



City of Richmond

Report to Council

To: Richmond City Council
From: John Irving
Chair, Development Permit Panel
Date: November 22, 2021
File: DP 19-872960
Re: **Development Permit Panel Meeting Held on October 28, 2020**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 19-872960) for the property at 22551 Westminster Highway be endorsed and the Permit so issued.

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

WC/SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 28, 2020.

DP 19-872960 – 1137183 BC LTD. – 22551 WESTMINSTER HIGHWAY
(October 28, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of seven townhouse units on a site zoned “Town Housing (ZT11) – Hamilton”. A variance is included in the proposal to permit tandem parking spaces in all of the units.

Architect, Eric Law, of Eric Law Architect; and landscape designer, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, including:

- The project is consistent with the size, height and form of the adjacent townhouse development to the north.
- The subject site is accessed from Westminster Highway through the internal drive aisle of the adjacent townhouse development to the north.
- The front building (Building A) has been pushed back from the north property line to provide a common outdoor amenity area and in order to increase its separation from the adjacent townhouse buildings to the north.
- Parking is proposed on the ground floor of units due to the required Flood Construction Level for the area.
- Durable and low maintenance materials such as hardie panels are proposed for the project.
- A pedestrian walkway is proposed along the north property line to provide access to the McLean Neighbourhood Park to the west.
- Each unit will be provided with a landscaped private yard.
- A six-foot high wood fence is proposed along the perimeter of the site.
- A common outdoor amenity area is proposed at the north of the site and a second outdoor amenity area is proposed at the southeast corner of the site which provides opportunities for urban agriculture.

Staff noted that: (i) there is a variance associated with the project to allow tandem parking in all of the units which was identified at rezoning stage; (ii) the tandem garages are consistent with the form of development in the Hamilton Area and are used in achieving the City’s minimum flood construction level requirement; (iii) the proposed variance is consistent with the adjacent townhouse development to the north; (iv) the project will achieve Step 3 of the BC Energy Step Code; and (v) one convertible unit is proposed for the project.

In response to Panel queries, Denitsa Dimitrova and Eric Law advised that:

- There is no space for landscaping between the wood fence and the walkway to the public park along the north property line.
- Permeable paving treatment is proposed at the entrance and terminus of the internal drive aisle and visitor parking stalls.
- One of the visitor parking stalls is sited at the southeast corner of the site to avoid conflicts with the truck servicing the garbage and recycling room.

- The garbage and recycling truck will access the subject site through the shared driveway access on the adjacent development to the north. The garbage and recycling truck will back up after loading/unloading and use the neighbouring development's turnaround to exit the subject development and the garbage and recycling collection for the development will typically occur once a week.
- Other options were explored by the applicant for garbage and recycling collection in the subject site.

In response to a Panel query regarding the proposed garbage and collection scheme for the subject site, staff confirmed that: (i) it is common for garbage trucks to have to back down the driveway in order to make a three-point turn at the T-intersection in the driveway; and (ii) the City's Environmental Management staff have reviewed and supported the proposed garbage and recycling location and access arrangement.

In response to a Panel query regarding the number of benches to be provided in the children's play area, Denitsa Dimitrova acknowledged that only one bench is proposed to be provided; however, the applicant would consider the proposal to install an additional bench to allow physical distancing between residents.

In reply to Panel queries regarding the lack of glazing on the south facade of the front building (Building B), Eric Law noted that: (i) no windows are proposed on the second floor atop the electrical room on the ground floor as there is a stairwell behind the exterior wall; (ii) the south facade of the front building is facing the road right-of-way (ROW) of Westminster Highway; and (iii) the applicant would investigate opportunities to install windows on the upper floors of the south elevation of the front building to improve the facade treatment and provide passive solar heating.

The Panel expressed support for the project and direction was given to staff to work with the applicant to: (i) consider installing an additional bench in the children's play area; and (ii) review the lack of glazing on the south facade of the front building and investigate opportunities for installing windows prior to the application moving forward for Council consideration.

Subsequent to the meeting, the applicant provided revised landscape and architectural drawings that include an additional bench in the outdoor amenity area, and increased glazing on the south elevations of both buildings.

The Panel recommends the Permit be issued.