



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: December 11, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01
Re: Development Permit Panel Meeting Held on December 10, 2014

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

1. A Development Permit (DP 14-667322) for the property at 3291, 3331 and 3371 Sexsmith Road be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on December 10, 2014.

DP 14-667322 – PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC. – 3291, 3331 AND 3371 SEXSMITH ROAD

(December 10, 2014)

The Panel considered a Development Permit application to permit the construction of a residential development containing 400 dwelling units on a site zoned “Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)”. Variances are included in the proposal to not provide a large (tractor trailer) loading space and to increase maximum projections for balconies, architectural features and canopies.

Architect, John Bingham, of Bingham + Hill Architects, and Landscape Architect, Peter Kreuk, of Durante Kreuk Ltd., provided a brief overview of the proposal, including the following information:

- The proposal is the first phase of a four-phase development, abutting and working together with a previously approved development.
- A new publicly accessible pedestrian walkway will be provided on the west side of the site and a new neighbourhood public park will be constructed.
- A detailed description of architectural form and character, including building materials and colours.
- A detailed description of on-site landscape design, including extensive green roofs on portions of the development.
- Townhouses and 17 Arts units front onto the three (3) streets.
- The 11 Affordable Housing units are Basic Universal Housing Features units and are spread out throughout the development.
- A variety of outdoor amenity spaces are provided at different roof levels. The main children’s play area is provided in the shared outdoor amenity area on the abutting development. New shared outdoor amenity areas include a play area for younger children, urban agriculture gardening area, edible garden, completion of a podium edge walking loop.

Staff supported the proposed Development Permit application and the proposed variances. Staff advised that the development: (i) includes 11 Affordable Housing units in addition to the Arts units; (ii) provides 250 public parking spaces; six (6) with electric vehicle charging stations; (iii) provides 20% of the resident parking spaces with electric vehicle outlets and an additional 25% pre-ducted for future potential electric vehicle outlets; (iv) includes 49 Basic Universal Housing Features units; (v) will be constructed to be able to connect to a future District Energy Utility (DEU-ready); and (vi) will be constructed to achieve aircraft noise mitigation standards.

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In response to a Panel query, Mr. Kreuk advised that the urban agriculture roof area includes a gardening area, potting tables, compost facilities, open lawn and play area for young children.

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

The Panel recommends that the Permit be issued.