



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: October 17, 2018
File: 01-0100-20-DPER1-
01/2018-Vol 01
Re: **Development Permit Panel Meeting Held on September 26, 2018**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-822743) for the property at 6340 No. 3 Road be endorsed, and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on September 26, 2018.

DP 18-822743 – GBL ARCHITECTS LTD. – 6340 NO. 3 ROAD
(September 26, 2018)

The Panel considered a Development Permit application to permit the construction of an approximately 53,794 m² (579,027 ft²), mixed-use development consisting of four high-rise towers on a site zoned “High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)”. No variances are included in the proposal.

Architect, Thomas Lee, of GBL Architects, and Landscape Architect, Grant Brumpton, of PWL Partnership Landscape Architects Inc., provided a brief presentation, noting that:

- The office tower and public plaza are proposed to be located at the prominent No. 3 Road and Cook Road intersection.
- A new north-south pedestrian mews will be constructed on the east side of the site and will provide pedestrian connection to the Bus Mall to the north of the site.
- The project’s proposed low-carbon energy plant will be integrated with the City’s overall District Energy Utility (DEU) system in the future.
- The Early Childhood Development (ECD) Hub will have its own entry lobby along No. 3 Road, elevator and its own outdoor amenity space. The ECD hub is designed to achieve LEED Gold certification for the interior space, which is a higher sustainability target than the rest of the project. Interior spaces for various age groups have corresponding outdoor spaces, as well as shared outdoor spaces; separate from the residential common outdoor space.
- A restrained material palette is proposed; consisting mainly of metal panels and glass and sun shading elements are integrated into the office tower façade.
- The substantial building setback from No. 3 Road allows for a wide range of active uses. The proposed enhancements to the public realm along No. 3 Road and Cook Road include, among others, treed and planted boulevards, off-street bicycle lanes, buffer strips and widened sidewalks.
- Urban agriculture is proposed on a mid-rise roof top area.
- A small extensive green roof is provided over a portion of the ECD Hub.

In response to Panel queries, the project’s design team acknowledged that: (i) there is no vehicle access to the Bus Mall from the “kiss and ride” area at the northeast corner of the site; (ii) there are retail spaces at both ends of the north-south pedestrian mews and parkade wall and service rooms in between; (iii) a Servicing Agreement will provide frontage and Public Right-of-Passage Statutory Rights-of-Way (PROP SRWs) improvements on all sides of the development; (iv) the applicant is seeking a relaxation of the Flood Plain Designation and Protection Bylaw provisions along part of the Cook Road frontage; however, all habitable space will be above the highest point of the sidewalk; (v) sound mitigation measures will be reviewed by a professional acoustic

consultant for the commercial and residential uses adjacent to the Bus Mall; (vi) a vehicle backup area is proposed on the “kiss and ride” parking area, as a loop would require a significant amount of space; and (vii) additional “kiss and ride” area and lane widening will be provided through future adjacent development.

In response to a Panel query, staff confirmed that an off-street bicycle lane is proposed along the No. 3 Road frontage.

Staff noted that: (i) a Servicing Agreement will provide frontage works along Cook Road and No. 3 Road, the lane from Buswell Street, pedestrian mews and “kiss and ride” area; (ii) the coordination of the No. 3 Road frontage, both the public and private spaces, will be further refined through the Servicing Agreement; (iii) a General Compliance application may be forthcoming with respect to the No. 3 Road frontage depending on the design revisions as a result of the Servicing Agreement; (iv) 157 units will have Basic Universal Housing (BUH) features; (v) 27 low end market rental housing units are proposed; (vi) the project’s proposed low-carbon District Energy System will be transferred to the City in the future; (vii) there are two portions of the building where Public Art is contemplated, including part of the façade along the corner of Cook Road and No. 3 Road and along the pedestrian mews on the east side of the site; (viii) façade changes resulting from the installation of Public Art will be subject to General Compliance review; (ix) a preliminary report from the project’s acoustical engineer states that the residential units will comply with CHMC noise standards considering bus traffic, Canada Line, and aircraft noise; and (x) a final acoustical report will be required prior to the subject Development Permit application being forwarded for Council consideration.

In response to Panel queries, staff advised that: (i) the proposed mechanical equipment will be located on the office tower rooftop; and (ii) the towers are addressed from No. 3 Road, however, a fire access is provided from the Bus Mall immediately adjacent to the north of the site and that Richmond Fire-Rescue was consulted as part of the application review process.

Jenny Shao, of 6288 No. 3 Road, addressed the Panel expressing concern regarding site preparation noise generated early in the day and queried the construction timeframe.

In response, applicant, Anthony Lo, Senior Vice-President, of Keltic Canada Development Co. Ltd., advised that the proposed development will be constructed over a period of approximately 36 months.

The Chair then suggested that Ms. Shao coordinate with the applicant regarding her concern and contact the City with respect to information on or complaints related to the applicant’s compliance with the Noise Regulation Bylaw.

No correspondence was submitted to the Panel regarding the Development Permit application.

The Panel recommends the Permit be issued.