



City of Richmond

Report to Council

To: Richmond City Council

Date: December 15, 2023

From: Joe Erceg
Chair, Development Permit Panel

File: DP 23-025993

Re: Development Permit Panel Meeting Held on December 13, 2023

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 23-025993) for the property located at 4831 Steveston Highway, 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 December 13, 2023.

DP 23-025993 – ANTHONY BONI (BONI MADDISON ARCHITECTS) – 4831 STEVESTON HIGHWAY
(December 13, 2023)

The Panel considered a Development Permit (DP) application to permit to the construction of a three-storey 25-unit affordable rental housing building at 4831 Steveston Highway on a site zoned “Low Rise Rental Apartment (ZLR48) – Steveston Highway (Steveston)”. A variance is included in the proposal to allow 37 per cent of the required vehicle parking spaces to be small car spaces.

The applicant and architect, Anthony Boni, of Boni Maddison Architects and the applicants Landscape Architect, Kristin Defer, of ETA Landscape Architecture provided a brief visual presentation highlighting:

- The proposed supportive housing project includes 25 affordable rental apartment units with 10 two-bedroom units and 15 studio units.
- The building’s form and character is consistent with its intended use and residential neighbourhood context.
- The proposed building is sited and designed to provide an appropriate interface with the neighbouring townhouse development to the west and the Railway Greenway to the east and takes into consideration the existing Right-of-Way for the sanitary force main along the east edge of the subject site.
- The subject site grade will be raised above existing grade to comply with the City’s Flood Construction Level requirement for the building; the southern portion of the site will require retaining walls to be installed along portions of the west property line and adjacent to the sanitary sewer Right-of-Way along the east property line.
- Semi-transparent fencing is proposed along the perimeter of the subject site and in order to provide screening to outdoor amenity areas.
- The project includes 14 Basic Universal Housing (BUH) units and two fully accessible units.
- Common indoor and outdoor amenity areas are proposed to provide opportunities for covered outdoor seating, relaxing, dining, urban agriculture gardening and children’s play, among others.
- Vehicle access is located as far west as possible from the corner of Steveston Highway and Railway Avenue.
- The proposed common amenity spaces are distributed in different areas.
- The outdoor amenity deck is located adjacent to the indoor amenity space.
- A row of trees will be installed on the west side to provide privacy from neighbours.
- A flowering feature tree is proposed at the front of the building entrance.
- Flowering trees are also proposed at the south edge to provide a welcoming experience for people entering the subject site.
- Native and low-maintenance species are proposed for planting on-site.

In reply to queries from the Panel, the applicant noted that (i) there is no retaining wall along the east property line of the development, (ii) the retaining wall along a portion of the west property line has a four-foot fence on top and the height of the retaining wall decreases downward to the south and (iii) there are two existing trees along the east property line that will be relocated to the adjacent Railway Greenway.

Staff noted that (i) the proposed variance associated with the project is a technical variance based on the overall number of required parking stalls provided, (ii) the proposed variance will allow the project to provide the maximum number of parking stalls and is consistent with the approach of larger developments providing small car parking stalls, (iii) all parking stalls, including the visitor parking stalls, will be provided with Level 2 electric vehicle (EV) charging stations, (iv) the building has been designed to achieve Level 4 of the BC Energy Step Code and (v) the Servicing Agreement associated with the project includes frontage works and site services.

In reply to a query from the Panel, Staff noted that the project's target for Energy Step Code Level 4 compliance exceeds the required energy efficiency for the proposed building.

The Panel expressed support for the project, noting that (i) the project is modest and functional, (ii) attention has been given to the project's interface with the neighbouring townhouse development to the west and the adjacent greenway to the east and (iii) the project will provide additional housing needed in the City.

The Panel recommends the Permit be issued.