



To: Richmond City Council

Date: November 26, 2019

From: John Irving
Chair, Development Permit Panel

File: DP 18-797026
HA 18-797029

Re: **Development Permit Panel Meeting Held on September 25, 2019**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) a Development Permit (DP 18-797026) for the property at 12060 and 12080 1st Avenue;
and
 - b) a Heritage Alteration Permit (HA 18-797029) for the property at 12060 and 12080 1st Avenue in accordance with the Development Permit;

be endorsed, and the Permits so issued.

John Irving
Chair, Development Permit Panel
(604-276-4140)

SB/JR:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on September 25, 2019.

DP 18-797026 AND HA 18-797029 – ERIC STEDMAN ARCHITECT
12060 AND 12080 1ST AVENUE
(September 25, 2019)

The Panel considered a Development Permit (DP) application and associated Heritage Alteration (HA) Permit application to permit the construction of a three-storey, mixed-use development on a site zoned “Steveston Commercial (CS3)”. Variances are included in the proposal for:

- (i) increased building height at stair and elevator access to the rooftop outdoor amenity area;
- (ii) on the front façade, increased width of balcony openings and increased area of recesses and openings; and
- (iii) reduced parking area maneuvering aisle width.

Architect, Eric Stedman, of Eric Stedman Architect, and Landscape Architect, Caroline Kennedy, of CJ Kennedy Landscape Design, provided a brief presentation, noting that:

- The subject site consists of two lots; one of which contains a private garden.
- The proposed three-storey mixed-use building has a continuous recessed commercial storefront for four ground level commercial retail units and two upper storeys of residential units.
- The front and rear building elevations are divided into two distinct facades to reflect the historic lot lines and the building’s architecture and details are inspired by historic buildings in the neighbourhood and reflect their heritage character.
- The proposed variance to increase the aggregate width of recessed balcony openings as a percentage of the lot width will allow for more daylight access into the upper level units.
- The proposed elevator and stairs are located centrally to minimize their visual impact from all angles and provide access to a common outdoor amenity space on the building rooftop.
- Significant glazing for the front and rear ground floor of the building maximizes visibility.
- Additional angled on-street parking spaces fronting the building are proposed.
- Linear pavers will be installed adjacent to the commercial frontage and rear residential entry.
- Landscaping including interpretive heritage signs on the commercial frontage and at the rear of the site are intended to commemorate the history of the Sakata family house and garden.
- Screened residential parking is proposed at the rear of the site.
- Permeable pavers will be installed in parking spaces adjacent to the back of the building.
- Replacement trees will be planted at the rear of the site and on the rooftop deck.

Staff noted that: (i) the proposed development is consistent with the existing zoning for the site, subject to the proposed variances; (ii) the development's proposed landscaping including installation of interpretive signage commemorates the existing house and garden of the Sakata family; (iii) the proposed variances are related to the building height, width of recessed balconies, overall area of recessed openings along the 1st Avenue frontage, and vehicle maneuvering aisle width in the parking area at the rear of the site; (iv) the project was reviewed and supported by the Richmond Heritage Commission and Advisory Design Panel subject to their recommendations and comments; and (v) there is a Servicing Agreement associated with the proposed development for frontage works along 1st Avenue and the rear lane as well as for site services.

In reply to Panel queries, Eric Stedman and Caroline Kennedy noted that: (i) the proposed colour palette for the three-storey building is inspired by the colours of neighbouring heritage buildings; (ii) the front façade treatment has been carried around the south and rear elevations; (iii) the window design reflects the windows of the heritage building containing the Post Office; (iv) the elevator structure is designed to minimize height and meet the standards of the Safety Code for Elevators and Escalators; (v) the elevator structure on the rooftop is clad with shingle material consistent with the high-quality exterior cladding materials proposed for the building; (vi) planting at the ground and rooftop levels reflect the heritage character of the Sakata family garden; (vii) the interpretive heritage signage at the rear of the site is visible from the rear lane; (viii) a mural will not be incorporated on the south wall of the building; (ix) the decorative garden pattern trench drain along the building frontage helps commemorate the history of the Sakata family garden; (x) maintaining continuous access along the pedestrian arcade was a major consideration in the design of proposed landscaping along the 1st Avenue commercial frontage; (xi) the proposed landscaping is intended to achieve a garden feel with smaller massing of planting as opposed to standard landscaping; and (xii) hose bibs will be installed in the recessed balconies to allow for irrigation of future planting in those areas.

No correspondence was submitted to the Panel regarding the Development Permit application and associated Heritage Alteration Permit.

The Panel recommends the Permits be issued.



To: Richmond City Council

Date: November 26, 2019

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2019-Vol 01

Re: **Development Permit Panel Meeting Held on August 28, 2019**

Staff Recommendation

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

- a) a Development Permit (DP 18-829241) for the property at 10451, 10471 and 10491 No. 2 Road;

be endorsed, and the Permit so issued.



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

SB/SDS:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on August 28, 2019.

DP 18-829241 – 1076694 BC LTD. – 10451, 10471 AND 10491 NO. 2 ROAD
(August 28, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of 12 townhouse units on a site zoned “Low Density Townhouses (RTL4)”. Variances are included in the proposal for a reduced setback to No. 2 Road and to allow one small car parking stall in each of the side-by-side garages (12 small car stalls in total).

Architect, Wayne Fougere, of Fougere Architecture Inc. and Landscape Architect, Stephen Heller, of Van der Zalm and Associates, provided a brief presentation, noting that:

- The proposed development consists of two-storey and three-storey townhouse units.
- The outdoor amenity space was redesigned to enhance its accessibility in response to staff and Advisory Design Panel comments.
- The size of proposed trees was increased to enhance the streetscape along No. 2 Road.

In reply to Panel queries, Stephen Heller acknowledged that: (i) five on-site trees will be removed; (ii) four on-site trees will be retained and protected; and (iii) the shape of the retaining walls was determined to preserve existing off-site trees.

Staff noted that: (i) the proposed development includes one convertible unit; (ii) there is a Servicing Agreement associated with the proposal which includes a new sidewalk, boulevard and a new bus pad on No. 2 Road; and (iii) the proposed variances include the reduction of the minimum front yard setback from 6 m to 4.5 m and allowing one small car parking stall in each of the side-by-side garages of the 12 townhouse units.

In reply to Panel queries, Wayne Fougere and Stephen Heller noted that: (i) a report provided by the project’s energy consultant confirms that the townhouse units have been designed to achieve an EnerGuide rating of 82; (ii) the project’s developer provided drawings of the proposed west elevation to the owners of single-family homes to the west and no concerns were noted regarding the proposed size of windows facing their properties; (iii) approximately 2 ft. to 3 ft. high retaining walls will be constructed along the west property line with a 4 ft. high wood fence to be installed on top of the retaining walls; (iv) proposed hedge planting adjacent to the retaining walls along the west property line could grow higher than the proposed 4 ft. fence on top of the retaining walls to provide a buffer between the subject development and the adjacent single-family homes to the west; and (v) a few ornamental trees are proposed along the west property line.

No correspondence was submitted to the Panel regarding the application.

The Panel recommends the Permit be issued.