



City of Richmond

Report to Council

To: Richmond City Council

Date: March 7, 2018

From: Robert Gonzalez
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
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Re: **Development Permit Panel Meeting Held on September 13, 2017**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-763780) for the property at 5071 Steveston Highway be endorsed, and the Permit so issued.

Robert Gonzalez
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 September 13, 2017.

DP 17-763780 – ORIS (TLP) DEVELOPMENTS CORP. – 5071 STEVESTON HIGHWAY
(September 13, 2017)

The Panel considered a Development Permit application to permit the construction of nine townhouses on a site zoned “Low Density Townhouses (RTL4)”. The proposal includes variances for small car parking spaces and reduced lot width.

Dana Westermarck, of Oris Consulting Ltd., provided a brief presentation regarding the proposal, including:

- The lot width variance is requested due to the peculiar shape, with a frontage of 80 feet and depth of 300 feet.
- The small car parking space variance is requested to accommodate bicycle parking in the garages.
- Primary vehicular access is from Steveston Highway. The two rear units have garage access from the existing rear lane.
- A right-of-way over the proposed drive-aisle and rear pedestrian path on the site will provide shared access for the use of future redevelopment to the northwest and east of the site.

In response to Panel queries, Mr. Westermarck and Architect, Greg Andrews, of The Andrews Architects Inc., advised that:

- In addition to wood fencing at the west property line, the existing Cedar hedge within the property of the neighbouring pub to the west will be retained to provide a buffer.
- The proposed northern two-storey duplex building garage is accessed off the rear City lane and visitor parking spaces are located within the subject site.
- There will be no potential privacy issues with the single-family home across the rear lane, as it is not in close proximity to the proposed two-storey duplex building.
- There is almost a one-meter grade difference between Steveston Highway and the City lane. The rear of the property will be filled and the rear building will interface with the rear lane.

Staff noted that: (i) the requested lot width variance is technical due to the site geometry; (ii) the requested small car parking variance is consistent with variances granted to similar projects; (iii) one convertible unit is proposed; and (iv) the Servicing Agreement includes frontage improvements to Steveston Highway and the rear City lane, extending to Hollymount Drive.

In response to Panel queries, staff noted that: (i) no turning movement restrictions are proposed; and (ii) garbage and recycling will be collected from the rear lane.

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

The Panel recommends the Permit be issued.