



**Development Permit Panel
Wednesday, January 13, 2021**

Time: 3:30 p.m.

Place: Remote (WebEx) Meeting

Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering and Public Works

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 25, 2020 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-829236
(REDMS No. 6546593 v. 4)

APPLICANT: 1132865 BC Ltd.

PROPERTY LOCATION: 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1
Road

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INTENT OF PERMIT:

1. Permit the construction of 30 townhouse units at 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road on a site zoned “Medium Density Townhouses (RTM2)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along No. 1 Road from 6.0 m to 4.5 m.

Applicant’s Comments

Ken Chow, Interface Architecture, with the aid of a visual presentation (copy on file, City Clerk’s office), provided background information on the proposed development, including its site context, site layout, floor plans, streetscapes, building elevations, and proposed materials and colour palette, highlighting the following:

- the proposed townhouse development includes 3-storey front units and 2-storey rear units sited around a T-shaped drive aisle;
- three 3-storey units each contain a secondary suite;
- the size of the proposed outdoor amenity area for the subject site can accommodate the needs of future townhouse development should the adjacent property to the north redevelop in the future;
- the proposal includes three convertible units;
- a modern flat roof design is proposed for the project; and
- two accessible parking spaces will be located adjacent to the common outdoor amenity area.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) the existing site grade along the rear (east) property line will be maintained; however, a portion of the site grade of the backyards of duplex Buildings 3 to 5, which contains three convertible units, will be raised to match the grade of the ground floor of these units, (ii) a six-foot high wood fence will be installed along the rear (east) property line to provide privacy to adjacent single-family homes, (iii) a significant number of trees located on-site, on neighbouring properties and on a shared property line will be retained, (iv) an existing Japanese Maple tree will be relocated to the common outdoor amenity area, (v) a significant existing tree located along the south property line will be retained and protected and site grades within the Tree Protection Area will be maintained, (vi) the site grade along the south property line will be raised and a retaining wall of up to four-feet high with a low wood fence on top will be installed, (vii) a large common outdoor amenity area is proposed, which includes, among others, an open lawn, play structures and natural play elements, and (viii) permeable paving treatment is proposed at the vehicle entrance, at the ends of the internal drive aisle and on all outdoor parking spaces.

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Staff Comments

Wayne Craig, Director, Development, noted that (i) three secondary suites are proposed, with two located adjacent to the driveway access along No. 1 Road and one located at the north end of the site, (ii) there is a Servicing Agreement associated with the project for frontage works and site servicing along No. 1 Road, (iii) the proposed front yard setback variance was identified at rezoning stage and will result in a larger rear yard setback and assists in accommodating tree retention along the shared property line with single-family lots to the east, (iv) there is no proposed road widening along No. 1 Road and the distance from the back of the curb to the building face would be approximately 7.74 meters, (v) the applicant has provided an acoustical report indicating that the project will achieve Canada Mortgage and Housing Corporation (CMHC) interior noise standards in relation to traffic noise generated on No. 1 Road, and (vi) vehicle access to the site will be limited to right-in/right-out and a physical barrier will be installed to enforce this scheme.

Panel Discussion

In reply to a query from the Panel, Mr. Craig acknowledged that the number of proposed secondary suites for the project is consistent with the City's Zoning Bylaw.

In reply to queries from the Panel, Mr. Chow and Ms. Dimitrova confirmed that (i) electric vehicle (EV) charging will be installed in the garage of each townhouse unit, (ii) no EV charging stations will be installed for visitor parking stalls, and (iii) the existing site grade within the tree protection zone will be maintained in order to retain the Sycamore tree at the southwest corner of the site and the proposed retaining wall will be installed outside of the tree protection zone.

In reply to a query from the Panel, Mr. Craig noted that there is no bylaw requirement to provide EV charging stations for visitor parking stalls.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the project was well presented and the proposed on-site grade transitions will minimize impacts to adjacent single-family homes.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 30 townhouse units at 7464, 7480, 7500, 7520, 7540, 7560/7580 and 7600 No. 1 Road on a site zoned “Medium Density Townhouses (RTM2)”;* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback along No. 1 Road from 6.0 m to 4.5 m.*

CARRIED

2. DEVELOPMENT PERMIT 20-896138

(REDMS No. 6554683 v. 3)

APPLICANT: CLO Ventures K2 Ltd.

PROPERTY LOCATION: 9571, 9591, 9611, 9671 Steveston Highway and 10831 Southdale Road

INTENT OF PERMIT:

1. Permit the construction of 20 townhouse units at 9571, 9591, 9611, 9671 Steveston Highway and 10831 Southdale Road on a site zoned “Low Density Townhouses (RTL4)”;
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Steveston Highway from 6.0 m to 4.5 m.

Applicant’s Comments

Jiang Zhu, Imperial Architecture, with the aid of a visual presentation (copy on file, City Clerk’s Office) provided background information on the proposed development including its site context, site layout, building elevations, proposed materials and colour palette, and floor plans, highlighting the following:

- the proposal includes 3-storey front units located along Steveston Highway and 2-storey rear units in compliance with the City’s Arterial Road Land Use Policy;
- the 3-storey units will be stepped down to 2-storeys at the southwest and southeast corners of the subject site;
- a significant Sycamore Maple tree at the back (north side) of the subject site will be retained and protected and integrated into the proposed common outdoor amenity area;

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- the north façade of the 2-storey rear units facing the neighbouring single-family homes will be articulated to provide visual interest;
- the front elevation of buildings along Steveston Highway includes, among others, bay windows, pitched roofs, and gable roofs;
- potential shadowing will not impact adjacent developments as indicated in the shadow study; and
- the project includes three secondary suites and two convertible units.

Meredith Mitchell, M2 Landscape Architecture, reviewed the proposed landscaping for the site, noting that (i) an Agricultural Land Reserve (ALR) landscaped buffer will be installed along the south property line, (ii) permeable paving treatment is proposed at the driveway entry, portions of the internal drive aisle, and outdoor parking spaces, (iii) the rear yards of back units will be slightly raised to provide usable space, (iv) the low retaining walls along the east property line will be landscaped to provide screening and visual interest from the street, (v) a perimeter drainage and an irrigation system will be installed, (vi) the existing grade around the tree protection zone will be maintained, (vii) a cantilevered building footing will be utilized for the building adjacent to the retained tree, (viii) the common outdoor amenity area is fully accessible and barrier-free and includes, among others, play equipment and natural play elements, (ix) community gardens will be provided on-site as an additional shared outdoor amenity area, and (x) deciduous and evergreen planting are proposed along the north property line to provide a landscaped buffer to adjacent single-family homes.

Staff Comments

Mr. Craig noted that (i) the project includes three secondary suites, (ii) there is a Servicing Agreement associated with the project for frontage works along Steveston Highway and Southdale Road, including the installation of a physical barrier on the driveway entrance to ensure a right-in/right-out only vehicle movement, (iii) the proposed exterior side yard setback variance was identified at rezoning stage, (iv) the proposed setback variance to the exterior side yard, which functions as a front yard along Steveston Road, will result in an increased rear yard setback and accommodate the retention of the significant tree, (v) the setback from back of curb to building face is approximately 8.5 meters, (vi) the applicant has provided an acoustical report indicating that the project will achieve CMHC noise standards, (vii) the project will achieve BC Energy Step Code 3, and (viii) the design of the ALR landscaped buffer is consistent with Ministry of Agriculture guidelines.

In reply to queries from the Panel, Mr. Craig acknowledged that (i) a substantial landscape security for the project and an arborist's contract for works conducted within the tree preservation zone will be required, and (ii) the project's arborist is required to be present on-site to supervise any work within the tree preservation area.

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Panel Discussion

In reply to a query from the Panel, Mr. Zhu reviewed the proposed locations of the air source heat pumps, noting that the units will be screened and the acoustical report indicates that they comply with the City's Noise Bylaw requirements.

In reply to a query from the Panel, Ms. Mitchell confirmed that the Ministry of Agriculture guidelines include restrictions on plant species allowed to be planted on the ALR buffer.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that the project was well presented and the retention of the significant tree and the proposed planting along the ALR buffer will enhance the landscaping for the project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 20 townhouse units at 9571, 9591, 9611, 9671 Steveston Highway and 10831 Southdale Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Steveston Highway from 6.0 m to 4.5 m.*

CARRIED

3. **Date of Next Meeting: January 27, 2021**

4. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:25 p.m.

CARRIED

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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 13, 2021.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk