



# City of Richmond

## Report to Council

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**To:** Richmond City Council **Date:** March 19, 2020  
**From:** Joe Erceg **File:** 01-0100-20-DPER1-  
Chair, Development Permit Panel 01/2020-Vol 01  
**Re:** **Development Permit Panel Meeting Held on October 17, 2019**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-829234) for the property at 5631, 5635, 5651, 5691, 5711, 5731 and 5751 Steveston Highway be endorsed, and the Permit so issued.

Joe Erceg  
Chair, Development Permit Panel  
(604-276-4083)

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on October 17, 2019.

DP 18-829234 – INTERFACE ARCHITECTURE INC.  
– 5631, 5635, 5651, 5691, 5711, 5731 AND 5751 STEVESTON HIGHWAY  
(October 17, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of 28 townhouse units on a site zoned “Medium Density Townhouses (RTM2)”. A variance is included in the proposal for reduced front yard setback to Steveston Highway.

Architect, Kenneth Chow, of Interface Architecture Inc.; and Landscape Architect, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, noting that:

- Design objectives for the 28-unit townhouse development include the creation of a visually interesting residential development with simple massing compatible with the neighbourhood.
- Proposed setback variances for the front yards will allow more trees to be retained in the rear yards and provide an appropriate buffer to adjacent single-family homes.
- A centrally located site entry with a T-shaped drive aisle is proposed to provide adequate manoeuvring space for large trucks.
- A right-in/right-out vehicle access is proposed and a heritage interpretive sign will be installed at the site entry.
- The buildings are oriented east-west to optimize solar benefits and the north-south orientation of major living spaces will minimize overlook to neighbouring developments.
- Two secondary suites and three convertible units will be provided.
- Side-by-side parking is proposed for all townhouse units.
- Electric vehicle charging will be provided for all residential parking spaces, including the dedicated outdoor parking spaces for the secondary suites.
- Four solar panels will be installed for each townhouse unit.
- A significant number of trees along the rear property line will be retained.
- The backyard and ground floor of convertible units have the same elevation to provide accessibility.
- The proposed outdoor amenity area includes passive and active spaces.
- Permeable pavers are proposed at the site entry, at the ends of drive aisles and on outdoor parking spaces.

In reply to queries from the Panel, the design team noted that: (i) majority of trees to be retained are along and close to the north property line; (ii) some replacement trees could not be accommodated on-site due to lack of space; (iii) the developer had consulted with owners of adjacent single-family homes to the north regarding the project’s proposed interface with their properties; (iv) there is a Statutory Right-of-Way (SRW) allowing access to/from the future redevelopment of adjacent properties to the west through the subject site; (v) the proposed development will fit in with the neighbourhood; (vi) the proposed secondary suites are livable; and (vii) the solar panels will be directly connected to the energy system of the proposed development.

Staff noted that: (i) the proposed front yard setback variance on the eastern side of the site is driven by the 2 m wide road dedication along the eastern edge of the site for future road widening; (ii) all rear yard units will have a minimum of 6 m setback to maximize tree retention at the rear of the site; (iii) as per the acoustical report provided by the applicant, the project will achieve the interior noise standards of Canada Mortgage and Housing Corporation (CMHC) with respect to traffic generated from Steveston Highway; (iv) there is currently no plan for road widening of Steveston Highway; (v) a physical barrier will be constructed through the Servicing Agreement to enforce the right-in/right-out vehicle movement on the site; and (vi) the interpretive heritage signage is proposed to commemorate the former Martianoff Residence on the development site at 5731 Steveston Highway as a social gathering place in the early 19th century.

No correspondence was submitted to the Panel regarding the application.

The Panel expressed support for the project, noting that it is well executed and has positive features including the provision of side-by-side residential parking and installation of solar panels for all townhouse units.

The Panel recommends the Permit be issued.