



To: Richmond City Council

Date: February 27, 2024

From: Joe Erceg
Chair, Development Permit Panel

File: DP 20-916262
DP 22-017484

Re: **Development Permit Panel Meeting Held on March 24, 2021 and August 23, 2023**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of:

- a) A Development Permit (DP 20-916262) for the property located at 11540 Railway Avenue; and
- b) A Development Permit (DP 22-017484) for the property located at 3588 Ketcheson 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 March 24, 2021.

DP 20-916262 – SUNRIDGE DIAMOND DEVELOPMENT (FORMERLY OWNED BY EVERNU DEVELOPMENTS INC.) – 11540 RAILWAY AVENUE
(March 24, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of a duplex at 11540 Railway Avenue on a site zoned “Arterial Road Two-Unit Dwellings (RDA)”.

The applicant’s architect, Wendy Andrews, Andrews Architect, Inc. provided a brief visual presentation on the project, noting the following:

- The form and character of the proposed duplex fits well with neighbouring residential developments.
- Private outdoor spaces are provided for each unit.
- the driveway could be used for outdoor activities by residents
- The rear unit is a convertible unit.

In reply to a query from the Panel, Ms. Andrews noted that access to the driveway on the subject site could be shared with the adjacent property to the south should it redevelop into a duplex in the future; however, it could potentially impact sun exposure from the south as the property line of the adjacent property to the south is close to the driveway.

In reply to a further query from the Panel, Ms. Andrews acknowledged that (i) landscaping could not be incorporated between the driveway and the adjacent property to the south as the site is very tight, and (ii) the staging area for waste bins adjacent to the driveway entrance will be screened.

Staff noted that (i) a Servicing Agreement is associated with the project for site services and frontage works along Railway Avenue, (ii) an existing tree in the rear of the subject site will be retained, and (iii) two existing trees on the adjacent property to the south will also be retained.

The Panel expressed support for the project, noting that the project is well done and the provision for side-by-side parking for each unit is appreciated.

The Panel recommends the Permit be issued.

The Development Permit Panel considered the following item at its meeting held on August 23, 2023.

DP 22-017484 – POLYGON TALISMAN PARK LTD. – 3588 KETCHESON ROAD
(August 23, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of 178 residential units in a 14-storey high-rise multi-family apartment building at 3588 Ketcheson Road on a site zoned “Residential / Limited Commercial (ZMU47) – Capstan Village (City Centre)”.

The applicant, Robin Glover, of Polygon Homes and architect, Gwyn Vose, of Arcadis Vancouver and the applicant’s landscape architect, Stephen Stelliga of Hapa Collaborative, provided a brief visual presentation on the project, noting the following:

- Talisman D is the central site in the mixed-use community, with Talisman A to the south, future phases to the north and a new road system being built around the site.
- The proposed 14-storey building will include 161 strata residential units and 17 market rental units, all the rental units will meet the City’s Basic Universal Housing (BUH) requirements.
- The west side of the building is 14-storeys, with the east side being 13-storeys.
- The large two-storey indoor amenity space, is provided for the residents of the building and will be shared with residents of the future phases to the north. In addition to these private amenities, the site will also provide a publicly accessible outdoor space along the north edge of the site.
- Decorative fencing will be used on the south side of the building for the ground oriented units as a privacy screen/rail (at guardrail height) between the units and the walking path, and there are opportunities for some planting and benching as well.
- In addition to a very lush green experience of conifers and other plants at grade, screens present on the building will provide an artful expression, and a soft lighting scenario will enhance the feature corner throughout the day and night.
- A glazed box at the far corner of the building offers the ability to view some of the engineering within the DEU facility from the outside.
- A historical slough provided the landscape inspiration to use a rain garden as a divider between the public and private outdoor amenity space.
- Separation between the site and the street is reinforced with lush planting.
- There will be several large benches that can be used for informal staging or open seating, and also an open lawn area that slopes down to the concrete driveway.
- A wooden bridge connected to the rain garden leads to the private amenity area, which includes an outdoor spa area (hot tub, cold plunge and barrel sauna), a fire pit, bocce court and BBQ area that connects to the indoor dining experience.
- The rooftop outdoor amenity space is a grid like form inspired by the bento box, which provides a large corridor framed by fragrant and colourful flowering apple trees, with urban agriculture, children play and informal outdoor dining and relaxation areas.

In reply to queries from the Panel, the applicant confirmed (i) the amenity space on the 13th level is for private use for that building only, and that all other amenity spaces are shared with the future buildings to the north, (ii) lighting at grade and walkways will be well lit and facing downwards, (iii) the lighting feature on the building is on the west and partially on the north (the leading corner) consisting of light fixtures located between panels within a screen and a C channel on the back sides to ensure the light is not shining directly back inside the home itself, (iv) the exterior building lighting will have the ability to adjust the time of day and control the intensity of the lighting levels, (v) one of the Development Permit considerations is to enter into an agreement and provide bonding for the external building light fixtures to ensure external lighting is operating within the acceptable parameters, and (vi) the applicant has entered into an underpinning and crane swing agreement with the church to the south of the site and is committed to working with them to ensure the interface between the sites is designed appropriately.

Staff noted that (i) the urban agriculture requirements secured through the rezoning was fulfilled on the affordable housing building in Phase 1 of the development, (ii) the indoor and outdoor amenity space on this site is shared with the future Phases 3 and 4, (iii) the rental site in Phase 1 provides all its own indoor and outdoor amenity space, (iv) with respect to the development itself, there is a comprehensive Transportation Demand Management (TDM) package, which includes a number of special features being afforded to the market rental units, including bike and car share memberships and two-zone transit passes for the tenants, (v) the overall TDM package includes the provision of two car share vehicles and two car share parking spaces within the parking structure, those spaces will be available to all of members of the public that are part of those car share providers membership, and (vi) there is a comprehensive servicing agreement for the road and service connections that are required to service this site.

The Panel expressed support for the proposal, noting that the project is sensitively designed and provides a good opportunity for exposure to district energy infrastructure.

The Panel recommends the Permit be issued.