



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Cecilia Achiam  
Chair, Development Permit Panel  
**Date:** March 29, 2022  
**File:** DP 18-829082  
**Re:** **Development Permit Panel Meeting Held on May 12, 2021**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-829082) for the property located at 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road be endorsed and the Permits so issued.

Cecilia Achiam  
Chair, Development Permit Panel  
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WC/SB:blg

## Panel Report

The Development Permit Panel considered the following items at its meeting held on May 12, 2021.

DP 18-829082 – Forest International Real Estate Investment Company Ltd.  
– 10231, 10251, 10351, 10371, 10391, 10395 and 10397 No. 2 Road  
(May 12, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of 22 townhouse units on a site zoned “Low Density Townhouses (RTL4)”. A variance is included in the proposal for a reduced setback to No. 2 Road.

Architect, Jiang Zhu, of Imperial Architecture; and Landscape Architect, Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation, including:

- Three three-storey buildings are proposed along No. 2 Road and five two-storey buildings in duplex form are proposed along the rear of the site.
- The end unit of the three-storey building adjacent to the south property line has been stepped down to two-storeys to provide an appropriate transition to the adjacent single-family homes.
- A single-storey utility building that includes an electrical room and garbage and recycling room is located on the north side of the entry driveway and provides an appropriate transition to the adjacent single-family home to the north.
- The outdoor amenity space and garbage/recycling collection facilities on the subject site will be shared with future townhouse development at 10211 No. 2 Road; these facilities are sized to accommodate all future residents of both developments. The proposal includes four ground-level secondary suites and two convertible units.
- There is a statutory right-of-way (SRW) over the internal drive aisle to provide shared access and connection to future developments to the north and south of the subject site.
- A front yard setback variance is proposed along No. 2 Road to increase the rear yard setback.
- A side-by-side double car garage is proposed for all units.
- Two colour schemes are proposed including a cold tone and a warm tone and proposed building materials include natural brick and hardie panels.
- Alternating conifer and deciduous trees are proposed along the streetscape.
- Each unit will either have a front or rear private outdoor space which includes a yard with a patio, shade tree and planting.
- Permeable paving is proposed for the driveway and along the entire internal drive aisle, with vehicle and pedestrian circulation areas separated through different paving patterns.
- Landscaping is proposed around the utility building.
- A pedestrian walkway is provided at the driveway entry and along the south side of the subject site to provide pedestrian access to the interior of the site.
- Trees and pockets of planting are proposed along the internal drive aisle.
- Seven trees and a hedgerow in good condition located on neighbouring properties to the west will be retained and protected.
- A stepped yard system is proposed on the rear yards of the majority of back units to provide protection to existing trees to be retained and enhance the usability of rear yards.

- The shared outdoor amenity includes, among others, a children's play area, a feature tree, a seating and barbeque area, a bike rack, lawn area and planting.
- A low retaining wall and perimeter fencing is proposed along the north property line and a low retaining wall with wood fencing on top is proposed along a portion of the south property line.

In reply to Panel queries, Jiang Zhu and Meredith Mitchell advised that: (i) a texture change in permeable paving treatment at the corner of the driveway and internal drive aisle is intended to provide traffic calming; (ii) there is adequate turning radius for garbage and recycling trucks at the corner of the driveway and internal drive aisle to access future developments to the north and south of the subject site; (iii) the applicant is committed to achieve the City requirements for the width of the entry doors for the convertible units; (iv) the patios at the rear yards of convertible units are accessible to people in wheelchairs; (v) signage will be installed to assist in wayfinding and provide identification to individual front entries of rear units; (vi) appropriate measures including installation of tree protection barriers will be installed to protect existing trees to be retained; (vii) the unit walkways and patios for the front units have been designed to be accessible; (viii) the corners on the third floor of the front buildings have been recessed to break down their massing; (ix) the project's lighting plan includes installation of exterior downward focused wall-mounted lighting and bollard lighting which will not cause light pollution; (x) air source heat pumps will be installed at the back of the rear units and on the roof of the front units; and (xi) landscaping will be installed to provide screening for the air source heat pumps on the ground level of the rear units.

It was noted that in addition to landscaping, the applicant will consider installing a solid acoustic barrier for the ground source heat pumps at ground level. Staff was then directed to work with the applicant to investigate opportunities to provide the proposed acoustic barrier.

Staff noted that: (i) there is a Servicing Agreement associated with the project which includes the construction of a new sidewalk and boulevard along the No. 2 Road frontage; (ii) the Servicing Agreement also includes the installation of a channelized median within the driveway letdown to ensure that vehicle entry/exit is limited to right-in/right-out; (iii) the proposed front yard setback variance would provide a larger rear yard setback and allow the retention of trees and hedges along the west property line; (iv) the distance from the back of curb to the building face would be approximately 8 m; and (v) an acoustical report was provided by the applicant confirming that the units will achieve Canada Home and Mortgage Corporation (CHMC) noise standards.

In reply to a Panel query, staff confirmed that the proposed development achieves the grandfathering provision for Energy Step Code approved by Council.

No correspondence was submitted to the Panel meeting regarding the application.

Subsequent to the Panel meeting, the applicant revised the landscape design to include 4 ft. tall solid wood acoustic fencing around all heat source heat pumps at the ground level to provide an acoustic barrier.

The Panel recommends the Permit be issued.