



**Development Permit Panel  
Wednesday, March 30, 2016**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Victor Wei, Director, Transportation

The meeting was called to order at 3:33 p.m.

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on February 24, 2016, be adopted.*

**CARRIED**

**1. Development Permit 15-713779**  
(File Ref. No.: DP 15-713779) (REDMS No. 4930154)

APPLICANT: Urban Design Group Architects Ltd. (G & B Estates Ltd.)

PROPERTY LOCATION: 3868, 3880 and 3900 Steveston Highway

INTENT OF PERMIT:

1. Permit the construction of a one-storey commercial development at 3868, 3880 and 3900 Steveston Highway on a site zoned "Neighbourhood Commercial (ZC36) – Steveston"; and
2. Vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.

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#### Applicant's Comments

Eric Ching, Architect, Urban Design Group Architects, Ltd., provided background information on the proposed development, noting that (i) the project includes three one-storey buildings with a building for an anchor tenant located at the northwest corner of the subject site, (ii) proposed building uses include retail pharmacy, financial services, business and professional services and restaurant, (iii) the buildings are sited to achieve maximum exposure and visibility from the street, (iv) vehicular access to the site is proposed along Steveston Highway and No. 1 Road frontages, (v) the building design references the vernacular Steveston architecture, i.e. parapet roofs, open gables, horizontal siding, and brick, and (vi) architectural elements such as gooseneck lighting, projecting canopies and awnings are introduced.

Mr. Ching further noted that sustainability features of the proposed development include (i) light coloured and high-albedo roofing materials to mitigate heat island effect, (ii) LED dark sky lighting systems, (iii) two parking spaces with electric vehicle charging equipment, (iii) low-E glazing and (iv) high-efficiency building mechanical systems.

Also, Mr. Ching commented that in terms of scale, the west elevation of Building A has been intentionally stepped down to provide a sensitive transition to the single-family homes to the west. He further commented that the streetwall arbour structures along Steveston Highway and No. 1 Road further defines the street edge and provides screening to the surface parking areas behind.

Gerry Eckford, ETA Landscape Architecture, briefed the Panel on the main landscaping elements in the project, noting that edge treatments include (i) introducing a new 1.8 meter solid wood fence along interior property lines and a 3 meter cedar hedge replacing the existing hedge along the west property line, (ii) retaining and extending the public pathway, maintaining and augmenting the existing cedar hedge and introducing a new 1.8 meter solid wood fence along the south property line, and (iii) planting of street trees and introducing street wall arbour structures along the Steveston Highway and No. 1 Road frontages.

Mr. Eckford further noted that interior landscaping includes (i) screening around the garbage enclosure at the south side of Building A, (ii) two landscaped islands in the middle of the site which incorporates an irrigation system, and (iii) raised pedestrian crosswalks with a different paving treatment to enhance pedestrian safety.

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#### Panel Discussion

In response to queries from the Panel, Mr. Ching advised that (i) the height of the neighbouring multi-family buildings to the south appears substantial relative to the two buildings in the subject development with double gable elements, (ii) gable elements were already incorporated in the applicant's rezoning application submission, (iii) the suggestion for a more central location of the two parking stalls with electric vehicle charging stations will be considered to achieve higher visibility and promote the use of electric vehicles, (iv) the applicant will consider the suggestion to introduce appropriate paving treatments and markings to enhance the safety of pedestrians coming from the neighbouring developments to the south heading to Building C.

In response to further queries from the Panel, Mr. Ching confirmed that (i) the grade difference between the west property line of the proposed development and the adjacent property to the west is a few feet, (ii) site grading will be sloped to meet the existing retaining wall condition and a new cedar fence will be introduced along the west property line, (iii) a handicapped parking stall is provided in the parking area adjacent to Building C, (iv) the applicant is committed to ensure that future tenants of the three buildings will incorporate the proposed high efficiency building mechanical systems, and (v) no parking variance has been requested by the applicant.

In response to queries from the Panel regarding the changes incorporated to the proposal addressing concerns at rezoning, Mr. Ching advised that in terms of design, the current proposal complies with the Steveston Area Plan guidelines, noting that the current design is less contemporary and addresses both the neighbourhood context and the site's gateway location to the Steveston Heritage Area.

Mr. Ching added that the main changes in design through the development application process include (i) introducing sloped roofs and double gable elements, (ii) replacing or reducing the use of contemporary cladding materials such as stucco, metal panels and fiber cement panels and adding brick detailing elements, (iii) introducing horizontal siding elements, and (iv) incorporating gooseneck lighting to provide lighting to signage.

#### Staff Comments

Wayne Craig, Director, Development, commented that the Servicing Agreement associated with the proposed development includes frontage improvements along Steveston Highway and No.1 Road including wider sidewalks and traffic signal upgrades at the Steveston Highway and No. 1 Road intersection.

In response to a query from the Panel, Mr. Craig acknowledged support for the proposed variance on maximum building height, noting that (i) the double gable elements presented at rezoning would have been acceptable prior to the amendment of Zoning Bylaw 8500 regarding measurement of building height, (ii) the amended Zoning Bylaw prescribes that sloped roofs be measured at the peak and not at the midpoint as previously allowed, and (iii) the proposed variance enhances the design of the proposed development.

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**Correspondence**

Ron Herman, 17-713779 No. 1 Road (Schedule 1)

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a one-storey commercial development at 3868, 3880 and 3900 Steveston Highway on a site zoned "Neighbourhood Commercial (ZC36) – Steveston"; and*
2. *vary section 22.36.7.1 of Richmond Zoning Bylaw 8500 to increase the maximum building height from 9.0 m to 10.4 m for localized architectural feature elements.*

**CARRIED**

**2. Development Permit 10-516068**

(File Ref. No.: DP 10-516068) (REDMS No. 4672180)

APPLICANT: Andrew Cheung Architects Inc. on behalf of 1044577 BC Ltd.

PROPERTY LOCATION: 6740 Cooney Road and 6731, 6751 Eckersley Road

INTENT OF PERMIT:

Permit the construction of approximately 41 apartment units and eight (8) townhouse units at 6740 Cooney Road and 6731, 6751 Eckersley Road on a site zoned Mid Rise Apartment and Townhouse (ZLR26) – Brighthouse Village (City Centre).

**Applicant's Comments**

Kassra Tavakoli, Andrew Cheung Architects, Inc., provided background information on the proposed development and noted the following:

- the proposed infill development includes eight three-storey townhouse units and a 41-unit six-storey apartment building above a partially submerged parking structure;
- the proposed development softens the transition between the residential towers to the south and future low rise developments on the north side of the future Park Road;
- the apartment building anchors the corner of Eckersley Road and future Park Road; northeast corner treatment includes a higher roof, wider parapet, building recesses and overhangs to provide visual interest and stronger corner presence;

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- the townhouse unit facing Cooney Road incorporates bay windows and has a different façade treatment;
- the tight site provides limited opportunities for landscaping but the project complies with the required setbacks;
- the proposed development aims to achieve LEED Silver equivalency and is designed to be connected to a future City Centre District Energy Utility (DEU), should that occur;
- central air conditioning is provided for all units;
- the required vehicle parking spaces and electric vehicle parking stations are provided; and
- the proposed number of long-term bicycle parking stalls exceeds the Zoning Bylaw requirement.

Alain Lamontagne, Durante Kreuk, Ltd., provided background information on the proposed landscaping, noting that stepped planters and stairs are proposed along the future Park Road frontage of the townhouse units to provide a better interface with the public realm.

In response to queries from the Panel, Mr. Lamontagne and Mr. Tavakoli confirmed that (i) the stepped planters provide screening to the exposed parkade walls, (ii) usable patio spaces are provided, (iii) lowering the elevation of the parkade would result in loss of some parking spaces, and (iv) the outdoor amenity area can be accessed from the townhouse units.

Mr. Lamontagne added that other landscaping features include (i) a strip of planting between the two stretches of the ramp at the pedestrian entry to the apartment building, (ii) wider staircases and different paving treatment for the main pedestrian entry to the proposed development to highlight the area, (iii) fully accessible outdoor amenity area, and (iv) unit paving treatment for the loading area.

#### **Staff Comments**

Mr. Craig commented that all apartment units will be constructed to meet the Basic Universal Housing requirements. In addition, Mr. Craig noted that the Servicing Agreement associated with the site includes (i) frontage improvements for all three street frontages and construction of Park Road extension, and (ii) installation of traffic signal at the intersection of Cooney Road and Park Road. Also, Mr. Craig advised that the proposed bicycle parking spaces for the subject development have been increased by 30 percent, which exceeds the Zoning Bylaw requirement.

In response to a query from the Panel, Mr. Craig confirmed that the proposed development softens the transition to the future low-rise development on the north side of the future Park Road.

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**Panel Discussion**

In response to queries from the Panel, Mr. Tavakoli and Mr. Lamontagne advised that (i) the outdoor amenity area can be accessed from the indoor amenity room through the double door, (ii) trees would be planted in front of townhouse units, (iii) the applicant is coordinating with the strata management of the adjacent development to the south to fill the offsite gap area over a sanitary sewer that is being relocated, and (iv) Japanese maple trees will be planted to soften the west elevation of the townhouse building fronting Cooney Road.

**Correspondence**

None.

**Gallery Comments**

Teresa Li, 8333 Anderson Road, queried whether Cooney Road and Eckersley Road will be connected. In response to the query, the Chair advised that a future Park Road extension will be constructed to connect the two roads.

**Panel Discussion**

The Panel acknowledged support for the project, noting that the proposed development will enhance the streetscape of the future Park Road extension. Also, the Panel advised the applicant to ensure long-term maintenance for the proposed terraced planters.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of approximately 41 apartment units and eight (8) townhouse units at 6740 Cooney Road and 6731, 6751 Eckersley Road on a site zoned Mid Rise Apartment & Townhouse (ZLR26) – Brighthouse Village (City Centre).*

**CARRIED**

3. **Date of Next Meeting:** April 13, 2016

4. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:32 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, March 30, 2016.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk

<b>To Development Permit Panel</b>
Date: Mar 30, 2016
Item # 1
Re: DP15-713779
3808, 3880, 3900
Steveston Hwy.

March 24/16

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, March 30, 2016.

DEAR CITY CLERK'S OFFICE

MY NAME IS RON HERMAN.  
I RESIDE AT #17 11100 #1 RD RICH.  
I RECENTLY RECEIVED A NOTICE OF  
APPLICATION FOR DP 15-713779.  
WE HAVE QUESTIONS & CONCERNS REGARDING

- THE PROPOSED HEIGHT OF THE BUILDINGS
- IS IT GOING TO BE ONE STORY?

R Herman  
604-278-9297

