



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** March 8, 2021

**From:** John Irving  
Chair, Development Permit Panel

**File:** 01-0100-20-DPER1-  
01/2021-Vol 01

**Re:** Development Permit Panel Meeting Held on October 30, 2019

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-781907) for the property at 6017 No. 4 Road (formerly 9980 Westminster Highway) be endorsed, and the Permit so issued.

John Irving  
Chair, Development Permit Panel  
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WC/SB:blg

### **Panel Report**

The Development Permit Panel considered the following item at its meeting held on October 30, 2019.

DP 17-781907 – BENE NO. 4 DEVELOPMENT LTD. – 6017 NO. 4 ROAD  
(FORMERLY 9980 WESTMINSTER HIGHWAY)  
(October 30, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of 17 townhouse units and one secondary suite on a site zoned “Town Housing (ZT83) - North McLennan (City Centre)” with vehicle access from No. 4 Road. No variances are included in the proposal.

Michael Cheung, of Spectra Design, and Landscape Architect, Mary Chan Yip, of PMG Landscape Architects, provided a brief presentation, including:

- The architectural form and character of the proposed development fits well with the existing neighbourhood.
- The proposed architectural style and unique landscaping of the corner unit helps provide a gateway identity to the project.
- The proposed landscaping for the project ties in with the existing landscaping of neighbouring developments, blends in with the streetscape and is pedestrian-friendly.
- The centrally located outdoor amenity area is sited away from the roads.
- The required Agricultural Land Reserve (ALR) landscape buffers along Westminster Highway and No. 4 Road include a double row of trees and dense understorey planting.
- On-site sustainability features include areas of soft landscaping and permeable pavers throughout the site.
- Proposed plant species are low maintenance, drought tolerant and have habitat value for small birds and pollinators.
- Lighting is provided along the street frontage and pedestrian walkways.

In reply to Panel queries, the project’s design team advised that: (i) each townhouse unit is provided with a private outdoor space on the ground level and a balcony on the second level; (ii) the existing hedgerow and trees on the adjacent property to the south along the common property line will be retained and supplemented by an additional hedge on-site; (iii) the proposed height is compatible with the height of adjacent townhouse developments to the west and south; (iv) proposed west-facing windows will not be directly facing the windows on the adjacent townhouse development to the west; and (v) an irrigation system will be provided.

In reply to a query from the Panel, staff confirmed that bollards are installed across the No. 4 Road access to the lane on the north side of the adjacent development to the south and will not conflict with the No. 4 Road vehicle entry to the subject site.

Staff noted that: (i) there is a Servicing Agreement associated with the project for frontage works along Westminster Highway and No. 4 Road; (ii) the proposed vehicle access at No. 4 Road will be limited to right-in/right-out only and a physical barrier is incorporated in the driveway letdown to No. 4 Road; (iii) the size of the proposed secondary suite is approximately 590 square feet; (iv) four solar panels are proposed as part of the development to provide supplementary energy for on-site lighting; (v) two convertible units are included in the project; and (vi) the project was reviewed and supported by the City's Agricultural Advisory Committee and the Advisory Design Panel.

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

The Panel expressed support for the project, noting that the project fits well with surrounding developments and is a welcome addition to the neighbourhood. It was also noted that the proposed landscaping, including the Agricultural Land Reserve (ALR) landscape buffers along Westminster Highway and No. 4 Road, is substantial.

The Panel recommends the Permit be issued.