



# City of Richmond

## Report to Council

**To:** Richmond City Council

**Date:** July 3, 2013

**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

**File:** 01-0100-20-DPER1-  
01/2013-Vol 01

**Re:** Development Permit Panel Meeting Held on September 26, 2012

### Staff Recommendation

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

- i. a Development Permit (DP 12-597695) for the property at 7691, 7711 and 7731 Bridge Street;

be endorsed, and the Permit so issued.

Joe Erceg  
Chair, Development Permit Panel

SB:kt

### Panel report

The Development Permit Panel considered the following item at its meeting held on September 26, 2012.

DP 12-597695 – AM-PRI CONSTRUCTION LTD. – 7691, 7711 AND 7731 BRIDGE STREET  
(September 26, 2012)

The Panel considered a Development Permit application to permit the construction of 34 townhouse units on a site zoned “Medium Density Townhouses (RTM2)”. Variances are included in the proposal for a reduced side yard setback for tree retention and tandem parking for all units.

Architect, Taizo Yamamoto, of Yamamoto Architecture Inc., developer Amit Sandhu, of Am-Pri Construction Ltd., and landscape architect, Masa Ito, of Ito and Associates Landscape Architects, provided a brief presentation, including:

- A six-metre wide public walkway at the northern edge of the property will connect Bridge Street to Armstrong Street with future development to the north.
- The requested reduced side yard enables the retention of the existing tree on the Bridge Street frontage. Setbacks are exceeded at the northeast and southwest corners of the site to accommodate trees.
- Coniferous trees will and enhance privacy between the subject site and neighbouring lots.
- A lower pitch roof is in keeping with the character of the roofs in the area.
- Materials include brick at the base of the elevations for units fronting Bridge Street and the public walkway; with painted Hardi-plank panels as a middle and top feature of the facades.
- There is one (1) convertible unit and all units provide aging-in-place features.
- Am-Pri was aware of concerns expressed by the neighbouring strata and would take the necessary steps to determine where the responsibility of the defects at 7771 Bridge Street falls; Mr. Nick Poon, developer of the neighbouring site, had agreed to fix the shifted pavers; and Am-Pri had offered to patch the concrete gaps.

In response to Panel queries, Mr. Ito and Mr. Yamamoto advised:

- Four (4) trees are being retained; and two (2) other on-site trees will be relocated from the southeast and northwest corners to the centre of the site.
- The development presents a front yard character to the public walkway and to Bridge Street.
- The public pedestrian walkway is to be illuminated during evening hours, and will become City property, maintained by the City.
- The tree protection barriers are effective and a tree well is not necessary on this site as the grade of the subject site is approximately the same as the grade of the site to the south.

Staff supported the Development Permit application and requested variances. Staff noted that the public walkway improves pedestrian access and is part of a Servicing Agreement.

In response to a Chair query, staff noted that the neighbouring site to the north is intended for the development of new single-family lots fronting onto Bridge and Armstrong Streets.

Ms. Jeanne Chen, neighbouring strata council president, submitted correspondence and addressed the Panel with safety concerns of damages resulting from pre-loading activities, including foundation and perimeter fence damage; settlement of lawns, concrete slab and tiles; and interior damage to four (4) units.

Johnny, neighbouring resident, addressed the Panel with concerns regarding (i) construction starting at 7:00 a.m. and occurring on Saturdays; and (ii) as a result of the construction, two (2) interior doors no longer close and ceiling stucco is flaking off.

The Chair advised that the City's noise bylaw sets allowable hours of construction and the Director of Development could be called directly regarding: (i) hours of construction; and (ii) noise levels from construction sites, and ask that the City look into the issues.

Correspondence was submitted to the Panel regarding the Development Permit application from:

- Ms. Barbara To, AA Property Management Ltd., for the Strata of 7771 Bridge Street.
- Mr. Amit Sandhu, Am-Pri Group.
- Ms. Jeanne Chen, Bridge Street neighbour.

In response to a Chair query, Mr. Sandhu advised that:

- Am-Pri: (i) advises new homeowners, who take possession of new residential units, that in the first year after the completion of construction, there may be minor settlement issues; and (ii) conduct a review and check for any deficiencies, after a one (1) year period, and if necessary, undertake any repairs. He had requested that Ms. To explain this to the residents and recommended that they contact both the developer and also the warranty provider.
- He suggested that the concerns be reviewed by the buildings' structural engineer.
- Am-Pri did not acknowledge that cracks in the curbs at 7771 Bridge Street were the result of activity on the subject site, but that Am-Pri nonetheless undertook to patch the gaps out of goodwill; and (ii) Am-Pri has undertaken repairs to the fencing.

The Chair advised that although the dispute between Am-Pri and residents of buildings at 7771 Bridge Street is a civil matter beyond the scope of the City, the Panel expected Mr. Sandhu to: (i) meet with concerned neighbours; and (ii) provide feedback of the meeting.

There were positive remarks regarding the applicant's effort to retain trees on site, the amenity area, the public walkway, and the integration of the project into the neighbourhood.

Subsequent to the Panel meeting, the applicant and the property manager of the townhouse complex at 7771 Bridge Street have held discussions which have resulted in the matter being forwarded to their respective insurance agencies for resolution.

The Panel recommends that the Permit be issued.