



To: Richmond City Council  
From: Joe Erceg  
Chair, Development Permit Panel  
Date: March 6, 2013  
File: 0100-20-DPER1-01/2013-Vol 01  
Re: **Development Permit Panel Meetings Held on February 27, 2013,  
February 13, 2013, February 29, 2012 and June 27, 2007**

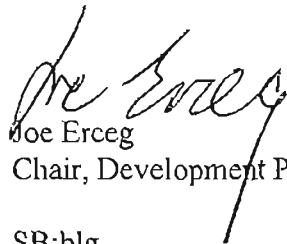
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**Panel Recommendation**

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

- i) a Development Permit (DP 12-617639) for the property at 5440 Hollybridge Way;
- ii) a Development Permit (DP 12-609958) for the property at 6251 Minoru Boulevard;
- iii) a Development Permit (DP 10-556907) for the property at 6311, 6331, 6351, 6371 No. 4 Road; and
- iv) a Development Permit (DP 07-362006) for the property at 6351, 6391, and 6491 Minoru Boulevard;

be endorsed, and the Permits so issued.



Joe Erceg  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on February 27, 2013, February 13, 2013, February 29, 2012 and June 27, 2007.

DP 12-617639 – HOLLYBRIDGE LIMITED PARTNERSHIP – 5440 HOLLYBRIDGE WAY  
(February 27, 2013)

The Panel considered a Development Permit application to permit the construction of the first phase of a three-phase high-rise, mixed-use development on a site zoned Residential/Limited Commercial (RCL3), which phase incorporates 219 dwelling units and approximately 1,157.5 m<sup>2</sup> (12,459 ft<sup>2</sup>) of ground floor retail. No variances are included in the proposal.

Developer, Mr. David Jacobson, of Intracorp, Architect, Mr. Martin Bruckner, of IBI/HB Architects, and Landscape Architect, Ms. Jennifer Stamp, Durante Krueck Ltd., gave a brief presentation, including:

- The contemporary building and rich landscape combine to create a gateway into Richmond.
- The River Road commercial units are attractive and pedestrian-oriented with recessed entries, decorative frames, continuous weather protection, wood, stone, and masonry.
- Pearson Way transitions from River Road retail to townhouse units with private patios.
- The two (2) mid-rise roofs are treated as extensive green roofs and are not accessible to residents.
- The Gilbert Road boulevard design uses naturalistic plantings and materials in keeping with the nearby riparian waterfront, including a rain garden, pedestrian amenities, and Public Art.
- A mid-block service lane includes a pedestrian connection, accommodates future driveway access for future redevelopment of the Richmond Winter Club site, provides for casual surveillance and provides an attractive street-end view from Pearson Way.
- Public realm features along Pearson Way and River Road include permeable and decorative paving, bike parking, bike path, benches, pedestrian lighting, street trees, and a rain garden.
- The podium level includes connected indoor and outdoor amenity space, a dining terrace, lawn area, fire pit, community garden plots, and children's play space.
- Sustainable measures include a window to wall area ratio of less than 50%.

Discussion ensued and it was noted that:

- Service equipment will be located in the parking structure, the top roof will receive regular roof treatment and will be accessible only for maintenance purposes.
- The podium level outdoor space is accessible to all residents, but the extensive green roofs on the mid-rise portions of the building are accessible only for maintenance purposes.
- The at-grade parking is designated for commercial uses and residential visitors.

Staff supported the Development Permit application and advised that:

- The building has been designed to respond to aircraft and industrial noise.
- The proposal has been designed to hook into a future District Energy Utility should it exist.

- A comprehensive Transportation Demand Management Plan includes 53 stalls with electrical vehicle charging stations for 20% of the residential stalls and 10% of the commercial stalls.

No correspondence was submitted to the Panel regarding the application.

The Panel were supportive of the design and detail of the project.

The Panel recommends that the Permit be issued.

DP 12-609958 – POLYGON CARRERA HOMES LTD. – 6251 MINORU BOULEVARD  
(February 13, 2013)

The Panel considered a Development Permit application to permit the construction of five (5) high rise residential towers with a combined total of approximately 631 dwelling units including two (2) towers with 296 senior's affordable housing units to be owned by the Richmond Kiwanis Senior Citizens Housing Society on a site zoned High Rise Apartment (ZHR11) Brighthouse Village (City Centre). No variances are included in the proposal.

Architect, Mr. Robert Ciccozzi, of Robert Ciccozzi Architecture Inc., and Landscape Architect, Mr. Bruce Hemstock, of PWL Partnership Landscape Architects Inc., provided a brief presentation of the Kiwanis proposal, including:

- There are 148 units including one caretaker suite in each of the two (2) identical towers.
- The materials used are mainly glass with distinctive blue spandrel panels linked with the Kiwanis blue and gold logo.
- There is a one-storey podium linking the two (2) towers with parking at the rear and amenity areas at the front, and a large landscaped podium on the roof, including fire pit, open landscaped, and smaller seating areas.
- 89% of the units will meet the Zoning Bylaw's Universal Housing Design Standards.
- The Minoru Boulevard streetscape includes landscaping, seating, and Public Art.
- Carrera and Kiwanis are connected by plazas across the north-south road including trees, planters, and benches.

Architect, Mr. Paul Goodwin, of GBL Architects, and developer, Mr. Chris Ho, Vice-President, Development - Polygon, gave a brief presentation of the Polygon Carrera development proposal, including:

- The project is comprised of three (3) buildings: (i) an L-shaped building consisting of 11 storeys is Phase I; and (ii) two (2) tower components, each 15 storeys, making Phases II and III.
- The parking structure is surrounded by townhouse units, with two (2) small portions exposed where plant screenings, a small water feature and a sculptured staircase are planned.
- There are pedestrian routes through the project connecting the buildings, podium, and park.
- On the podium level, there is open green space with children's play area, amenity building, and water feature.
- The materials used in the project are glass, lighter color metal panels, brick, and stone.

In response to Panel queries, Mr. Ciccozzi and Mr. Ho gave the following additional information:

- The new dedicated road running east and west replaces the old public walkway from Minoru Park to Minoru Boulevard and is intended to provide pedestrian/bike access to the park and provision for emergency vehicles, but will be a dead-end road for regular vehicular traffic in the short term.
- The walkway along the west of the property will continue to the Minoru Community Precinct.
- The Carrera amenity building will be constructed during Phase I, but occupied in Phase II.
- Market studies indicated that there has not been a demand for community gardens and therefore, Carrera has not provided for community gardens in their development.
- The architectural design between the two (2) projects was meant to be distinct without diminishing the quality of either development.
- The two (2) levels of amenity space for the Kiwanis project along Minoru Boulevard, include an arts and crafts room, a games room, and upper level exterior open space.

Staff supported the Development Permit application and advised:

- Through the rezoning process, there were no requirements to improve Minoru Park, but that significant Development Cost Charges were applicable. City staff and Polygon are in discussion to see if Polygon can direct some of their Park DCCs towards Minoru Park improvements.
- The Transportation Demand Management package is primarily focused on the market side of the development including provisions for a future bus shelter and 20 electric vehicle ready parking spaces, and charging equipment in the bicycle storage area.
- The new east/west road will provide permanent access to the park as well as temporary access during the construction phase. The applicant has worked with the Vancouver Coastal Health Authority to relocate the access to the property to the north from Minoru Boulevard to the new road, requiring a signalized intersection at Minoru Boulevard.

Correspondence was received from area residents, Yu Cui L and Zhao Yong, who were opposed to the development based on obstruction to the park.

Richmond resident, Mr. Peter Mitchell, addressed the Panel, advising that he supports the project, but raised concerns with the massing of the project obstructing views and closing off public access from the park to public transit on No. 3 Road.

The Panel supported the project and the numerous sustainable features proposed. The Panel directed staff to work with the applicant and Parks Department staff to bring forward a more complete concept plan with respect to the proposed pedestrian walkway connections with the existing and any future walkways in Minoru Park, and to have further discussions with Polygon to incorporate community gardens in their design before proceeding to Council.

Subsequent to the Panel meeting, Polygon revised the outdoor amenity design of the market development to include community garden plots. In addition, a new reference plan was provided, showing trail connections from the site to Minoru Park and to future development to the south at 6391 Minoru Boulevard. At the southwest corner of the site, the proposed trail will connect to existing Minoru Park trails and also to the future development at 6391 Minoru Boulevard. The neighbouring development to the south will continue the trail that runs parallel to Minoru Park southward as part of Phase II of that development. They will also provide a permanent trail (greenway) connecting Minoru Boulevard and Minoru Park.

Polygon has also committed to provide interim pedestrian access from Minoru Boulevard to Minoru Park along the new east-west road during construction once the soil stabilization process has concluded.

The Panel recommends that the Permit be issued.

DP 10-556907 – KENNETH E. KING ARCHITECTURE & PLANNING  
– 6311, 6331, 6351, 6371 NO. 4 ROAD  
(February 29, 2012)

The Panel considered a Development Permit application to permit the construction of 26 2½- storey townhouse units on a site zoned Low Density Townhouses (RTL4). Variances are included in the proposal for increased lot coverage; reduced north side yard setback for a screened recycling/garbage enclosure; and tandem parking for seven (7) units.

Architect, Mr. Kenneth King, of Kenneth E. King Architecture & Planning, and Landscape Architect, Ms. Meredith Mitchell, of DMG Landscape Architects, provided a brief presentation of the proposal, including:

- Surrounding developments, open space, and road patterns have all influenced the site planning for the proposed project, with respect to siting, orientation, massing, and architectural design.
- A large existing Sequoia Tree is being retained on the site.
- The buildings have been designed in a traditional “heritage style” with facades that feature gabled porches, verandas, hip and gabled roofs, and bracket features.
- Access for vehicles is from the lane, and directly into the units’ double garages.
- The lower level is finished in Hardi-plank and stone columns, with some vinyl siding above.
- The colour scheme includes a green tone on doors, and either a blue or brown colour scheme.
- One (1) unit per block of townhouses includes convertible features.
- There is an Agriculture Lane Reserve (ALR) buffer on the No. 4 Road frontage, and plants have been chosen to provide screening and buffering for agricultural operations to the east.
- The front outdoor amenity areas have been integrated with the pedestrian walkway, designed to be slightly screened from No. 4 Road, and include an active area and a passive space.
- The existing Sequoia Tree on No. 4 Road is lower than the sidewalk, and a tree well is needed.
- The units’ patio areas will be elevated and feature retaining walls.

In response to a Panel query, Mr. King advised that there is an emergency access from No. 4 Road.

A brief discussion ensued, during which the following advice was provided:

- The landscape scheme was presented to the City's Agriculture Advisory Committee, and suggestions such as a mix of coniferous and deciduous trees, a permanent hedge, a lawn area, native grasses, and to avoid fruit bearing species, were included in the landscape plan.
- To mitigate noise from busy No. 4 Road, the sidewalk goes directly up to the property line and there is a picket fence with plant materials located in front of it, as well as behind it.
- Residents can access their townhouse through a main entry door and the garage.
- Attention was paid to the private space for each of the rear units, with attractive entry features.

Staff supported the Development Permit application and advised that:

- Requested variances include a slight increase in the lot coverage and a reduced north side yard for an architecturally treated recycling/garbage enclosure screened with an ornamental fence.
- The Sequoia tree is a good specimen, and staff is happy with the applicant's retention efforts.

No correspondence was submitted to the Panel regarding the application.

The Panel commended the architect on the design.

The Panel recommends that the Permit be issued.

DP 07-362006 – W. T. LEUNG ARCHITECTS INC. – 6531, 6391 AND  
6491 MINORU BOULEVARD  
(June 27, 2007)

The Panel considered a Development Permit application to permit the construction of a 224-unit residential development with two (2) 16-storey high rise buildings and a common three-storey parking structure on a site zoned High Rise Apartment (ZHR4). The percentage of small car parking spaces previously identified as a variance when the Panel considered the application is now permitted under the current Zoning Bylaw 8500.

Architect, Mr. W. T. Leung, and Landscape Architect, Ms. Jane Durante, provided brief descriptions of the project, including:

- Defined this as Phase I of a larger multi-phase 448-unit residential development with four (4) high rise towers on the 4.5-acre site.
- A new pedestrian greenway connection to Minoru Park will be provided.
- The parking structure will be wrapped on three (3) sides with townhouses and amenity rooms.
- The top floors are stepped to create a sculpted effect, more varied skyline and roofscape.
- A proposed green walkway connects Minoru Boulevard to Minoru Park separated from traffic.
- The defining edge between the proposed development and the existing senior's housing development to the north will be densely planted, as coordinated with the neighbours.
- The future Phase II plaza will provide a greenway to the buildings and into the park.

- The shared roof terrace at the third level will provide a series of “outdoor rooms” and planting at the north edge is intended to cascade down towards the lower planting.
- The open area at the intersection of Minoru Boulevard and the new east-west road provides a Public Art opportunity to create an entry to the park greenway
- Coordinated unique streetlight standards and street furniture will be used on site.

Staff advised that:

- There were 128 existing residential rental units on site. Phase I will provide 132 replacement rental units, including 22 senior’s affordable units.
- The rezoning requires a non-profit partner to assist in the management of the seniors affordable housing units. Discussions on the non-profit partner are ongoing. The attached memo from Wayne Craig, Director of Development and Dena Kae Beno, Affordable Housing Coordinator (**Attachment 1**) provides an update on the selection process the developer and City staff will utilize to select an appropriate non-profit partner.
- Phase I is required to be completed prior to demolition of the two (2) low rise apartment buildings to the west, and that current renters will have time to move into the new development, if they so choose.
- Council approved the rental and affordable housing provisions through the rezoning process and a separate bylaw that describes the affordable housing component.

Public correspondence was received regarding the Development Permit application.

Mr. Frank Toffin addressed the Panel with concerns regarding the impact of the towers to his view, the percentage of small car parking spaces, and the public use of the new greenway.

Ms. Theresa Harding addressed the Panel on behalf of property owners living at 6551 and 6451 Minoru Boulevard to the south, and asked if (i) a construction traffic management plan had been prepared, and (ii) if a construction noise mitigation plan been prepared.

Staff advised that the rezoning requires the applicant to submit both a construction traffic management plan and a construction management plan.

Mr. Kramer addressed the Panel with security concerns from pedestrian access to the park.

In response to the concern, Mr. Leung stated that lamp standards in the walkway and throughout the plaza would enhance the sense of security. In addition, the townhouses provided passive casual surveillance. More residents in an area naturally deter acts of uncivil behaviour.

In response to queries Mr. Leung advised that:

- The Advisory Design Panel reviewed the proposal and did not identify security concerns.
- The unique light standards will identify the development and the entry into Minoru Park.
- A new traffic light is proposed at the intersection of Minoru Boulevard.
- The intention is for current renters in the low-rise buildings who wish to relocate into one of the new rental units will have the first priority; Richmond residents will have second priority.

- Phase I is independent from Phase II and Phase III. It could be a 2 or 3 phase project, but the park access would be constructed in Phase II.
- 35 units in Phase I are easily convertible for wheelchair accessibility, with appropriate bathroom layouts, ample areas for wheelchair turning radii and wider doorways.
- All units incorporate aging-in-place features and can be easily fitted to respond to senior's needs (i.e. installation of grab bars and other fixtures).
- There are no plans to incorporate separate garden plots in the amenity area, but it would be possible to accommodate such a request if desired by future residents.

In response to a query, staff advised that the east-west pathway is an important link, and the existing pathway along the north edge will be abandoned. Crime Prevention Through Environmental Design principles have been incorporated for a safer connection to the park that will be provided as part of the Phase II Development Permit.

The Panel recommends that the Permit be issued.





# City of Richmond

## Memorandum Planning and Development Department Development Applications

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**To:** Joe Erceg  
General Manager Planning & Development

**Date:** March 6, 2013

**From:** Wayne Craig  
Director of Development

**File:** DP 07-362006

Dena Kae Beno  
Affordable Housing Coordinator

**Re:** **Development Permit Consideration by Council**

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### *Project Description*

The proposed Development Permit is for two (2) 16-storey high-rise buildings over a common parking structure consisting of approximately 224 dwelling units and 253 parking spaces as Phase I of a multi-phase development at 6351, 6391 and 6491 Minoru Boulevard. The ultimate development will include four (4) hi-rise residential towers with approximately 448 dwelling units along with a new roads and a greenway connection through the site to Minoru Park. The Phase I site was previously occupied by a three-storey rental apartment building that was destroyed by a fire.

The Phase II portion of the development site is currently occupied by two existing rental buildings. These rental buildings will remain on the site until after the Phase I development is complete and ready for occupancy so that existing rental tenants are provided with an opportunity to relocate into the new rental units. A separate Development Permit will be required for the Phase II development.

### *Rezoning Application Background*

The rezoning application (RZ 04-286496) associated with this Development Permit received third reading at the September 6, 2006 Public Hearing. The rezoning was adopted by Council on September 8, 2008.

Through the rezoning application the developer was required to:

- Enter into a Housing Agreement with the City to secure the 110 market rental housing units and 22 affordable seniors housing units for a period of 10 years from occupancy of the proposed development. These rental units were secured prior to the adoption of the City's Affordable Housing Strategy;
- Register an aircraft noise sensitive use covenant for residential uses;
- Provide a \$1,888,510.00 cash contribution to the City to be used towards the City's Transit Oriented Development initiatives. This cash contribution included \$284,377.00 to be used towards the provision of public art.

- Subdivide the site into two parcels in addition to providing various statutory right-of-ways and road dedications to facilitate the City's intended road network and pedestrian circulation routes to/from Minoru Boulevard and Minoru Park. The existing rental buildings on the site are retained on the Phase II development site; and
- Enter into Servicing Agreements with the City for the construction of the site servicing and road improvements associated with the Phase I and Phase II development.

All of the above rezoning requirements have been fulfilled.

Subsequent to Council's adoption of the rezoning bylaw the applicant elected to postpone Council's consideration of the Development Permit due to a perceived softening of the residential sales market and to enable the applicant's consultant team to refine the site servicing designs.

#### *Affordable Housing Non-Profit Partner*

The applicant will be cooperatively working with the City's Affordable Housing Coordinator prior to issuance of a Building Permit for the Phase I development to ensure a non-profit housing partner is secured to assist in the administration and operation of the 22 affordable seniors housing units.

The Affordable Housing Strategy recognizes the importance of building effective partnerships with key community and development stakeholders to identify opportunities for expanding access to affordable housing within the City.

The developer is to own the affordable housing units and is responsible for working with an eligible non-profit society to manage the units for a period of 10 years.

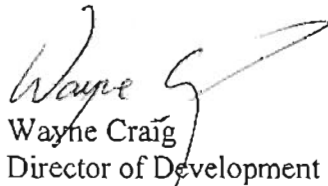
City staff shall work with the developer to generate a call for proposals and select a qualified non-profit affordable housing provider to manage and operate the affordable housing units. The City and developer would both be involved in the selection process. The City and developer will develop and apply an evaluation criteria to review the received proposals, which would include but is not limited to the following requirements:

- Respondents must be non-profit organizations, registered under the *Society Act* of British Columbia.
- The selected society shall have strong abilities and experience with affordable housing property, resident and occupancy management as well as forecasting and operating budgeting.
- The Selected Society shall also have strong partnership abilities as demonstrated in its previous and current partnerships with consultants, developers, development teams, financial partners, professional property managers and staff.
- The Selected Society shall also have proven capacity and experience in operating non-market affordable housing for a tenant population that meets the pre-defined income and eligibility requirements.

Submissions will be evaluated at the discretion of the City of Richmond and the developer according to the established evaluation criteria. The City and the developer reserve the right to

not accept any proposal and are not bound to enter into an agreement with any respondent, which doesn't fully meet the development's requirements and objectives as outlined in the call for proposals.

In addition to the selection process, the City will work with the developer and selected non-profit affordable housing provider to develop and enter into an operator's agreement that will outline the affordable housing management terms and business terms pertaining to the project. Timing of the selection process and agreements shall coincide with the developer's construction and commissioning phase requirements to ensure that a suitable non-profit manager is confirmed and property management commences at time of occupancy.

  
Wayne Craig  
Director of Development

WC:wc

  
Dena Kae Beno  
Affordable Housing Coordinator