



To: Richmond City Council

Date: June 11, 2025

From: John Irving
Development Permit Panel

File: DP 20-919145

Re: Development Permit Panel Meeting Held on January 17, 2024

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 20-919145) for the properties at 4571, 4591 and 4611/4631 Steveston Highway, be endorsed and the Permit so issued.

A handwritten signature in black ink, appearing to read 'John Irving'.

John Irving
Development Permit Panel

Panel Report

The Development Permit Panel considered the following item at its meeting held on January 17, 2024.

DP 20-919145 – JONATHAN KING – 4571, 4591 AND 4611/4631 STEVESTON HIGHWAY (January 17, 2024)

Permit the construction of 16 townhouse units at 4571, 4591 and 4611/4631 Steveston Highway on a site zoned “Low Density Townhouses (RTL4)”. The proposal includes a variance to reduce the front yard setback along Steveston Highway from 6.0 m to 4.5 m.

The applicant architect, Jiang Zhu, of Imperial Architecture Ltd., the applicants’ landscape architect, Zhipin Li, Homing Landscape Architecture, Corp., provided a brief visual presentation highlighting:

- The proposed form, massing, and architectural design of the townhouse buildings are compatible with adjacent residential developments.
- A north-south entry driveway off Steveston Highway is proposed along the west property line, and the proposed east-west internal drive aisle will provide shared access to future developments to the east and west.
- The unit entries and the proposed common outdoor amenity area are fully accessible.
- The development includes two convertible units. The conversion of these units will require the installation of a vertical lift in the stacked storage space.
- Existing landscape conditions such as existing trees and hedges, will be retained as much as possible, and additional trees are proposed to be planted to provide privacy.
- Changes to the existing site grade will be minimized.
- A significant amount of native plant species are proposed for landscaping.
- The proposed common outdoor amenity space exceeds the required size and provides for a variety of users.
- The proposed on-site turnaround area is capable of being landscaped and used as an additional outdoor amenity space when the adjacent property to the west should the property redevelop in the future.

Staff noted that (i) the shared use of the proposed common outdoor amenity between the proposed development and the future development to the west is only a design intent and that there is no formal sharing arrangement between the two developments, (ii) the project has been designed to achieve Level 3 of the BC Energy Step Code with on-site Low-Carbon Energy Systems, (iii) there is a Servicing Agreement associated with the project for frontage works and site services, (iv) the Servicing Agreement includes a provision for turning restriction within the driveway letdown to right-in/right-out turning movements only, (v) the proposed front yard setback variance was identified at the time of rezoning, (vi) an acoustical report was provided by the applicant confirming that the units will meet Canada Mortgage and Home Corporation (CMHC) internal noise standards, and (vii) there will be future cross access over the east-west internal drive aisle with adjacent properties to the west and east of the subject site secured by a statutory right-of-way.

In reply to a query from the Panel regarding the design of the two buildings fronting Steveston Highway, the applicant noted that (i) the two buildings are not identical as they have different roof forms to provide some variation in building design, and (ii) permeable pavers will be installed on the entry driveway, visitor parking stalls, internal pedestrian walkways and entries to common areas.

In reply to queries from the Panel, staff noted that (i) there are other developments along Steveston Highway that have right-in/right-out turning restrictions for vehicle access, and (ii) all required replacement trees will be accommodated on the subject site.

The Panel expressed support for the project, noting that (i) the design of the proposed development has taken into consideration the existing adjacent developments as well as the future redevelopment of neighbouring properties, and (ii) the provision of low-carbon energy systems for the project is appreciated.

The Panel recommends the Permit be issued.