



To: Richmond City Council

Date: May 29, 2024

From: Cecilia Achiam
Chair, Development Permit Panel

File: DP 21-936427
DP 23-024119

Re: Development Permit Panel Meetings Held on June 28, 2023 & April 24, 2024

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:

- a) a Development Permit (DP 21-936427) for the 10340, 10360, 10380, 10400 and 10420 No. 4 Road; and
- b) a Development Permit (DP 23-024119) for the property at 8635, 8655, 8675 and 8695 Cook Crescent;

be endorsed and the Permits so issued.

Cecilia Achiam
Chair, Development Permit Panel
(604-276-4122)

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 28, 2023 and April 24, 2024.

DP 21-936427 – KADIUM NO. 4 DEVELOPMENT LTD. – 10340, 10360, 10380, 10400 AND 10420 NO. 4 ROAD
(June 28, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of 19 townhouse units at 10340, 10360, 10380, 10400 and 10420 No. 4 Road on a site zoned “Medium Density Townhouses (RTM2)”. Variances are included in the proposal to reduce the minimum front yard setback from 6.0 m to 4.5 m and to reduce the minimum lot depth from 35.0 m to 34.0 m.

The applicant’s architect, Matthew Cheng, of Matthew Cheng Architect Inc. and the applicant’s landscape architect, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief visual presentation highlighting:

- The proposed townhouse development consists of 19 units in three front buildings and four rear buildings.
- The existing sanitary sewer right-of-way along the east property line of the subject site will be enlarged from three meters to six meters at the northeast corner of the subject site to save the four existing trees on the adjacent property to the east for the upgrade of the sanitary sewer.
- The existing grade along the east property line of the subject site will be maintained to protect the existing trees within the sanitary sewer right-of-way.
- Construction works near the tree protection zone (TPZ) will be done under arborist supervision.
- 38 residential side-by-side parking stalls in individual garages and four visitor parking stalls including one accessible parking stall are provided in the proposed development.
- Two convertible units are proposed and provided with one indoor accessible parking space for each unit.
- The proposed development includes four secondary suites.
- The applicant proposes to include individual air source heat pumps for each unit, and the project has been designed to achieve BC Energy Step Code Level 3.
- Screening will be provided for individual air source heat pumps.
- Two existing on-site trees will be relocated to the front yard and amenity space.
- Landscaped private outdoor spaces are provided for each unit.
- Wood fencing is proposed along the north, east and south edges of the site to provide privacy to neighbouring properties.
- Low transparent aluminum fencing is proposed along the frontage.
- The common outdoor amenity area is centrally located and includes, among others, a children’s play area with a play equipment.
- Permeable pavers are proposed on certain portions of the site.

In reply to queries from the Panel, the applicant noted that (i) the two relocated trees will be installed within the front yard and within the common outdoor amenity area, (ii) individual air source heat pumps will be provided for each unit and will be located either in the front or side yards of units, (iii) the air source heat pumps will be screened and will meet the City's Noise Bylaw standards, and (iv) the developer had tried to purchase the adjacent properties to the north to consolidate these properties with the subject property but was unsuccessful.

Staff clarified that the applicant is required to register a legal agreement on Title for shared access to future neighbouring developments to the north and south. A concept plan for shared vehicle access for the residual properties to the north of the subject site has been provided.

Staff also noted that (i) the proposed front yard setback variance was identified at rezoning stage and is a result of the two-meter road dedication being provided along No. 4 Road, (ii) the applicant is required to submit an acoustical report demonstrating that all of the front units will achieve Canada Mortgage and Housing Corporation (CMHC) interior noise standards, (iii) the proposed lot depth variance is a technical variance and is also a function of the two-meter road dedication and is supported by staff, and (iv) the Servicing Agreement associated with the project includes frontage improvements along No. 4 Road, utility upgrades along the rear property line, and site services.

Donald Smith (10271 Dennis Crescent) delegated to the panel expressing support for the project. They also asked (i) whether the existing sanitary sewer right-of-way along his property's shared rear property line with the subject property would remain in place, and (ii) whether the existing trees along the sanitary sewer right-of-way would be retained and protected should the sanitary sewer upgrade go ahead. In addition, he sought clarification regarding the provision of on-site parking in the proposed development.

In reply to Mr. Smith's queries, staff noted that (i) the existing sanitary sewer right-of-way along Mr. Smith's shared rear property line with the subject site will remain in place, (ii) the sanitary sewer will be upgraded through the Servicing Agreement associated the project, (iii) the existing trees on the neighbour's property along the sanitary sewer right-of way will be retained and protected, (iv) the right-of-way will be expanded on the subject site to allow the sewer to be relocated around the existing trees in order to avoid impacting them during the sewer upgrade, (v) each townhouse unit will be provided with two vehicle parking spaces in a side-by-side arrangement in a garage, and (vi) four on-site visitor parking stalls will be provided.

The Panel expressed support for the project, noting that the proposed variances were identified at rezoning stage.

The Panel recommends the Permit be issued.

DP 23-024119 – TOPSTREAM MANAGEMENT LTD. – 8635, 8655, 8675 AND 8695 COOK CRESCENT (April 24, 2024)

The Panel considered a Development Permit (DP) application to permit the construction of construction of 28 townhouse units and fourteen secondary suites at 8635, 8655, 8675 and 8695 Cook Crescent on a site zoned “Town Housing (ZT103) – Parking Structure Townhouses (Spires Road – Cook Crescent)”

The applicant, Coby Xiao, of Topstream Management Ltd., the applicants architect, Jeff Shen, of J+S Architect, Inc. and the applicant’s landscape architect, Yiwen Ruan, of PMG Landscape Architects, provided a brief visual presentation on the project, noting the following:

- The form of the proposed development is consistent with neighbouring townhouse developments in the area.
- Due to the closure of Cook Crescent in the future, the entrances to the building’s parkade and main lobby will be located off Spires Road on the south side of the proposed development.
- The project provides 28 dwelling units, including 27 multi-level townhouse units and one ground level flat in four building blocks.
- The proposed unit mix consists of two- to five-bedroom townhouse units and 14 townhouse units will contain a secondary suite on ground level.
- A central courtyard space is proposed on the podium level surrounded by the four building blocks.
- All townhouse units include a patio on the podium level and/or rooftop deck and all secondary suites will have a private outdoor space.
- A three-metre wide north-south public walkway along the west property line and a 10-meter wide greenway, i.e. pedestrian linkage, along the north property line are proposed.
- The triangular area north of the 10-meter wide greenway will be dedicated by the developer to the City.
- A three-metre landscape strip around the perimeter of the site is proposed to provide a second layer of landscaping on the ground level.
- The proposed 34 residential parking spaces meet the minimum Zoning bylaw requirement.
- The proposed use of materials, colours and architectural elements visually reduce the height of the building and breaks down the building mass.
- Two four-storey convertible units and one single-level Basic Universal Housing (BUH) unit are proposed.
- The project has been designed to achieve Step Code 3 of the BC Energy Step Code.
- Each unit will be provided with a landscaped yard with a canopy tree to enhance the pedestrian experience around the site.
- Multiple trees are proposed to be retained and protected along the west property line.
- The west public walkway is configured to protect the retained trees.
- Street furniture is proposed at the northeast and southeast corner plazas to encourage their use.

- The outdoor amenity area on the podium level includes two children's play areas in different locations and exercise and play equipment for adults.
- Each unit will be provided with a landscaped yard on the podium level.
- Wall mounted and bollard lighting are proposed for the project.
- Drought tolerant species are proposed for planting on-site.
- An on-site high-efficiency irrigation system is proposed for all planted areas.

Staff clarified that the triangular area north of the proposed 10-metre wide greenway is not intended to be a City park as it is a future development lot however, a licence agreement will be entered into to allow the residents of the proposed development to use the area until the redevelopment of the lot occurs.

In addition, Staff noted that (i) there is a Servicing Agreement associated with the project for site services and frontage works, and (ii) the applicant is commended for their efforts to integrate the four existing trees on the walkway along the western edge of the subject site.

In reply to a query from the Panel, Staff stated that the title of the triangular property north of the 10-metre wide greenway will be transferred to the City and the applicant will enter into a licencing agreement to allow the residents of the proposed development to use the lot on an interim basis, which will be fenced to prohibit public access.

In reply to queries from the Panel, the applicant team noted that (i) the secondary suites can be accessed on the ground level either from the street or public walkways, (ii) the secondary suites are designed to be studio or one-bedroom units and have sizes ranging from approximately 300 square feet or larger, (iii) there is a tree in the triangular area north of the 10-metre wide greenway that will be retained, (iv) the sculptural pieces hanging down in between buildings are intended to fill the gap between buildings and are not part of public art, and (v) lighting will be installed along the public walkways and on adjacent buildings.

The Chair advised staff to meet with the member of public present in Council Chambers wanting to delegate but unable to speak on the proposal due to the absence of her translator. Staff followed up with the individual who expressed concerns over potential damage to their property during construction. Staff connected them with the developer who has initiated monitoring and reporting measures for the property and provided contact information of the construction coordinator for ongoing communication.

The Panel expressed support for the project, noting the design is well thought out and there is adequate separation from the future development to the west through the provision of the public walkway.

The Panel recommends the Permit be issued.