



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: August 29, 2022
File: DP 19-858597
DP 20-899883
Re: **Development Permit Panel Meeting Held on June 24, 2020 and May 27, 2021**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) a Development Permit (DP 19-858597) for the property located at 9820 Alberta Road.
 - b) a Development Permit (DP 20-899883) for the property located at 3640 No. 4 Road.be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

SS:js

Panel Report

The Development Permit Panel considered the following items at its meetings held on June 24, 2020 and May 27, 2021.

DP 19-858597 – 9820 ALBERTA ROAD – 08558550 B.C. LTD (DIRECTORS: RAVANDEEP SINGH JOHAL AND BHUPINDER SINGH KOONER)
(June 24, 2020)

The Panel considered a Development Permit (DP) application Permit to permit the construction of six three-storey townhouse units at 9820 Alberta Road on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)” zone. The application included a request to reduce the minimum east side yard setback from 3.0 m to 2.25m.

Eric Law, Eric Law Architects, with the aid of a visual presentation (copy on file, City Clerk’s Office), provided background information on the proposed development, highlighting the following:

- a shared driveway on the neighbouring property to the east provides access to the proposed development;
- the siting, orientation and design of the two townhouse buildings make them compatible with neighbouring townhouse developments;
- one convertible unit is proposed with space provided for future installation of an elevator; and
- a five-foot wide sidewalk provides pedestrian access from Alberta Road to the townhouse units.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) the existing on-site tree at the northwest corner of the site and the off-site tree adjacent to the southwest corner of the site will be retained and protected, (ii) the streetscape will be enhanced by a low transparent fence along the site frontage, (iii) a six-foot fence will be installed along the west and south property lines to provide privacy to neighbours, (iv) the outdoor amenity areas of the subject development and the neighbouring property to the east will be combined for shared use of the two developments, (v) the subject development will provide two types of amenities, a picnic table, and open lawn area for the shared outdoor amenity area, (vi) each private yard will be separated by a six-foot high privacy fence, and (vii) permeable paving treatment is proposed for the two visitor parking stalls.

In reply to queries from the Panel, Ms. Dimitrova acknowledged that (i) the outdoor amenity area for the neighbouring property to the east to be shared with the subject development is already existing, and (ii) a bench is proposed near the mail kiosk and a bike rack will be provided adjacent to the internal drive aisle of the proposed development.

In reply to queries from the Panel, Mr. Craig noted that the proposed variance to the east side yard setback will result in better separation between the subject site and adjacent development to the west and as well as increase site permeability.

Mr. Craig noted that (i) the proposed east side yard setback variance was identified at rezoning stage, and (ii) there will be a Servicing Agreement associated with the project for frontage works and site servicing along Alberta Road.

In reply to query from the Panel, Mr. Craig stated that the proposed setback variance only applies to the northern townhouse building of the subject development located along Alberta Road.

A Richmond resident and owner of Unit 2, 9800 Alberta Road, stated that he lives in the townhouse building immediately adjacent to the west of the subject site. He queried about (i) the potential impact of the proposed east side yard setback variance to the adjacent townhouse building, (ii) the height of the proposed fence along the subject site's west property line which could reduce the visual connection between the two adjacent developments, (iii) the potential for pedestrian connectivity between the subject site and the adjacent development to the west, and (iv) the size and potential impact of trees to be planted along the western edge of the subject site on sun exposure to the adjacent townhouse building.

In reply to the queries, the Chair noted that the proposed setback variance will increase the separation between the north building of the subject development and the townhouse building to the west. In addition, Ms. Dimitrova confirmed that (i) a six-foot high wood fence with a two-foot high transparent upper portion is proposed to be installed along the west property line of the subject site, (ii) there is no provision for pedestrian connectivity between the two adjacent developments, and (iii) small and medium-sized deciduous trees are proposed to be planted along the west property line of the subject site.

The Panel recommends the Permit be issued.

DP 20-899883 – 3640 NO 4 RD – ORION CONSTRUCTION
(May 27, 2021)

The Panel considered a Development Permit (DP) application Permit the construction of two two-storey industrial buildings at 3640 No. 4 Road on a site zoned "Light Industrial (IL).

Karla Castellanos, Architect, KCC Architecture & Design, reviewed the application and spoke on urban design and architectural form and character, noting the following:

- the proposed project provides separation from the adjacent residential area through features such as (i) installing fencing together with planting trees and shrubs for screening, (ii) providing site access through No. 4 Road, and (iii) installing servicing elements such as garbage, electrical and loading areas on the north side of the site to minimize potential noise away from the residential area;

- storage areas will be located on the first floor of the building and office space will be located on the second floor; and
- a shadow analysis was completed for the project.

Jessica Thiessen, Landscape Architect, KD Planning & Design, provided an overview of the landscape design, noting that the development will retain a significant number of trees along the south and east property lines and that additional shrubs, grasses and trees will be planted to provide height and shade.

In reply to queries, Ms. Thiessen noted that irrigation will be installed for the new plantings, however the mature trees on-site will not require irrigation as their roots are deep enough for natural rainwater. She added that the health of the mature trees will be monitored during the construction phase.

Discussion ensued with regard to the site lighting and the rooftop mechanical units. In reply to queries, Jack Priestley, Orion Construction, noted that the rooftop mechanical units are set back from the edge of the building and will be screened. He added that the on-site lighting will be screened with landscaping to reduce impact to residential areas.

Wayne Craig, Director, Development, noted that (i) the proposed development will have a servicing agreement for frontage improvements, (ii) each industrial unit will have ability to charge electrical vehicles, and (iii) the proposed development provided a security for the tree retention and retained a certified arborist on-site.

The Panel recommends the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council
From: John Irving
Chair, Development Permit Panel
Date: August 30, 2022
File: DP 20-910008
Re: **Development Permit Panel Meeting Held on January 12, 2022**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 20-910008) for the property located at 10431 No. 5 Road be endorsed and the Permit so issued.

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

SS:js

Panel Report

The Development Permit Panel considered the following items at its meetings held on January 12, 2022.

DP 20-910008 – 10431 NO 5 ROAD – 1058085 B.C. LTD (DIRECTOR: SAJID HASSAN)
(January 12, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of two duplexes at 10431 No. 5 Road on a site zoned “Arterial Road Compact Two-Unit Dwellings (RCD)”.

Eric Law, Eric Law Architect, with the aid of a visual presentation, provided background information on the proposed development, including its site context, site layout, floor plan, and architectural form and character, highlighting the following:

- the proposed development consists of two two-storey front-to-back duplexes on a lot subdivided into two for a total of 4 dwelling units overall;
- a landscaped central pedestrian pathway is proposed between the two duplex buildings and provides access to all the units;
- the form and character of the proposed development is consistent with the low-rise residential character of the surrounding neighbourhood;
- the proposal includes two convertible units located at the rear;
- each unit will be provided with a single-car garage and one outdoor parking stall in tandem configuration which are accessed from the rear laneway; and
- the project has been designed to achieve Step 3 of the BC Energy Step Code.

Donald Duncan, Donald V.S. Duncan Landscape Architect, provided an overview of the main landscaping features of the project, noting that (i) a diverse selection of plant materials are proposed along the frontage to provide visual interest, screening and privacy, with preference given to native species, (ii) the central pedestrian pathway will be treated with permeable pavers and planting along the edges to soften its character, (iii) hard and soft landscaping is proposed for the private outdoor space of the rear units, (iv) the permeable paving surface treatment for the outdoor private space of convertible units would enhance the accessibility of users, (v) planting is proposed at the rear to soften the look of the garages and the rear lane, and (vi) the retention of two existing City trees at the rear of the subject site and the reconfiguration of the driveway had been considered; however, the retention of these trees is not possible due to vehicles accessing/exiting the driveway.

Wayne Craig, Director, Development, noted that (i) the applicant’s efforts to retain one on-site tree along the No. 5 Road frontage and undertake special mitigation measures for tree retention are appreciated, (ii) laneway improvements including driveway orientation and landscaping opportunities will be further reviewed through the Servicing Agreement associated with the project, and (iii) opportunities for tree planting will be considered in addition to the proposed lawns between the drive aisles.