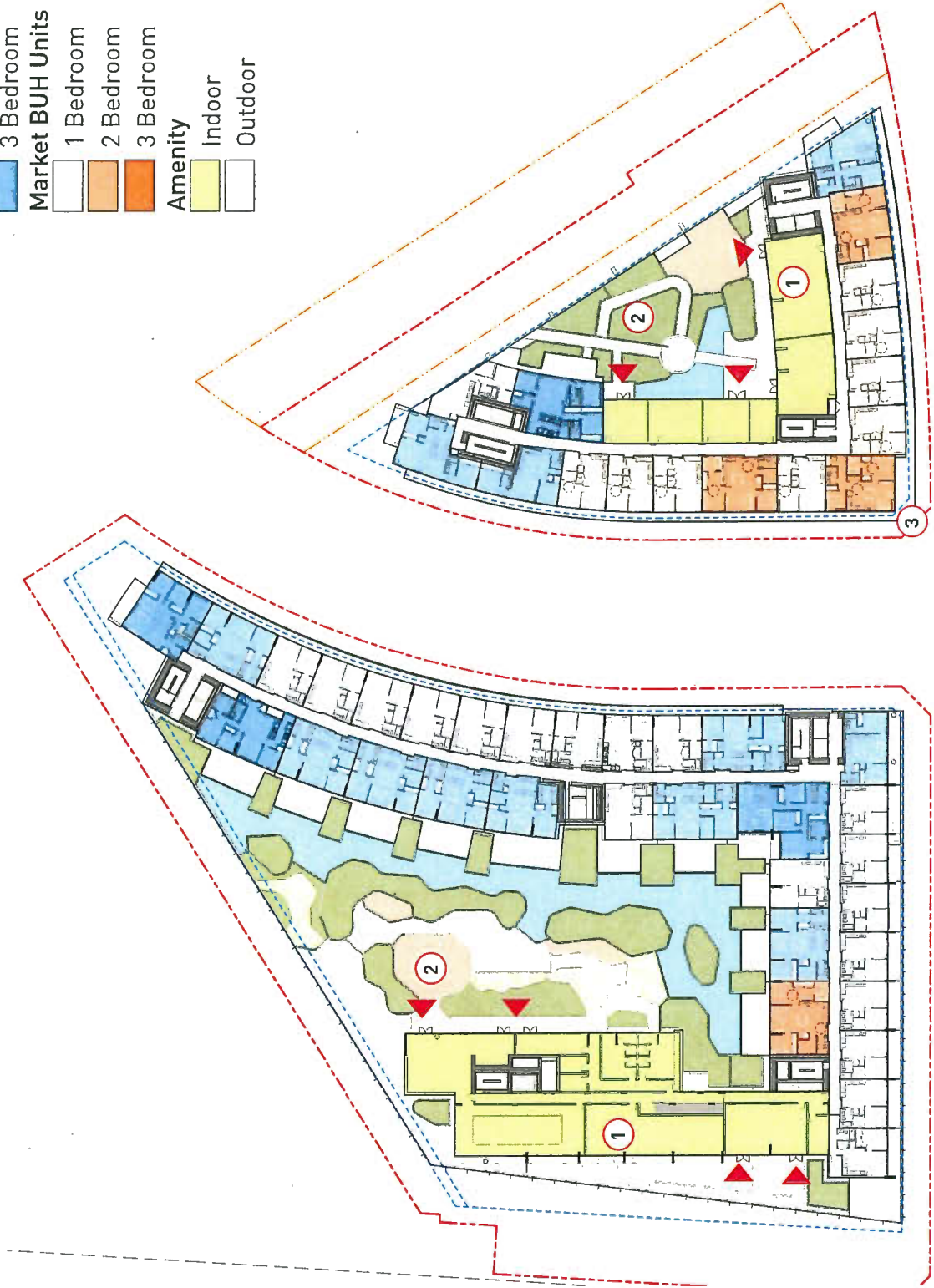
LEVEL 4

① **RESIDENTIAL AMENITY**

② **OUTDOOR AMENITY**

③ **VARIANCE:**
 VARY THE PROVISIONS OF RICHMOND ZONING BYLAW 8500 TO ALLOW UNENCLOSED BALCONIES ON LEVEL 3 TO 12 OF THE BUILDING AT THE SW CORNER OF 8555 CAPSTAN WAY TO PROJECT INTO THE REQUIRED FRONT YARD BY UP TO 3.0M

Market Units	1 Bedroom	2 Bedroom	3 Bedroom
			
Market BUH Units	1 Bedroom	2 Bedroom	3 Bedroom
			
Amenity	Indoor	Outdoor	
			



LEVEL 8-12

① DAY-LIT CORRIDORS

② DAY-LIT CORES

Market Units

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

Market BUH Units

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



PARKING PLAN

1 WEST LOT PARKING STALLS

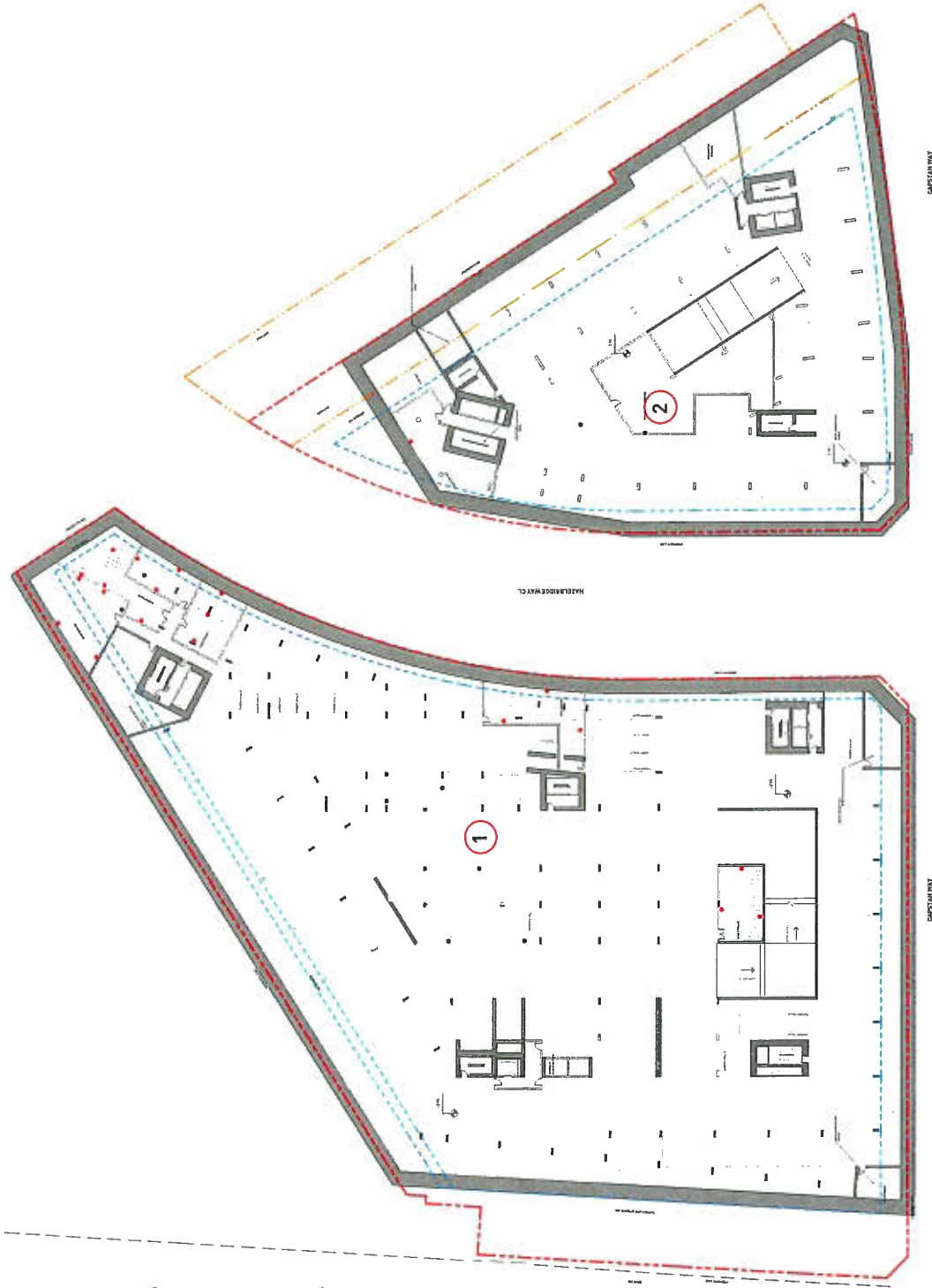
- 470 MARKET HOUSING
- 14 AFFORDABLE HOUSING
- 107 RETAIL & OFFICE
- 41 ARTS SPACE
- 3 CAR SHARE

2 EAST LOT PARKING STALLS

- 143 MARKET HOUSING
- 10 AFFORDABLE HOUSING
- 16 VISITORS

ELECTRIC VEHICLES

- 100% RESIDENTIAL PARKING AREA
- EQUIPPED WITH ENERGIZED
- EV CHARGING EQUIPMENT

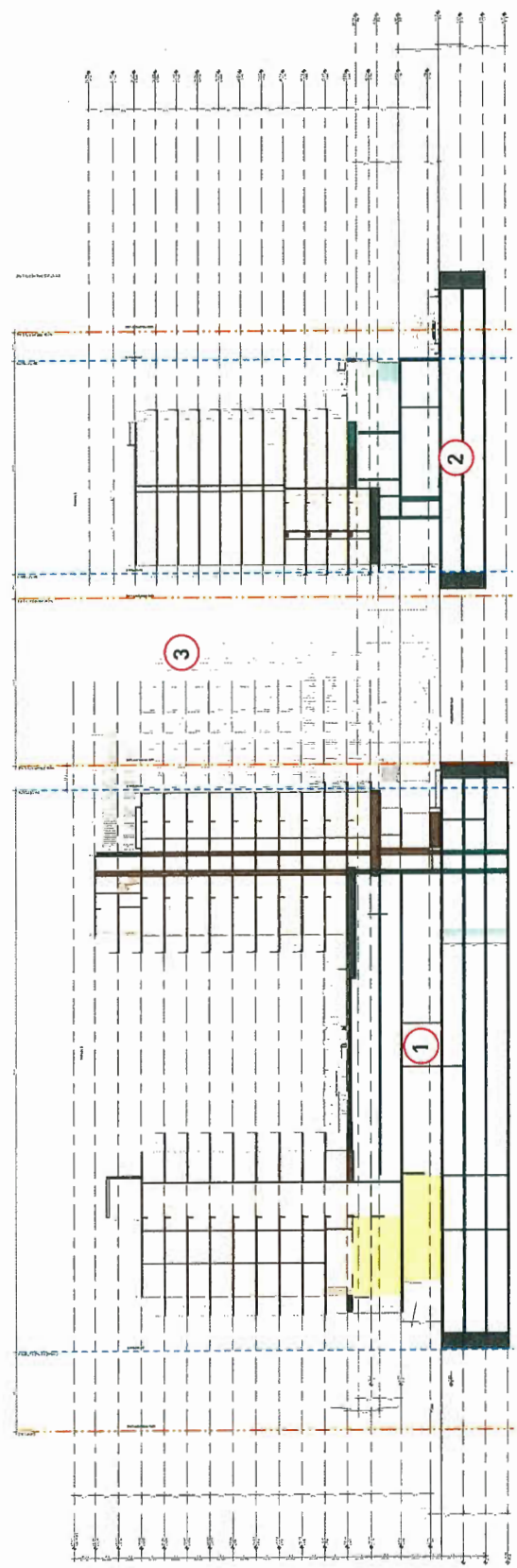
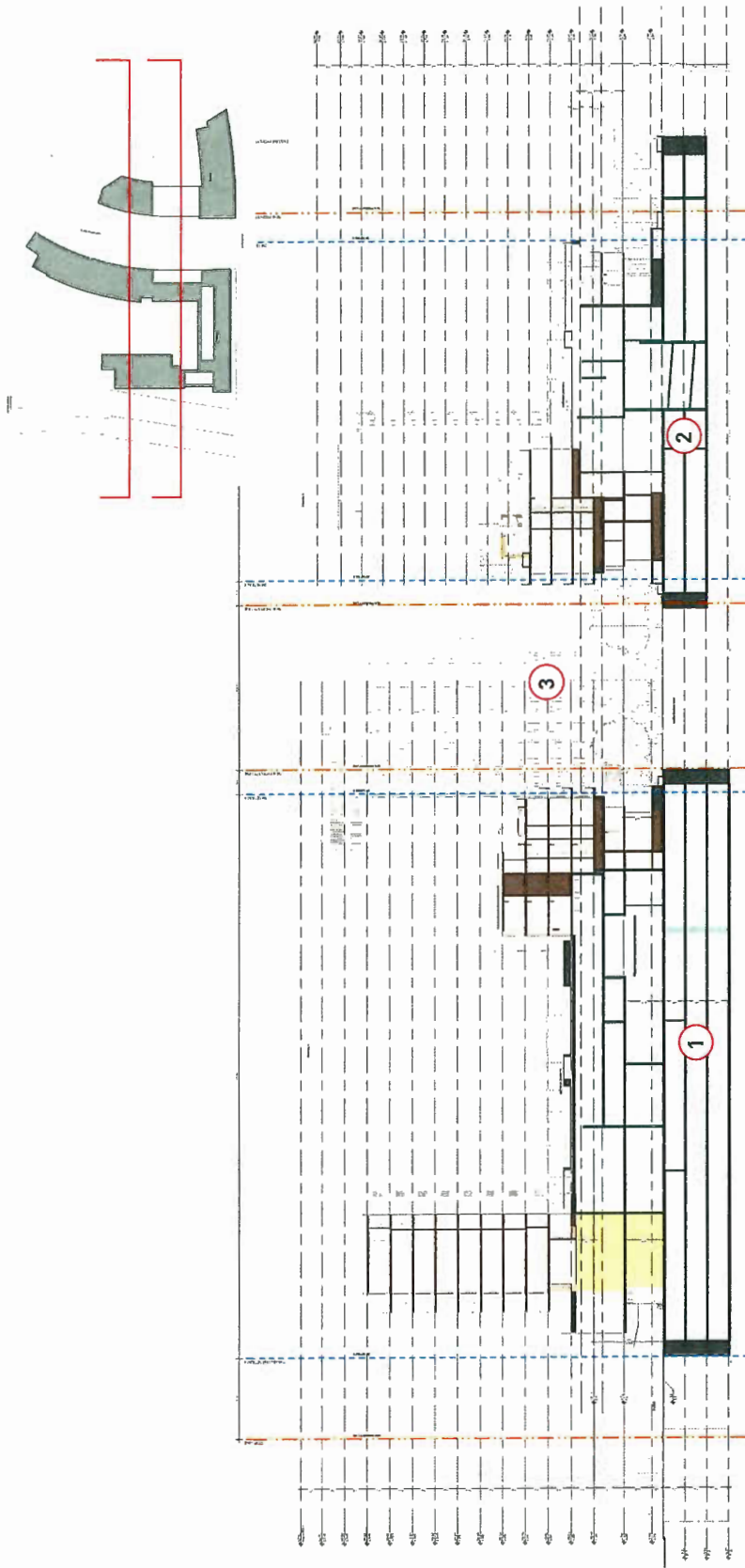


SECTIONS

1 WEST LOT:
6 LEVELS OF PARKING
(INCLUDING 3 LEVELS
BELOW GRADE)

2 EAST LOT:
2 LEVELS OF BELOW GRADE
PARKING

3 VARIED SCALE
HAZELBRIDGE WAY

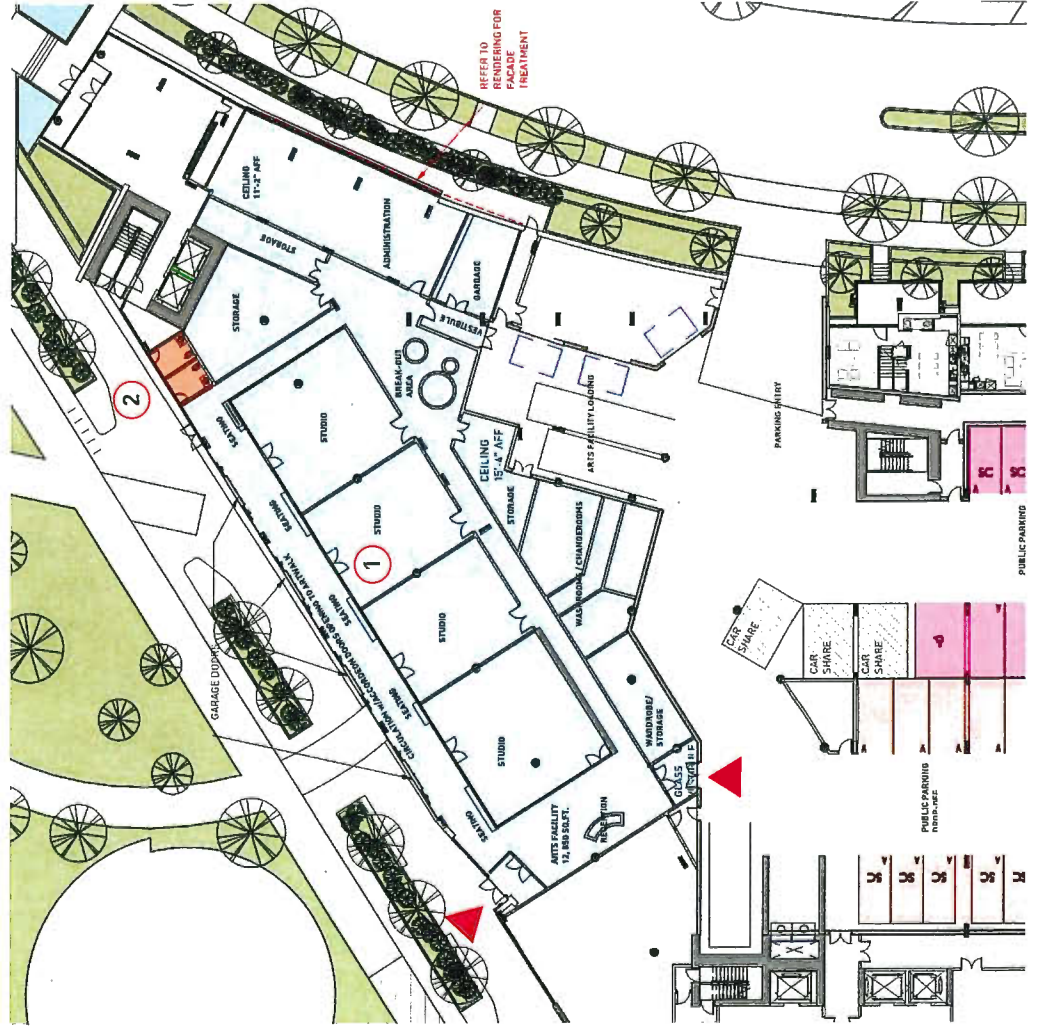


1 ARTS FACILITY

An Arts Facility for children will activate the park's edge and public walkway featuring generous accordion doors and opportunities for outdoor performances.

2 PUBLIC WASHROOMS

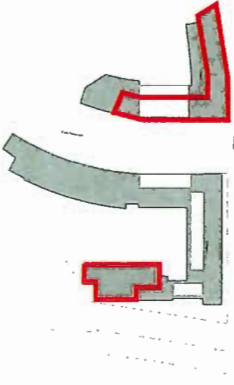
Two universally accessible Washrooms including change tables



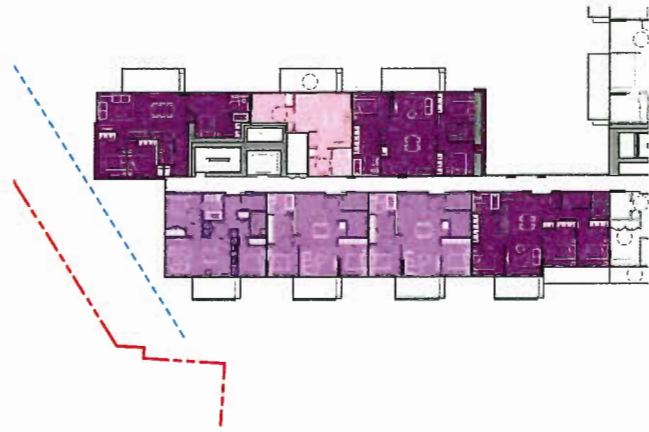
AFFORDABLE HOUSING

- ① **WEST LOT**
 17 UNITS ON LEVEL 5,6,7
 3 X 1-BED BUH
 7 X 2 BED BUH
 7 X 3 BED BUH
 TOTAL 1491.5 M2

- ② **EAST LOT**
 12 UNITS ON LEVEL 3
 8 X 1-BED BUH
 4 X 2 BED BUH
 TOTAL 699.4M2



**EAST LOT
LEVEL 3**



**WEST LOT
LEVEL 7**



**WEST LOT
LEVEL 6**



**WEST LOT
LEVEL 5**

AMENITIES

① LEVEL 4

7905 SF IND00R (West)
 23680 SF OUTD00R, (West)
 3902 SF IND00R (East)
 6349 SF OUTD00R (East)

② LEVEL 6

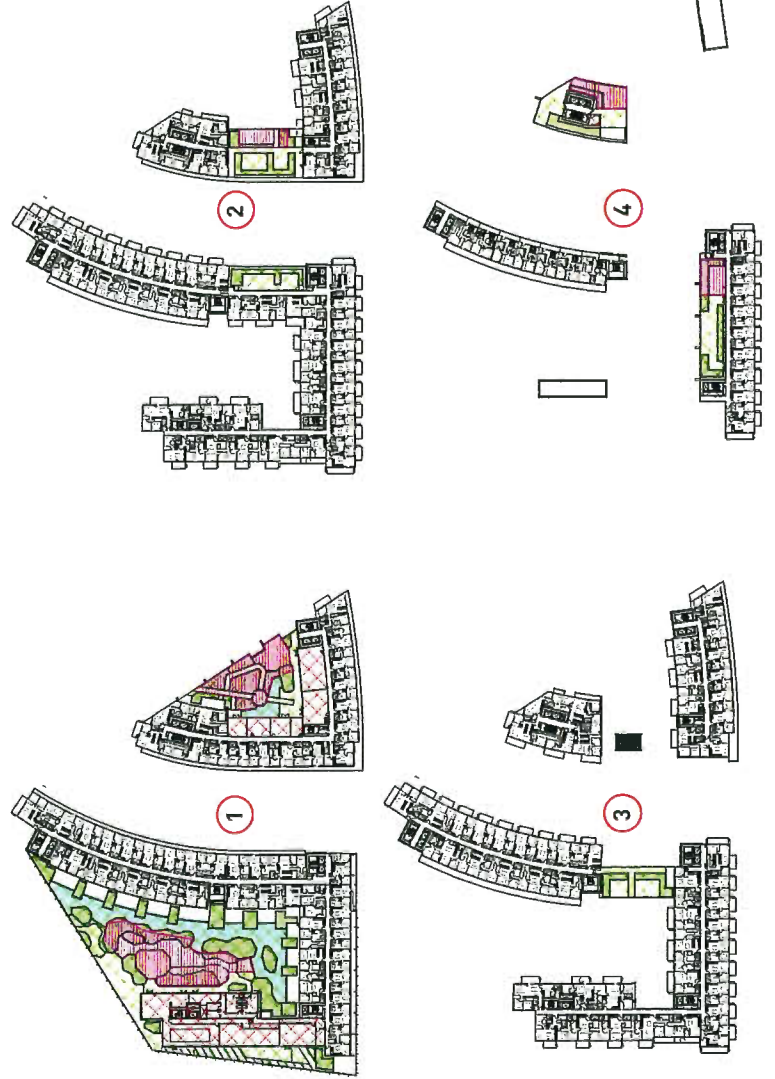
2013 SF OUTD00R (West)
 3562 SF OUTD00R (East)

③ LEVEL 7

2183 SF OUTD00R (West)

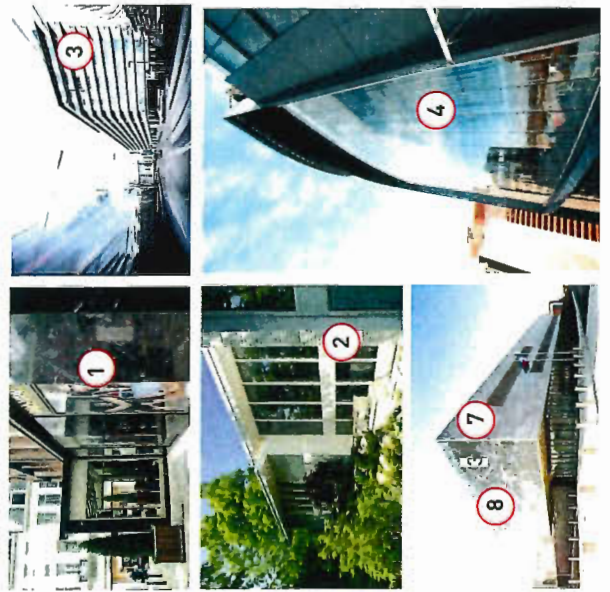
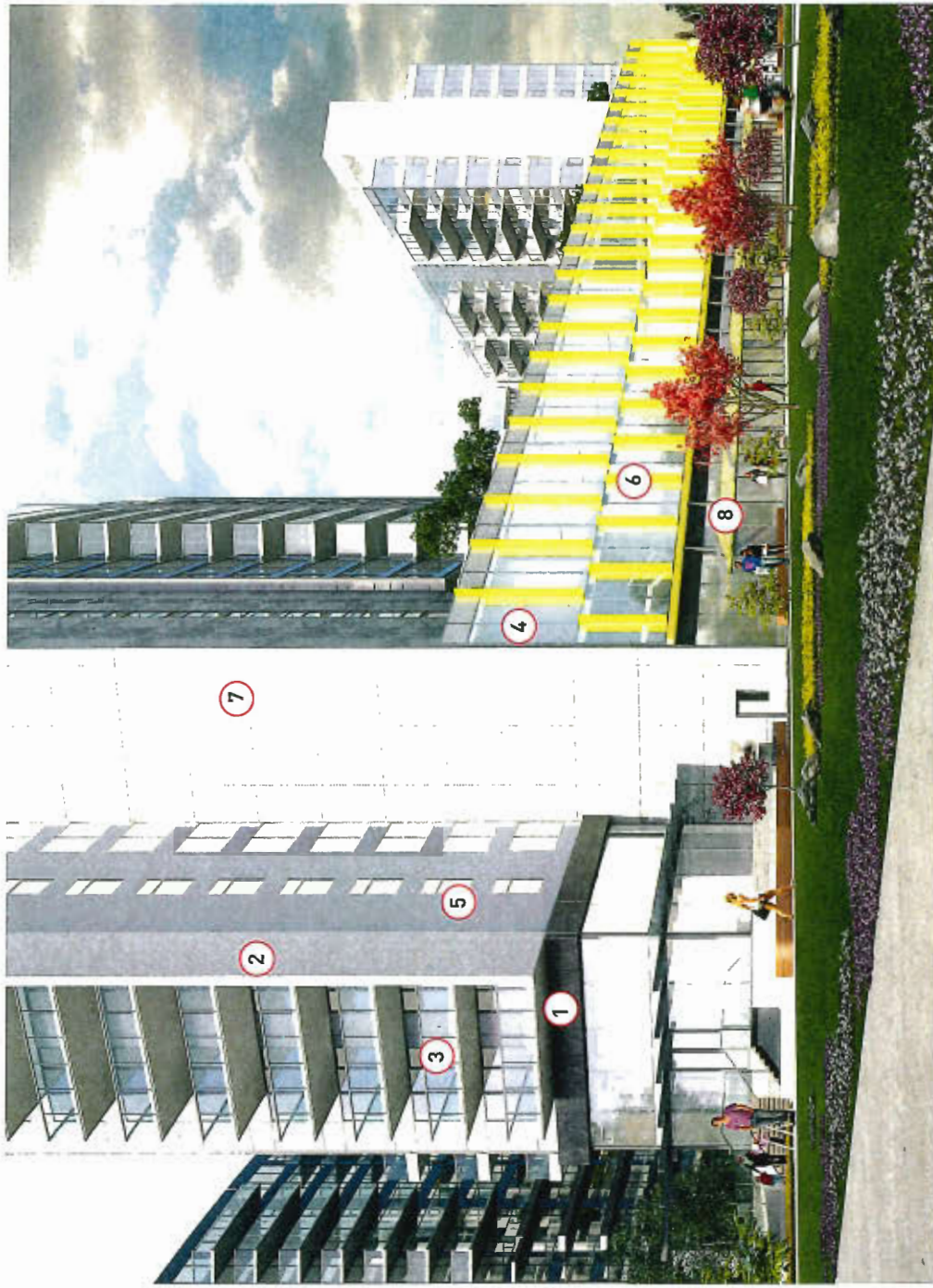
④ LEVEL 14

3440 SF OUTD00R (West)
 137 SF IND00R (East)
 2003 SF OUTD00R (East)



NOBLE MATERIALS

- 1 Black Marble
- 2 White Brick, stack bond
- 3 Glazed Guardrail
- 4 Clear Glazing (Anodized Aluminum Frame)
- 5 Spandrel Glazing (Anodized Aluminum Frame)
- 6 Accent Mullion (Anodized Aluminum)
- 7 Graphic Architectural Concrete graphic on all vertical circulation elements (Stairs, Elevators)
- 8 Graphic Frit Pattern in glass canopies



SUSTAINABILITY KEY FEATURES

Silver equivalent

Targeting 33% energy cost improvement on the Model National Energy Code for Buildings

Hydronic 4-pipe fan-coil system will provide heating and cooling for the occupied building areas

Solar Hot Water Array serving Art's facilities showers washrooms and kitchen

100% electric vehicle charging stations (residents, visitors, commercial)

Day-lit corridors and stairs to promote active circulation

Dense, pedestrian and T.O.D. with close access to variety of amenities

Choice of public transportation options including bus stops within close walking distance to the development and future planned Capstan station adjacent to the site) frequency greater than 200 stops per day)

Project is contributing to finance the Capstan station

End-of-trip facilities for employees promoting active transportation

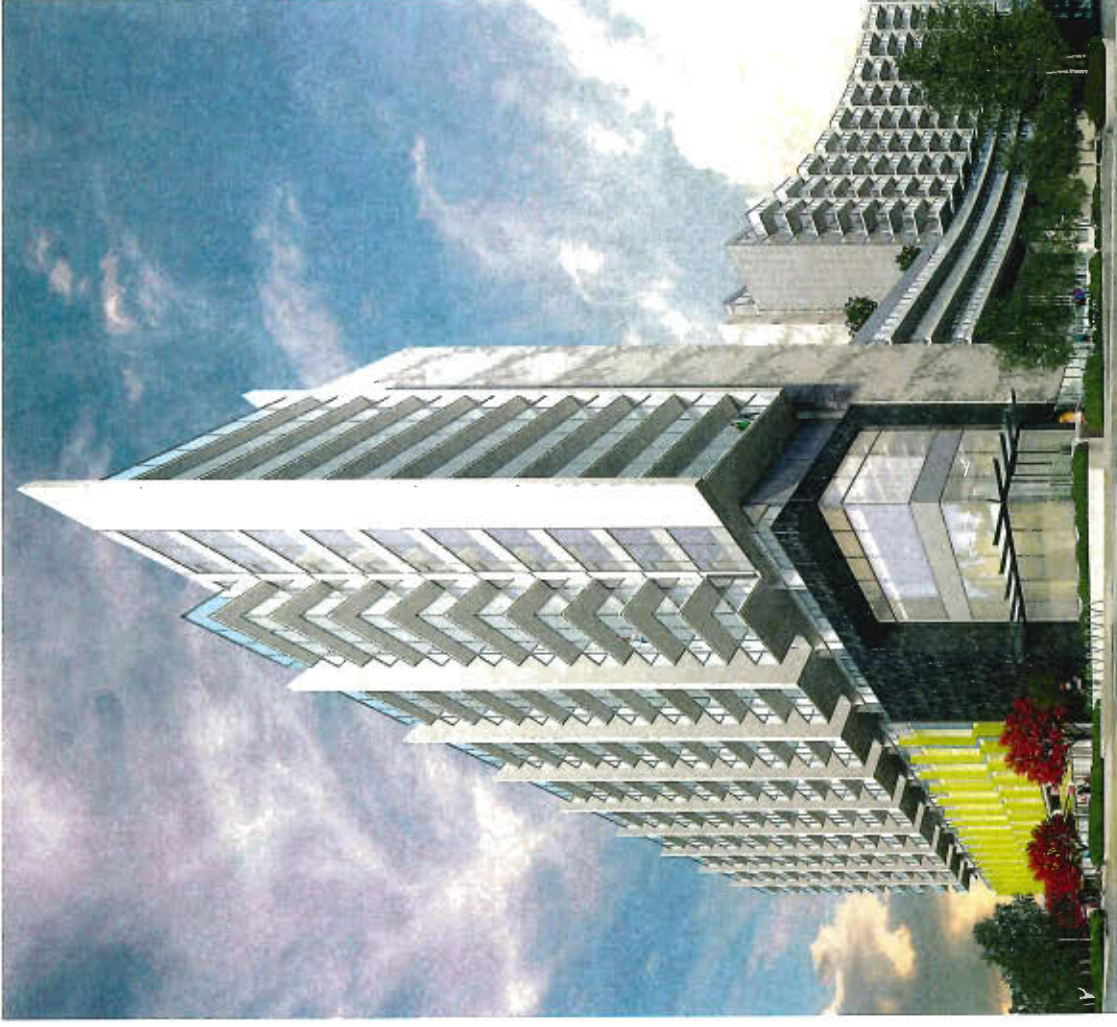
Shading through use of Vertical privacy walls, horizontal overhangs and vertical accent fins

Reduction of urban heat island effect through 100% screened parking and landscaped outdoor amenity spaces and green roofs

Targeting 75% minimum diversion of construction waste

Preference given to building materials with recycled / regional content
Daylighting and views will be maximized for all residential units and office spaces

The utilization of a hydronic system will facilitate any future connection to the City's district energy utility when it becomes available



TRANSLINK ADJACENT INTEGRATED DESIGN (AID)

1 SETBACK

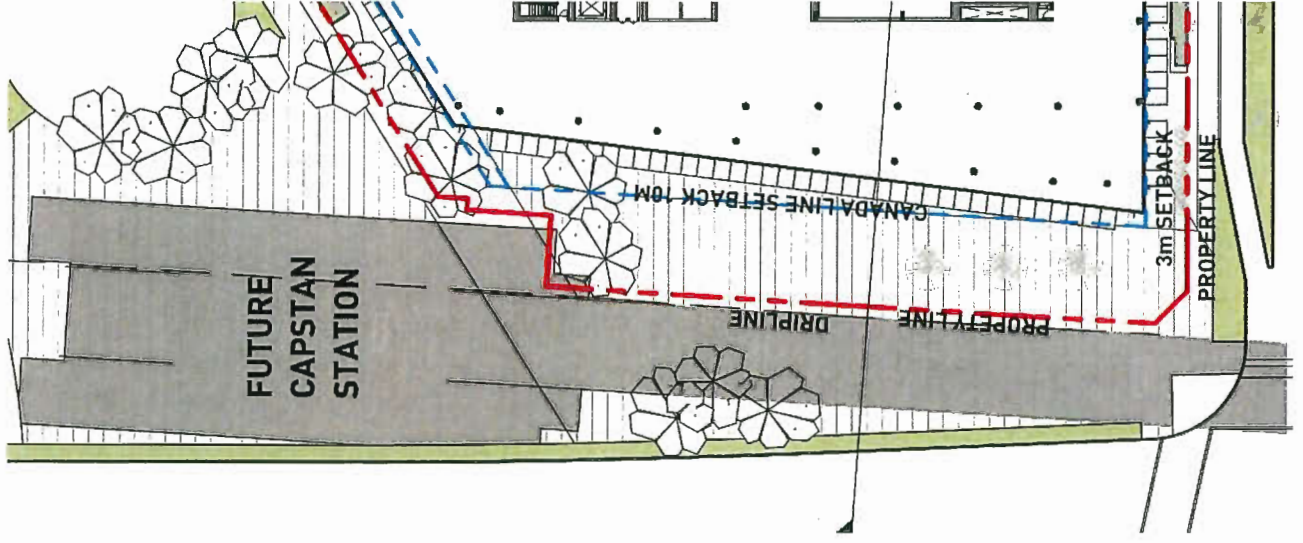
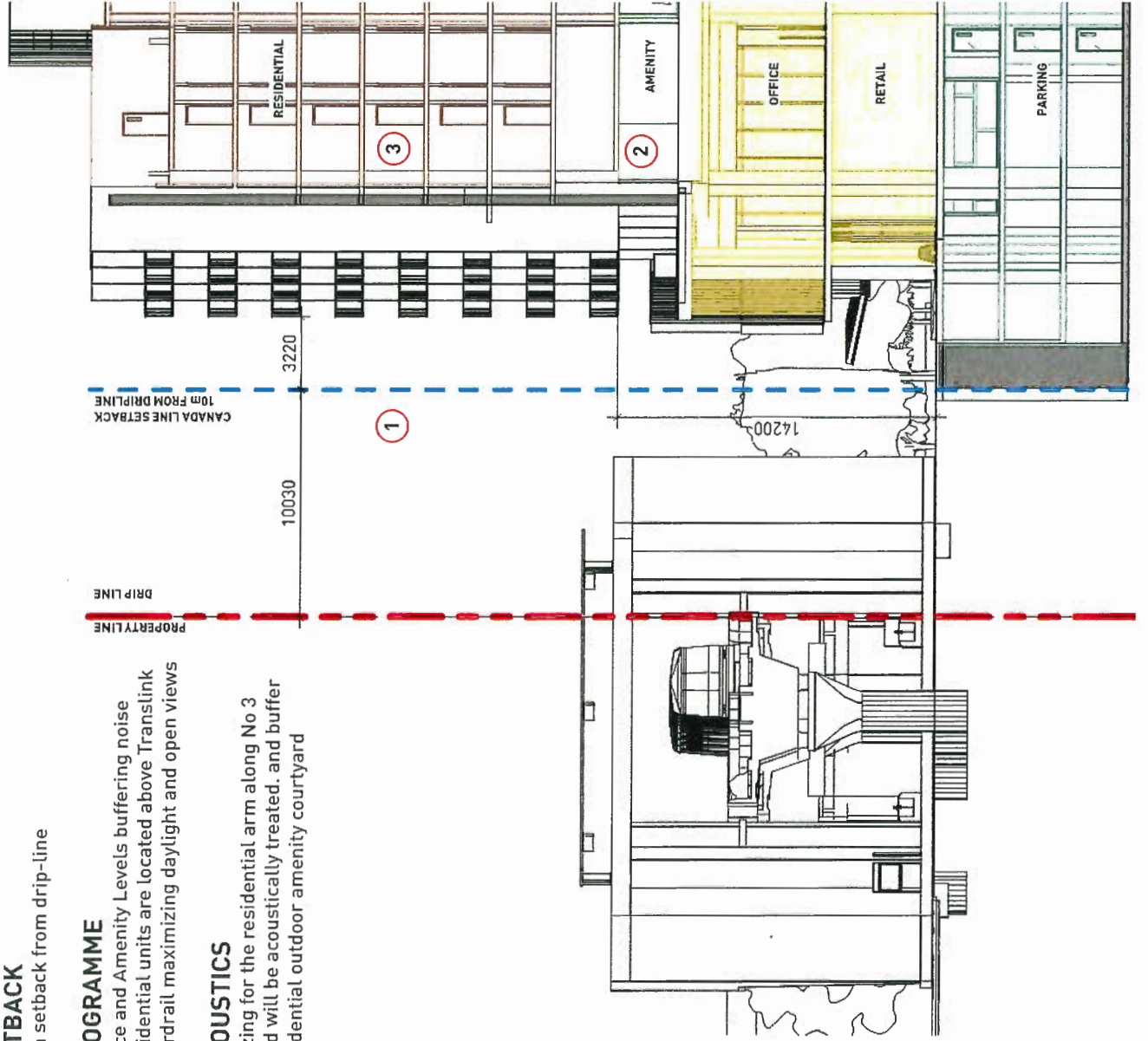
10m setback from drip-line

2 PROGRAMME

Office and Amenity Levels buffering noise
Residential units are located above Translink guardrail maximizing daylight and open views

3 ACOUSTICS

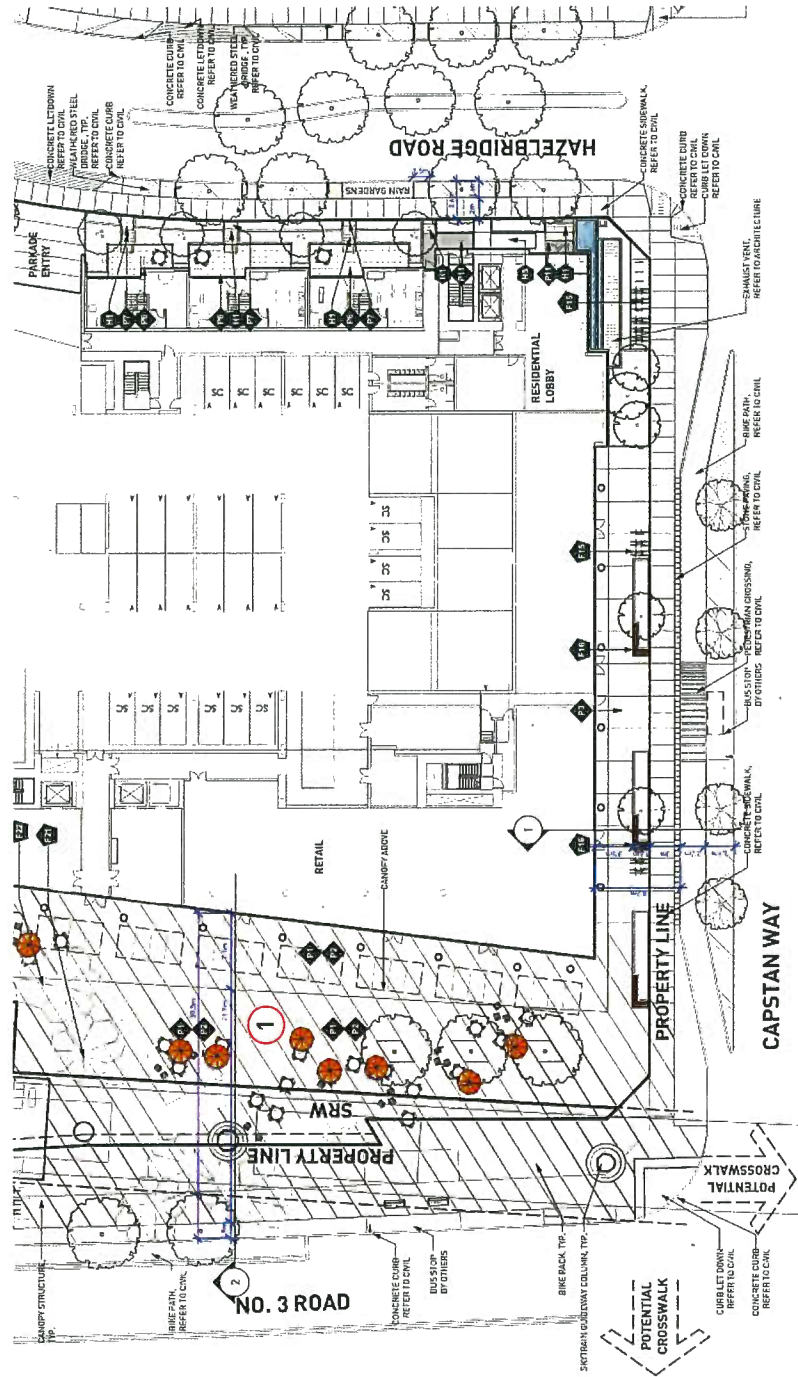
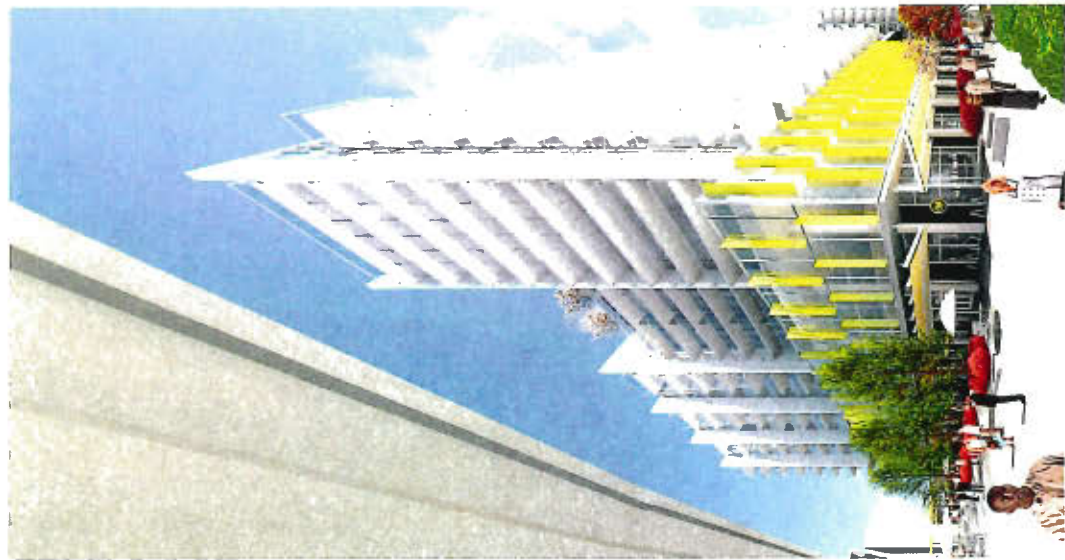
Glazing for the residential arm along No 3 Road will be acoustically treated, and buffer residential outdoor amenity courtyard



CAPSTAN STATION INTEGRATION

1 TRANSIT PLAZA

A transit plaza at the Canada Line station will allow for a variety of vibrant uses including food truck festivals and outdoor performances

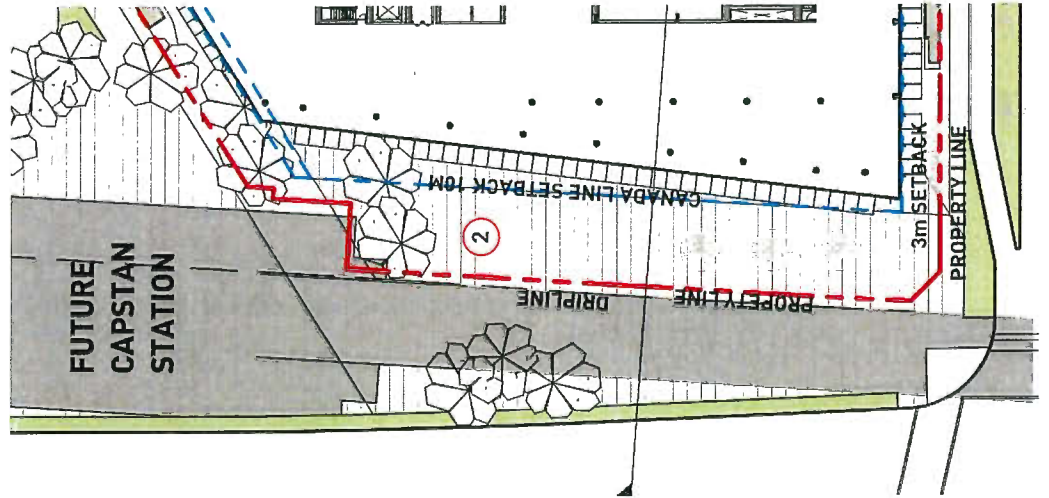


1 ARTFUL CANOPY DESIGN

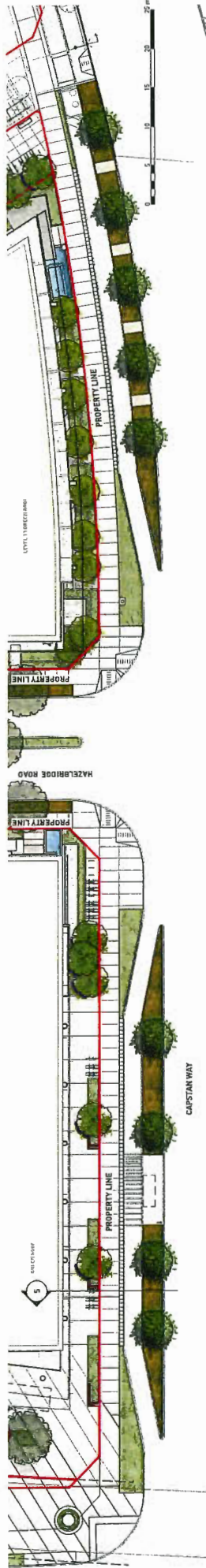
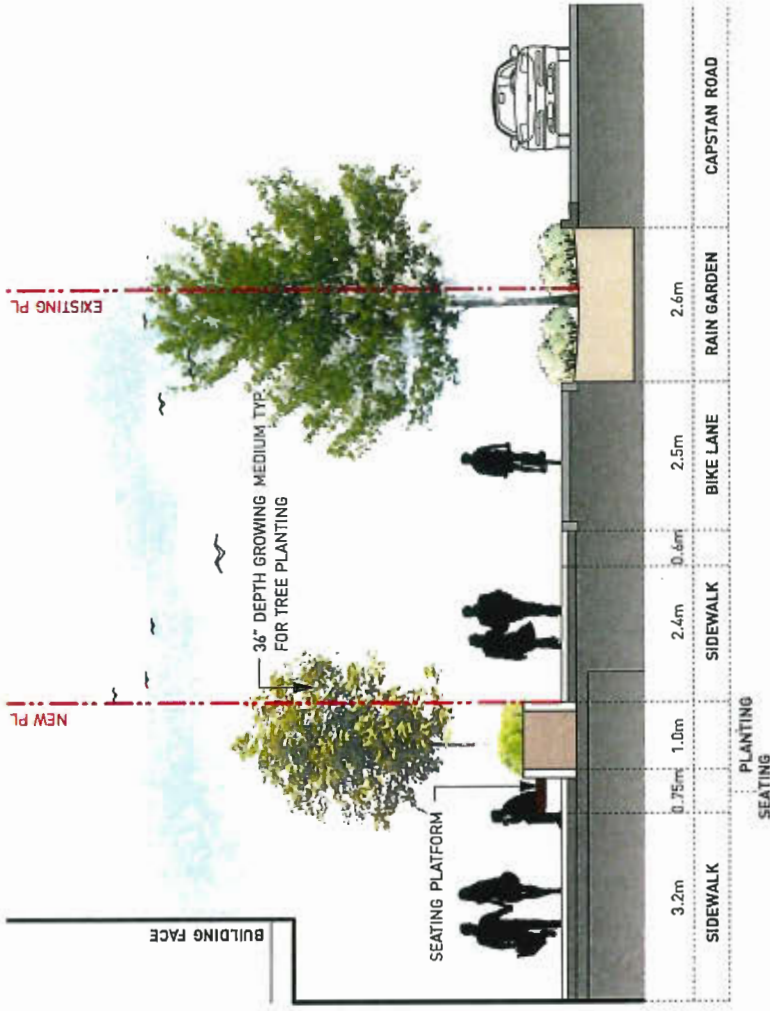
Tree-like canopy structures provide riders with a weather-protected path to retail commercial and art's facility spaces. The Frit pattern resembles foliage and reference the project's location at the park

2 PUBLIC ART

Public art is envisioned at the most active edge at close proximity to the Canada Line Station



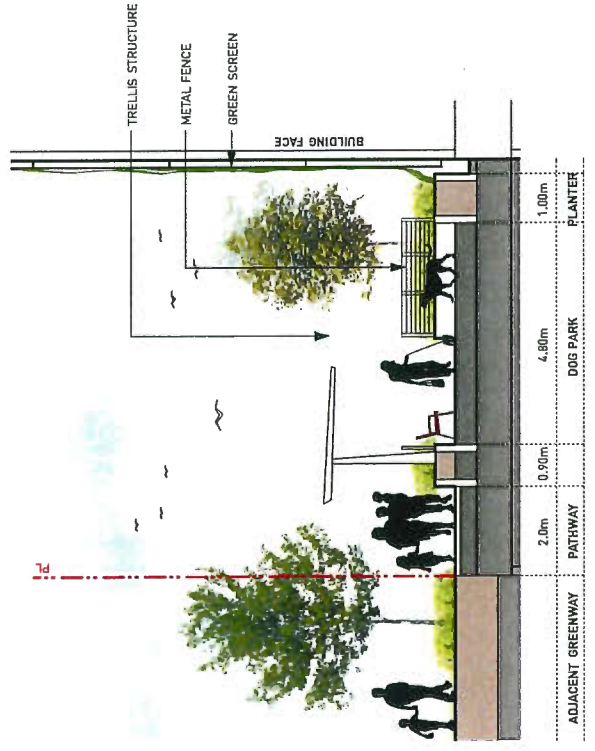
CAPSTAN GREENWAY



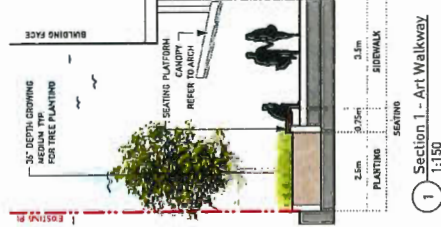
MID-BLOCK TRAIL



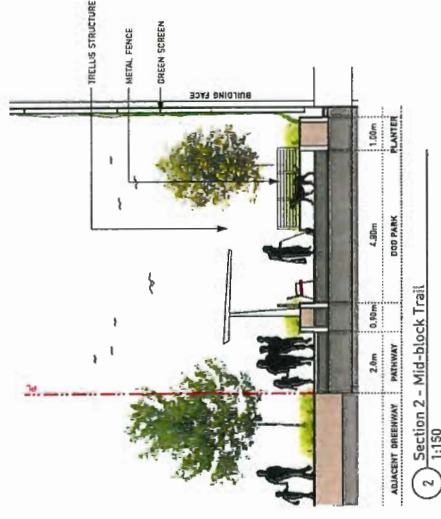
VIEW FROM CAPSTAN WAY LOOKING NORTH AT MID-BLOCK TRAIL



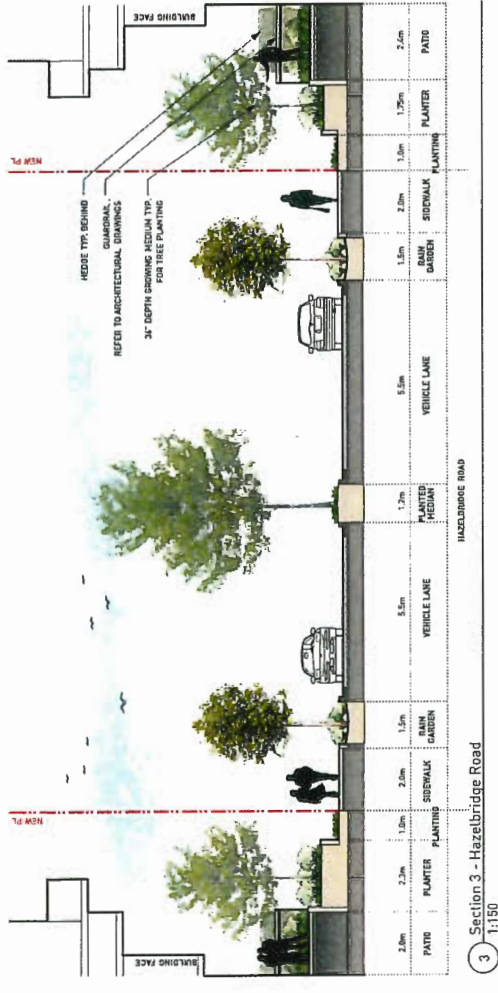




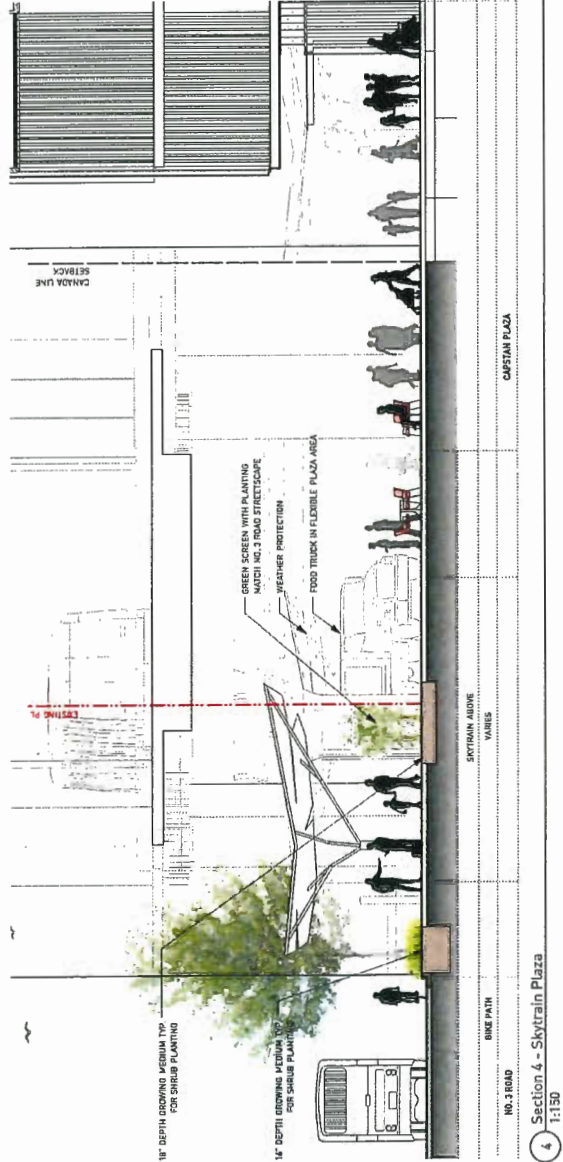
1 Section 1 - Art Walkway
1:150



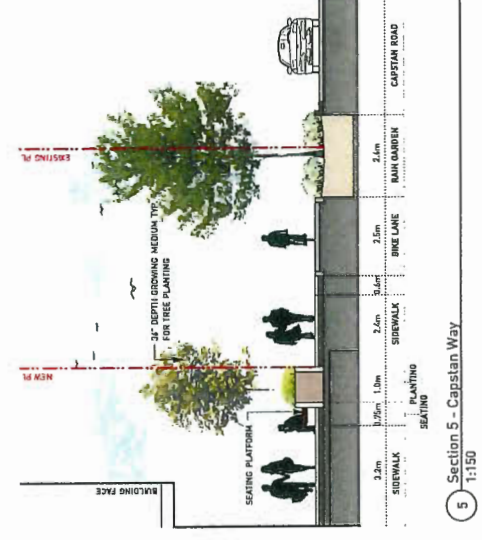
2 Section 2 - Mid-block Trail
1:150



3 Section 3 - Hazelbridge Road
1:150



4 Section 4 - Skytrain Plaza
1:150

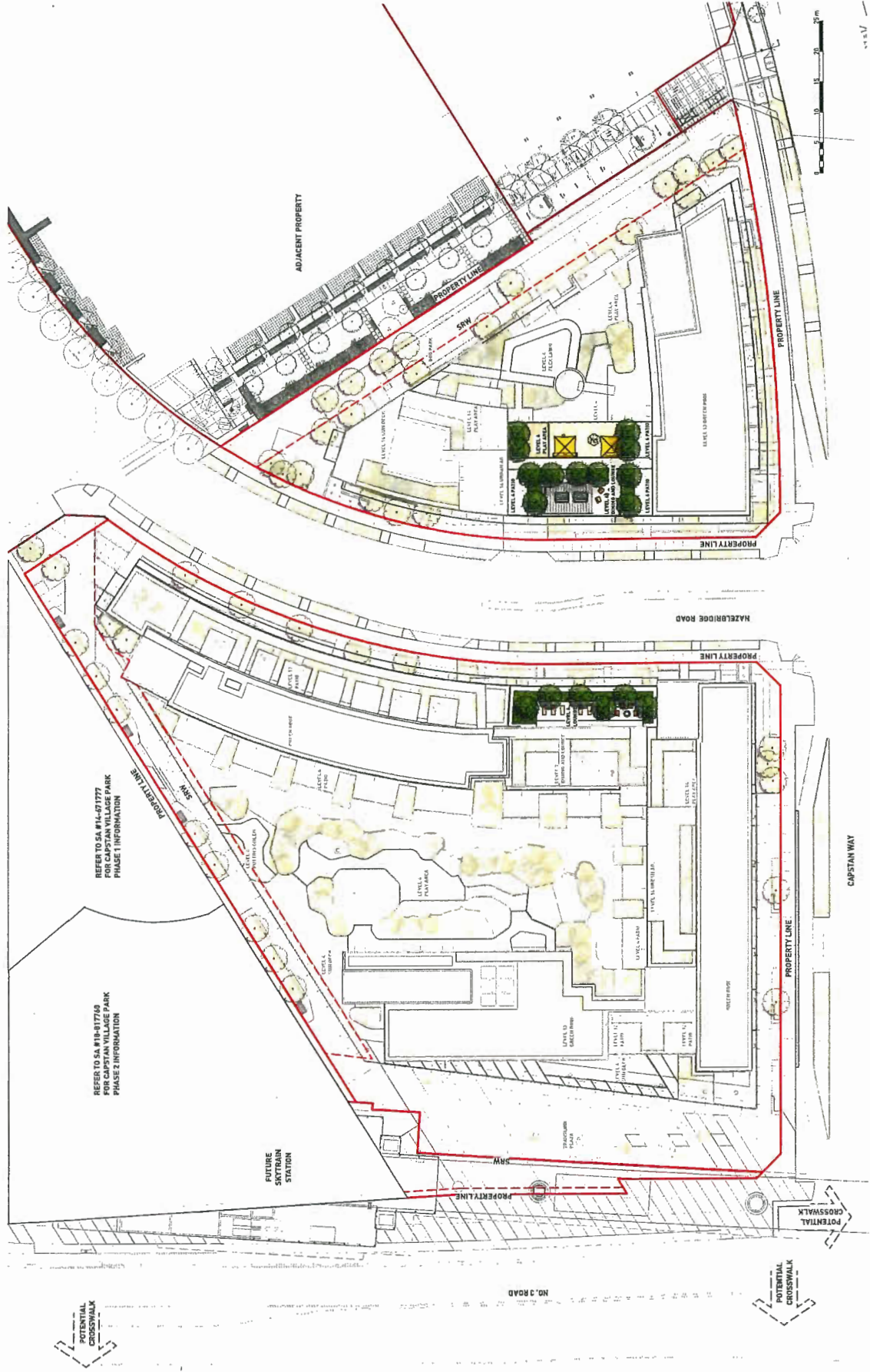


5 Section 5 - Capstan Way
1:150



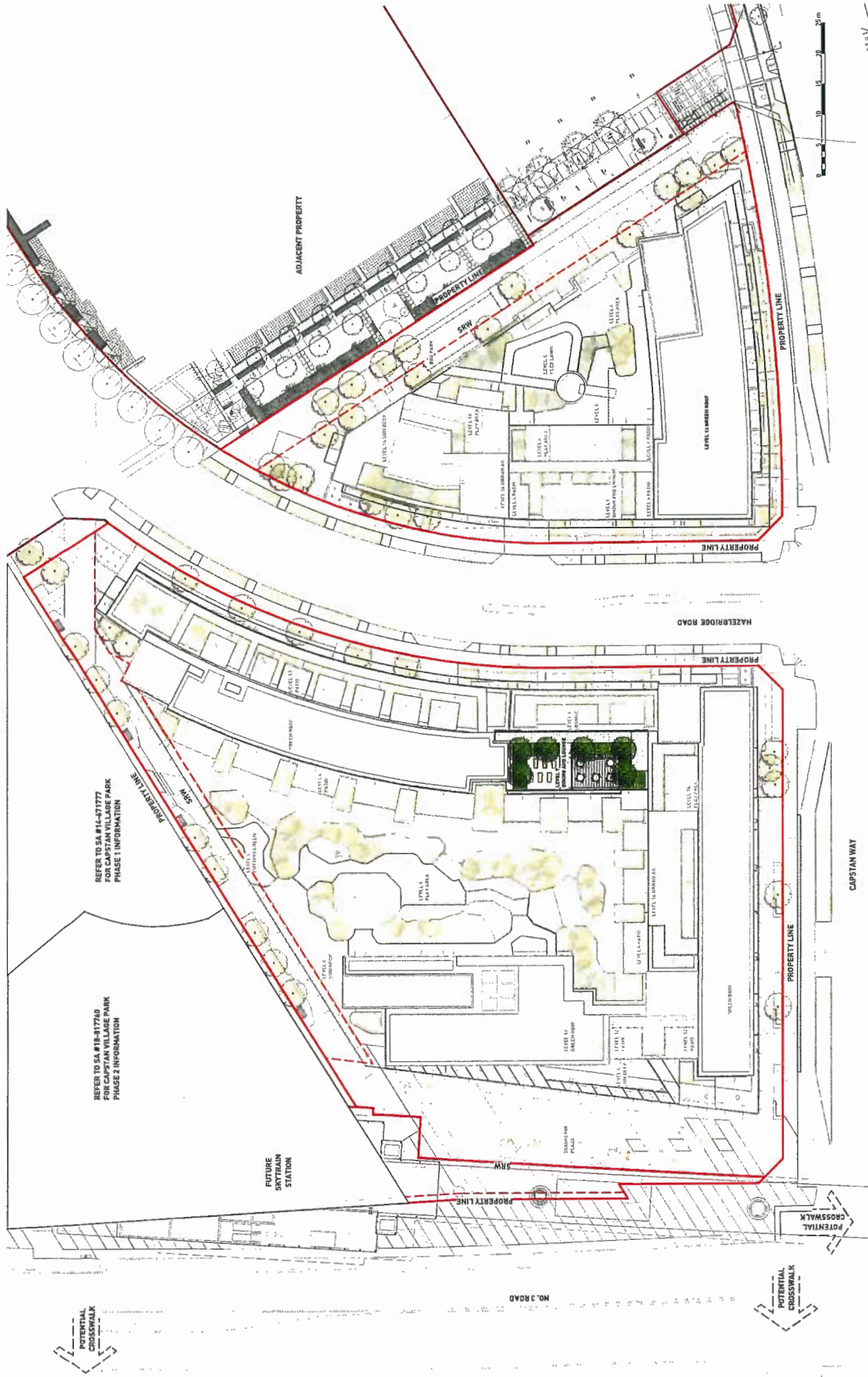
REFER TO SA #14-671777
FOR CAPSTAN VILLAGE PARK
PHASE 1 INFORMATION

REFER TO SA #18-017740
FOR CAPSTAN VILLAGE PARK
PHASE 2 INFORMATION



REFER TO SA #18-011760
FOR CAPTAIN VILLAGE PARK
PHASE 2 INFORMATION

REFER TO SA #14-011777
FOR CAPTAIN VILLAGE PARK
PHASE 1 INFORMATION



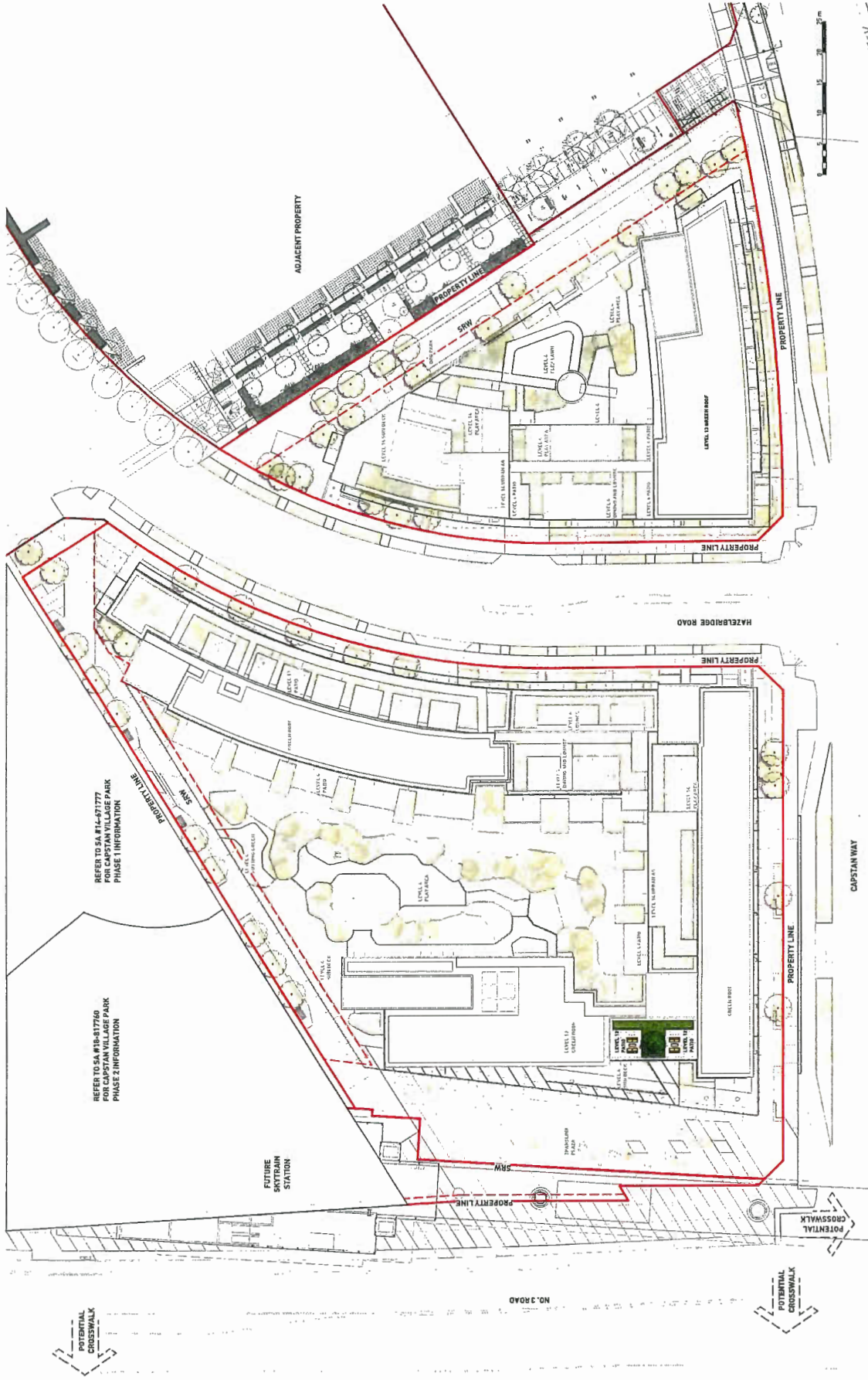
REFER TO SA #14-071777 FOR CAPSTAN VILLAGE PARK PHASE 1 INFORMATION

REFER TO SA #18-017740 FOR CAPSTAN VILLAGE PARK PHASE 2 INFORMATION

FUTURE SKYTRAIN STATION

CAPSTAN WAY

HAZELBROOK ROAD



REFER TO SA #14-67177
FOR SKYTRAIN STATION PARK
PHASE 1 INFORMATION

REFER TO SA #16-81776
FOR SKYTRAIN STATION PARK
PHASE 2 INFORMATION

FUTURE
SKYTRAIN
STATION

HAZELBROOK ROAD

CAPSTAN WAY







REFER TO SA #14-071777 FOR CAPSTAN VILLAGE PARK PHASE 1 INFORMATION

REFER TO SA #18-017760 FOR CAPSTAN VILLAGE PARK PHASE 2 INFORMATION

FUTURE SKYTRAIN STATION



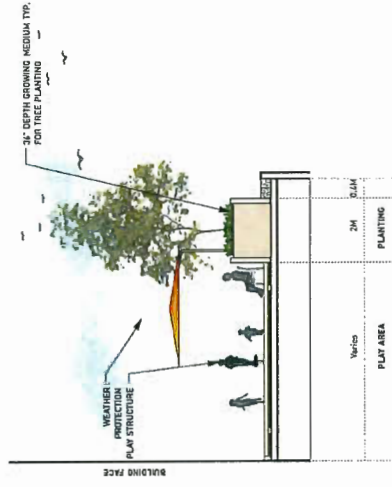
Concord Capstan Station
Richmond, BC

Roof Precedent Images
August 2018

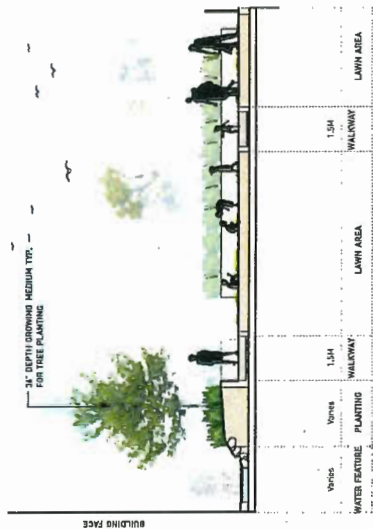




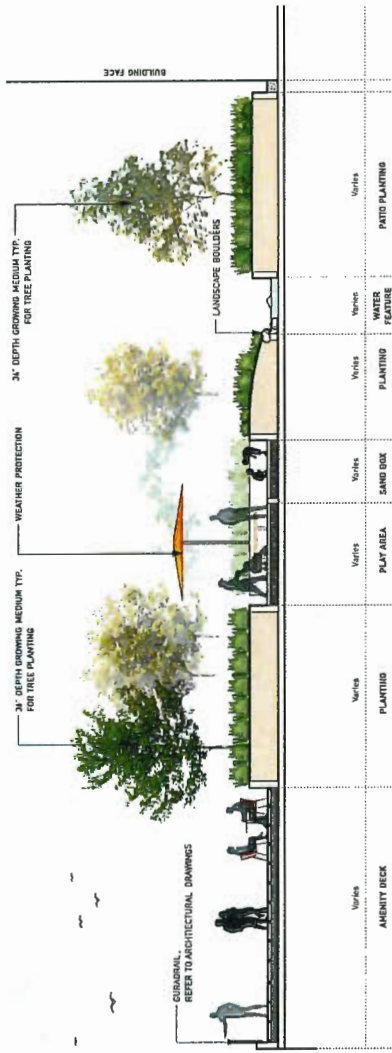
2 Section 7 - Level 14 Outdoor Dining
1:150



4 Section 9 - Level 14 Urban Agriculture
1:150



1 Section 6 - Level 4 East Lot
1:150



3 Section 8 - Level 4 West Lot
1:150

