



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** June 8, 2016  
**File:** 01-0100-20-DPER1-  
01/2015-Vol 01  
**Re:** **Development Permit Panel Meeting Held on May 11, 2016**

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### Staff Recommendation

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

1. A Development Permit (DP 15-708397) for the property at 10780 No. 5 Road, 10788 No. 5 Road, and 12733 Steveston Highway (formerly 10780 No. 5 Road and 12733 Steveston Highway);

be endorsed, and the Permit so issued.

Joe Erceg  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meeting held on May 11, 2016.

DP 15-708397 – TOWNLINE GARDENS INC. – 10780 NO. 5 ROAD AND  
12733 STEVESTON HIGHWAY  
(May 11, 2016)

The Panel considered a Development Permit application to permit the construction of two (2) eight-storey residential buildings and one (1) four-storey residential building on a site zoned “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)”. Variances are included in the proposal for increased building height and north facing balcony projections.

Architect, Patrick Cotter, of ZGF Cotter Architects, Inc., and Landscape Architect, Jennifer Stamp, of Durante Kreuk Ltd. Landscape Architecture, provided a brief presentation, noting that:

- The subject third and final phase of the development is located in the center of the site and does not impact neighbouring properties. This phase includes two (2) eight-storey buildings and one (1) four-storey building, which steps down to three (3) stories along the interior courtyard.
- The change from the original six-storey wood frame design to the proposed eight-storey concrete design accommodates unutilized permitted densities from earlier phases while not increasing the bulk of the buildings.
- The mechanical penthouses are located as far back as possible from the ‘Agricultural Park’ to the north, while the projection of unenclosed balconies further into the north side setback provides animation to the north elevation and natural surveillance into the park.
- A qualified environmental professional (QEP) has prepared a landscaping plan for the Riparian Management Area (RMA) setback along the eastern edge of the site.
- Should a small portion of the northeast corner of the site be expropriated by the Ministry of Transportation and Infrastructure (MoTI) for infrastructure undertakings, it would have a minimal impact on the development, but would affect the vegetation in the RMA.
- The main landscaping features for the subject development include: (i) Cedar hedging and thorny plantings in the north edge Agricultural Landscape Buffer Area; (ii) a barrier-free pedestrian mews and ramp connecting to the future public park to the north; (iii) a park overlook area; and (iv) a common amenity garden.

In response to Panel queries, Steve Jedreicich, of Townline Group of Companies, Ms. Stamp and Mr. Cotter advised that:

- Unused permitted densities in Phases 1 and 2 were utilized for the subject Phase 3.
- Should MoTI proceed with infrastructure improvements, the RMA landscaping plan may have to be significantly redesigned depending on the extent of highway widening.
- The proposed number of affordable housing units complies with City requirements.

- Improvements to the City-owned childcare facility will need to be completed prior to the occupancy of the proposed development.
- A dog wash facility is provided in the proposed development.
- The proposed amenity garden contains a water feature, simple sheet of lawn, summer flower garden, children's play area and dining area. The summer flower garden may be temporary as this area on the site could potentially be a future urban agriculture area. There is a barrier-free access from the north side of the development to the amenity area.
- The main sustainability strategy is to achieve energy efficiency through thermally efficient exterior wall detailing.

Staff supported the proposal and requested variances. Staff advised that: (i) 16 affordable housing units are provided in the proposed development; with the majority of these units being two- bedroom and three-bedroom units; (ii) the proposal will comply with Canada Mortgage and Housing Corporation's (CHMC) noise standards; (iii) the landscaping plan for the RMA along the eastern edge of the site is separate from the overall landscaping plan; and (iv) provision of the City-owned childcare facility is covered by a legal agreement to ensure facility completion by the applicant prior to occupancy of any buildings in the subject phase.

In response to Panel queries, staff advised that: (i) details of proposed MoTI infrastructure details have not yet been finalized; (ii) should MoTI undertakings impact the proposed buildings on the subject site, the subject application would have to be brought back to the Panel and Council; and (iii) changes to landscaping within the RMA as a result of MoTI undertakings will be the responsibility of the applicant.

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

The Panel recommends that the Permit be issued.