

Landmark redevelopment with 4 towers proposed next to Richmond-Brighthouse Station

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Artistic rendering of the redevelopment at 6340 No. 3 Road, Richmond. (GBL Architects)

A 3.2-acre strip mall immediately south of the Canada Line's tail track at Richmond-Brighthouse Station could be redeveloped into a mixed-use complex with the area's largest architectural flair. Keltic (Brighthouse) Development Ltd. is seeking a rezoning for the site at 6340 No. 3 Road – the northeast corner of the intersection of Cook Road and No. 3 Road – into a four-tower redevelopment with a large site-wide podium.

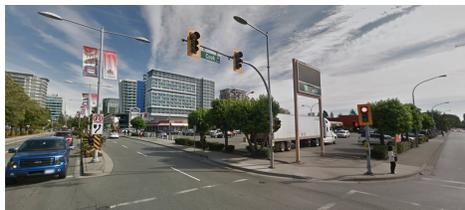
The existing strip mall was home to dozens of businesses, and its better known tenants were Bob's Submarine Sandwiches and the area's original Staples store. To the north, a large city block-wide site immediately is slated to become a new bus mall to centralize the area's bus stops with the SkyTrain station.



The redevelopment site at 6340 No. 3 Road, Richmond. (GBL Architects)



The redevelopment site at 6340 No. 3 Road, Richmond. (Google Maps)



The redevelopment site at 6340 No. 3 Road, Richmond. (Google Maps)

The tower heights will reach no more than 141 ft tall, with three residential towers containing 15 storeys and one office tower containing 12 storeys.

There will be a total of 563 homes, including 536 market residential units and 27 affordable rental units.

A significant commercial space component is proposed, with about 30,000 sq. ft. of retail and restaurant space located on the

ground floor and 104,000 sq. ft. of office space within one office tower on the southwest corner of the site along No. 3 Road.



Artistic rendering of the redevelopment at 6340 No. 3 Road, Richmond. (GBL Architects)

This office tower, carrying an inclined building form, is intended to provide the city centre's Brighthouse Village with a landmark architectural design.

Additionally, the exterior has an extensive white-coloured steel exoskeleton to contrast the tower with the architecture of not only the three residential towers in the complex but also the towers in the surrounding area.



Artistic rendering of the redevelopment at 6340 No. 3 Road, Richmond. (GBL Architects)

As well, the office tower will house a significant developer-funded community amenity – a 19,000-sq-ft, City-owned Early Childhood Development Hub on the third floor, which will have four separate childcare programs for a total combined capacity for nearly 90 young children.

Other spaces to support the hub's family support programs include meeting spaces, multipurpose rooms, and a kitchen.

A 9,000-sq-ft outdoor space on the rooftop of the podium will be dedicated for the childcare facility as a playground.



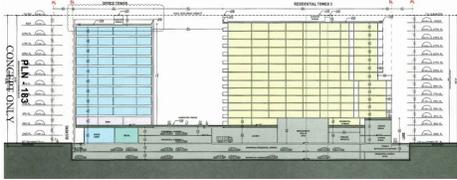
Layout of the outdoor play space on the podium rooftop for the Early Childhood Development Hub. (HDR | CEI Architecture Associates)

The remaining area of the massive podium rooftop is slated to become an outdoor amenity space for the complex's residents. Indoor residential amenity space is provided within the towers on the same level as the podium rooftop.

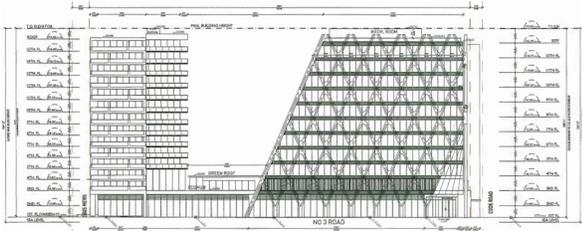


Layout of the outdoor amenity space on the podium rooftop, with the Early Childhood Development Hub on the southwest corner. (GBL Architects)

The redevelopment calls for 856 parking stalls, with nearly 600 dedicated to residents, and 722 bike parking spaces. Overall, the project's floor area spans a total of 579,797 sq. ft., providing the redevelopment with a floor area ratio density of four times the size of its lot.



Cross section of the redevelopment at 6340 No. 3 Road, Richmond. (GBL Architects)



Cross section of the redevelopment at 6340 No. 3 Road, Richmond. (GBL Architects)

A growing number of major redevelopments are planned for the immediate area in Brighthouse Village. This includes:

- 560-6700 No. 3 Road: Two towers with 156 homes, 14,300 sq. ft. of retail and restaurant space, and 33,000 sq. ft. of office space.
- CF Richmond Centre: 12 towers with 1,800 homes and new retail spaces built around the mall's perimeter.
- 8071-8091 Park Road: Three towers with 339 homes, 58,600 sq. ft. of office space, and 43,800 sq. ft. of restaurant and retail space will replace the Park Village strip mall.