




To: Richmond City Council **Date:** September 19, 2018
From: Joe Erceg, MCIP **File:** 01-0100-20-DPER1-
Chair, Development Permit Panel 01/2018-Vol 01
Re: **Development Permit Panel Meetings Held on September 12, 2018 and April
11, 2018**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a. a Development Permit (DP 18-829249) for the property at 7300 Elmbridge Way; and
 - b. a Development Permit (DP 17-792088) for the property at 9211 and 9231 Williams Road;be endorsed, and the Permits so issued.


Joe Erceg
Chair, Development Permit Panel
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Panel Report

The Development Permit Panel considered the following items at its meetings held on September 12, 2018 and April 11, 2018.

DP 18-829249 – BC HOUSING MANAGEMENT COMMISSION – 7300 ELMBRIDGE WAY (September 12, 2018)

The Panel considered a Development Permit application to permit the construction of a three-storey, 40-unit modular supportive housing building on a site zoned “Downtown Commercial (CDT1)”. Variances are included in the proposal for reduced vehicle parking and reduced class 1 bicycle storage.

Applicant Naomi Brunemeyer, Director of Regional Development, of BC Housing, Architect Chad Zyla, of S2 Architecture, and Landscape Architect, Jacqueline Lowe, of WSP Landscape Architecture, provided a brief presentation, noting that:

- The proposed temporary modular supportive housing project was part of the Province’s Rapid Response to Homelessness initiative.
- Existing on-site trees will be preserved and an off-leash dog park will be maintained in a smaller scale at the north end of the site.
- The simple building form, choice of materials, and neutral colour palette respond to the existing residential buildings in the area.
- The proposed design was organized around the preservation of existing street trees along Alderbridge Way and the grove of trees at the southwest corner of the subject site.
- An outdoor amenity area for social and active uses is proposed on the north portion of the site and a south amenity area is proposed generally for contemplative uses.

In response to Panel queries, Ms. Lowe, Ms. Brunemeyer and Mr. Zyla advised that (i) cedar fencing is proposed, except chain link fencing is proposed in some portions at the back of the property adjacent to the rear lane, (ii) the side doors will be used only for egress and will be monitored, (iii) a removable metal foundation system will unfold underneath the building which reduces site preparation requirements and will allow the site to be returned to its original condition when the modular housing structure is removed from the site, (iv) heating and cooling of the proposed modular housing will not require the installation of rooftop mechanical equipment, and (v) common dining, amenity and office areas will be provided as well as individual amenities for residents.

In response to a Panel query, staff advised that the subject site will be returned to its original state to the City at the end of the five-year lease period and a landscape security will be required from the applicant as part of the Development Permit application process.

Staff noted that (i) the new City off-leash dog park design and reconstruction will be part of a separate process undertaken by the Parks Department, (ii) the project has been designed to comply with the City’s Aircraft Noise Policy in terms of acoustical measures and thermal comfort, (iii) the project was reviewed and supported by the Advisory Design Panel, and (iv) the

proposed bicycle and vehicle parking variances have been reviewed and supported by City staff based on the intended use of the building.

Richmond resident Timothy Osiowy addressed the panel, expressing support for the project, commending the applicant and the design team for a well done project, and expressing appreciation for maintaining an off-leash dog park which addresses the concerns of some people in the neighbourhood. Mr. Osiowy also submitted correspondence to the Panel expressing concern regarding the assurance that the proposed modular building will only be in place for five years.

Correspondence was submitted to the Development Permit Panel regarding the application expressing concerns regarding the management and future occupants of the proposed temporary supportive modular housing, which the Panel noted is outside the scope of the Development Permit.

The Panel expressed support for the project, noting that the site lay-out and proposed amenities were carefully considered and well designed.

The Panel recommends the permit be issued.

DP 17-792088 – INTERFACE ARCHITECTURE INC. – 9211 AND 9231 WILLIAMS ROAD
(April 11, 2018)

The Panel considered a Development Permit application to permit the construction of eight townhouse units on a site zoned “Low Density Townhouses (RTL4)”. Variances are included in the proposal for reduced front yard setback and small car parking stalls.

Architect Ken Chow, of Interface Architecture, provided a brief presentation, noting that:

- The two front duplexes will each contain a secondary suite which will be provided with a small car surface parking stall.
- The requested variance allows the secondary suites to encroach into the front yard setback.
- There are no overlook concerns for the adjacent single family homes to the east and west.

In response to Panel queries, Mr. Chow, developer Ken Phuah, of Phuah Properties Development Group, and Landscape Architect Jonathan Losee, of Jonathan Losee Ltd. Landscape Architecture, advised that:

- The applicant’s original proposal did not include the two secondary suites; however, during the rezoning review process, Council encouraged the applicant to incorporate secondary suites in the proposed development. The secondary suites were accommodated by increasing the size of the ground floor bedrooms of the type “C” units in the front duplexes and pushing them forward into the front yard setback.
- The adjacent single family homes to the west and east are in good condition and fairly new.
- The central outdoor amenity area is designed as a gathering place for the community, including a covered mail kiosk, short-term bicycle parking, planting, seating and a children’s play area with a play structure and natural features.

Staff advised that there are two proposed variances associated with the subject development, noting that (i) the front yard setback variance is a function of the road dedication and allows for the two proposed secondary suites, (ii) the parking variance to allow one small car parking stall in each of the side-by-side garages and small car parking stalls for the secondary suites is similar to the parking variances granted to other projects, (iii) the variances were identified during rezoning stage and no comments were received at the Public Hearing, (iv) the units will be designed to achieve EnerGuide 82 standards, (v) a convertible unit will be provided, (vi) aging-in-place features will be provided in all units, and (vii) there will be a Servicing Agreement for frontage improvements along Williams Road.

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

The Panel recommends the permit be issued.