



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: July 11, 2022
File: DP 17-791045
DP 18-829228
Re: **Development Permit Panel Meetings Held on December 11, 2019 and
June 16, 2021**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) a Development Permit (DP 17-791045) for the property located at 6333 Cooney Road;
and
 - b) a Development Permit (DP 18-829228) for the property located at 23400, 23440, 23460
and 23500 Gates Avenue;

be endorsed and the Permits so issued.

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

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on December 11, 2019 and June 16, 2021.

DP 17-791045 – 6333 COONEY ROAD LIMITED PARTNERSHIP
(FORMERLY BOLD PROPERTIES (COONEY) LIMITED PARTNERSHIP)
– 6333 COONEY ROAD
(December 11, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of a high-rise building containing approximately 83 dwelling units on a site zoned “High Rise Apartment (ZHR8) Brighthouse Village”. No variances are included in the proposal.

Architect, Simon Ho, of S2 Architecture, and Landscape Architect, David Stoyko, of Connect Landscape Architecture, provided a brief presentation, including:

- An interim City lane will be constructed along the south edge of the subject site that will provide vehicular and pedestrian access to the proposed development.
- 80 percent of the 83 residential units have two or more bedrooms.
- The penthouse units are typically larger and set back further than the majority of units in the building to minimize shadowing.
- An outdoor amenity space and indoor amenity room pavilion are located on the podium roof level.
- The building is sited as close as possible to the southwest corner of the site to minimize shadowing on adjacent developments and maximize sunlight exposure to the outdoor amenity area.
- The building is fairly articulated on all sides to break up the massing.
- The parkade wall will be screened to avoid light pollution from vehicles coming out from the parkade.
- High quality materials are proposed for the building, including cementitious panel with metal trim.
- The proposed landscape design is integrated with the architecture of the building.
- Climbing plants will help mitigate the blank parkade wall on the south side of the building.
- Active and passive spaces are proposed for the outdoor amenity area including a children’s play area for different age groups.
- A green roof is proposed on top of the indoor amenity room pavilion.
- The proposed planting palette will provide seasonal interest.
- The project development team will undertake the following measures to address the neighbour’s construction-related concerns: (i) assessing and documenting existing conditions by engineers prior to construction; (ii) monitoring impacts during construction stage; (iii) assessing and documenting impacts after completion of construction; and (iv) addressing construction related impacts.

In reply to Panel queries, staff noted that: (i) there is no condition associated with the subject Development Permit application that will ensure the applicant will undertake the proposed measures to address construction-related concerns; however, staff will work with the applicant to ensure that these will be undertaken; and (ii) the applicant had provided voluntary cash contributions for the City's Affordable Housing Strategy through previous rezoning applications and will be providing an additional voluntary contribution in the amount of \$100,000.00.

Discussion ensued with regard to the proposed play equipment in the outdoor amenity area and it was noted that: (i) the proposed play equipment is not adequate for the family-oriented development; and (ii) the applicant should work with staff to review the proposed children's play area including the play equipment to be installed prior to the application moving forward for Council consideration.

Shenwei Wang, of 8288 Saba Road, addressed the Panel and queried about the type of the foundation that will be used for the subject development, expressing concern regarding: (i) the foundation of the building at 8288 Saba Road which had caused the building to tilt and damage the sidewalk; (ii) the sanitary sewer currently servicing the building at 8288 Saba Road appears to be exceeding its capacity; and (iii) potential shadowing, traffic and privacy impacts of the subject development on the neighbourhood.

In reply to the query and concerns expressed by the Shenwei Wang, Simon Ho noted that the project's geotechnical consultant will determine the appropriate foundation for the proposed development and ensure that it would not negatively impact neighbouring developments. In addition, Mr. Craig confirmed that: (i) the applicant will be required to provide geotechnical reports as part of the Building Permit process; (ii) the existing sanitary sewer will be removed and a new sanitary sewer upgraded to current City standards will be installed; (iii) the proposed development complies with the City's tower separation guidelines; (iv) the siting of the proposed building at the southeast corner of the site would minimize shadowing on adjacent developments; and (v) the project was reviewed by the City's Transportation Division with regard to the potential traffic that will be generated on the site.

Correspondence was submitted to the Panel regarding the application by the speaker Shenwei Wang, of 8288 Saba Road, and Andy Gao, of GUD Group (on behalf of the owner of 6371 Cooney Road).

Staff noted that Shenwei Wang and staff have exchanged a series of emails regarding Shenwei Wang's queries and concerns, including the process to be followed for approval of a Development Permit application.

Staff noted that Andy Gao, representing the owner of the property directly to the south of the proposed development, indicated support for the proposal.

The Panel expressed support for the application subject to: (i) the applicant working with staff to review the design of the children's play area and proposed play equipment to ensure that these are adequate for a family-oriented development; and (ii) the applicant's proposed measures to address potential construction-related impacts to neighbouring developments be included as a condition for Building Permit issuance.

In addition, the Panel noted that the family-oriented project is well designed and expressed appreciation for the applicant's additional voluntary contribution to the Affordable Housing Fund.

Subsequent to the meeting, the applicant: (i) revised the children's play area landscape design, including additional and larger equipment and increasing the variety of activities supported; and (ii) committed to completing proposed measures to address potential construction-related impacts to neighbouring developments.

The Panel recommends the Permit be issued.

DP 18-829228 – QRD (HAMILTON) LP – 23400, 23440, 23460
AND 23500 GATES AVENUE
(June 16, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of 60 townhouse units on a site zoned "Town Housing - Hamilton (ZT86)". Variances are included in the proposal for reduced minimum front yard and west side yard setbacks.

Architect, Wayne Fougere, of Fougere Architecture Inc., and Landscape Architect, Travis Martin, of Van der Zalm + Associates, Inc., provided a brief presentation, including:

- A total of 60 townhouse units are proposed in six buildings, with four buildings comprised of 48 stacked units and two buildings with 12 three-storey standard townhouse units.
- 10 of the 12 three-storey townhouse units are convertible units.
- Walkways are provided along all edges of the site, including the public strollways along the west and south edges.
- The entry driveway is located at the northwest to maximize the length of the future public strollway along Gates Avenue.
- The ESA/park to the east will provide a buffer between the subject site and Highway 91.
- Building facades have a contemporary character.
- The reconfigured ESA will be enhanced and included in the proposed City park and subject to a three-year monitoring and maintenance plan.
- The existing walkway within the Highway 91A corridor along the east property line will be improved and widened.
- The east-west central open space includes, among others, a children's play area that provides a variety of play opportunities and a gathering area.
- Private outdoor porches are provided for the lower level units.
- Building mounted downward focused lighting are proposed as well as pole and bollard lighting.

Staff noted that there are three components of the Servicing Agreement associated with the project which include frontage works along Gates Avenue, the on-site public walkways and site servicing, and off-site walkway improvements to the pathway within the Highway 91A road allowance.

In addition, staff reviewed the proposed setback variances to Gates Avenue and the west side yard and noted that staff support these proposed variances as they would enhance the project and not negatively impact the public realm.

Correspondence was submitted to the Panel regarding the application by Cathy and Vic Friesen, of 23451 Gates Avenue.

Staff reviewed the concerns and questions raised by Cathy and Vic Friesen relating to details on the design of Gates Avenue, impact of proposed site servicing works to their property, the management of the proposed City park, on-street parking and traffic, and construction activities including site preparation and parking of construction vehicles.

In reply, staff noted that: (i) staff had been communicating with Cathy Friesen since the receipt of the letter; (ii) perimeter drainage will be dealt with through Building Permit; (iii) the developer had confirmed that construction vehicles will only use the subject site for on-site manoeuvring and circulation; and (iv) City staff will be required to review the project's Construction Traffic and Parking Management Plan prior to Building Permit issuance.

The Panel expressed support for the project, noting that: (i) the project is well thought out; (ii) the project's approach to the ESA is supported; and (iii) the proposed design and size of the common outdoor amenity area are appreciated.

The Panel recommends the Permit be issued.