



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: May 30, 2022
File: DP 19-867710
Re: **Development Permit Panel Meeting Held on November 25, 2020**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 19-867710) for the property located at 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road, be endorsed and the Permit so issued.

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

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 25, 2020.

DP 19-867710 – MATTHEW CHENG ARCHITECT INC.
– 9020 GLENALLAN GATE, 9460, 9480 AND 9500 GARDEN CITY ROAD
(November 25, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of 13 townhouse units on a site zoned “Low Density Townhouses (RTL4)”. A variance is included in the proposal to reduce the minimum exterior side yard setback to Garden City Road from 6.0 m to 4.5 m.

Architect, Matthew Cheng, of Matthew Cheng Architect Inc., and Landscape Architect, Yiwen Ruan, of PMG Landscape Architects, provided a brief presentation, including:

- The proposed exterior side yard (which functions as a front yard) setback variance to Garden City Road will allow for increased setback along the east property line and provides an appropriate interface with adjacent single-family homes to the east.
- A statutory right-of-way (SRW) has been secured to allow for access to/from the adjacent future development to the south through the subject’s site’s internal drive aisle.
- The height of the end units of three-storey townhouse buildings at the corner of Garden City Road and Glenallan Gate and adjacent to the south property line is reduced to provide an appropriate transition to the predominantly single-family neighbourhood.
- Two-storey units provide an appropriate transition to the adjacent homes to the east.
- No retaining walls are proposed as the finished grade on the proposed development is compatible with the grade along the property lines.
- Two side-by-side parking spaces will be provided for each townhouse unit and will be equipped with electric vehicle (EV) charging; no tandem parking is proposed.
- Three visitor parking spaces are proposed, one of which is accessible; indoor and outdoor bicycle parking spaces will also be incorporated into the development.
- Two convertible units are proposed, one of which includes a secondary suite.
- A privacy screen will be provided for the balcony of the townhouse unit adjacent to the residential property to the south to address potential overlook concerns.
- The proposed development will achieve Step Code 3 of the BC Energy Step Code.
- Proposed sustainability features include, among others, the provision of an air source heat pump system; the condensing units will be screened and an acoustical report provided by the applicant indicates that the proposed units comply with the City’s Noise Bylaw.
- The recommendations of the City’s Advisory Design Panel have been incorporated into the proposal to improve the project’s elevations, landscaping, accessibility, sustainability, provision of common amenities and further define the site’s vehicular and residential entries.
- Two on-site trees and three off-site trees will be retained and protected, 14 on-site trees will be removed and 29 replacement trees are proposed.
- A low permeable aluminum fence along the street frontages with concrete columns at the unit entries is proposed to improve the streetscape.

- The planting strip along the street frontages includes, among others, flowering trees, to enhance the pedestrian experience.
- Private yards of each unit are enclosed by a hedge and a fence to ensure privacy.
- Permeable pavers are proposed for the vehicular entry, the pedestrian pathway within the internal drive aisle, and visitor parking spaces to provide visual interest and safety.
- The common outdoor amenity area includes, among others, a play area with a large play equipment and natural play elements and a picnic table.
- The project's soft landscaping and permeable paving treatment for some on-site surface areas enhance the project's sustainability features.
- Drought tolerant and low maintenance plants are proposed to be planted on the site.

In reply to a Panel query, Yiwen Ruan acknowledged that the two on-site trees to be retained are located along the Garden City Road and Glenallan Gate frontages.

Staff noted that: (i) there is a Servicing Agreement associated with the project for frontage works along Garden City Road and Glenallan Gate and site services; (ii) the proposed exterior side yard setback variance is consistent with the City's Arterial Road Guidelines for Townhouses; (iii) a 6 m rear yard setback is provided to create adequate separation from the single-family homes to the east; (iv) there is no road widening associated the project and the setback to the front buildings from the Garden City Road curb will be approximately 8.6 m; and (v) the project's acoustical engineer has submitted an acoustical report which indicates that the project will meet the Canada Mortgage and Housing Corporation's (CMHC) interior noise standards.

Correspondence was submitted to the meeting regarding the application by Norm Roberts and Agnes Trinidad.

Staff noted that Mr. Roberts expressed concern regarding the amount of private outdoor space provided for the proposed development. In response to the concern staff noted, the proposed front yard setback along Garden City Road and the 6 m rear yard setback allow for the provision of adequate private outdoor space for each unit and the project's communal outdoor amenity area exceeds the City's minimum requirement.

Staff noted that Agnes Trinidad and other residents of her address expressed support for the proposed townhouse development.

The Panel expressed support for the proposed development, noting that it is a well thought out and detailed project.

The Panel recommends the Permit be issued.