

Report to Council



City of
Richmond

To: Richmond City Council
From: Peter Russell
Chair, Development Permit Panel
Date: July 16, 2020
File: DP 19-864104
Re: **Development Permit Panel Meeting Held on January 29, 2020**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 19-864104) for the property at 8600, 8620, 8640 and 8660 Francis Road be endorsed, and the Permit so issued.

Peter Russell
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 January 29, 2020.

DP 19-864104 – ERIC STINE ARCHITECT INC. – 8600, 8620, 8640 AND
8660 FRANCIS ROAD
(January 29, 2020)

The Panel considered a Development Permit (DP) application to permit the development of 18 townhouse units on a site zoned “Low Density Townhouses (RTL4)”. A variance is included in the proposal for reduced front yard setback to Francis Road.

Jason Skladan, of Eric Stein Architect Inc., and Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, noting that:

- The project mimics the architectural style and materials used in adjacent single-family homes including brick and board and batten to fit into its neighbourhood context.
- The east-west internal drive aisle will provide access to adjacent future multi-family developments.
- The rear two-storey buildings sited immediately adjacent to neighbouring single-family homes provide an appropriate interface.
- The siting of the project will create minimal shadowing to adjacent single-family homes.
- Mailboxes and garbage and recycling rooms are located close to the site entry.
- The middle units of the front buildings are three-storeys and the end units are two-storey convertible units.
- A six-foot high wood fence and landscape plantings along the south property line at the back of the two-storey rear buildings provide screening to adjacent single-family homes to the south.
- The existing tree at the southeast corner of the site will be retained and the existing grade of the tree protection area will be maintained.
- Low permeable aluminum fencing with brick columns and landscaped front yards are proposed for front units facing Francis Road.
- The west pedestrian walkway includes a trellis, and a six-foot high wood fence will be installed along the east, west and south property lines to provide privacy to adjacent single-family developments.
- The centrally located outdoor amenity area provides various play opportunities for different age groups and bicycle racks are provided on-site.
- Permeable pavers are proposed in different locations to visually break up the internal drive aisle.

Staff noted that: (i) the project is required to achieve Step 3 of the BC Energy Step Code; (ii) the applicant will provide contributions to the City's Affordable Housing Fund, Public Art Fund and cash-in-lieu of providing indoor amenity space; (iii) the project complies with outdoor amenity space requirements; (iv) a statutory-right-of-way (SRW) will be registered on title to provide future developments to the east and west access through the subject site; (v) there is a Servicing Agreement for frontage improvements along Francis Road, including a new sidewalk, landscaped frontage, and replacement of water and storm sewer infrastructure; and (vi) there is a proposed front yard setback variance to widen the sidewalks which affects only two units and is supported by staff.

In reply to a Panel query, staff confirmed that all new trees proposed to be planted along the south property line will be outside the sanitary sewer statutory right-of-way.

In reply to a Panel queries, Mr. Skladan advised that proposed measures by the applicant to provide an appropriate interface with adjacent single-family homes include: (i) locating the visitor parking stalls on the east and west edges of the site; (ii) increasing the subject site's side yard setbacks; (iii) limiting the amount of glazing for building facades facing adjacent developments, (iv) ensuring that patios are not overlooking the neighbouring single-family dwellings, and (v) providing a number of smaller heat pumps on-site to mitigate potential noise.

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

The Panel expressed support for the project, noting that the project design takes into consideration its existing single-family context as well as future redevelopments in the area.

The Panel recommends the Permit be issued.