



To: Richmond City Council

Date: September 25, 2023

From: John Irving
Chair, Development Permit Panel

File: DP 19-881158

Re: **Development Permit Panel Meeting Held on October 27, 2021**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 19-881158) for the property located at 9340 General Currie Road, be endorsed and the Permit so issued.

John Irving
Chair, Development Permit Panel
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Panel Report

The Development Permit Panel considered the following item at its meeting held on October 27, 2021.

DP 19-881158 – 1116559 BC LTD. (DIRECTOR: GURDEEP JOHAL) – 9340 GENERAL CURRIE ROAD
(October 27, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of five townhouse dwellings at 9340 General Currie Road on a site zoned “Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub Area, South McLennan (City Centre). A variance is included in the proposal to permit four of the ten on-site parking spaces to be small car spaces.

The applicant’s Architect, Eric Law, of Eric Law Architect, and Landscape Architect Denitsa Dimitrova, of RPMG Landscape Architects, provided a brief visual presentation highlighting:

- The proposed development consists of a front and rear townhouse building.
- A new shared driveway is proposed which would allow future connections to neighbouring properties to the east should these develop into townhouse developments in the future.
- The third storey of the front building is incorporated into the roofline to reduce its massing.
- Proposed building materials, colour scheme and architecture are consistent with those of neighbouring developments.
- The existing street tree on the frontage of the subject property will be retained and protected.
- Each unit is provided with a private yard with shade tree, lawn area and landscaped area.
- Proposed trees to be installed include a mix of deciduous and conifer trees.
- A low transparent aluminum fencing is proposed in the front yards.
- Wood fencing along the perimeter of the site is proposed to provide privacy from adjacent properties
- The common outdoor amenity area includes, among others, a children’s play area with play equipment.
- Permeable pavers are proposed throughout the subject site.
- Private yards are separated with fencing and landscaping.

Staff noted that (i) there is a Servicing Agreement associated with the project for site servicing and frontage works, (ii) the frontage works will be designed to reflect the retention of the retained tree on the City boulevard along the frontage of the subject property, (iii) the proposed parking variance was identified at rezoning and is supported by the City’s Transportation Department, (iv) the project is proposed to achieve Step 3 of the BC Energy Step Code, and (v) the project includes one convertible unit.

In reply to a query from the Panel, Staff acknowledged that the Statutory Right-of-Way (SRW) secured at rezoning over the new driveway on the subject site would allow future vehicular access to neighbouring properties to the east, including the property at the corner of General Currie Road and Ash Street, should these properties develop into townhouse developments in the future.

In reply to queries from the Panel, Mr. Law confirmed that (i) irrigation is provided to ensure the survivability of the retained street tree, (ii) the location of bathrooms was considered in the placement and size of windows on the third floor of the front elevation of the rear building, (iii) decks are proposed on the third floor of the back elevation of the rear building, (iv) the size of the two-bedroom middle unit in the rear building was determined by market demand, and (v) the width of the proposed drive aisle meets the standard City requirement.

Discussion ensued regarding options and potential revisions to the design of the gable roof on the front building to reduce its height and massing and improve its interface with the adjacent two-storey townhouse buildings to the west.

As a result of the discussion, staff was directed to work with the applicant to investigate opportunities to revise the design the gable roof on the front building, including considering a clipped gable roof design.

The Panel expressed support for the project, noting that its overall design fits well with its neighbourhood and the retention of the existing street tree is appreciated.

Subsequent to the panel meeting staff worked with the applicant to revise the roof design to incorporate a clipped gable roof in order to reduce the building massing along General Currie Road.