



**To:** Richmond City Council  
**From:** Wayne Craig  
Chair, Development Permit Panel  
**Date:** December 4, 2024  
**File:** DP 17-772227  
DP 23-025993  
**Re:** **Development Permit Panel Meeting Held on November 27, 2024**

---

**Staff Recommendation**

1. That the recommendation of the Panel to authorize the approval of:
  - a) changes to the design of the Development Permit (DP 17-772227) issued for the property located at 11671 Cambie Road; and
  - b) changes to the design of the Development Permit (DP 23-025993) issued for the property located at 4831 Steveston Highway;

be endorsed and the changes be deemed to be in General Compliance with the Permits.

Wayne Craig  
General Manager, Planning and Development

## Panel Report

The Development Permit Panel considered the following item at its meeting held on November 27, 2024.

DP 17-772227 – ENRICH CAMBIE NO. 5 DEVELOPMENT CORP. – 11671 CAMBIE ROAD  
(November 27, 2024)

The Panel considered whether changes to on-site trees, building cladding, privacy fencing and other minor site features, be considered to be in General Compliance with the approved Development Permit (DP 17-772227).

The applicant's architect, Ken Chow, of Interface Architecture Inc., provided a brief visual presentation highlighting:

- Changes were due to several factors, including, among others, changes to ownership of the subject property, delays and pauses in project activities due to the pandemic, tight project construction timelines due to the expiring permits, new ownership and marketing team decisions, and unforeseen as-built site conditions.
- The changes were done at the time of building construction.
- Five fewer trees were planted on the site than originally proposed in the approved Development Permit. The developer has since added two new large trees, leaving a deficiency of three for which they propose to provide a cash-in-lieu contribution to the City.
- Cladding changes were incorporated on all townhouse buildings.
- Speed bumps were installed on the site in-lieu of a slightly raised area on the internal drive aisle crossing as originally proposed in the approved Development Permit.
- The outdoor wooden privacy fencing extended past the entry canopies was modified to comply with the original Development Permit.
- The Canada Post mailbox kiosk was relocated at the request of Canada Post which necessitated changes to the on-site landscaping.
- Some sections of pony wall on balconies were changed to aluminium guardrails at two duplex buildings.

Staff noted that (i) the applicant provided a comprehensive presentation of the changes to the approved Development Permit, (ii) the changes have been made on the site as indicated by the applicant, and (iii) the changes to the landscaping, cladding and other building features are generally consistent with the City's Official Community Plan (OCP) Development Permit Guidelines for Townhouses.

In reply to queries from the Panel, the applicant noted that (i) the subject development has been fully constructed and occupied, (ii) the changes to the approved Development Permit were not communicated to the City at the time the changes were made (iii) the relocated mailbox is covered with trellis and sloping plexiglass material, (iv) the existing concrete retaining wall on the neighbouring property to the west slightly encroaches into the subject property and ultimately resulted in the proposed three trees not being planted along the internal drive aisle due to insufficient planting area and survivability concerns, and (v) there are no changes to shrub planting in the area where the three trees were proposed to be planted.

Cheery Chow (1-11671 Cambie Road) advised the panel that the developer had communicated with residents of the development regarding the changes done on the subject site. She added that members of the development's Strata Council have been discussing the residents' concerns and coordinating with the developer. Also, she noted that the condition of the speed bumps installed on the site has already deteriorated.

The Panel noted that (i) a number of changes have been made to the previously approved Development Permit during construction, (ii) any changes to the approved Development Permit should have been communicated to City staff as early as possible, (iii) while the development has exceeded the required 2:1 tree planting on-site they have planted fewer on-site trees than were proposed in the approved Development Permit and provided cash-in-lieu, and (iv) the installation of speed bumps in lieu of the raised drive aisle crossing raised concerns regarding the durability and long-term maintenance of the speed bumps.

The Chair advised that the City is currently holding a landscape security to ensure that on-site landscaping is installed in accordance with the previously approved plans. He added that the City has a 10 percent hold back on the landscape security for a period of one year to ensure the maintenance and survival of the landscaping.

Due to concerns regarding changes to on-site landscaping and the maintenance of the speed bumps installed on the site, the Panel then directed staff to include the speed bumps in the landscape security and extend the period of the holdback on the security from one year to two years from inspection date for the purpose of ensuring that the speed bumps are retained and maintained in good condition as a condition for releasing the security.

Subsequent to the Panel meeting staff have discussed this direction with the applicant, worked internally to document the direction, and will ensure that the landscaping and maintenance security is held for an additional year.

The Panel recommends the Permit be issued.

DP 23-025993 – ANTHONY BONI (BONI MADDISON ARCHITECTS) –  
4831 STEVESTON HIGHWAY  
(November 27, 2024)

The Panel considered whether the art elements proposed for the north and south façades of the development at 4831 Steveston Highway, can be considered to be in General Compliance with Development Permit (DP 23-025993).

The applicant and architect, Anthony Boni, of Boni-Maddison Architects, provided a brief visual presentation highlighting:

- The subject building is currently under construction and scheduled to be completed early next year.
- The applicant considered installing public art on the building a year ago but was not able to confirm the artist and budget for the public art at that time.
- The applicant has commissioned an artist to design the murals which are proposed to be located on the north façade of the building facing the Railway Community Gardens and on the south facade of the building facing Steveston Highway.
- Appropriate mounting structures have already been installed on the building to support the proposed murals.
- The building operator has committed to maintain the murals in good condition.

Staff noted that (i) the proposed public art has been provided voluntarily, (ii) the construction of the building is fully underway, (iii) the mural fabricator has provided maintenance instructions to the operator for the maintenance of the murals, and the (iv) the expected lifespan of the murals is approximately 10 years.

In reply to a query from the Panel, the applicant confirmed that at the end of the lifespan of the murals that will be installed on the building facades, the murals and mounting structures will be removed and the original design and condition of the building façades will be restored.

The Panel expressed support for the proposed installation of public art on the north and south façades of the building to enliven the building's façades and reference the historic location.

The Panel recommends the Permit be issued.