



City of Richmond

Report to Council

To: Richmond City Council
From: Jim V. Young
Panel Member, Development Permit Panel
Date: September 28, 2021
File: DP 17-785944
Re: Development Permit Panel Meeting Held on November 14, 2018

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-785944) for the property at 9880 Granville Avenue and 7031 No. 4 Road be endorsed and the Permit so issued.

Jim V. Young
Panel Member, Development Permit Panel
(604-247-4610)

WC/SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 14, 2018.

DP 17-785944 – ZHAO XD ARCHITECT LTD. – 9880 GRANVILLE AVENUE AND 7031 NO. 4 ROAD

(November 14, 2018)

The Panel considered a Development Permit (DP) application to permit the construction of seven three-storey townhouse units on a site zoned “Medium Density Townhouses (RTM2)”. No variances are included in the proposal.

Architect, Xuedong Zhao, of Zhao XD Architect Ltd., and landscape designer, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, including:

- Vehicle access to the site from Granville Avenue is provided by the adjacent townhouse development to the west through a Statutory Right of Way (SRW) registered on title of the adjacent property.
- An Agricultural Land Reserve (ALR) landscape buffer is provided along the site’s No. 4 Road frontage.
- Each unit will be provided with a private yard including landscaping, shade tree, lawn area and patio, with low aluminum fencing installed along the street frontages.
- A trellis feature is proposed at the entry to the pedestrian walkway on No. 4 Road.
- A 6 ft. wood fence along the south property line will be installed to provide privacy.

Staff advised that: (i) there is a Servicing Agreement associated with the project for frontage works along both street frontages as well as site service connections; (ii) the Servicing Agreement is a condition of Building Permit issuance; (iii) landscaping along No. 4 Road forms part of the buffer to the ALR on the east side of No. 4 Road; (iv) the ALR buffer planting plan was reviewed and endorsed by City’s Agricultural Advisory Committee; (v) vehicle access to the subject site is through the adjacent townhouse development to the west currently under construction; (vi) shared garbage and recycling facility is located on the adjacent site to the west; (vii) the building has been designed to achieve the City’s EnerGuide 82 standard for energy efficiency; and (viii) two convertible units are included in the project.

In reply to Panel queries, Xuedong Zhao acknowledged that: (i) the proposed outdoor amenity area is not gated; (ii) the shared garbage and recycling facility at the adjacent development to the west which is currently under construction was designed to accommodate the needs of the subject development; (iii) electric vehicle charging is provided in townhouse units; and (iv) the two convertible units have been designed to meet the City’s standard.

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

The Panel expressed support for the project, noting that it complements the existing townhouse development to the west and that the proposed landscaping provides year-round visual interest.

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Subsequent to the Panel meeting, the project is now required to meet the City's current Energy Step Code requirements. The project architect has confirmed that the Building Permit will achieve Step 3 of the BC Energy Step Code.

The Panel recommends the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council

Date: September 27, 2021

From: John Irving
Chair, Development Permit Panel

File: DP 18-827622

Re: **Development Permit Panel Meeting Held on February 13, 2019**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-827622) for the property at 8280/8282 and 8300/8320 No. 3 Road be endorsed and the Permit so issued.

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

SB/EL:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 13, 2019.

DP 18-827622 – MATTHEW CHENG ARCHITECT INC. –
8280/8282 AND 8300/8320 NO. 3 ROAD
(February 13, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of 10 townhouse units and one secondary suite on a site zoned “Low Density Townhouses (RTL4)”. No variances are included in the proposal.

Architect, Matthew Cheng, of Matthew Cheng Architect Inc., and landscape designer, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, including:

- A ground level secondary suite is proposed in one of the townhouse units and is provided with a surface parking stall.
- A statutory right-of-way (SRW) over the entry driveway and north-south drive aisle is provided to allow access to/from future developments to the north and south through the subject site.
- An on-site turn-around will be provided on the east side of the driveway and will be separated from the adjacent outdoor amenity space by bollards.
- The proposed contemporary design of the buildings is appropriate for the area.
- Building height is stepped down from three-storey units along No. 3 Road to two-storey duplex buildings at the rear to provide an appropriate transition to the surrounding single-family homes.
- The existing grade along the east property line will be maintained however, the existing grade of the outdoor amenity space at the southeast corner will be raised to provide a more functional children’s play area.
- Low retaining walls are proposed along the north and south property lines and on a portion of the east property line, along the east side of the outdoor amenity space.
- Air source heat pumps are proposed for heating and cooling of townhouse units.
- All proposed units incorporate aging-in-place features.
- One convertible unit is provided in the proposed development.
- Existing grades are retained in tree protection zones (TPZ) and no construction work is allowed within the tree protection zone.
- Each unit is provided with a private yard with a patio, a lawn, shade tree, and low metal fencing and a metal gate for each street-fronting unit.
- A 6 ft. wood fence with lattice and landscaping with trees is proposed along the three interior property lines to provide separation and screening from adjacent residential developments.
- Play equipment is proposed in the children’s play area to provide play opportunities for children in different age groups.
- Pavers are proposed at the vehicle entrance, on-site turn-around area, surface parking spaces and designated walkways on the site.
- A trellis is proposed at the north end of the internal drive aisle to provide visual interest.

Staff noted that: (i) there is a Servicing Agreement for frontage works associated with the project; (ii) the Servicing Agreement will be entered into as a condition for Building Permit issuance; and (iii) a statutory right-of-way (SRW) will be registered over the internal drive aisle to facilitate future connection north and south of the subject site.

In reply to Panel queries, Matthew Cheng and Denitsa Dimitrova advised that: (i) a 6 ft. high wood fence and landscaping will provide separation between the subject site and adjacent properties to the north, south and east; (ii) Fibar surface will be used for the children's play area surface; (iii) the outdoor amenity area will be contained within a concrete border which is wheelchair accessible; (iv) bollards will be installed adjacent to the truck turning area to provide safety to users of the children's play area; (v) lighting will be provided in the children's play area; (vi) a soundproofed air source heat pump will be provided for each unit and located inside the units; (vii) a split system air source heat pump is proposed; and (viii) the applicant will ensure that the installed air source heat pumps meet the City's Noise Bylaw requirement.

The Chair advised that staff work with the applicant to review the mechanical design of the air source heat pumps to ensure that they do not present a noise issue for residents.

In reply to Panel queries, Matthew Cheng advised that: (i) electric vehicle charging will be provided in all townhouse garages; (ii) adjacent properties to the north and south are designated for townhouse development and it is anticipated that their site grades would be raised to match the grade of the subject site; and (iii) perimeter drainage will be provided on the subject site to ensure that storm water will not impact neighbouring properties.

In reply to a Panel query regarding details of on-site tree removal and replanting, staff advised that: (i) 23 trees on-site have been identified for removal; (ii) the City's Official Community Plan (OCP) requires 46 replacement trees; (iii) 24 new trees will be planted on the site; (iv) in lieu of the additional 22 trees that cannot be accommodated on the site, the applicant will provide a cash contribution of \$11,000 to the City's Tree Compensation Fund for tree planting elsewhere in the City; (v) there was detailed analysis of the condition of on-site trees and which trees could be retained and removed through the rezoning process; (vi) the sanitary sewer right-of-way (ROW) that runs along the east property line limits the planting of new trees along the sanitary sewer line; and (vii) off-site compensation for removal of on-site trees is being sought by the applicant.

In reply to a Panel query regarding the reason for the removal of the Cypress tree at the northeast corner and the two Mountain Ash trees on the west side of the site which do not appear to conflict with the design of the project, staff advised that: (i) an arborist assessed the condition of existing trees on the site at rezoning; (ii) the arborist determined that the 23 existing trees to be removed are in poor condition; (iii) the two Mountain Ash trees located on the City's property were assessed by the City's Parks Department and were determined to be in poor condition; and (iv) the Parks Department is seeking a \$2,600 compensation for the removal of the two trees and for replanting.

In reply to a Panel query, Denitsa Dimitrova confirmed that on-site irrigation will be provided for new trees to be planted on the site.

In reply to a Panel query, staff confirmed that the amount of compensation for the removal of two Mountain Ash trees is in addition to the applicant's cash contribution to the City's Tree Compensation Fund.

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

The Panel expressed support for the project, noting that: (i) the design, materials and colour scheme for the project are appropriate; (ii) the proposed landscaping along the three sides of the subject site provide separation from adjacent properties; (iii) the stepping down of building heights, landscaping and fencing provide an appropriate interface with adjacent properties; and (iv) the applicant is commended for providing air source heat pumps in the project.

The Panel noted that: (i) the applicant needs to address and manage storm water on the site when the retaining walls are built in order not to impact the neighbouring properties; and (ii) more information provided by the applicant would have been helpful to the Panel.

Subsequent to the Panel meeting, the applicant revised the plans to: (i) identify the locations of the air source heat pump equipment; (ii) include grille screening to air source heat pump equipment at prominent locations; (iii) identify hose bib locations; (iv) note that on-site irrigation will be provided; and (v) provide lot grading information. Perimeter drainage details will be required at Building Permit stage to ensure no impact to the neighbouring properties, including retaining walls, which are not taller than 1.0 m in height.

The Panel recommends the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council

Date: September 16, 2021

From: Joe Erceg
Chair, Development Permit Panel

File: DP 18-829236

Re: **Development Permit Panel Meeting Held on January 13, 2021**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-829236) for the property at 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road 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 items at its meeting held on January 13, 2021.

DP 18-829236 – 1132865 BC Ltd. – 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road
(January 13, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of 30 townhouse units on a site zoned “Medium Density Townhouses (RTM2)”. A variance is included in the proposal to reduce the front yard setback along No. 1 Road.

Architect, Ken Chow, of Interface Architecture, and Landscape Designer, Denitsa Dimitrova, of PMG Landscape Architects provided a brief presentation, including:

- The proposed townhouse development includes three-storey front units and two-storey rear units sited around a T-shaped drive aisle.
- Three 3-storey units each contain a secondary suite.
- The size of the proposed outdoor amenity area can accommodate the needs of future townhouse development should the adjacent property to the north redevelop in the future.
- The proposal includes three convertible units.
- A modern flat roof design is proposed for the project.
- Two accessible parking spaces will be located adjacent to the common outdoor amenity area.
- The existing site grade along the rear (east) property line will be maintained however, a portion of the site grade of the backyards of duplex Buildings 3 to 5, which contains three convertible units, will be raised to match the grade of the ground floor of these units.
- A 6 ft. high wood fence will be installed along the rear (east) property line to provide privacy to adjacent single-family homes.
- A significant number of trees located on-site, on neighbouring properties and on a shared property line will be retained and an existing Japanese Maple tree will be relocated to the common outdoor amenity area.
- A significant existing tree located along the south property line will be retained and protected, and site grades within the Tree Protection Area will be maintained.
- The site grade along the south property line will be raised and a retaining wall of up to 4 ft. high with a low wood fence on top will be installed.
- A large common outdoor amenity area is proposed, which includes, among others, an open lawn, play structures and natural play elements.
- Permeable paving treatment is proposed at the vehicle entrance, at the ends of the internal drive aisle and on all outdoor parking spaces.

Staff noted that: (i) three secondary suites are proposed, with two located adjacent to the driveway access along No. 1 Road and one located at the north end of the site; (ii) there is a Servicing Agreement associated with the project for frontage works and site servicing along No. 1 Road; (iii) the proposed front yard setback variance was identified at rezoning stage and will result in a larger rear yard setback and assists in accommodating tree retention along the shared property line with single-family lots to the east; (iv) there is no proposed road widening along No. 1 Road and the distance from the back of the curb to the building face would be approximately 7.74 m; (v) the applicant has provided an acoustical report indicating that the project will achieve Canada Mortgage and Housing Corporation (CMHC) interior noise standards in relation to traffic noise generated on No. 1 Road; and (vi) vehicle access to the site will be limited to right-in/right-out and a physical barrier will be installed to enforce this scheme.

In reply to Panel queries, staff noted that: (i) the number of proposed secondary suites for the project is consistent with the City's Zoning Bylaw; and (ii) there is no bylaw requirement to provide electrical vehicle (EV) charging stations for visitor parking stalls.

In reply to Panel queries, Ken Chow and Denitsa Dimitrova confirmed that: (i) electric vehicle (EV) charging will be installed in the garage of each townhouse unit; (ii) no EV charging stations will be installed for visitor parking stalls; and (iii) the existing site grade within the tree protection zone will be maintained in order to retain the Sycamore tree at the southwest corner of the site and the proposed retaining wall will be installed outside of the tree protection zone.

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

The Panel expressed support for the project, noting that the project was well presented and the proposed on-site grade transitions will minimize impacts to adjacent single-family homes.

The Panel recommends the Permit be issued.