



**Development Permit Panel
Wednesday, April 14, 2021**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: Joe Erceg, 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 March 24, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 17-792931

(REDMS No. 6612976)

APPLICANT: Urban Era Builders & Developers Ltd.

PROPERTY LOCATION: 9700, 9720 and 9800 Williams Road

INTENT OF PERMIT:

Permit the construction of 18 townhouses, including three affordable housing units, at 9700, 9720 and 9800 Williams Road on a site zoned "Town Housing (ZT81) - Williams Road".

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Applicant's Comments

Khalid Hasan, Urban Era Builders and Developers, Ltd., introduced the project, noting that the project includes three affordable housing rental units.

Eric Law, Eric Law Architect, 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, design rationale, site plan, building elevations and façade treatments, proposed building materials and floor plans, highlighting the following:

- three-storey townhouse units are proposed along Williams Road and two-storey townhouses units are sited at the rear of the site in response to neighbouring single-family homes along the south side;
- proposed vehicle access is from Williams Road and there will be future connections of the proposed east-west internal drive aisle on the subject site to neighbouring properties to the east should these redevelop into a townhouse development in the future; and
- the existing public walkway along the west property line will be improved and widened and will provide pedestrian access to townhouse units along the west side as well as to the proposed common outdoor amenity area.

Donald Duncan, Donald Duncan Development Consultant Landscape Architect, provided an overview of the main landscape features of the project, noting that (i) the common outdoor amenity area is envisioned as a community gathering space, (ii) individual entrances to the townhouse units fronting the public walkway along the west property line will be gated, (iii) the size of trees proposed to be planted is appropriate for the size of the proposed development, and (iv) permeable paving treatment is proposed on portions of the internal drive aisles, including along the internal pedestrian walkways to enhance pedestrian safety.

Panel Discussion

In reply to queries from the Panel, Mr. Law and Mr. Duncan noted that (i) pedestrian access to the common outdoor amenity area from the public walkway will be gated, and (ii) appropriate measures including installation of barriers will be undertaken in order to protect the retained trees during construction.

In reply to a query from the Panel, Wayne Craig, Director, Development, acknowledged that lighting along the public walkway will be provided through the Servicing Agreement for the proposed development.

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Staff Comments

Mr. Craig noted that (i) the three affordable housing rental units will be subject to a Housing Agreement to ensure tenant eligibility is consistent with the City's Affordable Housing Strategy, (ii) the proposed development includes two convertible units, and (iii) a Servicing Agreement is associated with the project for site servicing and frontage works along Williams Road and improvements to the public walkway along the western edge of the subject site.

Mr. Craig further noted that revised Development Permit Considerations (attached to and forming part of these Minutes as Schedule 1) were distributed on table for Panel which clarify the legal agreement on driveway cross access to the future development to the east of the subject site and include the provision of wayfinding signage as part of the agreement.

In reply to queries from the Panel, Mr. Craig clarified that (i) signage will be installed at the driveway entry of the subject site which include the address of the future development to the east, (ii) a left turn signage to the future development will be installed at the intersection of the driveway and the east-west internal drive aisle, (iii) the signages will not be installed until the future development occurs, and (iv) signage will be installed at the terminus of the east-west internal drive aisle of the subject site indicating that future access to the east will be provided.

Gallery Comments

None.

Correspondence

Earl Luk and Quennie Law, 10031 No.4 Road (Schedule 2)

King Luk, 9840 Williams Road (Schedule 3)

Mr. Craig noted that (i) the above pieces of correspondence include, among others, a request for shared driveway access through the subject site for the future development to the east including installation of wayfinding signage, (ii) shared driveway access and installation of wayfinding signage on the subject site have been secured in an agreement, and (iii) staff has provided a written response to these correspondence.

Panel Discussion

The Panel expressed support for the project and appreciated the provision of three affordable low-end-market-rental (LEMR) units.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 18 townhouses, including three affordable housing units, at 9700, 9720 and 9800 Williams Road on a site zoned "Town Housing (ZT81) - Williams Road".

CARRIED

2. DEVELOPMENT PERMIT 17-794169

(REDMS No. 6575604)

APPLICANT: Yuanheng Seaview Developments Ltd. and Yuanheng Seaside Developments Ltd.

PROPERTY LOCATION: 3311 No. 3 Road and 3399 Corvette Way

INTENT OF PERMIT:

1. Permit the construction of a high-rise mixed use development, including two residential towers containing 275 dwellings (with 22 affordable housing units), an office tower, street-oriented commercial uses, and a new City-owned community centre, at 3311 No. 3 Road; and
2. Permit the construction of a high-rise multiple-family development, including two residential towers containing 89 dwellings, at 3399 Corvette Way;

on lands zoned "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)".

Applicant's Comments

Wing Leung, W.T. Leung Architects, with the aid of a PDF and video presentation (copy on file, City Clerk's office), provided background information on Phase 2 (Lot B) and Phase 3 (Lot C) of the three-phase Viewstar development, including among others, their site context, site plan, architectural form and character, building elevations and façade treatments, highlighting the following:

- Lot B includes two residential towers, commercial uses including an office tower, a City-owned community centre, a public plaza at the southeast corner and a pocket park at the southwest corner of the subject lot;
- the entrance to the parking garage (two levels below grade and three levels above grade) including loading for Lot B is located off McMyn Way and the parking garage is wrapped by the surrounding buildings;
- the curved façade of the office tower is anchored at the prominent No. 3 Road and Sea Island Way corner;
- an articulated perforated metal screen provides visual interest and screening for the above-ground parking garage along Sea Island Way;

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- there will be public art opportunities for the public plaza at the corner of No. 3 Road and McMyn Way as well as potentially on the façade of the community centre;
- curvilinear balconies with picket guards are proposed for the residential towers to provide visual interest and sun screening;
- triple glazing is proposed for all buildings in Lot B and Lot C;
- Lot B buildings have been designed to achieve Step 3 of the BC Energy Step Code;
- Lot C (Phase 3) includes two triangular-shaped residential towers linked by a skybridge containing a swimming pool;
- vehicle entrance to underground parking for Lot C is through an autocourt off Corvette Way;
- public access to the dike is provided at the north and south ends of Lot C;
- the landscaped River Road Park Entrance Plaza at the north end of Lot C provides public access and connects to the raised dike through stairs and ramps; and
- the Phase 3 (Lot C) site will achieve Step 2 of the BC Energy Step Code and a low carbon energy plant for the building will be provided in accordance with City policy.

Daryl Tyacke, ETA Landscape Architects, provided an overview of the main landscape features of Lot B, noting that (i) proposed landscaping at the corner of No. 3 Road and Sea Island Way includes large planting beds, seating areas and rectangular paving patterns representing an aerial view of agricultural plots in Richmond, (ii) a community centre plaza is located at the corner of No. 3 Road and McMyn Way for public events, (iii) seating areas and planting are proposed at the pocket plaza at the corner of McMyn Way and Corvette Way, (iv) structural soil is proposed for off-site tree planting around the edge of the subject site to provide adequate soil volume, and (v) landscaped multi-use outdoor amenity spaces for the residential and office towers are proposed on the podium roof level.

In addition, Mr. Tyacke briefed the Panel on the main landscape features of Lot C, noting that (i) stepped planter with seating and hedge planting provide screening to the south wall of the south building, (ii) hard and soft landscaping are proposed for the autocourt, (iii) an outdoor amenity area is proposed on Lot C podium that connects the two residential towers, and (iv) a green roof is proposed above the swimming pool.

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Panel Discussion

In reply to queries from the Panel, Mr. Leung and Mr. Tyacke noted that (i) proposed lighting in landscaped areas in Lot B include bollard and step lights and strip LED lighting which will not create light pollution, (ii) the two parking entrances for Lot A (Phase 1) are located off McMyn Way and Corvette Way, and (iii) the proposed landscaping and lighting for the weather protected plaza at the north end of Lot C will encourage the public to use the access to the riverfront park.

In reply to a query from the Panel, Mr. Craig confirmed that Lot B contains 22 affordable low-end-market-rental (LEMR) units. He added that the developer oversupplied the affordable housing units provided in Lot A (Phase 1) to deliver the units sooner and the overall Viewstar development meets the City's affordable housing requirements.

Staff Comments

Mr. Craig noted that (i) buildings in Lot B and Lot C have been designed to comply with the City's Aircraft Noise Policy, (ii) acoustical measures will be incorporated to achieve Canada Mortgage and Housing Corporation (CMHC) interior noise standards, (iii) there are significant Servicing Agreements associated with Lot B and Lot C for road improvements around the perimeter of the subject sites, dike upgrades and new waterfront park, and (iv) all proposed waterborne structures will not be part of the Servicing Agreement requirements as they will be constructed by the City with the developer providing a cash contribution as part of the rezoning process.

In reply to queries from the Panel, Mr. Craig confirmed that the entire waterfront park will be part of the Servicing Agreement and the developer will be responsible for the construction of all upland structures including the view structures.

Gallery Comments

David Dennis, 8191 River Road, queried about the start date of project construction and whether riparian development rights have been granted to the applicant. Also, he expressed concern regarding construction impacts on (i) land density of the east shoreline of the Fraser River, (ii) on-street parking along River Road, (iii) privacy of properties adjacent to the north end of Lot C, and (iv) water table of the shoreline construction.

With regard to the start date of construction and site preparation, Mr. Leung advised that (i) the applicant anticipates the issuance of Building Permit around the latter part of this year subject to completion of the application package, (ii) site preparation could occur after issuance of Building Permit, (iii) the water table of neighbouring sites will not be impacted during construction, and (iv) no preloading will be done for Lot C.

With regard to other construction concerns, Mr. Craig noted that (i) construction hours are regulated by the City's Noise Bylaw, (ii) the applicant is required to provide a Construction Parking and Traffic Management Plan as part of the Building Permit process, and (iii) all construction within the dike and riverfront park will be subject to required environmental approvals.

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With regard to concerns on privacy, Mr. Tyacke noted that the wall with guardrail on top at the north end of the dike will provide privacy and security to adjacent properties. In addition, Mr. Craig acknowledged that the project complies with the City's tower separation requirements.

Correspondence

Radim Andrejevic, (no address provided) (Schedule 4)

Mr. Craig noted that Mr. Andrejevic expressed concerns related to project density, traffic congestion, and delayed delivery of the proposed community centre. In reply to project density and traffic concerns, Mr. Craig further noted that project density is outside of the purview of the Panel and the proposed significant road improvements around the subject sites would improve transportation in the neighbourhood.

With regard to Mr. Andrejevic's concerns regarding the delivery of the proposed community centre, Mr. Craig advised that the delivery date for the community centre is established through the site rezoning and was revised by Council last year.

Panel Discussion

The Panel expressed support for the project, noting that (i) the project is well thought out and consistent with the rezoning application for the project, and (ii) the proposed public realm is well designed. Also, the Panel expressed appreciation for the presentation of the project and the provision of a community centre.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a:

- 1. High-rise mixed use development, including two residential towers containing 275 dwellings (with 22 affordable housing units), an office tower, street-oriented commercial uses, and a new City-owned community centre, at 3311 No. 3 Road; and*
- 2. High-rise multiple-family development, including two residential towers containing 89 dwellings, at 3399 Corvette Way;*

on lands zoned "Residential/Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)".

CARRIED

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3. DEVELOPMENT PERMIT 18-828900
(REDMS No. 6211262)

APPLICANT: 1082009 BC Ltd.

PROPERTY LOCATION: 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road

INTENT OF PERMIT:

1. Permit the construction of 19 townhouse units at 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road with vehicle access from Shell Road on a site zoned “Medium Density Townhouses (RTM3)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce:
 - (a) the minimum lot width on major arterial road from 50.0 m to 43.3 m;
 - (b) the minimum front yard setback to Bridgeport Road from 6.0 m to 3.3 m; and
 - (c) the minimum exterior side yard setback to Shell Road from 6.0 m to 4.5 m.

Applicant’s Comments

Eric Law, Eric Law Architect, with the aid of a visual presentation (copy on file, City Clerk’s office), provided background information on the proposed development, including among others, its site context, site plan, architectural form and character, building elevations, façade treatments, floor plans, and building materials, highlighting the following:

- the contemporary design of the proposed townhouse development is in response to existing industrial developments across Shell Road;
- vehicular access to the site is from Shell Road;
- three-storey townhouse units in three clusters units and one building block consisting of two-storey townhouse units are proposed;
- the proposed building setback along Bridgeport Road will align with the building setback for the existing adjacent townhouse development to the west;
- a north-south private walkway is proposed along the west property line to provide pedestrian access to units in the townhouse building on the west side of the proposed development;
- the proposed common outdoor amenity area is centrally located;
- two secondary suites are proposed; and
- the existing mature trees along the south property line will be retained and protected.

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Donald Duncan, Donald Duncan Development Consultant Landscape Architect, provided an overview of the main landscape features of the project, noting that (i) the hammerhead area also serves as a public plaza space and complements the proposed common outdoor amenity area, (ii) permeable paving treatment is proposed for the private pedestrian walkway, and (iii) substantial planting is proposed at the north end of the internal drive aisle to screen headlight glare.

In reply to a query from the Panel, Mr. Duncan noted that existing mature trees to be retained along the south property line will be protected during construction.

Staff Comments

Mr. Craig noted that (i) the three proposed variances associated with the project were identified at the rezoning stage and no concerns from the public were noted, (ii) the proposed setback variances are a function of significant road dedication required along Shell Road and Bridgeport Road, and (iii) an acoustical report has been provided by the applicant which confirmed that the proposed development will achieve CMHC interior noise standards.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 19 townhouse units at 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road with vehicle access from Shell Road on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce:*
 - (a) *the minimum lot width on major arterial road from 50.0 m to 43.3 m;*
 - (b) *the minimum front yard setback to Bridgeport Road from 6.0 m to 3.3 m; and*
 - (c) *the minimum exterior side yard setback to Shell Road from 6.0 m to 4.5 m.*

CARRIED

4. Date of Next Meeting: April 26, 2021

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5. Adjournment

It was moved and seconded

That the meeting be adjourned at 5:25 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, April 14, 2021.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk



City of
Richmond

Development Permit Considerations

Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9700, 9720 and 9800 Williams Road

File No.: DP 17-792931

Prior to forwarding the application to Council for Development Permit issuance, the developer is required to complete the following:

1. Final Adoption of Zoning Amendment Bylaw 9667.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$126,535. The letter-of-credit will not be returned until the Letter of Assurance, confirming the landscaping is installed as per the Development Permit, prepared by the Landscape Architect, is reviewed by staff.
3. Registration of a legal agreement on title ensuring that:
 - a. signage indicating civic addresses for a future adjacent residential development that is accessed through the subject site can be located on the subject property in the front yard on the east side of the driveway accessed from Williams Road; and
 - b. wayfinding signage for a future adjacent residential development that is accessed through the subject site can be located on the subject site at the internal driveway junction.

In both instances, the subject signage would be considered directional signage as per Sign Regulation Bylaw No. 9700.

Prior to Building Permit* Issuance, the developer must complete the following requirements:

4. Receipt of a letter prepared by an appropriate registered professional, which demonstrates that the proposed heat pumps comply with the City's Official Community Plan and Noise Bylaw requirements.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.
6. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
7. Incorporation of energy efficiency, CPTED, sustainability and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
8. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
9. If applicable, obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the

Initial: _____

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, April 14, 2021.

To Development Permit Panel	
Date:	Apr. 14, 2021
Item #:	1
Re:	DP 17-792931

From: earl luk
Sent: April 3, 2021 1:24 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: DP 17-792931 Comments

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Subject site: 9700, 9720 and 9800 Williams Road

Hi City of Richmond,

We are the Owners of 10031 No 4 Road. There is potential for future development of townhomes on my site including neighbouring properties 10011 No 4 Road, 9840 William Road and 9720 William Road. We would like to request the following at the subject site for our future development:

- A share driveway easement access at the subject site
- An area to install a mailbox at the front entrance
- An area to install an entrance signage with the future development's name and address number at the front entrance
- An area to install a fire access plan sign at the front entrance

If you require further information, please let me know.

Thanks,
Earl Luk and Queenie Law



Schedule 3 to the Minutes of the
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To Development Permt Panel
Date: <u>Apr 14, 2021</u>
Item # <u>1</u>
Re: <u>DP-17-792931</u>

From: King Luk
Sent: April 6, 2021 3:40 PM
To: CityClerk <CityClerk@richmond.ca>
Subject: DP 17-792931 - requests

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Subject site: 9700, 9720 and 9800 Williams Road

Hi City of Richmond,

I am the Owners of 9840. There is potential for future development of townhomes for my property.

I would like to request the following at the subject site for our future development:

- A share driveway easement access at the subject site
- An area to install a mailbox at the front entrance
- An area to install an entrance signage with the future development's name and address number at the front entrance
- An area to install a fire access plan sign at the front entrance

If you require further information, please let me know.

Thanks,
Incircle investments Ltd
King Luk



Schedule 4 to the Minutes of the
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meeting held on Wednesday,
April 14, 2021.

To Development Permit Panel
Date: <u>Apr. 14, 2021</u>
Item # <u>2</u>
Re: <u>DP 17-794169</u>

From: Radim Andrejevic

To: City Clerk of Richmond
(cityclerk@richmond.ca)

RE: File DP 17-794169 (Construction permit application from Yuanheng Seaview Developments)

As a resident of the neighboring area and upon receiving the notice of development permit panel meeting concerning the above construction permit application, we would like to express our strong opposition against the proposed zoning amendment. The reason being with the new residential towers that have already been built in the surrounding area (by the same developer), the area is already significantly denser. There is simply no infrastructure to support the residential development of the proposed size and the ensuing increase in the number of residents that is anticipated. The traffic is already very congested in the neighborhood with no pedestrian walkways (we have already witnessed couple of pedestrians in the area nearly run over by vehicles).

In addition, increasing the residential density of the area would significantly increase the risks to public safety. As we have all witnessed with the current pandemic, crowding would lead to increased risks of infections of major diseases. Increase in residential density, which would be the result should the current proposed amendment be approved, would lead to residential crowding in the area and pose further challenges in maintaining social distance for all the residents in the neighborhood. There are still many land areas within the city to allow for residential development. There is no need to further increase residential density in the neighborhood.

Furthermore, the developer had already demonstrated broken commitment in the most recent past concerning its development plans. The developer had previously committed to complete the construction of a community center by the end of 2021. The developer had since requested for a significant delay on the construction of the community center. The developer had also proposed to significantly reduce the furnishings, fixtures and equipment of the community center. Even though the developer proposed to provide a cash contribution to the city of Richmond to compensate for the delay and reduction in furnishings, such practice contradicts the way businesses should conduct themselves in Canada as we believe there should be a certain level of corporate social responsibility demonstrated by businesses, including developers. It is evident that the developer is only genuinely interested in constructing the residential units (for economic reasons?) while neglecting their previous commitment to contribute to the establishment of community infrastructure. If such practices are supported by the city of Richmond, it would set a very poor precedent for other developers to follow. As a result, it is highly skeptical that the developer would follow up with their commitments as proposed with the

current application, which should be a factor for consideration for the city as it deliberates the current proposed amendment.

Hope the city would consider the above factors when it deliberates on the amendment application. Many thanks in advance for your review and consideration.

Best regards,

Radim Andrejevic

