



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: April 25, 2022
File: DP 18-835723
DP 16-747620
Re: **Development Permit Panel Meetings Held on March 11, 2020 and
June 16, 2021**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) a Development Permit (DP 18-835723) for the property located at 9500 Finn Road; and
 - b) a Development Permit (DP 16-747620) for the property located at 10333 River Drive;be endorsed and the Permits so issued.

Joe Erceg
Chair, Development Permit Panel
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SS/SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on March 11, 2020 and June 16, 2021.

DP 18-835723 – PROSPER HOMES LTD. – 9500 FINN ROAD
(March 11, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of a single detached dwelling on a site zoned “Agriculture (AG1)” zone and designated as an Environmentally Sensitive Area (ESA).

Applicant, Chan Sandher, of Prosper Homes Ltd., and Mark Gollner, of Marlim Ecological Consulting Ltd., provided a brief presentation, including:

- The subject property includes Environmentally Sensitive Areas (ESAs) along the southwestern corner and eastern side of the property.
- Existing structures within the ESAs have been removed and the ESAs will be replanted with native species of trees, shrubs, and groundcovers.
- Temporary fencing will be installed to protect the ESAs during construction of the proposed development which includes a new single detached dwelling with attached garage and septic tank.
- There is a proposed ESA restoration and enhancement scheme as well as proposed ESA compensation scheme within the adjacent Riparian Management Area (RMA) to the east of the original boundary line.
- Monitoring during construction and ESA planting will be conducted by a Qualified Environmental Professional (QEP).

Staff noted that all existing trees on the site will be retained and there is a legal agreement to require three years of post-construction monitoring of the ESA restoration planting by a QEP.

In reply to a Panel query, Mark Gollner noted that the topped Birch tree will be retained, as it has wildlife habitat value.

Graeme Price, of 9460 Finn Road, stated that he lives near to the subject property and queried: (i) the required distance of the septic drain field from the ESA as he expressed concern that the size of the septic drain field might not be adequate and could potentially impact the ESA; and (ii) the elevation of the subject property.

In reply to the queries, staff advised that: (i) the design of the septic drain field will have to be certified by a qualified professional and reviewed and approved by the Vancouver Coastal Health (VCH); (ii) depending on the technology, different septic field drain sizes could be used; (iii) there will be a septic field licensing requirement that will be verified at Building Permit stage; and (iv) there are no retaining walls proposed along the common property lines and no grade changes are anticipated between the subject property and adjacent properties.

In addition, Chan Sandher confirmed that: (i) the foundation walls of the proposed single-family dwelling will be raised however, the elevation of the subject property will not be increased; and (ii) a septic engineer has been consulted by the applicant for the design of the septic system for the proposed development.

No correspondence was submitted to the meeting regarding the application.

The Panel expressed support for the proposed development and commended the applicant for their work on the project.

The Panel recommends the Permit be issued.

DP 16-747620 – PARC RIVIERA PROJECT INC. – 10333 RIVER DRIVE
(June 16, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of a low-rise residential development containing approximately 80 dwellings on a site zoned “Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)”. A variance is included in the proposal to permit upper floor building bay projections into the side yard limited to the northeast and northwest buildings only.

Architect, Wayne Fougere, of Fougere Architecture Inc., and Landscape Architect, Mary Chan Yip, of PMG Landscape Architects, provided a brief presentation, including:

- The subject site is the fourth phase of the original four-phase Parc Riviera master plan.
- 80 units are proposed, including standard three-storey townhouses and two-storey upper units stacked over two-storey lower units.
- The design of the four-storey stacked townhouse buildings allows for natural lighting and ventilation on at least two sides of all the units.
- A hierarchy of walkways are proposed for the site, including the public walkways along the west and east edges of the site and the central walkway.
- The proposed walkways and private, semi-private, and public outdoor spaces provide physical and visual permeability to the project.
- Four units are barrier free and eight are convertible units, which allow for future installation of a stair lift.
- Each unit will be provided its own air source heat pump.
- Proposed building materials are consistent with the character of the neighbourhood.
- The Environmentally Sensitive Area (ESA) along the dike will be enhanced with native planting.
- Pedestrian pathways are lined with trees and provided with seating areas.
- All homes at ground level have semi-private outdoor spaces.
- The centrally located indoor amenity and common outdoor amenity spaces are adjacent to each other to provide good indoor-outdoor relationship.
- Lighting will be provided throughout the site, including wall mounted downward focused lighting for buildings and pole and bollard lighting for pedestrian walkways.

- Low maintenance planting is proposed for the site, which includes a mix of deciduous trees, shrubs and groundcovers.
- A variety of decorative paving treatment is proposed throughout the site.

In response to Panel queries, Wayne Fougere noted that: (i) air source heat pumps for individual units will be located on the roofs and in the underground parkade; (ii) the proposed pole lighting along the public walkways will not cause light pollution to adjacent developments; and (iii) public walkways are provided along the east and west edges of the subject site to access the dike.

Discussion ensued regarding the elevation of the underground parkade in relation to potential flooding due to long-term rise in sea levels and water tables. In reply to queries, Wayne Fougere advised that: (i) in general, the proposed height of the underground parkade is standard however, it is higher underneath the building as the building elevation is higher than the required grade level; (ii) the project's geotechnical consultant is currently working on the geotechnical details of the project; and (iii) the applicant would raise the elevation of the underground parkade should it be recommended by the geotechnical consultant.

Staff noted that: (i) there is a Servicing Agreement associated with the project for the design and construction of frontage improvements and public walkways on the subject site, including lighting; (ii) the dike in front of the proposed development has not yet been improved to its ultimate standard; (iii) improvements to the dike will be implemented through a Servicing Agreement; (iv) the ESA adjacent to the dike will be increased in area by approximately 25 percent; (v) invasive species within the ESA will be removed and native species will be planted through supervision by a Qualified Environmental Professional (QEP); (vi) planting within the ESA will be subject to a five-year monitoring agreement; (vii) the proposed development will be designed to achieve Step Code 3 of the BC Energy Step Code and the Canada Mortgage and Housing Corporation (CMHC) interior noise standards; (viii) four fully accessible units and eight convertible units will be provided in the proposed development; and (ix) the proposed setback variance is limited to the second and third floors of the northwest and northeast buildings, would not impact the walkway design, and not give rise to shadowing concerns for adjacent developments.

Discussion ensued regarding the timing of dike improvements. In reply to queries from the Panel, staff advised that the developer is responsible for the dike design through the Servicing Agreement and will coordinate the timing of dike improvements and landscaping for the project, including ESA planting. In addition, developer, Antony Heung, of Dava Development, noted that dike improvements are subject to external approvals and may take additional time as technical issues are addressed however, the intent is to coordinate on-site and off-site works if possible.

Stephen Cheung, of 19-10311 River Drive, addressed the Panel expressing concern regarding the proposed 0.75 m upper floor building bay projection into the west side yard of the northwest building of the subject site as it would block their view to the river.

In reply, Wayne Fougere referenced the project's site plan, noting that the proposed upper floor building bay projection would not impact the view of Stephen Cheung's townhouse to the river.

Howard Cheung, of 20-10311 River Drive, addressed the Panel expressing concern regarding the potential impact of the proposed development on their view to the dike and noted that Building 4-e of the subject property is set back closer to the west property line than the rest of the buildings along the west side.

In reply, Wayne Fougere referenced the project's site plan, noting that the ground floor of Building 4-e is actually set back six m from the west property line and would not negatively impact the view of Howard Cheung's townhouse unit to the dike.

Correspondence was submitted to the meeting regarding the application.

Staff noted that the correspondence from neighbouring residents expressed concern regarding (i) the height of the buildings in the proposed development which is higher than the existing adjacent townhouse development to the west; (ii) the potential impact on their views to the dike/river due to the proposed upper floor building setback from the west property line of the subject site; and (iii) narrowing of the dike pathway in front of the proposed development.

In reply to these concerns, staff noted that: (i) the building height of the proposed development is consistent with the zoning on the subject site; and (ii) the ultimate design of the dike would be consistent from No. 4 Road to Shell Road.

The Panel expressed support for the project, noting that the project is well designed, consistent with the zoning established by Council, and the applicant has addressed adjacency concerns.

Staff was then directed to work with the applicant to ensure that the underground parkade elevation will be as high as possible to address concerns regarding potential flooding due to future rise in sea levels and water tables.

Subsequent to the Panel meeting, the applicant revised the design to increase the underground parkade elevation by approximately 0.3 m. No changes were made to above ground elevations.

The Panel recommends the Permit be issued.