



City of Richmond

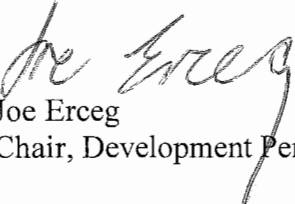
Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: June 22, 2016
File: 01-0100-20-DPER1-
01/2015-Vol 01
Re: **Development Permit Panel Meetings Held on March 30, 2016 and
April 13, 2016**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) A Development Permit (DP 15-713779) for the property at 3868, 3880 and 3900 Steveston Highway; and
 - b) A Development Permit (DP 14-671945) for the property at 9800, 9820, 9840 and 9860 Granville Avenue;

be endorsed, and the Permits so issued.


Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on March 30, 2016 and April 13, 2016.

DP 15-713779 – URBAN DESIGN GROUP ARCHITECTS LTD. (G & B ESTATES LTD.) – 3868, 3880 AND 3900 STEVESTON HIGHWAY
(March 30, 2016)

The Panel considered a Development Permit application to permit the construction of a one-storey commercial development on a site zoned “Neighbourhood Commercial (ZC36) – Steveston”. A Variance is included in the proposal to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.

Architect, Eric Ching, of Urban Design Group Architects, Ltd., and Landscape Architect, Gerry Eckford, of ETA Landscape Architecture, provided a brief presentation, noting that:

- The project includes three (3) one-storey buildings with a northwest anchor tenant building and the design references vernacular Steveston architecture with parapet roofs, open gables, horizontal siding, brick, gooseneck lighting, projecting canopies and awnings.
- Building A steps down to transition to neighbouring single-family homes. Arbour structures define the edges along Steveston Highway and No. 1 Road and screen surface parking areas.
- Proposed sustainability features include: (i) light coloured high-albedo roofing to mitigate heat island effect; (ii) LED dark sky lighting; (iii) two (2) parking spaces with electric vehicle charging equipment; (iii) low-E glazing; and (iv) high-efficiency mechanical systems.
- New 1.8 m solid wood fencing is proposed along interior property lines and a new replacement 3 m high Cedar hedge will be planted along the west property line. The existing Cedar hedge along the south property line will be maintained.
- The existing public pathway to Hunt Street will be retained, extended and improved.

In response to Panel queries, Mr. Ching advised that:

- The gable elements were incorporated in the rezoning application.
- The suggestion for a more central location of the electric vehicle charging stations will be considered to achieve higher visibility and promote the use of electric vehicles.
- The applicant will consider the suggestion to introduce paving treatments to enhance the safety of pedestrians coming from the neighbourhood to the south heading to Building C.
- Site grading along the west side of Building A will be sloped down to meet the existing retaining wall and new fencing will be constructed.
- Handicapped parking is provided close to all buildings.
- The applicant is committed to ensure that future tenants of the three (3) buildings will incorporate the proposed high efficiency building mechanical systems.

- No parking variance is requested.
- The proposed design complies with the Steveston Area Plan guidelines and addresses both the neighbourhood context and the site's gateway location to the Steveston Heritage Area. The design was changed through the application process, introducing sloped and double gable roofs, horizontal siding, brick and gooseneck lighting.

Correspondence was submitted to the Development Permit Panel regarding the application.

Staff supported the Development Permit application and variance and advised that the Servicing Agreement associated with the proposed development includes frontage improvements along Steveston Highway and No.1 Road, including wider sidewalks and traffic signal upgrades.

In response to Panel queries, staff acknowledged support for the proposed building height variance, noting that: (i) the double gable elements presented at rezoning were acceptable prior to the subsequent amendment of Zoning Bylaw 8500 regarding measurement of building height; (ii) the amended Zoning Bylaw prescribes that sloped roofs be measured at the peak and not at the midpoint as previously allowed; and (iii) the proposed variance enhances the design.

Subsequent to the Panel meeting, the applicant agreed to move the electric car charging spaces directly to the north to be more visible from buildings A and B. The applicant also reviewed opportunities to include an additional pedestrian route through the site, but was unable to find a solution that did not result in the loss of parking or landscaping.

The Panel recommends that the Permit be issued.

DP 14-671945 – ZHAO XD ARCHITECT LTD. – 9800, 9820, 9840 AND
9860 GRANVILLE AVENUE
(April 13, 2016)

The Panel considered a Development Permit application to permit the construction of 18 three-storey townhouses on a site zoned "Medium Density Townhouses (RTM2)". A variance is included in the proposal to allow increased tandem parking.

Architect Xuedong Zhao, of Zhao XD Architect Ltd., and Landscape Architect, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, noting that:

- The design of the townhouses fits well with the neighbourhood and the proposed massing, upper level setbacks and reduced window openings address privacy to the south.
- Sustainable building materials include wood and hardie panel.
- Concerns of the adjacent developments to the east and south expressed during the rezoning process have been addressed by the applicant.
- The existing grade is maintained to retain existing trees on-site.
- The outdoor amenity area includes a social area, mail kiosk and active and passive play.
- Permeable paving is introduced in some areas along the internal drive aisle and visitor parking stalls.

Staff supported the Development Permit application and variance, noting that the additional tandem stalls exceed the Zoning Bylaw requirement and increase the parking stalls provided on site. Staff added that six (6) trees will be retained on site and the project has been designed to achieve EnerGuide 82 rating for energy efficiency.

In response to a Panel query, Ms. Dimitrova confirmed that the outdoor amenity area includes a bench for surveillance of children's play.

In response to a Panel query, staff advised that the two (2) single-family lots to the east are currently under a rezoning application for townhouse development, and a cross access agreement has been secured to allow the connection of the subject site to the future development to the east and west.

Correspondence was submitted to the Development Permit Panel regarding the application.

In response to a query from the Panel, staff noted that the two (2) pieces of correspondence received from Richmond School District staff on behalf A.R. MacNeill Secondary expressed concern regarding potential traffic congestion and safety concerns regarding the alignment of the proposed driveway with the school's driveway. Staff advised that: (i) the anticipated increase in traffic generated by the proposed development would be minimal; (ii) the peak departure and return periods of the townhouse project are dispersed and the school peak traffic volumes are more concentrated; and (iii) the proposed alignment of the driveway of the subject site with the school's driveway addresses safety concerns.

The Panel recommends that the Permit be issued.