



To: Richmond City Council

Date: April 10, 2024

From: Milton Chan
Acting Chair, Development Permit Panel

File: DP 22-013200
DV 22-011004

Re: **Development Permit Panel Meetings Held on November 16, 2023 and
March 13, 2024**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) a Development Permit (DP 22-013200) for the property at 6011 River Road; and
 - b) a Development Permit (DV 22-011004) for the property at 8451 No. 5 Road;be endorsed and the Permits so issued.

Milton Chan
Acting Chair, Development Permit Panel
(604-276-4377)

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 16, 2023 and March 13, 2024.

DP 22-013200 – OVAL 1 HOLDINGS LTD. – 6011 RIVER ROAD
(November 16, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of 368 residential units in three 13-storey high-rise multi-family apartment buildings at 6011 River Road on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”. A variance is included in the proposal to increase the maximum permitted number of Class 1 bicycle storage spaces in a bicycle room from 40 to 70 when located in family-sized bicycle storage lockers.

The project team including, Jayme Colville, of ASPAC, Vance Harris, of DIALOG, and Chris Phillips, of PFS Studio, provided a brief visual presentation on the project, noting the following:

- The applicant has been providing housing units, community amenities and infrastructure upgrades through their development projects in the area.
- The proposed development is part of the overall River Green development in the area.
- Due to its unique site configuration, the proposed development is set back from the river farther than the neighbouring development to the east.
- The proposed development has been broken down into three towers to minimize shadowing onto the neighbouring buildings to the east and in consideration of the views of residents in neighbouring buildings to the east.
- The site context, setbacks, sun angles and views, among others, were primary considerations in the location and massing of buildings in the proposed development.
- A slender tower is proposed at gateway.
- The building rooftops are landscaped to enhance the buildings’ gateway character and provide visual interest.
- The buildings have been stepped down towards the river.
- The locations of the vehicular entry court on the south side of the subject site were noted.
- The breaks between buildings in the proposed development respond to the neighbouring residents’ concerns regarding potential vehicular noise and traffic in the area, shadowing and blockage of views.
- The landscaping for the project is an important element in achieving the project’s gateway feature.
- The subject site is surrounded by multi-use pathways along the edges.
- The setback along the No. 2 Road Bridge allows the retention of existing trees.
- Indoor and outdoor amenity spaces are proposed over several levels.
- Green roofs are proposed on top of the indoor amenity structures.
- Although not part of the subject DP, the developer is discussing the potential development of an under the bridge public plaza near River Road with the City’s Parks Department.

Staff noted that (i) the proposed development will be connected to the City's District Energy Utility (DEU), (ii) the development includes 40 Basic Universal Housing (BUH) units, (iii) the proposed development will meet the City's Official Community Plan (OCP) and Canada Mortgage and Housing Corporation (CMHC) interior noise and thermal standards, and (iv) the proposal includes an extensive Transportation Demand Management (TDM) package, including, among others, a transit pass program, car share spaces and vehicles and enhanced on-site bicycle facilities for storage and maintenance.

In addition, it was noted that staff support the proposed development variance that would allow more bicycle lockers to be provided in a bicycle room which supports the City's objective to provide alternative modes of travel for residents.

Also, staff advised that there is an extensive Servicing Agreement associated with the project including frontage works, road improvements and site servicing. In reply to a query from the Panel, staff advised that the proposed variance will facilitate the installation of family-sized bicycle lockers.

In reply to queries from the Panel, the applicant noted that the primary access to southeastern and southwestern towers is through the auto court and the front door access to the northern and southeastern towers is from River Road to the east.

In reply to a query from the Panel, staff noted that live planting site coverage, including on the green roofs, is approximately 40 percent.

Shenif Dewshi, (Unit 503, 5151 Brighthouse Way) delegated to the panel and expressed concerns regarding the effectiveness of the location and design of the proposed development to mitigate airport noise for existing neighbouring buildings and queried regarding the number of residential units in the proposed development and whether there is a decrease in the required number of vehicle parking spaces in the proposed development and its impact on on-street parking in the area.

In reply to queries from the delegate, staff confirmed that the proposal includes 368 apartment units, meets the City's Zoning Bylaw parking requirements, and that there is no request for variance to parking.

Miriam Braun, (Unit 1303, Building C, River Green) delegated to the panel and expressed concerns regarding 13-storey buildings and the potential blockage of the views of their penthouse unit in the neighbouring building to the east.

David Law, (Unit 406, 5171 Brighthouse Way) delegated to the panel and queried regarding the start and end dates of construction of the proposed development.

In reply to the query from the delegate, the applicant noted that the expected start date of project construction is in late 2024 and the expected date of project completion is in 2027.

Peter Tsui, (Unit 1008, Building C, 5177 Brighthouse Way) delegated to the panel and noted that a letter signed by over 200 residents of the neighbouring buildings to the east of the subject site was delivered to the City and outlined the concerns of residents of the neighbouring

development. Mr. Tsui queried whether the City would be able to provide a written response to their letter and if there are further opportunities for them to express their concerns and ask further questions.

In reply to Mr. Tsui's queries, the Chair noted that the Panel does not provide written responses to correspondence from the public; however, City staff will provide comments on the letter referenced by Mr. Tsui. The Chair also noted the Panel is the appropriate venue to hear comments from the public and should the subject application move forward for Council consideration, the public is no longer allowed to delegate in Council on the subject application.

EPS 1416 (River Green), 5111-5199 Brighthouse Way, submitted correspondence expressing concerns related to impacts on view, the lack of tower separation, shadowing impact, and noise and safety concerns relating to increased traffic.

In reply to the concerns in the letter referenced by Mr. Tsui, staff noted that the subject site is zoned for high-density development and the proposed development meets the zoning parameters with respect to height, density and setback, and no variances are proposed. Staff noted the proposed development exceeds the City's minimum tower separation guidelines between towers and that the shadow analysis provided by the applicant indicates that there is some shadowing from the proposed development onto the east of the subject site in the afternoon and in contrast, the existing development to the east casts a shadow on the subject site in the morning. Staff noted the neighbouring development to the east is also subject to the same noise mitigation requirements for the proposed development. Lastly staff confirmed the proposed development complies with the City's Transportation Plan and Official Community Plan and the third-party Traffic Impact Study provided by the applicant was reviewed and accepted by City's Transportation Department. The Traffic Impact Study indicates that the existing road network together with the proposed upgrade is sufficient to accommodate traffic generated from the proposed development.

WP Chung, 5860 Dover Crescent, submitted correspondence expressing concerns related to increased traffic.

In addition, staff noted that 42 letters from residents throughout the City expressed support for the proposed development on the basis of the development providing additional housing and introducing improvements in the area, among others.

The Panel expressed support for the project, noting that the subject site was always intended to be developed as per the master plan of the overall River Green development, there are no variances with regard to land use and building height and density in the proposed development, the project is well designed, and the development plan responds to the site constraints.

The Panel recommends the Permit be issued.
DV 22-011004 – DANNY WONG – 8451 NO. 5 ROAD
(March 13, 2024)

The Panel considered a Development Variance Permit (DV) application to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum size of a farm operation associated with a

roadside stand in the “Roadside Stand (CR)” zone from 8.0 ha to 1.77 ha, to permit the construction of a roadside stand at 8451 No. 5 Road.

The operators of the site, Judy Chu and Olena Korobka, of Dajue Art Gardens, and the applicant, Danny Wong, of Architelier, provided a brief visual presentation highlighting:

- The history of the farm operation.
- Information on existing and future garden centre operations.
- Proposed interior and exterior layout of plant and nursery products.
- Current site conditions, and site improvements in preparation for the construction of the proposed roadside stand.
- Metal cladding is proposed for the sides of the building except for the front façade where glazing is proposed.
- Metal roof is proposed.
- The proposed roadside stand building will have indoor and outdoor areas.
- 13 regular parking stalls and two accessible parking stalls will be provided.
- Five trees, low shrubs and perennials are proposed to be planted along the No. 5 Road frontage.

Staff noted that (i) the application was reviewed and endorsed by the City’s Food Security and Agricultural Advisory Committee (FSAAC), and (ii) the siting of the proposed roadside stand building will minimize the impact to the farm operation and maximize the preservation of agricultural land for agricultural production.

In reply to queries from the Panel, the applicant noted that (i) a minimum of 50 percent of the plant products in the roadside stand will be grown on-site although it is estimated that 70 percent of products will be grown on-site, and (ii) majority of the retail area in the roadside stand will be wheelchair accessible.

In reply to queries from the Panel, Staff noted that (i) there is no associated Land Commission application required for the subject application, and (ii) the asphalt surface treatment for the parking area is an existing condition and consistent with the Zoning Bylaw.

The Panel expressed support for the project and the proposed variance.

The Panel recommends the Permit be issued.