



**Development Permit Panel
Wednesday, January 12, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Cecilia Achiam, General Manager, Community Safety
Milton Chan, Director, Engineering

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on November 24, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 20-910008

(REDMS No. 6784725)

APPLICANT: 1058085 BC Ltd.

PROPERTY LOCATION: 10431 No. 5 Road

INTENT OF DEVELOPMENT PERMIT:

Permit the construction of two duplexes at 10431 No. 5 Road on a site zoned "Arterial Road Compact Two-Unit Dwellings (RCD)".

Development Permit Panel

Wednesday, January 12, 2022

Applicant's Comments

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), provided background information on the proposed development, including its site context, site layout, floor plan, and architectural form and character, highlighting the following:

- the proposed development consists of two two-storey front-to-back duplexes on a lot subdivided into two for a total of 4 dwelling units overall;
- a landscaped central pedestrian pathway is proposed between the two duplex buildings and provides access to all the units;
- the form and character of the proposed development is consistent with the low-rise residential character of the surrounding neighbourhood;
- the proposal includes two convertible units located at the rear;
- each unit will be provided with a single-car garage and one outdoor parking stall in tandem configuration which are accessed from the rear laneway; and
- the project has been designed to achieve Step 3 of the BC Energy Step Code.

Donald Duncan, Donald V.S. Duncan Landscape Architect, provided an overview of the main landscaping features of the project, noting that (i) a diverse selection of plant materials are proposed along the frontage to provide visual interest, screening and privacy, with preference given to native species, (ii) the central pedestrian pathway will be treated with permeable pavers and planting along the edges to soften its character, (iii) hard and soft landscaping is proposed for the private outdoor space of the rear units, (iv) the permeable paving surface treatment for the outdoor private space of convertible units would enhance the accessibility of users, (v) planting is proposed at the rear to soften the look of the garages and the rear lane, and (vi) the retention of two existing City trees at the rear of the subject site and the reconfiguration of the driveway had been considered; however, the retention of these trees is not possible due to vehicles accessing/exiting the driveway.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the applicant's efforts to retain one on-site tree along the No. 5 Road frontage and undertake special mitigation measures for tree retention are appreciated, (ii) laneway improvements including driveway orientation and landscaping opportunities will be further reviewed through the Servicing Agreement associated with the project, and (iii) opportunities for tree planting will be considered in addition to the proposed lawns between the drive aisles.

Development Permit Panel

Wednesday, January 12, 2022

Panel Discussion

In reply to queries from the Panel, Mr. Duncan acknowledged that (i) the project's tree replacement ratio meets the City's requirement, (ii) the quality and survivability of trees were considered in the choice of tree species proposed to be planted on the site, (iii) majority of proposed paving materials on the site are pervious, (iv) the driveway adjacent to the rear lane will be treated with asphalt, (v) permeable paving treatment is proposed for the resident outdoor parking space at the back of the single car garage for each unit, and (vi) hard and soft landscape elements are proposed for the private outdoor space for each unit.

Discussion ensued regarding the possibility of retaining the two existing City trees at the rear of the site and the proposed configuration of the driveway that results in significant concrete paving on the driveway.

As a result of the discussion, staff were directed to work with the applicant to investigate opportunities to reconfigure the proposed driveway in order to preserve the existing trees or provide new tree planting and maximize opportunities for soft landscaping.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project has some good landscape elements, (ii) the project fits well into the character of the neighbourhood, and (iii) the driveway access from the rear lane would result in an enhanced pedestrian experience along the No. 5 Road frontage.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of two duplexes at 10431 No. 5 Road on a site zoned "Arterial Road Compact Two-Unit Dwellings (RCD)"

CARRIED

Development Permit Panel
Wednesday, January 12, 2022

2. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled on Wednesday, January 26, 2022 be cancelled.

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:52 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 12, 2022.

John Irving
Acting Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, January 12, 2022.



PANORAMIC SITE VIEW NO. 5 ROAD



ADJACENT HOUSE



ADJACENT HOUSE



VIEW ACROSS NO. 5 ROAD



AERIAL CONTEXT VIEW

ERIC LAW ARCHITECT

2500 W. 104TH AVENUE, SUITE 100
 RICHMOND, BC V6V 2G9
 TEL: (604) 205-2888

COMING TO THE FORE, THE FIRM HAS BEEN A LEADER IN THE ARCHITECTURAL AND INTERIOR DESIGN INDUSTRY FOR OVER 20 YEARS. THE FIRM HAS A PROVEN TRACK RECORD OF DELIVERING HIGH-QUALITY, INNOVATIVE AND SUSTAINABLE DESIGN SOLUTIONS FOR A WIDE RANGE OF CLIENTS AND PROJECTS. THE FIRM'S DESIGN PHILOSOPHY IS TO CREATE SPACES THAT ARE FUNCTIONAL, DURABLE, AND VISUALLY STRIKING.

- 1. 2020/2021 RFP FOR CIVIC SQUARE
- 2. 2020/2021 RFP FOR CIVIC SQUARE
- 3. 2020/2021 RFP FOR CIVIC SQUARE
- 4. 2020/2021 RFP FOR CIVIC SQUARE
- 5. 2020/2021 RFP FOR CIVIC SQUARE
- 6. 2020/2021 RFP FOR CIVIC SQUARE
- 7. 2020/2021 RFP FOR CIVIC SQUARE
- 8. 2020/2021 RFP FOR CIVIC SQUARE

- 1. 2020/2021 RFP FOR CIVIC SQUARE
 - 2. 2020/2021 RFP FOR CIVIC SQUARE
 - 3. 2020/2021 RFP FOR CIVIC SQUARE
 - 4. 2020/2021 RFP FOR CIVIC SQUARE
 - 5. 2020/2021 RFP FOR CIVIC SQUARE
 - 6. 2020/2021 RFP FOR CIVIC SQUARE
 - 7. 2020/2021 RFP FOR CIVIC SQUARE
 - 8. 2020/2021 RFP FOR CIVIC SQUARE
- PROPOSED COMPACT DUPLEX**
10431 NO. 5 RD
RICHMOND BC
- CONTEXT**

PROJECT NUMBER: 18-08
 ISSUED: 7/10/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 18-08_001_230115_10P-4882044

DP 20-910008

CONTEXT
 DEVELOPMENT PERMIT



AERIAL IMAGE



IMAGE ALONG NO. 5 ROAD



IMAGE ALONG NO. 5 ROAD

DP 20-910008

**ERIC LAW
ARCHITECT**

2150 29TH AVENUE, VANCOUVER BC
V6L 2G9
TEL: (604) 566-2999

ERIC LAW ARCHITECTURE INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WE ENCOURAGE ALL QUALIFIED APPLICANTS TO APPLY. WE ARE AN EQUAL OPPORTUNITY EMPLOYER. WE ENCOURAGE ALL QUALIFIED APPLICANTS TO APPLY. WE ARE AN EQUAL OPPORTUNITY EMPLOYER. WE ENCOURAGE ALL QUALIFIED APPLICANTS TO APPLY.

- 1. 2021.12.13 FOR CITY OF VANCOUVER
- 2. 2021.12.17 FOR CITY OF VANCOUVER
- 3. 2021.12.17 FOR CITY OF VANCOUVER
- 4. 2021.12.17 FOR CITY OF VANCOUVER
- 5. 2021.12.17 FOR CITY OF VANCOUVER
- 6. 2021.12.17 FOR CITY OF VANCOUVER
- 7. 2021.12.17 FOR CITY OF VANCOUVER
- 8. 2021.12.17 FOR CITY OF VANCOUVER

NO.	DATE	DESCRIPTION
1.	2021.12.13	FOR CITY OF VANCOUVER
2.	2021.12.17	FOR CITY OF VANCOUVER
3.	2021.12.17	FOR CITY OF VANCOUVER
4.	2021.12.17	FOR CITY OF VANCOUVER
5.	2021.12.17	FOR CITY OF VANCOUVER
6.	2021.12.17	FOR CITY OF VANCOUVER
7.	2021.12.17	FOR CITY OF VANCOUVER
8.	2021.12.17	FOR CITY OF VANCOUVER

**PROPOSED
COMPACT DUPLEX**
10431 NO. 5 RD
RICHMOND BC

IMAGES

PROJECT NUMBER: B-08
ISSUED: 1/10/2022
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 18-08_CWP_200110-DUP-ARCHS00A

IMAGE

DEVELOPMENT PERMIT

PROPOSED DUPLEX AT 10431 NO. 5 ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CIVIC ADDRESS: 10431 NO 5 ROAD, RICHMOND, BC
 (B) LEGAL DESCRIPTION: "A" LOT 356 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST, NMD 44778
 390.5 SM (4,203 SF) FOR EACH LOT AFTER SUBDIVISION INTO 2 LOTS. ORIGINAL LOT SIZE 781 SM
 (C) LOT AREA: CURRENT: RST//F, PROPOSED: RCD
 (D) ZONING USE: CURRENT ZONING: RCD
 PROPOSED ZONING: RCD

(E) FLOOR AREA RATIO: 0.55 TO 454.5 SM
 0.3 TO REST OF SITE AREA

(F) NUMBER OF UNITS: 1 PER LOT
 MAX - 45%
 (G) BUILDING COVERAGE: 2 PER LOT
 SITE COVER - MAX 50% (2101 SF)
 POROUS AREA-MIN 20%
 LIVE PLANT AT FRONTYARD - MIN 50%

(H) BUILDING HEIGHT: MAX HEIGHT - 9M
 (I) SETBACK: FRONT YARD - 6M
 SIDE YARD - 2M
 REAR YARD - 6M

(J) PARKING: 2 PER DWELLING UNIT

0.6 PER LOT (MIN 780 SQ. METRE PER LOT)
 0.63 X 390.5 SM = 254.3 SM (2,521 SF)
 (TOTAL FAR AREA = 468.6 SM FOR 2 LOTS)
 COVERED PORCH 10% = 23.4 SM (232 SF)
 GARAGE 25 SM PER UNIT (289 SF)

0.6
 234.25M (2921 SQ. FT.) PER LOT
 TOTAL FAR AREA 468.45M (5942 SQ. FT.) FOR 2 LOTS

15.85M (170.5 SQ. FT.) 7% COVERED PORCH
 19.4 SM (209 SQ. FT.) GARAGE PER UNIT

2 UNITS PER LOT
 46% (1935 SQ. FT. / 4203 SQ. FT PER LOT)
 47% REFER TO LANDSCAPE
 25% REFER TO LANDSCAPE
 66% REFER TO LANDSCAPE

BUILDING HEIGHT - 8.05M
 GARAGE HEIGHT - 3.97M
 FRONT YARD - 6.3M (20'6")
 NORTH SIDE YARD - 1.27M (4'2")
 SOUTH SIDE YARD - 1.27M (4'2")
 REAR YARD - 14.5M (48'0")
 GARAGE - BETWEEN 5.5M TO 11.5M FROM REAR YARD
 GARAGE - 1.2M SIDE YARD

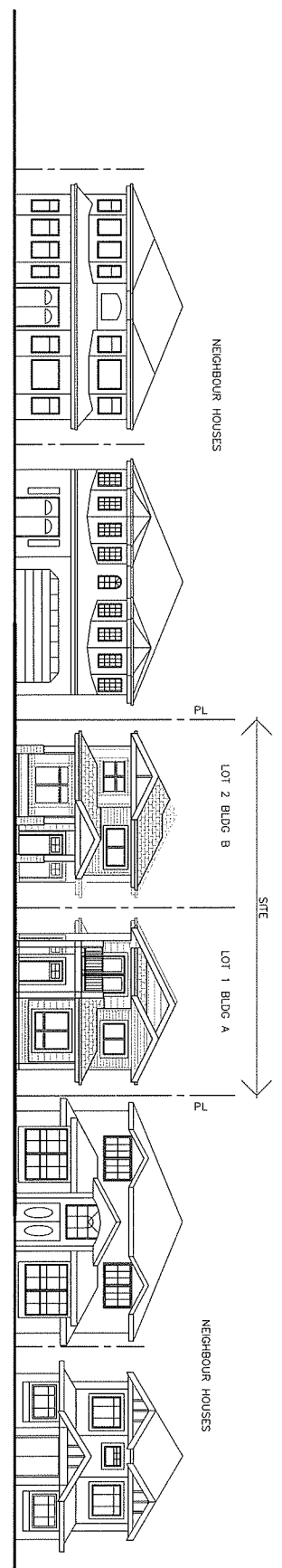
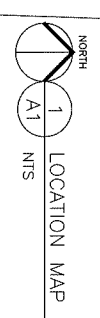
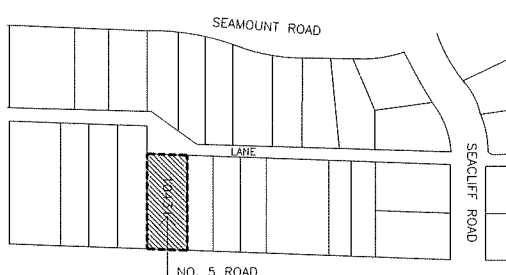
2 PER LOT
 FROM REAR YARD
 GARAGE SIDE YARD - 1.2M
 2 PER DWELLING UNITS
 VISION - NO REQUIREMENT

2 PER LOT
 46% (1935 SQ. FT. / 4203 SQ. FT PER LOT)
 47% REFER TO LANDSCAPE
 25% REFER TO LANDSCAPE
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2 PER LOT
 FROM REAR YARD
 GARAGE SIDE YARD - 1.2M
 2 PER DWELLING UNITS
 VISION - NO REQUIREMENT

2 REGULAR PARKING IN TANDEM ARRANGEMENT PER UNIT



1
 A1
 1/8" TO 1'-0"

CONTEXT ELEVATION ALONG NO. 5 ROAD

DP 20-910008

A1

DEVELOPMENT PERMIT

ERIC LAW ARCHITECT

10431 NO 5 ROAD, RICHMOND BC
 TEL: (604) 273-2018
 WWW.ERICLAWARCHITECT.COM

DESIGNED BY ERIC LAW ARCHITECT
 DRAWN BY ERIC LAW ARCHITECT
 CHECKED BY ERIC LAW ARCHITECT
 DATE: 1/10/2022

NO.	DESCRIPTION
1.	2021/12/16 PRELIMINARY APPROVAL
2.	2021/12/16 PRELIMINARY APPROVAL
3.	2021/12/16 PRELIMINARY APPROVAL
4.	2021/12/16 PRELIMINARY APPROVAL
5.	2021/12/16 PRELIMINARY APPROVAL
6.	2021/12/16 PRELIMINARY APPROVAL

PROPOSED COMPACT DUPLEX
 10431 NO. 5 RD
 RICHMOND BC

DEVELOPMENT SUMMARY

NO.	DESCRIPTION
1.	2021/12/16 PRELIMINARY APPROVAL
2.	2021/12/16 PRELIMINARY APPROVAL
3.	2021/12/16 PRELIMINARY APPROVAL
4.	2021/12/16 PRELIMINARY APPROVAL
5.	2021/12/16 PRELIMINARY APPROVAL
6.	2021/12/16 PRELIMINARY APPROVAL

PROJECT NUMBER: B-05
 ISSUED: 1/10/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 18-08_097-200110-009-1000008

2500 WEST BROADWAY
 VANCOUVER, BC
 V6K 2M5
 TEL: (604) 255-2818

- CONTRACT NO. 20-910008
- 2020.02.12 FOR SITE PLAN
 - 2020.02.12 FOR SITE PLAN
 - 2020.02.11 FOR SITE PLAN
 - 2020.02.09 FOR SITE PLAN
 - 2020.02.09 FOR SITE PLAN
 - 2020.02.11 FOR SITE PLAN
 - 2020.02.11 FOR SITE PLAN
 - 2020.02.11 FOR SITE PLAN

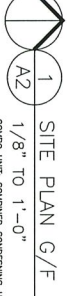
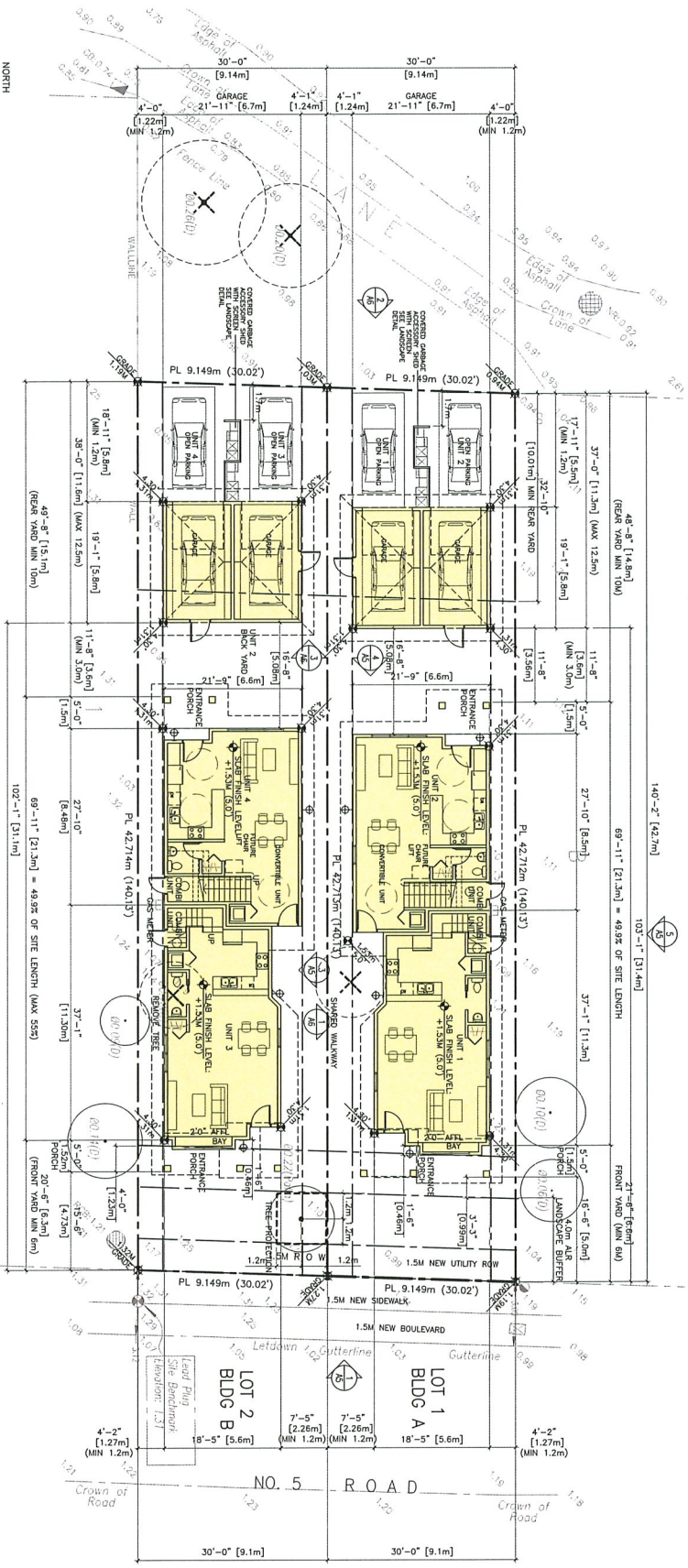
- 2020.02.12 FOR SITE PLAN
- 2020.02.12 FOR SITE PLAN
- 2020.02.11 FOR SITE PLAN
- 2020.02.09 FOR SITE PLAN
- 2020.02.09 FOR SITE PLAN
- 2020.02.11 FOR SITE PLAN
- 2020.02.11 FOR SITE PLAN
- 2020.02.11 FOR SITE PLAN

PROPOSED COMPACT DUPLEX
 10431 NO. 5 RD
 RICHMOND BC
 SITE PLAN-1/F

PROJECT NUMBER: 19-08
 ISSUED: 1/10/2022
 DRAWN BY: EL
 CHECKED BY: EL
 FILE NAME: 19-08_01P_230115-19P-48521M

A2

DEVELOPMENT PERMIT



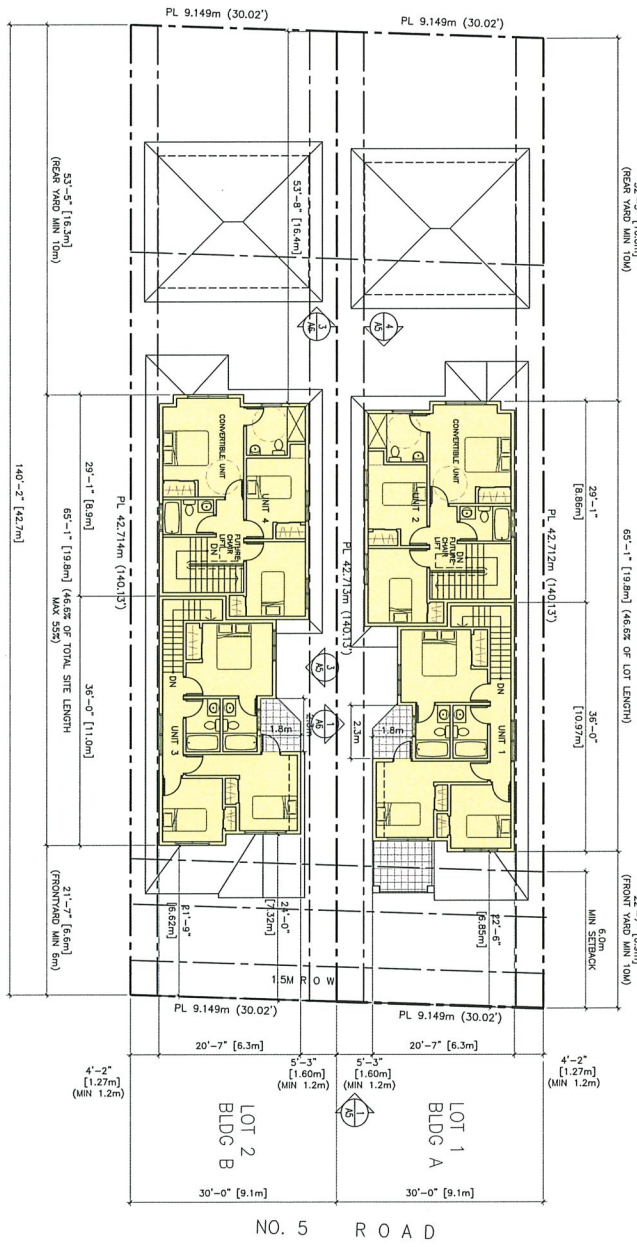
SITE PLAN G/F
 1/8" TO 1'-0"
 CONTOUR LINES CONFORM TO THE WATER AND SEWER MAINS AS SHOWN ON THE LISTS
 TREES TO BE REMOVED
 EXTERIOR LIGHT WITH DOWNWARD LED LIGHT BULB

FINISH GRADE:
 NW LOT CORNER: 0.94
 NE HOUSE CORNER: 1.21
 SW LOT CORNER: 1.18
 SE HOUSE CORNER: 1.31
 SW HOUSE CORNER: 1.18
 NW HOUSE CORNER: 1.21
 SE HOUSE CORNER: 1.31
 SW HOUSE CORNER: 1.31
 NW HOUSE CORNER: 1.21
 AVERAGE GRADE: 1.23 M (4.04')
 SCALE OF PLAN: 1/8" = 1'-0"
 BUILDING HEIGHT: 9.27M - 1.23m 8.04M

ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNIT:
 (1) LATCH IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS
 (2) STAINLESS STEEL HANDLES
 (3) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
 (4) INSULATION DESIGN TOILETS, BATHROOMS AND SHOWERS
 (5) BULKHEAD SHALL MEET CITY'S DESIGN CODE STEP 3 REQUIREMENTS

DP 20-910008

NORTH
1 SITE PLAN 2/F
A3 1/8" TO 1'-0"



ERIC LAW ARCHITECT

1000 WEST 10TH AVENUE, SUITE 200
VANCOUVER, BC V6H 2Y6
TEL: (604) 505-2019

CONCEPT DESIGN: ERIC LAW ARCHITECT
SCHEMATIC DESIGN: ERIC LAW ARCHITECT
PRELIMINARY DESIGN: ERIC LAW ARCHITECT
DESIGN DEVELOPMENT: ERIC LAW ARCHITECT
CONSTRUCTION DOCUMENTS: ERIC LAW ARCHITECT
CONSTRUCTION ADMINISTRATION: ERIC LAW ARCHITECT
PROJECT MANAGER: ERIC LAW ARCHITECT
ARCHITECT: ERIC LAW ARCHITECT
REGISTERED ARCHITECT, BRITISH COLUMBIA
PROFESSIONAL REGISTRATION NUMBER: 10000

- 1. 2021.03.12 FOR CITY OF VANCOUVER
- 2. 2021.03.12 FOR CITY OF VANCOUVER
- 3. 2021.03.11 FOR CITY OF VANCOUVER
- 4. 2021.03.09 FOR CITY OF VANCOUVER
- 5. 2021.03.09 FOR CITY OF VANCOUVER
- 6. 2021.03.09 FOR CITY OF VANCOUVER
- 7. 2021.03.12 FOR CITY OF VANCOUVER
- 8. 2021.03.09 FOR CITY OF VANCOUVER

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6	2021.03.09 FOR CITY OF VANCOUVER
7	2021.03.12 FOR CITY OF VANCOUVER
8	2021.03.09 FOR CITY OF VANCOUVER

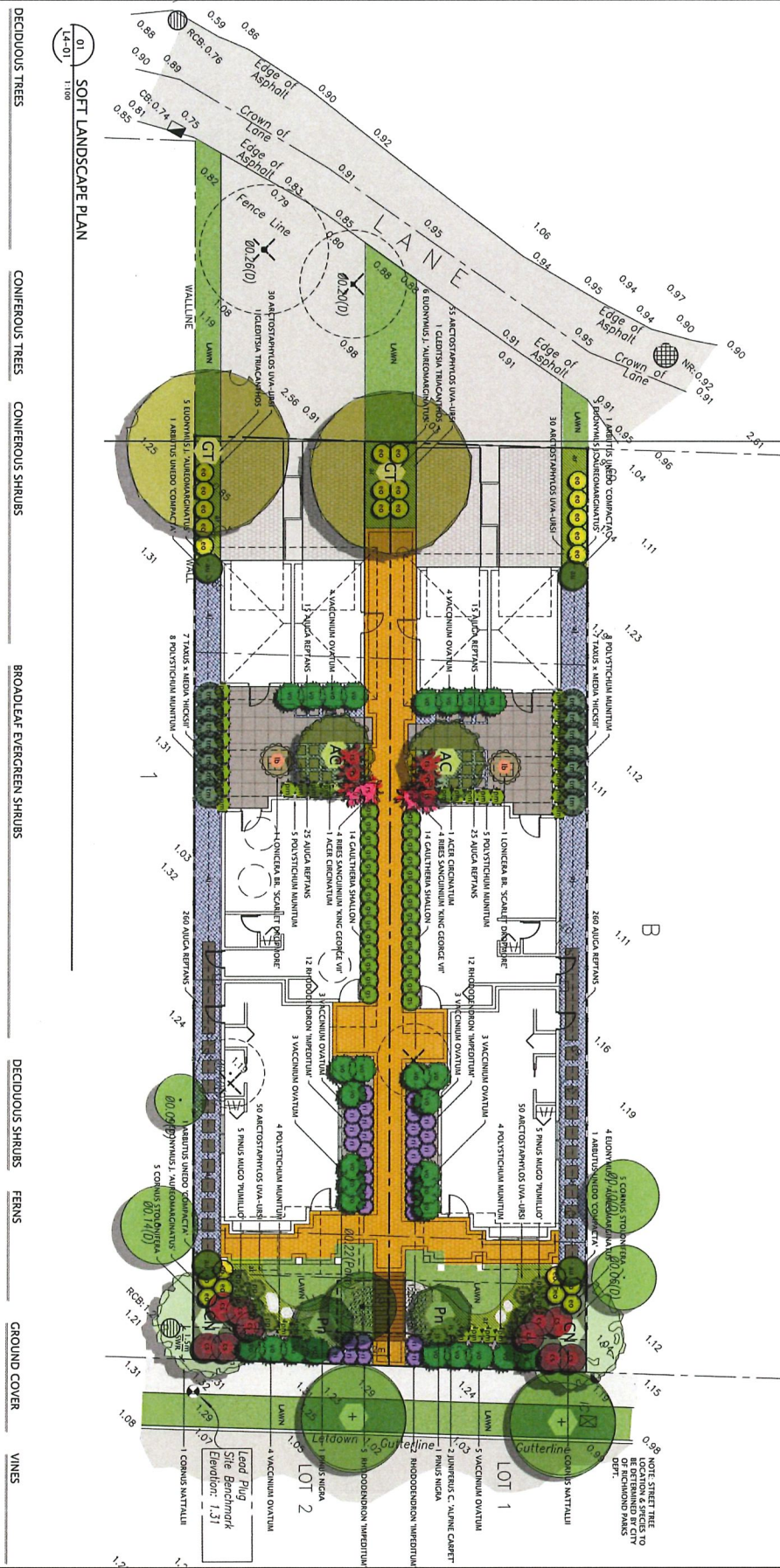
**PROPOSED
COMPACT DUPLEX**
10431 NO. 5 RD
RICHMOND BC
SITE PLAN-2F

PROJECT NUMBER: B-08
ISSUED: 1/10/2022
DRAWN BY: EL
CHECKED BY: EL
FILE NAME: 10-08_01F_220110-01F-2F-01A

DP 20-910008

A3
DEVELOPMENT PERMIT

AC Acer canadense	CT Cedrus deodora	PN Pinus nigra	TM Taxus media 'Hicksii'	PP Pinus mugo 'Mumillo'	AU Abies undata	F1 Rhododendron 'Impatiens'	GF Galium aparine	CS Cornus stolonifera	PM Polystichum aureum	AR Aster repens	IB Ilex aquifolium 'Scheffii'
CN Cornus nuttallii	CT Cedrus deodora	PN Pinus nigra	TM Taxus media 'Hicksii'	PP Pinus mugo 'Mumillo'	AU Abies undata	F1 Rhododendron 'Impatiens'	GF Galium aparine	CS Cornus stolonifera	PM Polystichum aureum	AR Aster repens	IB Ilex aquifolium 'Scheffii'
AC Acer canadense	CT Cedrus deodora	PN Pinus nigra	TM Taxus media 'Hicksii'	PP Pinus mugo 'Mumillo'	AU Abies undata	F1 Rhododendron 'Impatiens'	GF Galium aparine	CS Cornus stolonifera	PM Polystichum aureum	AR Aster repens	IB Ilex aquifolium 'Scheffii'
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DATE	ISSUED FOR	REV
2018-07-15	REZONING	A
2020-07-22	DP	B
2021-05-11	DP	C
2021-08-18	BP	D

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind by Donald V. S. Duncan Inc. and its affiliates or any other person or entity who has entered into a contract with them. This drawing shall not be used for construction purposes without the written consent of the architect and dated by the Landscape Architect.

Consultants
 Architectural: Eric Law Architects
 Civil: [blank]
 Structural: [blank]
 Electrical: [blank]

DVS Donald V. S. Duncan
 DEVELOPMENT CONSULTANT
 LAND CARE ARCHITECT
 603 - 220 Berrin Street
 Canada V6R 6V9
 778-791-4323
 778-791-9111
 778-791-9111@dvsl.com

Project Leader
 Donald V. S. Duncan
Residential DEV.
 10431 No. 5 Road
 Richmond BC
 prepared for:
 1058085 BC LTD.
 6411 Burdell Road
 Richmond BC

Check Scale from benchtop reduced: 0 10mm
 Project No. 18-0041
 Drawing No. L4-01

SOFT LANDSCAPE PLAN