



## Regular Council Meeting for Public Hearings

Wednesday, September 5, 2012

Place: Council Chambers  
Richmond City Hall  
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Derek Dang  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Linda McPhail

Gail Johnson, Acting Corporate Officer

Absent: Councillor Evelina Halsey-Brandt  
Councillor Harold Steves

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

- Zoning Amendment Bylaw 8879 (RZ 09-506904)**  
(Location: 5440 Hollybridge Way; Applicant: Hollybridge Limited Partnership)

*Applicant's Comments:*

David Jacobson, Development Manager, Intracorp, representing the applicant, spoke briefly about the proposed project and indicated he was available to answer questions.

*Written Submissions:*

- David Jacobson, Development Manager, Intracorp (Schedule 1)

*Submissions from the floor:*

None.

PH12/8-1

It was moved and seconded

***That Zoning Amendment Bylaw 8879 be given second and third readings.***

**CARRIED**



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2. **Zoning Amendment Bylaw 8906 (RZ 11-588104)**  
(Location: 9000 General Currie Road; Applicant: Matthew Cheng Architect Inc.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH12/8-2

It was moved and seconded

***That Zoning Amendment Bylaw 8906 be given second and third readings.***

**CARRIED**

3. **Zoning Amendment Bylaw 8918 (RZ 11-591939)**  
(Location: 9091, 9111 and 9131 Beckwith Road; Applicant: Traschet Holdings Ltd.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH12/8-3

It was moved and seconded

***That Zoning Amendment Bylaw 8918 be given second and third readings.***

**CARRIED**



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4. **Zoning Amendment Bylaw 8925 (RZ 11-590114)**  
(Location: 9691 Alberta Road; Applicant: Cotter Architects Inc.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

- (a) Peter Ng, 6300 Birch Street (Schedule 2)

*Submissions from the floor:*

None.

PH12/8-4

It was moved and seconded

***That Zoning Amendment Bylaw 8925 be given second and third readings.***

**CARRIED**

5. **Zoning Amendment Bylaw 8926 (RZ 11-587764)**  
(Location: 9040 and 9060/9080 No. 2 Road; Applicant: Yamamoto Architecture Inc.)

In accordance with Section 100 of the *Community Charter*, Councillor Derek Dang declared himself to be in a potential conflict of interest because he owns property in the area, and left the meeting at 7:13 p.m.

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

Harvey Yee, owner of 6008 and 6028 Francis Road, queried about the proposed Public Right of Passage that is on his property as indicated on Attachment 2 of the staff report and commented on the proposed development's elevations, citing concern in regards to privacy.

Also, Mr. Yee queried about the proposed parking and whether the proposed development is consistent with the upcoming 2041 Official Community Plan.



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To assist Mr. Yee with his concerns, staff was directed to notify him when the proposed development is scheduled for consideration by the Development Permit Panel.

PH12/8-5

It was moved and seconded

*That Zoning Amendment Bylaw 8926 be given second and third readings.*

**CARRIED**

**6. Zoning Amendment Bylaw 8929 (RZ 11-596490)**

(Location: 8200, 8220, 8280 and 8300 No. 1 Road; Applicant: Matthew Cheng Architect Inc.)

*Applicant's Comments:*

The applicant was available to answer questions.

Mr. Craig referenced his memorandum dated August 29, 2012 regarding the proposed development (attached to and forming part of these Minutes as Schedule 3). He spoke of the various revisions to the proposed development as a result of the concerns cited by residents at the July 17, 2012 Planning Committee meeting. In particular, Mr. Craig stated that staff examined the proposed access location in relation to Pacemore Avenue and responded to concerns regarding the relocation of visitor parking stalls, shadowing impacts to the existing back yards of houses and options to relocate the outdoor amenity space. Also, he stated that Transportation staff reviewed the proposed access location at the north property line and recommended maintaining this access as it is the safest. Mr. Craig noted the design will continue to be refined through the Development Permit process.

*Written Submissions:*

- (a) Memorandum from Wayne Craig, Program Coordinator – Development, City of Richmond (Schedule 3)



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*Submissions from the floor:*

Teri Barkwell, 8251 Coldfall Court, stated that she was pleased to see some of the various revisions to the proposed development. Ms. Barkwell cited concern regarding the design of the proposed project and was advised that the Development Permit Panel manages design development concerns. She stated that she was not pleased to see tandem parking along the No. 1 Road frontage as she was concerned with the additional vehicular fumes. Ms. Barkwell further commented on traffic concerns, stating that she was concerned that visitors and residents of the proposed development may utilize the cul-de-sac her home fronts for overflow parking.

Jo Ann Steed, 8311 Coldfall Court, spoke of hedge that is located on the proposed development site and stated that she wished to see the hedge retained in an effort to minimize traffic noise and vehicular fumes.

Staff was directed to advise the speakers of the date when the application is scheduled for consideration at the Development Permit Panel and also monitor the traffic situation in the area. In addition, staff is to advise those who have provided correspondence of the changes made to date.

PH12/8-6

It was moved and seconded

***That Zoning Amendment Bylaw 8929 be given second and third readings.***

**CARRIED**

**7. Zoning Amendment Bylaw 8736 (Basic Universal Housing Features)  
(Location: Entire City of Richmond; Applicant: City of Richmond)**

*Applicant's Comments:*

Mr. Craig was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

PH12/8-7

It was moved and seconded

***That Zoning Amendment Bylaw 8736 be given second and third readings.***

**CARRIED**



**Regular Council Meeting for Public Hearings  
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PH12/8-8

It was moved and seconded

*That Zoning Amendment Bylaw 8736 be adopted.*

**CARRIED**

**ADJOURNMENT**

PH12/8-9

It was moved and seconded

*That the meeting adjourn (7:31p.m.).*

**CARRIED**

Certified a true and correct copy of the  
Minutes of the Regular Meeting for Public  
Hearings of the City of Richmond held on  
Wednesday, September 5, 2012.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
City Clerk's Office (Gail Johnson)

# INTRACORP

BUILDING THE EXTRAORDINARY

August 30, 2012

**Schedule 1 to the Minutes of the  
Council Meeting for Public  
Hearings held on Wednesday,  
September 5, 2012.**

<b>To Public Hearing</b>	
Date:	<u>SEPT 5, 2012</u>
Item #:	<u>1</u>
Re:	<u>Bylaw 8879</u>
_____	

**BY COURIER**

Mayor Malcolm Brodie  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

Dear Mayor Brodie:

**Re: 5440 HOLLYBRIDGE WAY: ZONING AMENDMENT BYLAW 8879 (RZ 09-506904)  
PUBLIC HEARING, SEPTEMBER 5<sup>th</sup>, 2012.**

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We are pleased to provide for your interest, the enclosed package of coloured drawings and renderings illustrating the development proposal for 5440 Hollybridge Way ("River Park Place"), which will be going to Public Hearing on September 5<sup>th</sup>, 2012. This information package is supplemental to – and consistent with – the formal Staff report and submission drawings that have been provided for review. We also offer below a brief description of project timeline and overview.

### **Brief Summary of Project Timeline**

Completed To-Date:

January 2012	Rezoning Submission
February – June 2012	Worked with Staff on Functional Road Design and Rezoning Considerations
July 17, 2012	Planning Committee
July 23, 2012	First Reading

Upcoming/Anticipated:

September 5, 2012	Public Hearing
December 10, 2012	Final Adoption

### **Brief Description of Project**

#### **Project & Context**

Located in Richmond's emerging Oval Village neighborhood, River Park Place will be an exciting contribution to the ongoing transformation of Richmond's newest waterfront community. In total the project proposes approximately 586 residential units and 38,800 sq. ft. of new retail area. The site is bounded by the new River Road to the north, Hollybridge Way to the west, Gilbert Road to the east and the existing Richmond Winter Club site to the south.

New and proposed mixed-use developments surrounding the site include ASPAC Development's River Green Village to the north, Onni's Ora project to the west, and the Richmond Olympic Oval to the northwest. River Park Place adds to this diversity with a mixture of street-oriented large and medium format retail and diverse housing



forms including apartment condominiums and townhouses. Three distinct towers, several mid-rise structures, and ground-oriented townhouses bring architectural variety and interest to the residential components of the project.

Consistent with the City of Richmond's City Centre Area Plan (CCAP), a new internal road – Pearson Way – begins at a new intersection on Hollybridge Way at the southwest corner of the site and extends through the property to connect with the internal road of River Green Village to the north. Pearson Way will subdivide the site into two legal lots. The project is designed to be built in three phases. Lot 1 in the east contains Phase 1 of development, while Lot 2 contains Phase 2 in the centre and Phase 3 in the west.

### **Massing**

Consistent with CCAP recommendations, the three towers are placed to minimize the visual and physical impacts on existing and proposed buildings within the immediate context. Near and distant views are maximized to provide enjoyable views for residents while also keeping “eyes on the street” for enhanced community cohesion. New, existing and proposed towers are staggered from one another and separated by a minimum distance of 24m.

Massing to the south is kept low to maximize sunlight penetration into the podium courtyards. Since the new River Road is relatively wide, shadowing created by the taller structures to the north sidewalk is minimal, even with the proposed 6-storey massing at the street edge. Residential uses on upper floors along the street edge ensure that the wide streetscape is enclosed and scaled to engage the public street.

### **Access**

All major residential lobbies for towers and mid-rises occur near the main street intersections. Townhouses have direct ground-level access for residents. Vehicles will access both parcels from the internal road. Large-vehicle loading will occur at a lay-by located along Pearson Way, and this approach is supported by a Traffic Impact Assessment. On-street parking along this road will be coordinated with the lay-by. Garbage and recycling will be managed within the parking structures and dedicated recycling areas will have localized minimum 6m headroom.

### **Design Approach**

As a development company, Intracorp is committed to executing projects of extraordinary architectural character and distinction. This is exemplified in the company's diverse portfolio of projects in various municipalities, including: Vista Place and Ventana in North Vancouver; Spruce, Stirling House, Jacobsen, and the upcoming MC<sup>2</sup> in Vancouver; Chancellor Row at UBC; Centrepoint, and the upcoming Metroplace and Silver towers in Burnaby.

The overall design approach for River Park Place will continue this legacy of incorporating modern materials such as concrete, masonry, glass, metal and wood in a clean and cohesive architectural identity. Color and material contrasts will be used carefully and purposefully along with the massing strategy, to break down the building volumes into smaller discernible components. Bold color accents will be used to highlight key areas and focal points, adding visual interest and individual personality to the various building forms.

A human-scaled and pedestrian-oriented environment will be achieved by adhering to architectural and landscape design principles that enhance visibility, visual appeal, security, and articulation. Designed to be a landmark development for this neighbourhood, the midrise buildings will create variety in street wall massing at the pedestrian level, while the taller building forms will mark the entrance to the Oval Village shopping district and the City Centre, and will be clearly visible by people approaching Richmond from Sea Island.

### **Podium Rooftops**

The podium rooftops will provide extensive outdoor amenities to all project residents as a green shared space with both private & public areas. Distinctly programmed zones include outdoor dining/BBQ, a social fire-pit, community garden plots, children's play areas, exercise spaces and ornamental planting. The programming of these spaces is intended to complement the indoor amenity areas which open out onto them. Many of the townhouses fronting the internal street will have roof deck access from within the unit. All rooftop residential units will have private patios opening onto the roof space.



### **Sustainable Design**

This project will emphasize sophisticated and efficient design and systems performance. In particular, sustainable building practices will be incorporated into the design of the project, and a measurement standard of LEED® Silver equivalency will be set as a target. Passive solar design will be pursued and expressed in the building design. Slab extensions and balcony locations address each orientation to respond to opportunities for solar shading, while keeping thermal bridging to an acceptable minimum.

Hollybridge Limited Partnership (Intracorp) is pleased to have the opportunity to develop this exciting new project in the City of Richmond. We hope to build on our legacy of contemporary, sophisticated design that stands the test of time, to create a development that will fit well within the high calibre of urban design in this emerging Richmond neighbourhood, while at the same time establishing a unique identity that will add to the variety of built forms in the City Centre.

We look forward to continuing a productive and positive working relationship with City Staff and Council. Please do not hesitate to contact me at 604-801-7023 or [djacobson@intracorp.ca](mailto:djacobson@intracorp.ca), should you have any questions.

Yours truly,

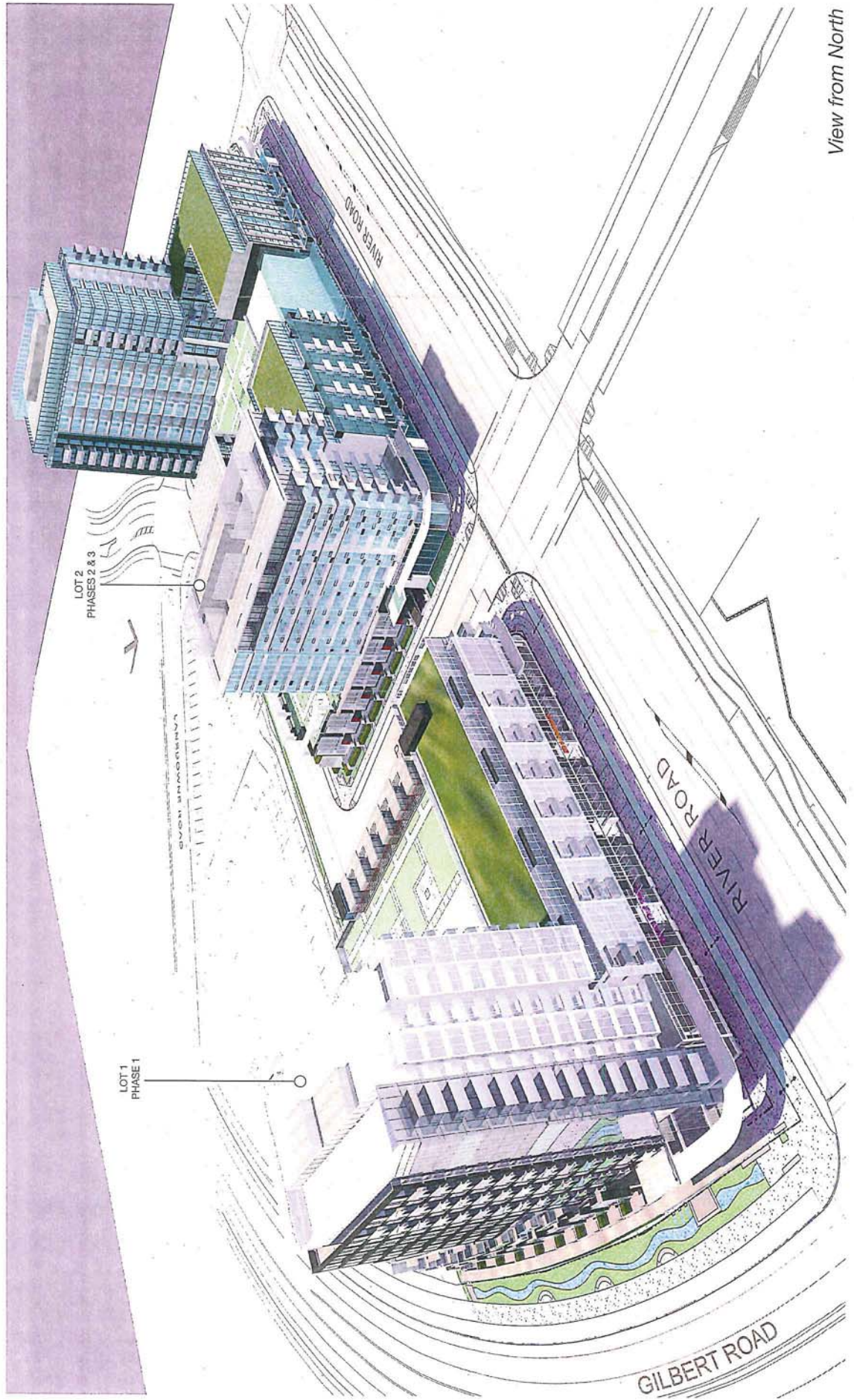
**HOLLYBRIDGE LIMITED PARTNERSHIP**



**David Jacobson**  
Development Manager

Encl.

Cc. Mayor and Council, City of Richmond  
Suzanne Carter-Huffman, Senior Planner, City of Richmond  
Maurice Pez, Senior Vice President, Development & Construction, Intracorp



View from North

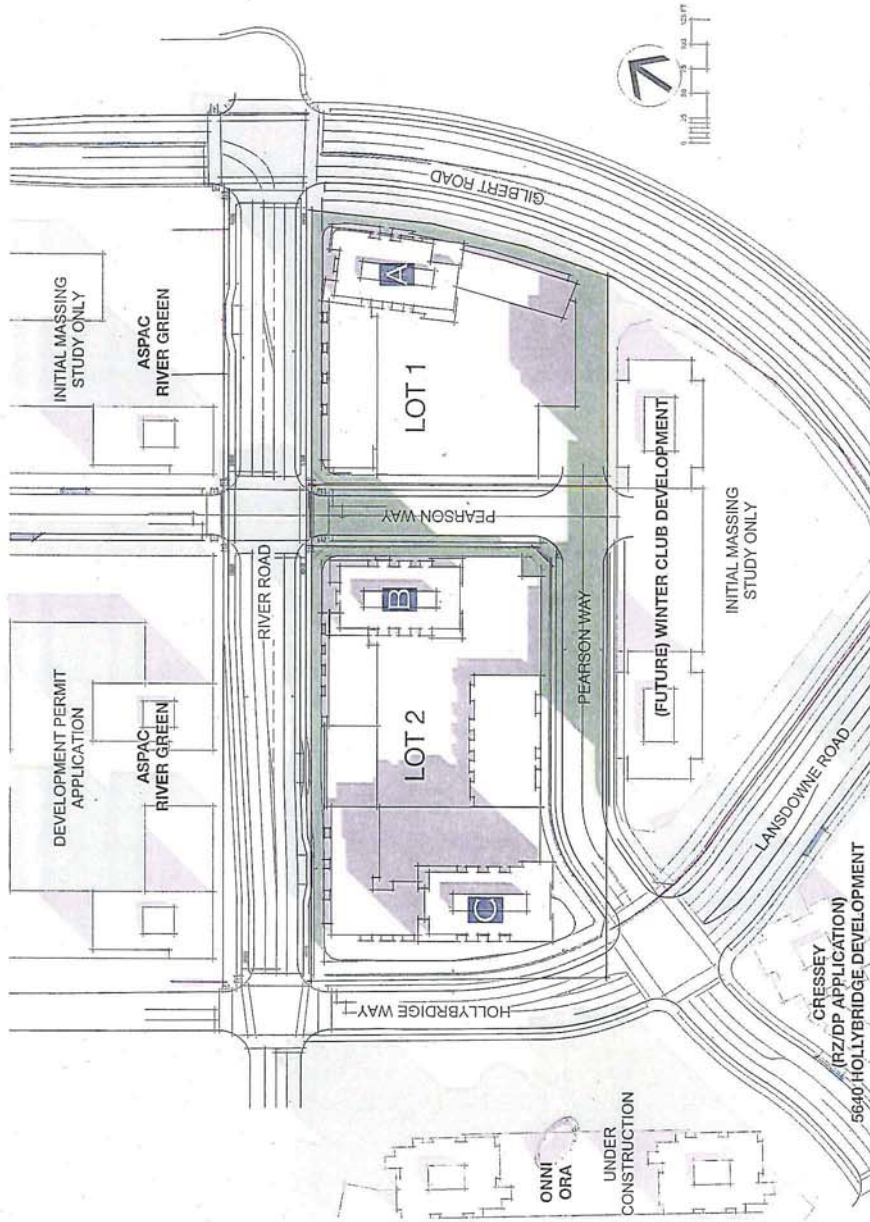
AUGUST 2012  
RZ 09-506804

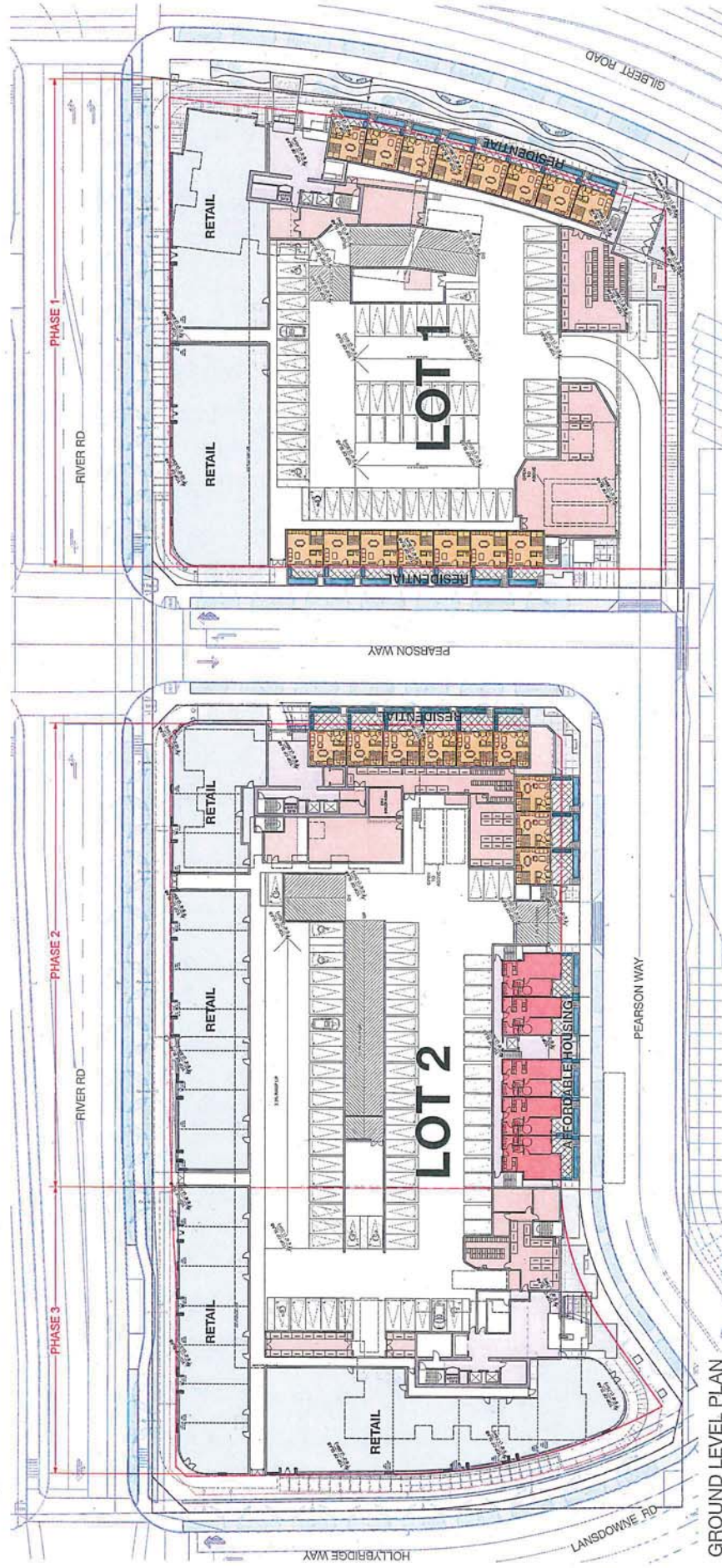
RIVER PARK PLACE



**With views of the mountains, river, and ocean, River Park Place is the next addition to Richmond's emerging Oval Village neighbourhood. The name "River Park Place" reflects the community's unique character, namely its extensive landscaping, home-inspired amenities, and residential community living. River Park Place will be a welcome addition to the Oval Village neighbourhood.**

*River Park Place is a sophisticated, modern development located in the heart of the emerging neighbourhood of The Oval Village. Well-built by design and with broad market appeal, River Park Place offers a vibrant urban lifestyle with a wealth of local area amenities, transportation choices, and retail experiences. Integrating leading edge technologies and sustainable building systems, River Park Place is the best of contemporary responsible living.*





GROUND LEVEL PLAN



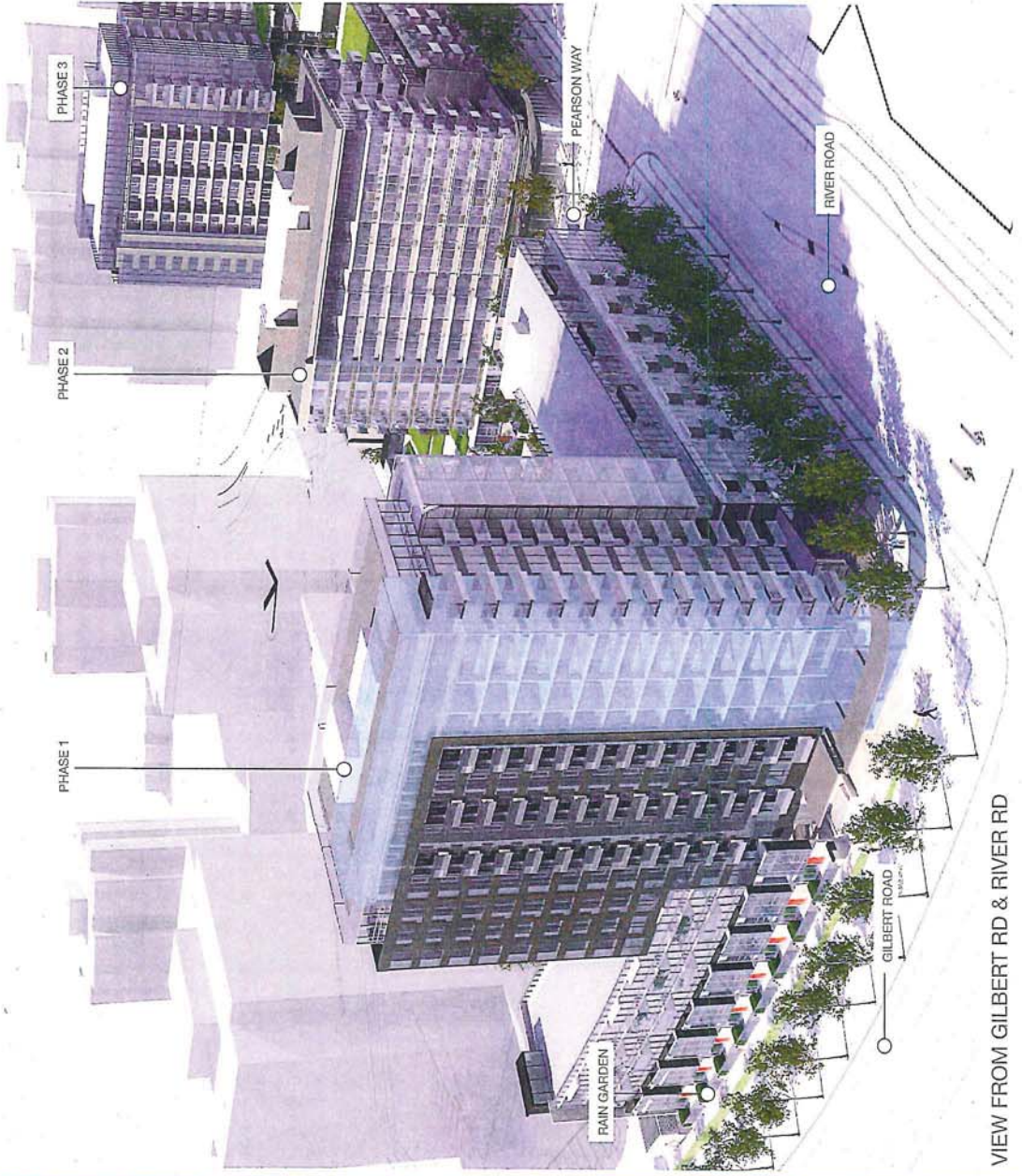
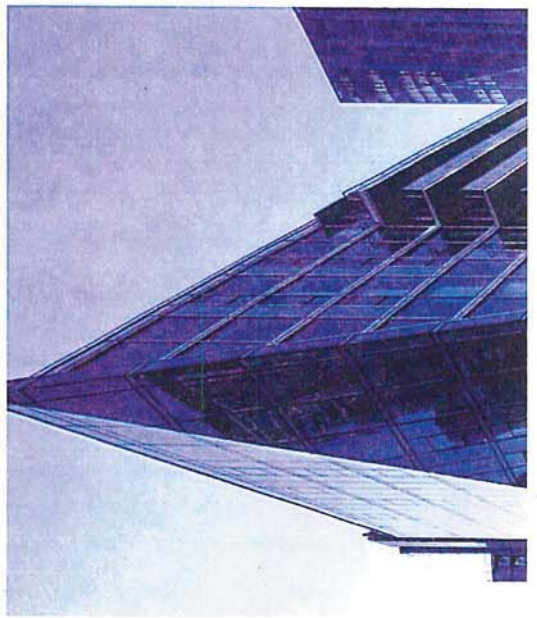


PODIUM LEVEL PLAN

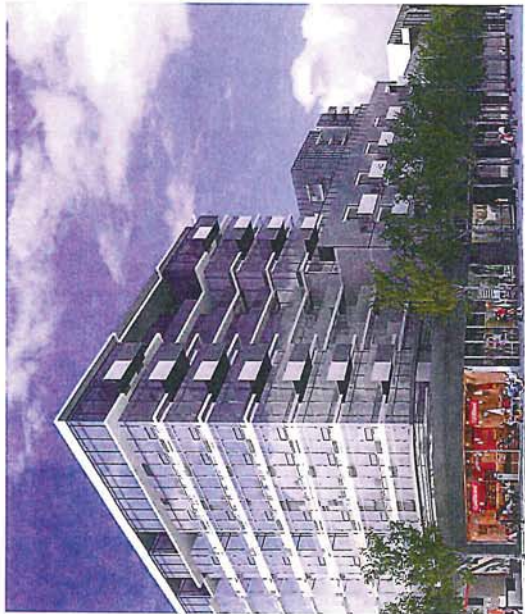




GILBERT RD TOWNHOUSE FRONTAGE



VIEW FROM GILBERT RD & RIVER RD



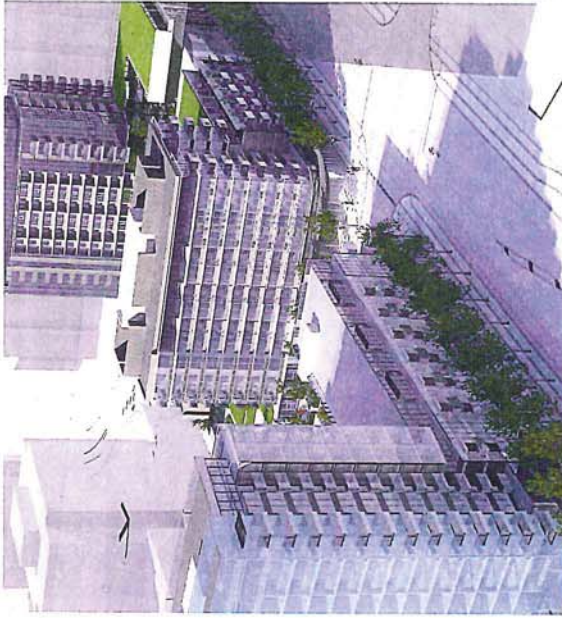
RIVER RD FRONTAGE



VIEW FROM HOLLYBRIDGE WAY AND PEARSON WAY



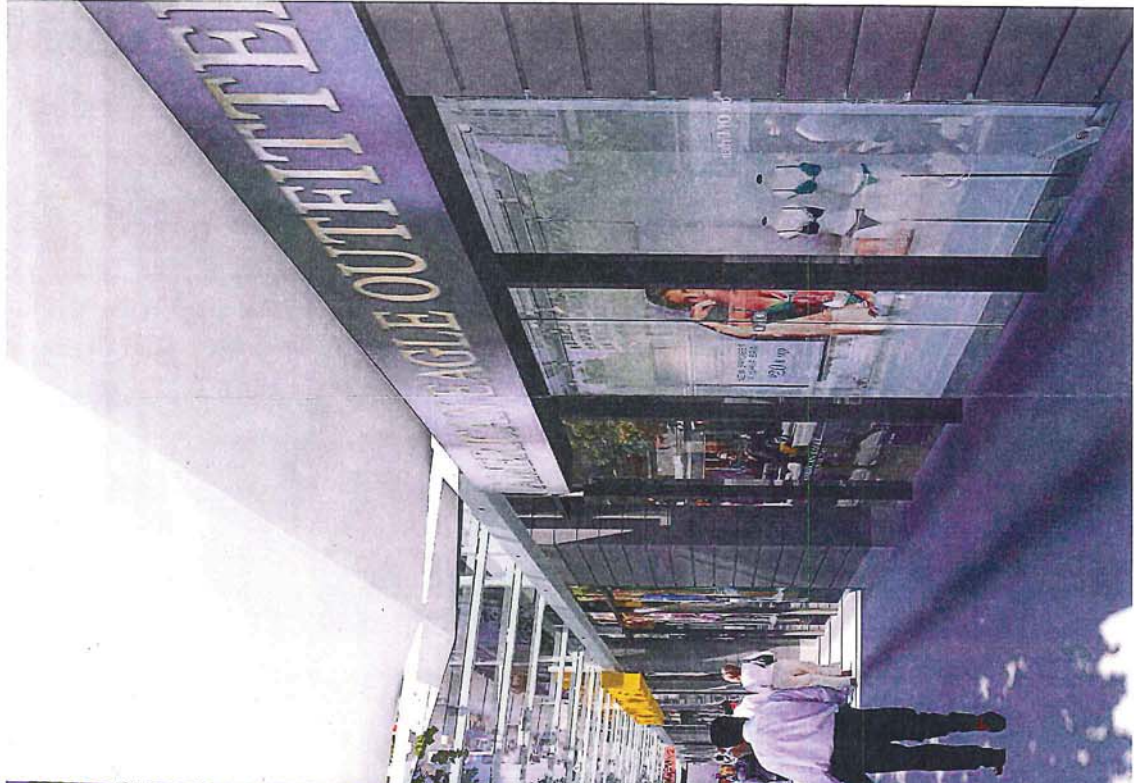
RIVER PARK PLACE



RIVER RD FRONTAGE



RIVER RD COMMERCIAL FRONTAGE



RIVER PARK PLACE





**MayorandCouncillors**

**From:** City of Richmond Website [webgraphics@richmond.ca]  
**Sent:** Tuesday, 28 August 2012 16:16  
**To:** MayorandCouncillors  
**Subject:** Send a Submission Online (response #714)

<b>To Public Hearing</b> Date: <u>Sept 5, 2012</u>
Item # <u>4</u>
Re: <u>Bylaw 8925</u>

**Send a Submission Online (response #714)**

**Survey Information**

**Schedule 2 to the Minutes of the Council Meeting for Public Hearings held on Wednesday, September 5, 2012.**

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	8/28/2012 4:21:19 PM

**Survey Response**

Your Name:	Peter Ng
Your Address:	20-6300 Birch St.,Richmond ,BC,v6y4k3
Subject Property Address OR Bylaw Number:	8925 (RZ 11-590114)
Comments:	Again I am very concerned about traffic around Alberta Rd.;-there are nursery schools,a primary school ,a high school and a park near by.Another issue/concern that I have is the parking along the road.Eventhough you mentioned that the developer is supposed to build two car garage townhouses;but the garages are single file-so people just park out side on the road .Over the last few years the City has approved a lot of building permits around the area -Alberta and Ferndale-too fast and too many.If this Notice of Public Hearing is a kind of formality that you have to go through -and nothing we can do since the area was asigned for high density residential purpose as you mentioned last time . Even if we do not agree but what can we do?





- Maintaining privacy for existing single-family dwellings to the east and minimizing shadowing of adjacent rear yards is addressed and enhanced with the revised townhouse proposal with the 6 m (20 ft.) rear yard setback for the rear townhouse units along the entire east property line remaining unchanged. The relocated outdoor amenity space results in additional open space and landscaping that can be implemented in the areas next to neighbouring single-family dwellings and results in increased separation from the townhouse units for the portion of the townhouse site that has the greatest lot depth.
- The number of townhouse units remain the same (28 total units) and the total number of visitor parking stalls (6 stalls) is unchanged and in compliance with the zoning bylaw.

Staff reviewed and supports the existing vehicle access location at the north end of the development site. In response to resident comments on the proposal, the architect has revised visitor parking and outdoor amenity space location and arrangement of townhouse units to address privacy issues and maximize open space separation between single-family and proposed townhouse land uses. City staff will continue to work with the applicant through the Development Permit application process, including review by the City's Advisory Design Panel, to further enhance the design and landscaping of the overall project. Staff support the proposed changes to the townhouse rezoning (as per the attached drawings).



Wayne Craig  
Program Coordinator – Development  
604-247-4625  
wcraig@richmond.ca

pc: Joe Erceg, MCIP, Deputy CAO  
Victor Wei, P. Eng., Director, Transportation  
Kevin Eng, Planner 1  
Sonali Hingorani, Transportation Engineer





**MATTHEW CHENG  
ARCHITECT INC.**

1100 WESTERN AVENUE  
VICTORIA, BC V8M 2Y2  
TEL: (250) 383-1111  
WWW.MATTHEWCHENGARCHITECT.COM

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**NO DATE**  
2012/07/10  
2012/07/10  
2012/07/10

**REVISIONS**  
BY SUBMISSION  
BY PERMITS  
BY PERMITS

Comments

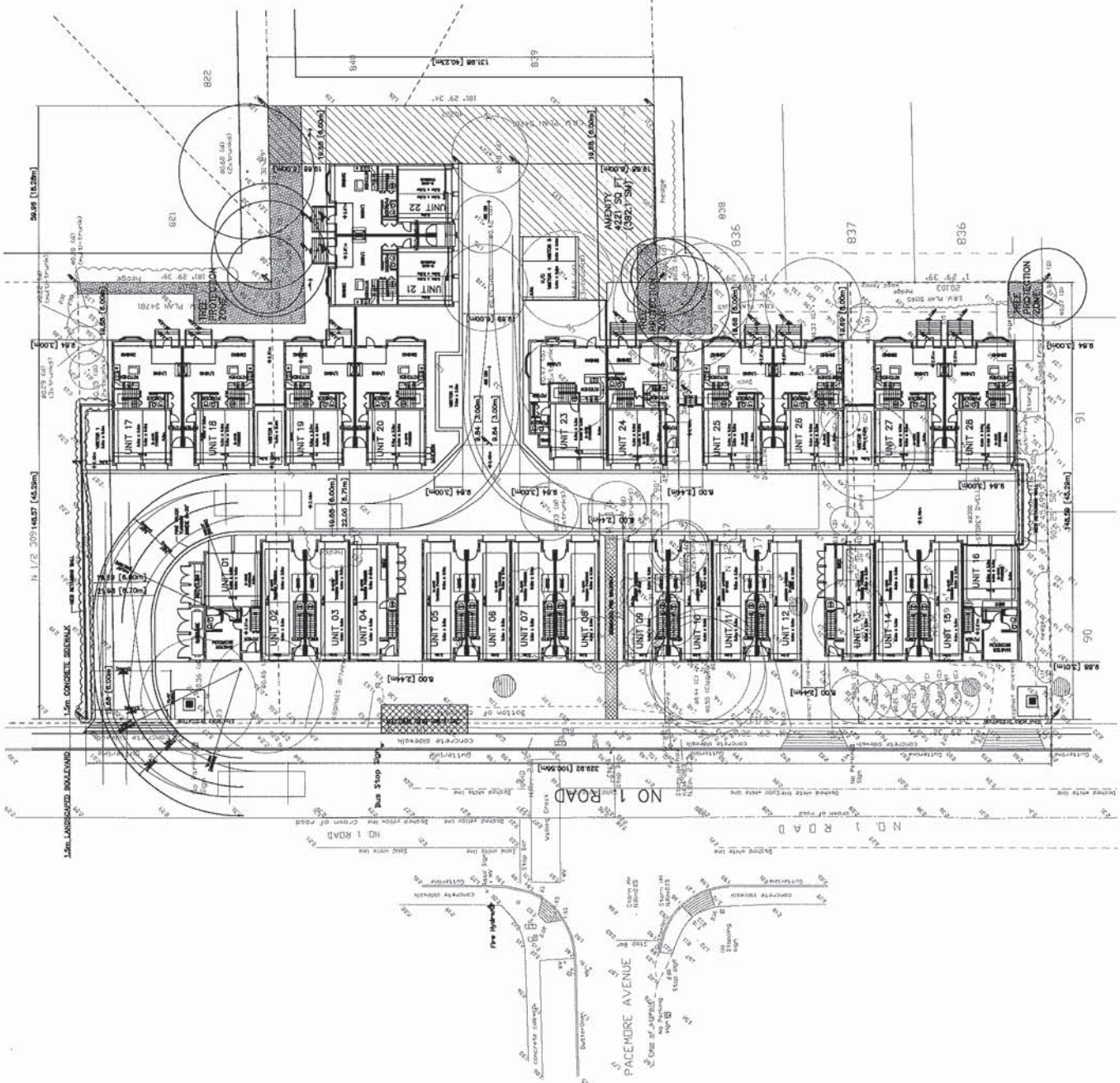
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**28-UNIT TOWNHOUSE  
DEVELOPMENT**  
8200/8220/  
8280/8300  
NO. 1 ROAD  
RICHMOND, BC

Sheet Title  
**PARKING PLAN &  
GROUND FLOOR PLAN**

Scale  
1/4" = 1'-0"

Project Number

Page No.  
**#1a**







**MATTHEW CHENG ARCHITECT INC.**  
 1100 WESTERN AVENUE SUITE 200  
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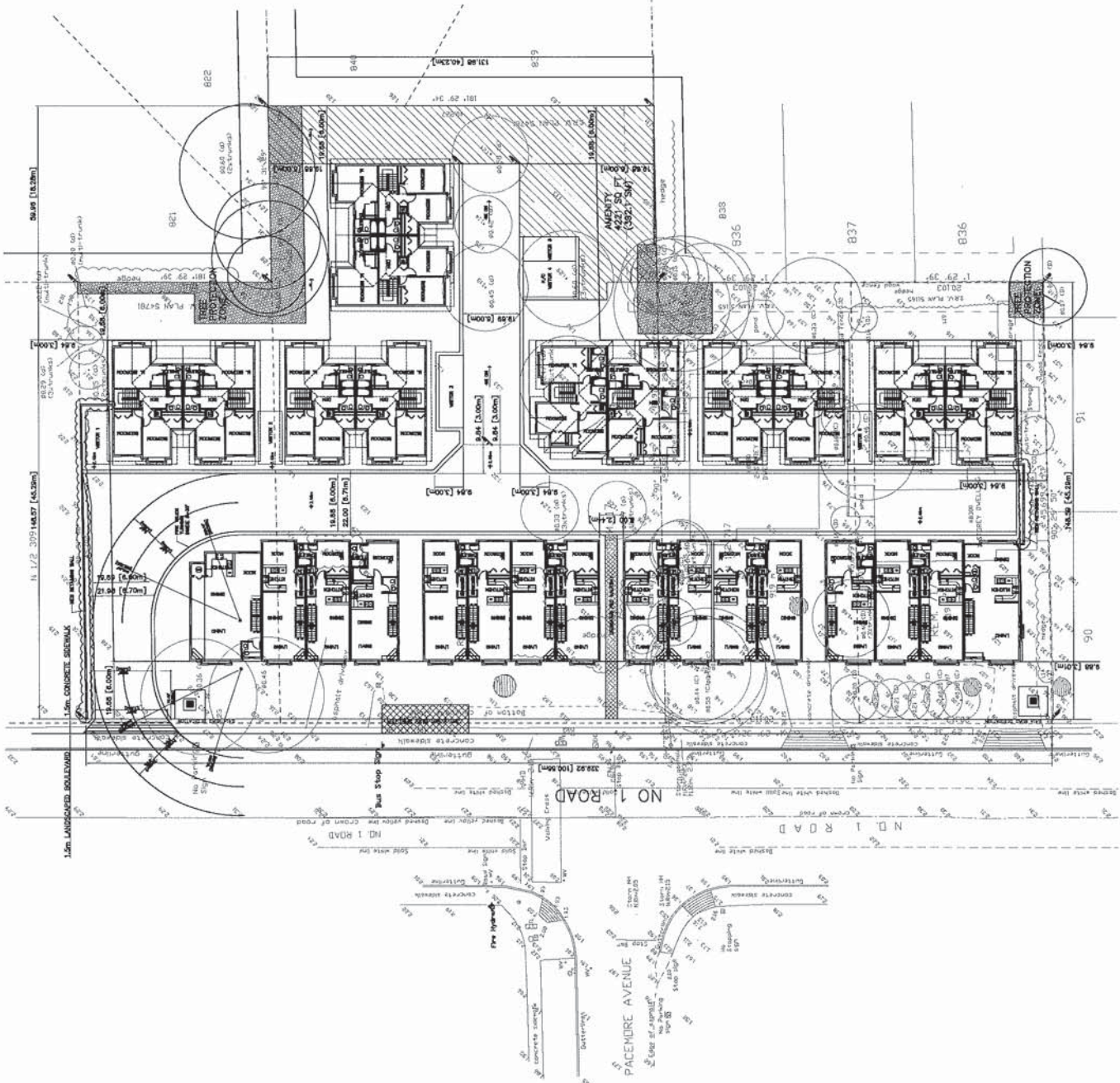
DATE: 2012/07/08  
 BY: MCH/AM  
 CHECKED: MCH/AM  
 PROJECT NO: 12-001

Comments

Project Title: 28-UNIT TOWNHOUSE DEVELOPMENT  
 8200/8220 / 8280/8300 NO. 1 ROAD RICHMOND, BC

Sheet Title: SITE PLAN & MAIN FLOOR PLAN

Scale: 1/4" = 1'-0"	Project Number:
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Checked: MCH/AM	Date: 2012.07.08
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Project Number:	Page No. #2
Revision:	Project Title:
Date: 2012.07.08	Project No.:
Project Title:	Project No.:







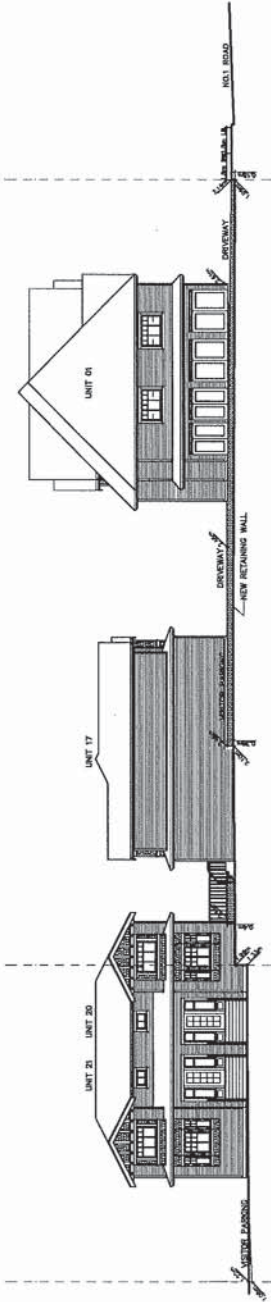


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ARCHITECT INC.**

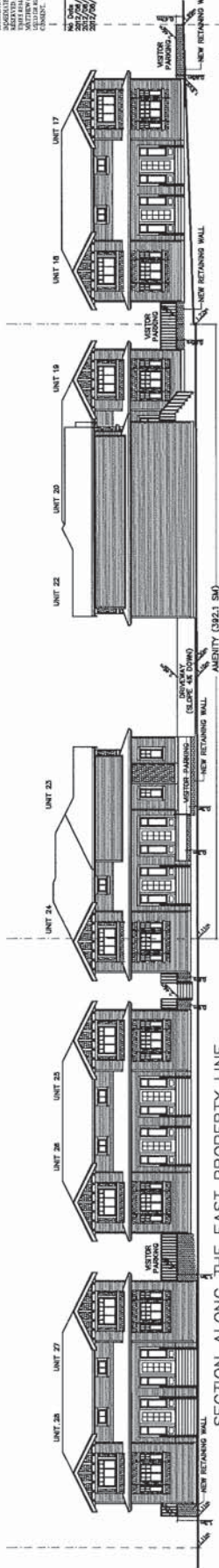
100-10101 101 STREET, SUITE 101  
RICHMOND, BC V6X 1A7  
TEL: (604) 273-1111  
WWW.MATTHEWCHENGARCHITECT.COM

THIS DRAWING IS NOT TO BE SCALED. THE GENERAL  
LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL  
DIMENSIONS ARE TO FACE UNLESS OTHERWISE  
SPECIFIED TO THE ARCHITECT. TOPPOUTS  
SHOULD BE TO FACE UNLESS OTHERWISE  
SPECIFIED. THE ARCHITECT'S RESPONSIBILITY IS  
TO PROVIDE THE CLIENT WITH A COMPLETE SET OF  
DRAWINGS THAT WILL ACCURATELY REPRESENT THE  
DESIGN AND CONSTRUCTION OF THE PROJECT.

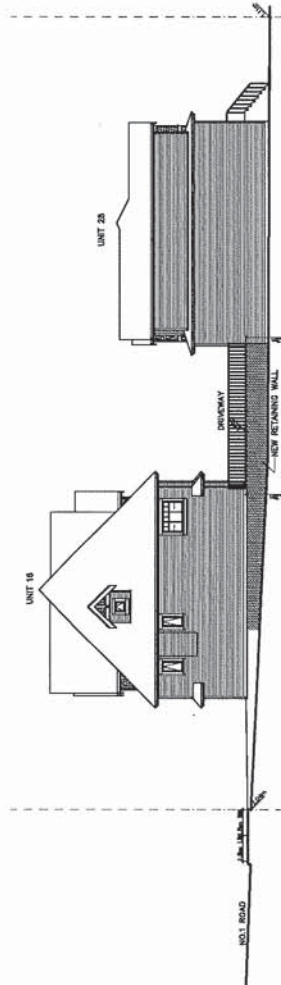
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RICHMOND, BC  
2022/07/01  
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BY: JPC/PC



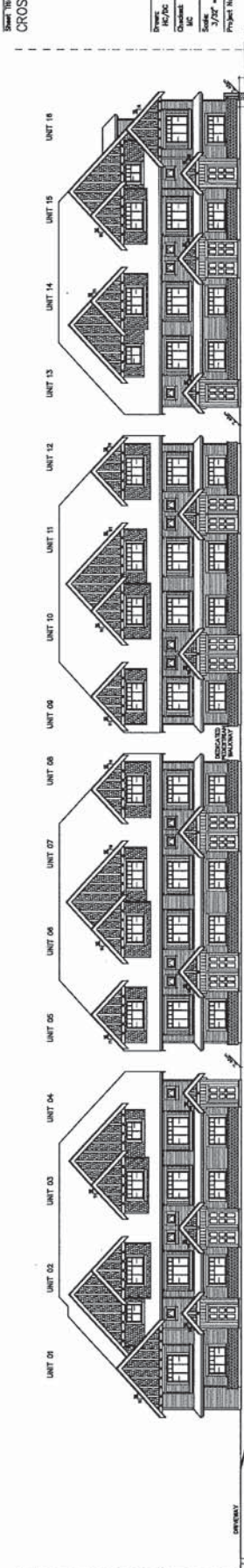
SECTION ALONG THE NORTH PROPERTY LINE



SECTION ALONG THE EAST PROPERTY LINE



SECTION ALONG THE SOUTH PROPERTY LINE



SECTION ALONG THE WEST PROPERTY LINE (ELEVATION FRONTING NO.1 ROAD)

Project Title  
**28 UNIT TOWNHOUSE  
DEVELOPMENT**  
8200/8220/  
8280/8300/  
NO. 1 ROAD,  
RICHMOND, BC

Sheet Title  
**CROSS SECTIONS**

Drawn By  
K.C./C  
Checked  
M.C.  
Scale  
3/32" = 1'-0"  
Project Number

Revision Date  
APR. 22, 2023  
New Retaining Wall Done  
APR. 23, 2023  
Page No.  
**#4a**



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VANCOUVER, BRITISH COLUMBIA  
2211/1007/1015 42 STREET  
RICHMOND, BC V6V 1K6

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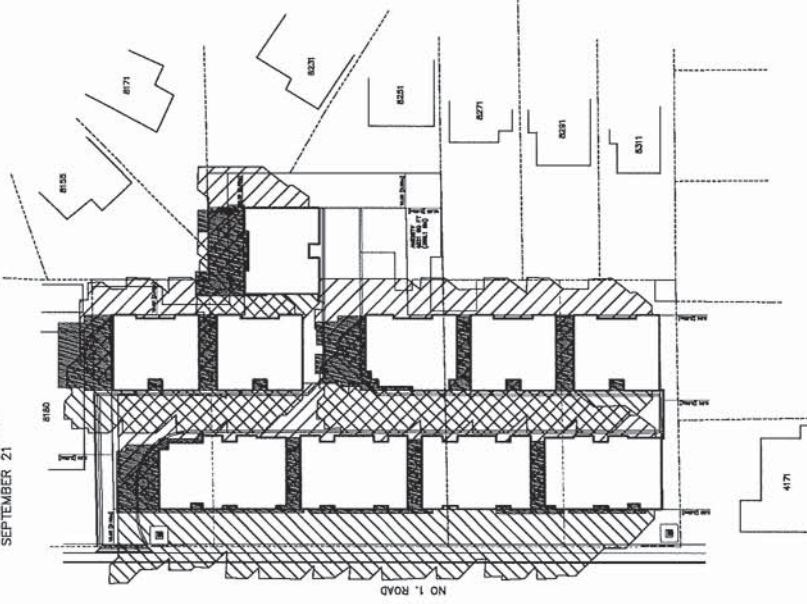
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BY: MCH/AM  
CHECKED: MCH/AM  
PROJECT NO: 2211/1007/1015

Comments:

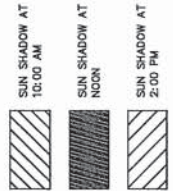
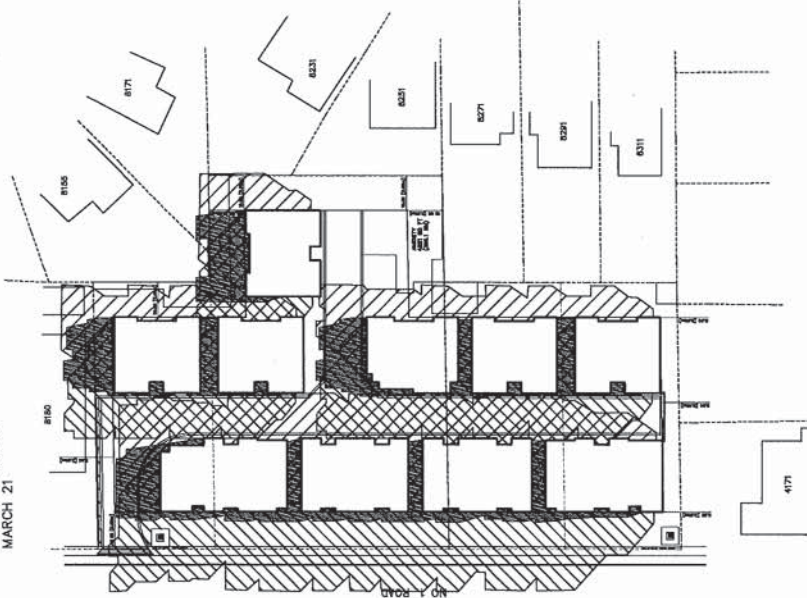
PROJECT TITLE:  
**28-UNIT TOWNHOUSE  
DEVELOPMENT**  
8280/8220/  
8280/8300  
NO. 1 ROAD  
RICHMOND, BC

SHEET TITLE:  
**SHADOW ANALYSIS**

SHADOW ANALYSIS  
SEPTEMBER 21



SHADOW ANALYSIS  
MARCH 21



Drawn:	DC
Checked:	MC
Scale:	1/8" = 1'-0"
Project Number:	
Revision Date:	NOV 22, 2022
Print Date:	SEP 21, 2022
Sheet No.:	#6