



City of Richmond

Report to Council

To: Richmond City Council

Date: November 25, 2020

From: Joe Erceg
Chair, Development Permit Panel

File: DP 18-829141

Re: **Development Permit Panel Meetings Held on September 16, 2020**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-829141) for the property at 5591, 5631, 5651 and 5671 No. 3 Road be endorsed, and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
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WC/SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on September 16, 2020.

DP 18-829141 – TOWNLINE VENTURES INC. – 5591, 5631, 5651 AND 5671 NO. 3 ROAD
(September 16, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of a high-density, mixed-use development consisting of three residential towers and a mid-rise building that includes 363 residential units and 20 low-end market rental units, and an office tower over a single storey mixed-use podium with street-oriented commercial, retail and community amenity uses at ground level on a site zoned “High Density Mixed Use (ZMU38) – Lansdowne Village (City Centre)”. No variances are included in the proposal.

Architect, Peter Odegaard, of MCM Architects, and Landscape Architect, Justin Benjamin Taylor, of Durante Kreuk Landscape Architecture, provided a brief presentation, including:

- The proposed development includes spaces for office, residential, retail/commercial, and City-owned community amenity uses in the center of the City Centre Area.
- Two of the four levels of parking are below grade, resulting in a low podium expression around the buildings.
- The existing City lane along the west side of the subject site will be widened to create a new north-south road.
- All vehicle, loading and garbage and recycling access is provided through a single parkade entrance located at the north end of the site from the new north-south road.
- The proposed linear park fronts onto the south side of the subject site along Lansdowne Road.
- The architecture of the buildings reflects their mixed-uses.
- The office tower is articulated with angled corners and edges and is sited at the prominent southeast corner of the site.
- Angled balconies are proposed for the residential towers.
- The outdoor amenity spaces are located on the podium roof.
- Public Art, which is a light installation, will be incorporated on the ceiling of the two pedestrian breezeways on the ground level that provide connections from the sidewalks along both Lansdowne Road and No. 3 Road to internal parking area.
- There is a 10 m dedication along the Lansdowne Road frontage for the installation of the linear park.
- The common residential outdoor amenity area includes active and passive uses including, among others, a children’s play area, an outdoor pool, a quiet garden, a dog run with wash station, outdoor kitchens and dining areas.
- Pedestrian circulation routes are provided from the two podium exits.

In reply to Panel queries, the design team noted that: (i) Public Art is located at the two pedestrian breezeways on either side of the office tower building which can be accessed from No. 3 Road and Lansdowne Road and provide connection to the parkade; (ii) the breezeways are publicly accessible during regular business hours; (iii) ballasted roofs are proposed for the four towers primarily due to height restrictions and will not be accessible; (iv) the roof lines of the project are differentiated and the residential tower roofs are sloped; (v) the top of the tower is the roof parapet of the elevator overrun; (vi) an intensive green roof is proposed on the mid-rise building rooftop; and (vii) there would be no added significant benefits for installing green roofs on the rooftops of towers as water infiltration is taken care of by the overall design of the buildings.

Staff noted that: (i) a City-owned community amenity space is included in the proposed development that has been designed in consultation with City stakeholders; (ii) there is a significant Servicing Agreement associated with the project for the significant road improvements along Lansdowne Road, the construction of a new north-south road along the west side of the site, and improvements to No. 3 Road; (iii) the linear park along Lansdowne Road will also be designed through the Servicing Agreement process; (iv) the Public Art installation within the breezeways was reviewed and endorsed by the Richmond Public Art Advisory Committee (RPAAC) on May 22, 2019; (v) an on-site low carbon district energy utility plant will be constructed and transferred to the Lulu Island Energy Company; and (vi) acoustical measures have been incorporated in the design of the development to address aircraft noise and the adjacency of Canada Line to the subject development.

In reply to Panel queries, staff acknowledged that: (i) the linear park will be designed through a Servicing Agreement process in consultation with City staff; (ii) the City-owned community amenity space front onto the new north-south road; (iii) the project meets the City's Affordable Housing Strategy requirements; (iv) the affordable housing units will be distributed among the three residential towers; and (v) the design of the bicycle lane will be part of the Servicing Agreement that will be reviewed by City's Transportation and Engineering staff.

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

The Panel expressed support for the project, noting that it is well done and the provision of two levels of below grade parking enhances the appearance of the streetscape.

The Panel recommends the Permit be issued.