



**Development Permit Panel
Wednesday, March 10, 2021**

Time: 3:30 p.m.

Place: Remote (Zoom) 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 3:32 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on January 27, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-768763
(REDMS No. 6614322 v. 4)

APPLICANT: Landcraft Homes Ltd.

PROPERTY LOCATION: 5751 Francis Road

INTENT OF PERMIT:

Permit the construction of a triplex at 5751 Francis Road on a site zoned “Arterial Road Three-Unit Dwellings (RTA)”.

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Applicant's Comments

Gordon Yiu, DF Architecture Inc., with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the proposed development, highlighting the following:

- one of the units in the triplex (Unit C) is a convertible unit;
- each unit is provided with a garage with two side-by-side parking spaces that could accommodate waste carts; a staging area for waste carts for garbage collection is proposed along the drive aisle;
- one visitor parking space is proposed for the triplex;
- the façades of the triplex units are distinct but related;
- the proposed materials are consistent with neighbouring single-family homes;
- wall-mounted sconces with downward focused lights and bollard lighting are proposed to enhance security and mitigate light pollution;
- windows will be installed along the internal driveway to provide more surveillance opportunities;
- proposed sustainability measures include, among others, high performance windows and enhanced air tightness; and
- there is a Statutory Right-of-Way over the driveway to provide vehicle access to the neighbouring property to the east should it redevelop into a triplex in the future.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) all yards for the triplex units are accessible, (ii) low transparent fencing and soft landscaping are proposed along the streetscape, (iii) a six-foot high wood perimeter fence and landscaping provide privacy to neighbouring properties, and (iv) different patterns and colours are proposed for the permeable pavers on the internal driveway and the pedestrian sidewalk.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the proposed development for frontage works along Francis Road, (ii) the project will achieve Step Code 3 of the BC Energy Step Code, (iii) there will signage installed on the fence to indicate that the internal drive aisle would connect to the adjacent property to the east in the future, and (iv) the signage will be inspected as part of the landscape inspection process.

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Panel Discussion

In reply to queries from the Panel, the project's design team including Mr. Yui, Ms. Dimitrova, and Zubin Billimoria, DF Architecture, acknowledged that (i) the waste carts will only be moved from the garages and temporarily stationed at the garbage staging area on garbage collection days, (ii) a Right-of-Way (ROW) for water meter is located in front of Unit C facing Francis Road, (iii) there is adequate maneuvering space for vehicles entering and leaving the garages of Unit A and Unit B in forward gear, (iv) the applicant will consider redesigning the paving treatment for the pedestrian pathway to emphasize that there is a shared drive aisle access between the subject site and the adjacent property to the east should it redevelop in the future, (v) the number of wall-mounted sconce lights in the proposed development has been reduced as recommended by the Advisory Design Panel and the downward focused lights will avoid light pollution, and (iv) the garages with two vehicles parked could still accommodate the waste carts.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

Discussion ensued with regard to the adequacy of space in the garages to accommodate the waste bins and staff was directed to confirm if each garage could accommodate the waste bins when the garage is occupied by two vehicles.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a triplex at 5751 Francis Road on a site zoned "Arterial Road Three-Unit Dwellings (RTA)".

CARRIED

2. **Date of Next Meeting: March 24, 2021**

3. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:54 p.m.

CARRIED

3.

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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, March 10, 2021.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk