



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** John Irving  
Chair, Development Permit Panel  
**Date:** November 12, 2020  
**File:** 01-0100-20-DPER1-  
01/2020-Vol 01  
**Re:** **Development Permit Panel Meeting Held on March 13, 2019**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 16-741329) for the property at 9560, 9580 and 9584 Granville Avenue be endorsed, and the Permit so issued.

John Irving  
Chair, Development Permit Panel  
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SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on March 13, 2019.

DP 16-741329 – 0908206 BC LTD. – 9560, 9580 AND 9584 GRANVILLE AVENUE  
(March 13, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of 16 two-storey townhouse units on a site zoned “Medium Density Townhouses (RTM2)”. A variance is included in the proposal for increased maximum lot coverage for buildings.

Architect, Eric Law, of Eric Law Architect, Inc., and Landscape Architect, Donald Duncan, of Donald V.S. Duncan Development Consultant, provided a brief presentation, including:

- The design of the proposed townhouse development is sensitive to its neighbouring two-storey townhouse developments and single-family homes.
- The requested increase in lot coverage for buildings will be mitigated by the proposed increases in porous surfaces and live landscaping.
- Two convertible units are proposed for the project.
- The project has been designed to achieve an EnerGuide 82 rating for energy efficiency.
- The proposed landscaping for the site is consistent with its single-family environment.
- The use of permeable pavers in the project will enhance on-site storm water management.
- Coloured pavers are proposed for on-site pedestrian routes for better identification and to enhance safety to pedestrians.
- Proposed interface with adjacent developments include wooden fencing with trellis elements in key locations.
- Colourful trees and shrubs are proposed on the site to provide visual interest.
- The large tree at the northeast corner will be retained and protected.
- The proposed children’s play area provides a variety of play and learning opportunities.

Staff noted that: (i) a Servicing Agreement associated with the project which includes frontage works and site service connections will be entered into prior to Building Permit issuance; and (ii) the proposed building lot coverage variance was identified at rezoning stage and no concerns were noted at the Public Hearing for the rezoning of the subject site.

In reply to Panel queries, the project design team acknowledged that: (i) an arbor will be mounted on top of the proposed fence at both ends of the east-west internal drive aisle; (ii) there is no cross-access connection to the adjacent existing townhouse development to the west; (iii) rollover curbs are not provided along the pedestrian walkways on the internal drive aisle; however, a different colour treatment is proposed for the permeable paving on pedestrian pathways to enhance pedestrian safety; (iv) the outdoor amenity area is gated to provide safety to children; (v) wood fences will be installed on the east, west and south property lines; (vi) the proposed height of the two-storey buildings in the subject site is slightly higher than the adjacent single-family homes to the east but below the maximum permitted height of 12 m for townhouses; (vii) all parking stalls in the townhouse units are provided with Level 2 electric

vehicle charging outlets; and (vii) garbage and recycling enclosures are located at the entry driveway to facilitate pick-ups.

Jenny Xu, of Unit 8, 7028 Ash Street, addressed the Panel, advising of being the owner of the end unit of the existing two-storey townhouse development immediately adjacent to the west of the subject development and sought clarification regarding: (i) the height of the proposed buildings on the subject site; (ii) the distance between the subject development and her property; and (iii) proposed measures by the applicant to address potential privacy and overlook concerns to the immediate neighbours to the west.

Rosa Liu, of 9600 Granville Avenue, addressed the Panel: (i) advising of being the owner of the single-family home immediately adjacent to the east of the subject site; (ii) expressing concern regarding the damage to her property as a result of previous pre-construction activities undertaken in the subject site; (iii) noting that the concrete sidewalk and patio on her property and the wooden fence along her property's west property line adjacent to the subject site were damaged as these were observed to be sloping down toward the subject site; (iv) expressing concern that her property's foundation could have been damaged as well; (v) noting that she had relayed her concerns to the project's developer; and (vi) querying whether the developer's proposal to build a new retaining wall would impact the old retaining wall within her property.

With regard to the concerns raised by the neighbouring residents, the Chair advised that the Panel's mandate is to review the form and character of the proposed development and that construction impacts could be coordinated with City staff and should be addressed by the developer.

In response to Panel queries, the project design team noted that: (i) a 6 ft. high wood fence and hedging materials will be installed along the site's west property line to provide a buffer between the subject site and the adjacent townhouse development to the west; (ii) the distance between the west side of the buildings on the subject site and the east side of the buildings on the adjacent townhouse development to the east is approximately 6 m; (iii) the site grade on the subject site will be raised to match the existing site grades on the adjacent properties; and (iv) similar fencing and hedging materials proposed along the west property line would also be installed along the east property line adjacent to the single-family home to the east.

In response to a Panel queries, staff confirmed that: (i) the building setback from the west property line of the subject site is slightly larger than the required minimum of 3 m; (ii) perimeter drainage will be installed along all property lines on the subject site; (iii) the applicant intends to match the site grade on the subject site to the existing site grade on the adjacent property to the east; and (iv) the applicant intends to retain the existing retaining wall to the east; however, the developer had indicated that he could replace the east retaining wall if necessary.

Khalid Hasan, developer for the project, confirmed that: (i) the existing retaining wall to the east is within the neighbour's property; (ii) a new retaining wall along the east property line of the subject site could be installed if necessary; (iii) the site grade on the subject site will be raised to match the existing grade on the adjacent property to the east; and (iv) he has agreed to replace the damaged fence and three wooden gates in the neighbouring property.

Correspondence was submitted to the Development Permit Panel regarding the application by Rosa Liu, of 9600 Granville Avenue. Staff noted that in her letter, Rosa Liu expressed concern regarding issues with respect to potential property damage resulting from site preparation works and previous demolition of existing single-family homes on the subject site, and requested that the developer fulfill his commitment to address these issues.

The Panel expressed support for the project, noting that: (i) increasing the site grade to match the existing grades on adjacent developments will help address adjacency concerns; (ii) the form and character of the proposed development is appropriate; and (iii) the proposed development works well with its site context.

Subsequent to the Panel meeting, the applicant provided staff with confirmation that an agreement to repair the damaged fence and walkway was reached with the owner of 9600 Granville Avenue.

The recommends the Permit be issued.