



To: Richmond City Council

Date: August 22, 2023

From: Joe Erceg
Chair, Development Permit Panel

File: DP 20-921387

Re: **Development Permit Panel Meeting Held on July 27, 2022**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 20-921387) for the property at 7117 Lindsay Road, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
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Panel Report

The Development Permit Panel considered the following item at its meeting held on July 27, 2022.

DP 20-921387 - WESTMARK DEVELOPMENT LTD. – 7117 LINDSAY ROAD
(July 27, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of 10 townhouse dwellings at 7117 Lindsay Road on a site zoned “Town Housing (ZT23) - Laurelwood”. A variance is included in the proposal to reduce the minimum building setback from a public road from 6 m to 3.8 m (measured from the boundary of the public rights-of-passage (PROP) statutory right-of-way (SRW) along the eastern edge of the subject site).

The architect, Brian Sheehan, of Yamamoto Architecture Inc. and Landscape Architect, Fred Liu, of Fred Liu and Associates Inc., provided a brief visual presentation on the project, noting the following:

- A new driveway entrance to the 10-unit townhouse development is proposed off Lindsay Road.
- One convertible unit is proposed for the project.
- All townhouse units have been oriented to provide direct access to either Lindsay Road or the existing public walkway along the west property line of the subject site.
- The proposed public walkway along the south edge of the subject site is curved around the location of the three existing trees to be retained and the surface treatment for this section is changed from concrete to gravel to provide protection to the existing tree roots.
- The proposed architectural design for the subject development takes cues from the design of the two neighbouring townhouse developments located to the west and north of the subject site.
- Interlocking pavers are proposed at the driveway entrance and at the ends of the north-south internal drive aisle.
- The common outdoor amenity area includes a lawn, bench seating, and a play structure.
- The outdoor amenity area will be enclosed and gated to provide safety.
- The private outdoor space provided for each unit includes a patio, lawn, tree and shrub planting.
- A mix of deciduous and coniferous trees are proposed to be planted on-site.
- Bollard lighting is proposed for the common outdoor areas in the subject site.

In reply to queries from the Panel, Staff advised that (i) the project has been designed to achieve Step 4 of the BC Energy Step Code, (ii) air source heat pumps will be installed to provide heating and cooling, (iii) part of the Servicing Agreement associated with the proposed development includes lane improvements to the two lane frontages and the public walkway along the south property line, and (iv) the lane improvements would require an assessment of the level of lighting along the lanes.

Staff noted that there is an extensive Servicing Agreement associated with the proposed development, including, but not limited to, lane improvements, a public walkway and site servicing, as a condition of Development Permit issuance

Staff further noted that (i) the proposed setback variance to the east property line of the subject site is a technical variance and the resulting setback from the back of curb to the building face would be consistent with the setback provided in the existing townhouse development to the north of the subject site, (ii) four existing on-site trees are proposed to be removed and 13 trees are proposed to be planted, (iii) the applicant will provide a cash-in-lieu contribution for indoor amenity space, and (iv) the applicant will provide a voluntary contribution to the City's Public Art Program.

Daniel Desouza, Block Watch Captain, Zone Z-2 H05-04 Lindsay/Railway Avenue, submitted correspondence expressing concerns related to on-street parking and neighbourhood density.

Roy Lee, 45-7088 Lynnwood Drive, submitted correspondence expressing concern related to the use of the subject property for residential purposes in lieu of a public park.

Corinne Gevaert, 2-7111 Lynwood Drive, submitted correspondence expressing concern related on-street parking and general traffic safety in the neighbourhood.

In reply to the concerns raised, Staff advised that (i) there are lane improvements associated with the proposed development that would address concerns related to traffic safety and street parking, (ii) the proposed development was reviewed by the City's Transportation Department from a traffic safety and operation perspective, (iii) the project complies with the City's Zoning Bylaw requirements for on-site residential and visitor parking requirements, and (iv) the subject site has an existing zoning for townhouse development and the Panel's review is limited to form and character of the development proposal.

Fanny Lu, 40-7088 Lynnwood Drive, expressed concern regarding the current high volume of vehicular traffic and traffic safety on the road curve at Lynnwood Drive and Lindsay Road. She queried whether there are planned lane improvements to address these concerns in view of the potential increase in vehicular traffic in the area as a result of the proposed development.

In reply to the query of Ms. Lu, Staff confirmed that planned improvements to the lane include installation of traffic calming measures in addition to the sidewalk extension on the south portion of the subject property.

Also, Staff noted that there will be a future road connection from Lynnwood Drive to Granville Avenue through the property at 5300 Granville Avenue (located to the east of the existing townhouse development to the north of the subject site) which is currently under rezoning application. He further noted that the property is required to provide the road connection that would allow Lynnwood Drive to connect to Granville Avenue and onto the full movement traffic signal intersection at Granville Avenue and Lynas Lane.

The Panel expressed support for the application, noting that the project is well thought out and that the vehicular and pedestrian issues related to the project could be resolved through the associated Servicing Agreement and rezoning for the property at 5300 Granville Avenue.

The Panel recommends the Permit be issued.