



**Development Permit Panel
Wednesday, September 25, 2024**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

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 September 12, 2024 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-768248
(REDMS No. 7634690)

APPLICANT: GBL Architects

PROPERTY LOCATION: 6551 No. 3 Road

INTENT OF APPLICATION:

Consider the attached plans involving changes to the design of the first phase of the CF Richmond Centre mixed-use development at 6551 No. 3 Road, incorporating voluntary artworks to screen above-grade parking and equipment, introduce Retail Tenant Storefronts Design Guidelines for tenant improvements and adjust surplus parking to be in General Compliance with Development Permit (DP 17-768248).

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Applicant's Comments

Joey Stevens, GBL Architects, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), reviewed the proposed design changes to the original development permit for Phase One of the mixed-use development that are included in the subject General Compliance application, highlighting the following:

- Phase One of the two-phase mixed-use development is currently under construction and the final design for Phase Two is provided in a separate development permit application;
- the proposed additional voluntary public art in Phase One include artworks on the Building 1A façade to provide screening for the parkade and a painted mural to hide the gas meters at the ground floor of the existing mall;
- the dimensions and locations of the proposed additional artworks are consistent with the approved Development Permit; however, there are minor modifications to the building façade to accommodate the proposed artworks;
- the Retail Tenant Storefronts Design Guidelines and Interim Construction Hoarding Design Guidelines proposed by the applicant will enable Tenant Improvements to occur for individual retail units without requiring a new Development Permit, allow for some variations in the design of storefronts at ground level, and include guidelines to permit the installation of interim art murals on construction hoarding to temporarily screen the storefronts;
- Phase One parking had surplus parking which will be reduced by 30 surplus market owner parking stalls and by 32 surplus residential and commercial stalls not needed by Phase One but identified for Phase Two use; and
- Phase Two will ultimately add 32 parking stalls to compensate for the reduction of 32 surplus parking stalls in Phase One.

Staff Comments

Suzanne Smith, Acting Director, Development noted that (i) the original on-site public art was secured in the approved Development Permit for Phase One of the two-phase mixed-use development, (ii) the proposed additional voluntary public art for Phase One is being secured as part of the subject General Compliance application, (iii) the proposed additional artworks will provide screening for above grade parking and mechanical equipment and involve minor façade changes as indicated by the applicant, (iv) the subject General Compliance application also introduces Retail Tenant Storefront Design Guidelines for future tenant improvements and Interim Construction Hoarding Design Guidelines, and (v) the proposed parking reductions for Phase One would still meet the Zoning Bylaw requirement for parking established in the site specific zone.

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Panel Discussion

In reply to queries from the Panel, Mr. Stevens, Jan Ballard, Ballard Fine Art, Jenn Millard, Shape Properties, and Merrill Fung, Cadillac Fairview, noted that (i) the proposed materials for the artworks including the high-grade vinyl for construction hoarding, high-grade metal for artworks screening the parkade, and high-quality paints for the artworks, were selected based on quality, durability, safety, and low-maintenance considerations, (ii) an extensive and detailed maintenance manual for the artworks will be provided for their maintenance, and (iii) C.F. Richmond Centre will provide maintenance for the artworks i.e., for the parkade screening, construction hoarding, and the painted mural screening the mechanical equipment under a maintenance program.

In reply to further queries from the Panel, the applicant presentation team confirmed that (i) anti-graffiti coating will be applied to the painted mural, (ii) there could be further parking reductions in Phase Two of the subject development however, the Phase Two development's design could be adjusted accordingly, (iii) the canopy options for retail storefronts included in the Retail Tenant Storefronts Design Guidelines are consistent with standard canopy designs in terms of their dimensions, (iv) the proposed vehicle parking reductions in Phase One will not impact the bicycle parking and the proposed Transportation Demand Management (TDM) measures associated with the original Development Permit, which include, among others, a transit pass program for occupants of affordable and market housing and a bike-share and car-share program, and (v) the applicant has been working with a lighting consultant and proposed lighting for the artworks is dimmable and focused on the artworks to avoid impacting residential units in the area.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting (i) the proposed additional voluntary artworks for Phase One is a good response to challenging design conditions, and (ii) the applicant's efforts to introduce Retail Tenant Storefronts Design Guidelines and Interim Construction Hoarding Design Guidelines are appreciated by the Panel.

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Panel Decision

It was moved and seconded

That the attached plans involve changes to the design of the first phase of the CF Richmond Centre mixed-use development at 6551 No. 3 Road, incorporating voluntary artworks to screen above-grade parking and equipment, introduce Retail Tenant Storefronts Design Guidelines for tenant improvements and adjust surplus parking, are considered to be in General Compliance with Development Permit (DP 17-768248).

CARRIED

2. New Business

None.

3. Date of Next Meeting: October 9, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:59 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, September 25, 2024.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Wednesday,
September 25, 2024



RICHMOND CENTRE **PHASE 1**

DEVELOPMENT PERMIT PANEL
GENERAL COMPLIANCE | SEPTEMBER 25, 2024

OVERVIEW

Site Overview

- May 2019 DP Panel
- May 2024
- General Compliance Updates

Parkade Screening

- Artwork Overview
- May 2019 DP Panel
- General Compliance Updates

Building 1C Mural

- Artwork Overview
- May 2019 DP Panel
- General Compliance Updates

Retail Tenant Storefronts

Parking

- May 2019 DP Panel
- General Compliance Updates

SITE PLAN - PHASE 1 | MAY 2019 DP PANEL



LOT 2
DETAILED DESIGN TO BE PROVIDED
IN SEPARATE APPLICATION

AFFORDABLE HOUSING
5% OF PHASE 1 RESIDENTIAL FAR AREA;
DETAILED DESIGN IN THIS DP APPLICATION

PHASE 1 DEVELOPMENT

Commercial Area

160,000 sf

Residential Area

965,000 sf

FAR

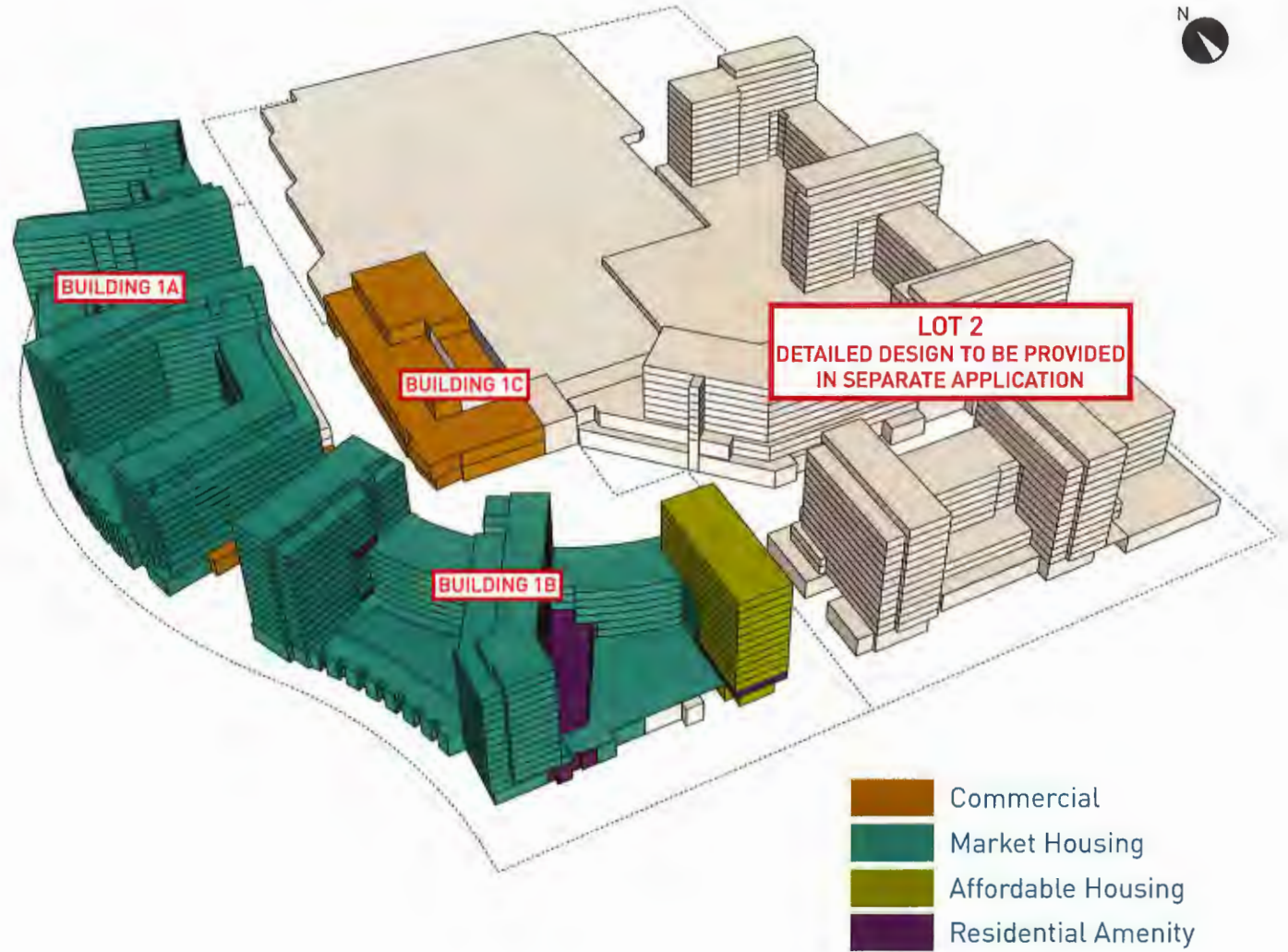
1.56

Affordable Housing Units

79

Market Units

1,087



SITE PLAN - PHASE 1 | MAY 2024



AERIAL RENDER FROM SOUTH WEST

May 2019 DP Panel



AERIAL VIEW FROM SOUTH WEST

May 2024

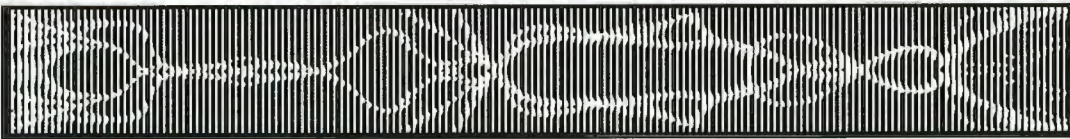


SITE PLAN - PHASE 1 | GENERAL COMPLIANCE UPDATES

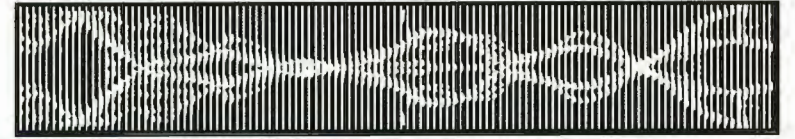


PARKADE SCREENING

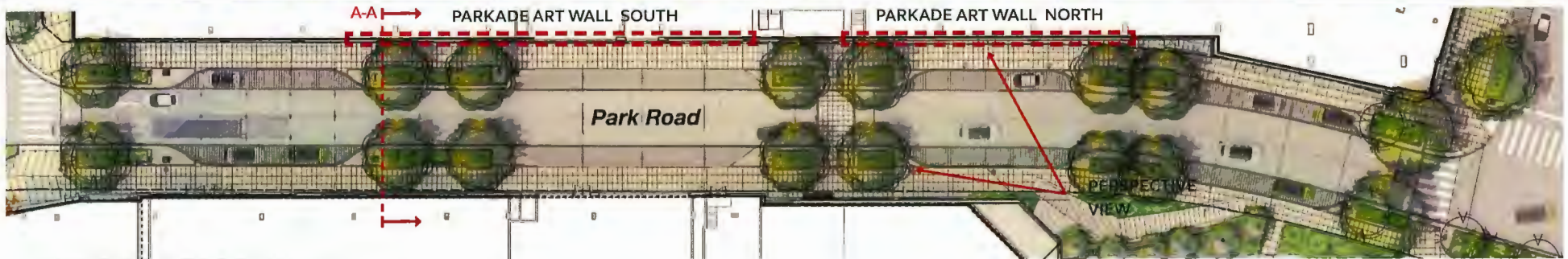
Artwork Overview



Fraser River: North Arm



Fraser River: South Arm



ART SIZE & PLACEMENT

PARK ROAD WEST ELEVATION / PLAN

HIGH STREET FRONTAGE | MAY 2019 DP PANEL

North Leg of Park Road Looking South



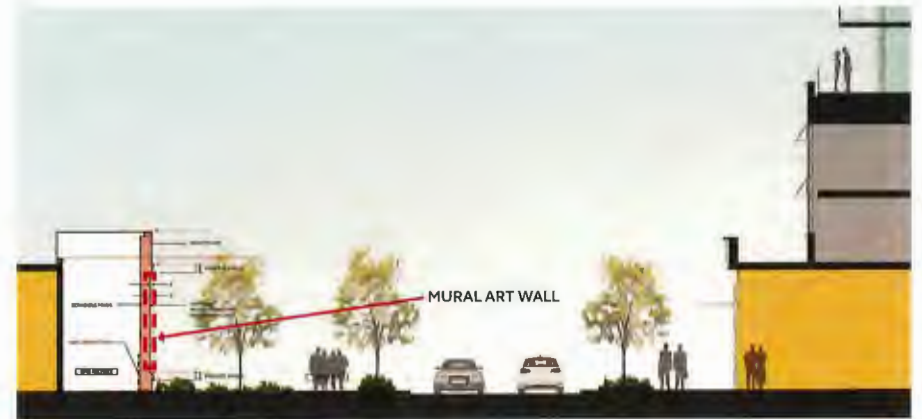
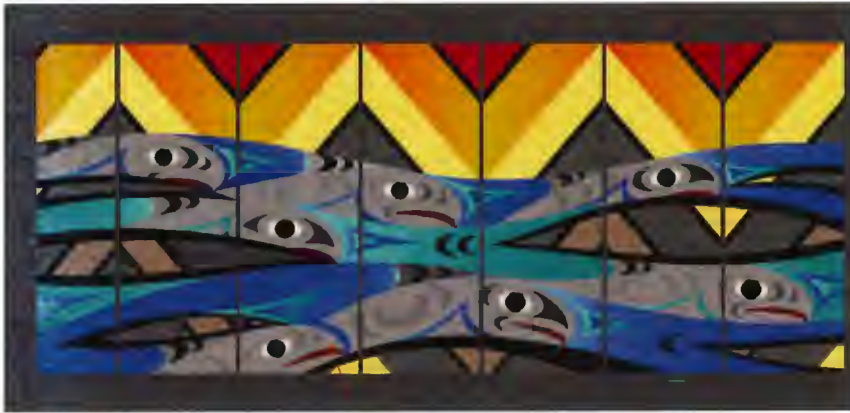
HIGH STREET FRONTAGE | GENERAL COMPLIANCE UPDATES

North Leg of Park Road Looking South

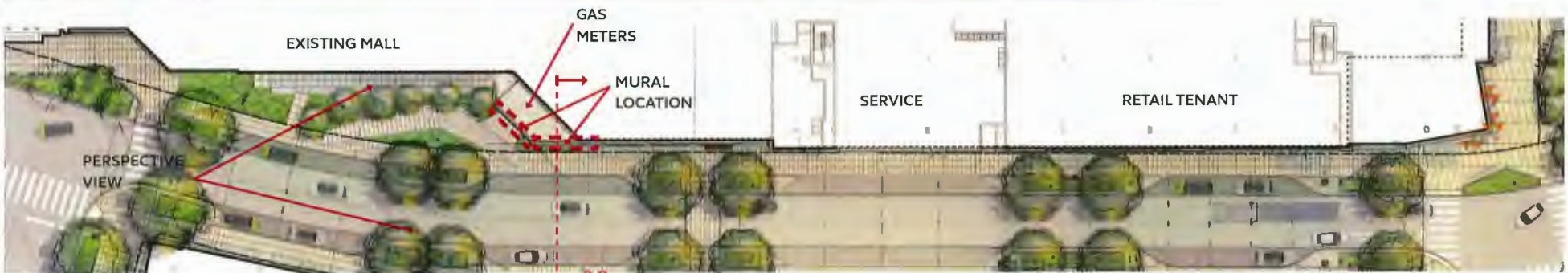


BUILDING 1C MURAL

Artwork Overview



PARK ROAD SECTION B-B



ART SIZE & PLACEMENT

PARK ROAD EAST ELEVATION / PLAN

HIGH STREET FRONTAGE | MAY 2019 DP PANEL

North Leg of Park Road Looking South



HIGH STREET FRONTAGE | GENERAL COMPLIANCE UPDATES

North Leg of Park Road Looking South



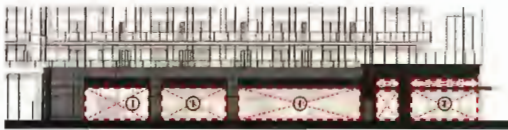
RETAIL TENANT STOREFRONTS

Overview

Designated Retail Storefront Area



Park Road: Building 1B (nts)



Minoru Gate: Building 1A (nts)



Minoru Gate: Building 1B (nts)



N-5 Road: Building 1B (nts)



Murdoch Road: Building 1A (nts)



Park Road: Building 1A (nts)

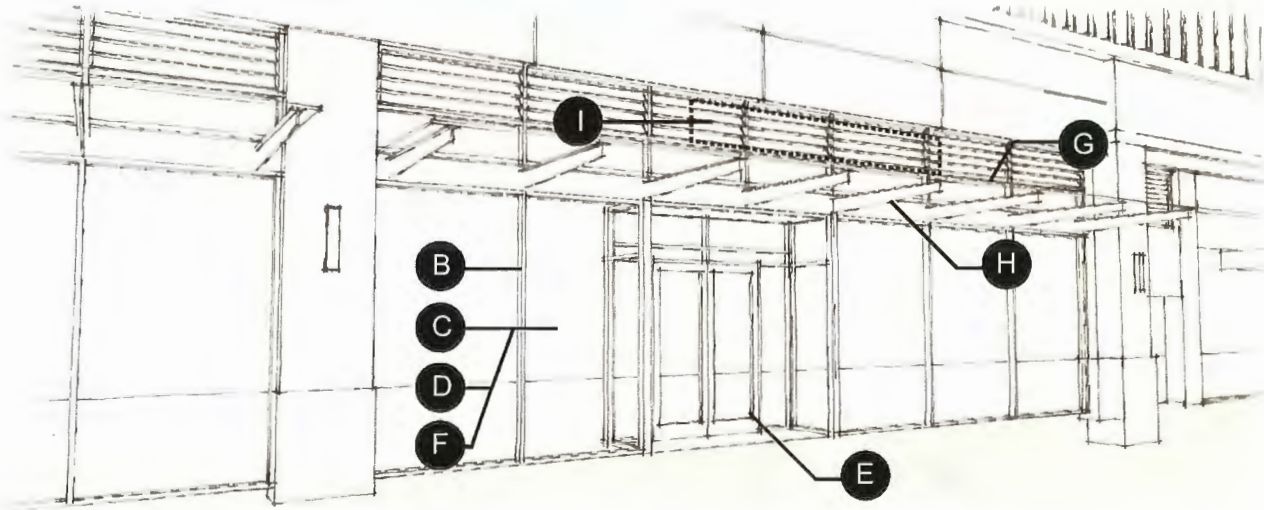
Leasing Plan Ph1



Key Plan (nts)

RETAIL TENANT STOREFRONTS

Design Guidelines



The below list identifies the various components used to create the storefront design.

B: Mullion System

C: Glazing System

D: Solid Panel System

E: Entry Door

F: Nano Wall / Operable Windows

G: Canopy

H: Exterior Lighting

I: Client Signage



RETAIL TENANT STOREFRONTS

Interim Construction Hoarding



Hoarding Art work



Overlay on Storefronts

PARKING | MAY 2019 DP PANEL

Commercial Parking

1,657 stalls (2% EV)

Residential Parking

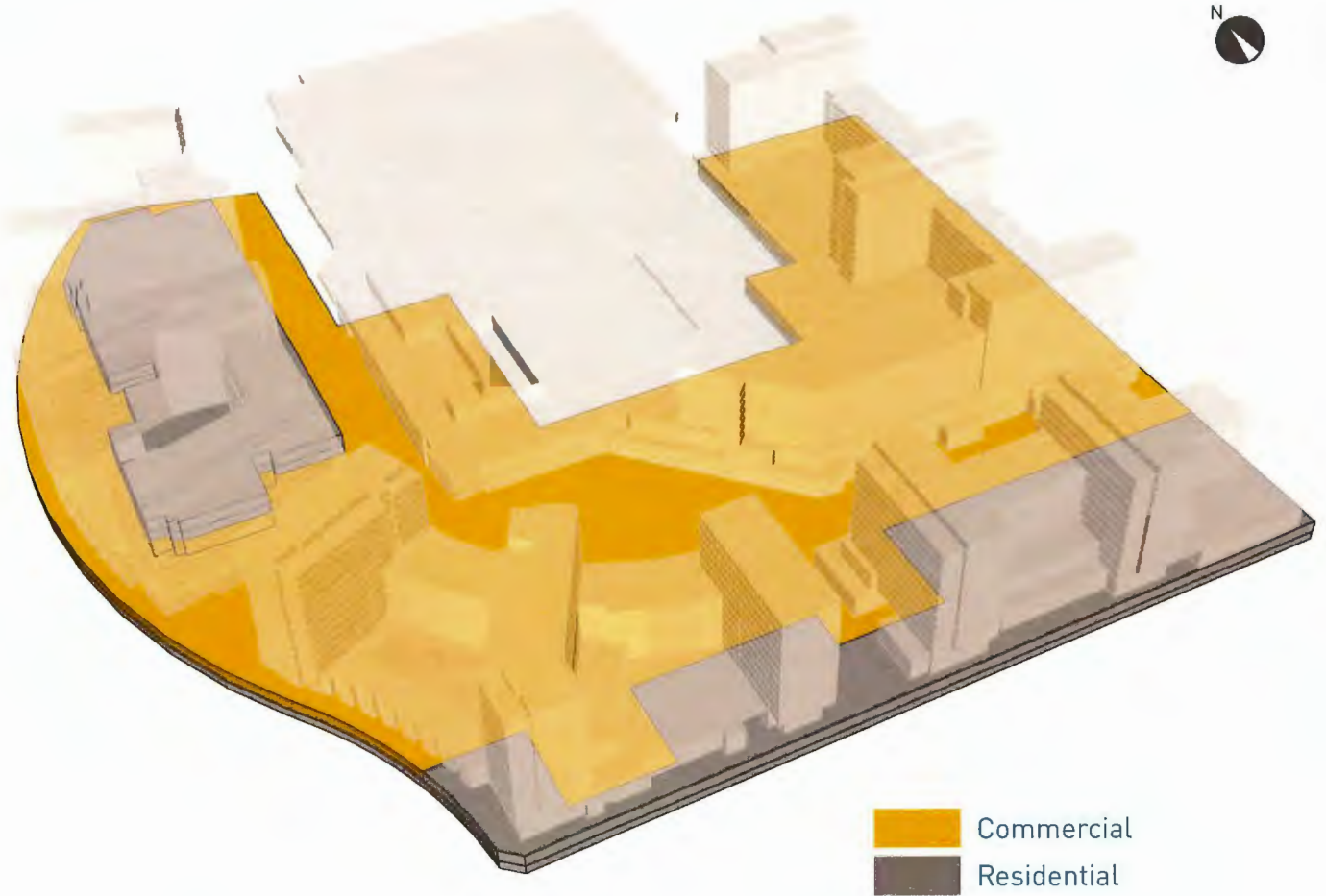
2,193 stalls (100% EV)

Car Share

6 stalls

Total Parking

3,856



PARKING | GENERAL COMPLIANCE UPDATES

PARKING TYPE	BY-LAW MIN.	MAY 2019	GC UPDATES	CHANGE
Phase 1 Market Owner	979	1,155	1,125	-30
Phase 1 Surplus for Ph. 2				
Residential	-	192	175	-17
Commercial	-	490	475	-15
TOTAL Phase 1 Parking Change				-62
TOTAL Phase 2 Parking Change				+32
TOTAL Parking Change				-30

PARKING | GENERAL COMPLIANCE UPDATES

Commercial Parking

1,657 stalls (2% EV)

Residential Parking

2,163 **(-30)** stalls (100% EV)

Car Share

6 stalls

Total Parking

3,826 **(-30)**

