



**Development Permit Panel  
Wednesday, June 24, 2020**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
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 June 10, 2020 be adopted.*

**CARRIED**

- 1. GENERAL COMPLIANCE – REQUEST BY CHRISTOPHER BOZYK ARCHITECTS LTD. FOR A GENERAL COMPLIANCE RULING AT 4331 VANGUARD ROAD (FORMERLY 4331 AND 4431 VANGUARD ROAD)**  
(File Ref. No.: DP 17-782793) (REDMS No. 6463441)

APPLICANT: Christopher Bozyk Architects Ltd.

PROPERTY LOCATION: 4331 Vanguard Road (formerly 4331 and 4431 Vanguard Road)

INTENT OF PERMIT:

To consider the attached plans to change the location of the proposed green wall feature and add new sustainability features to be in General Compliance with the approved Development Permit (DP 17-782793).

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#### Applicant's Comments

Ernst Loots, Christopher Bozyk Architects, Ltd., with the aid of a visual presentation (copy on file, City Clerk's Office), briefed the Panel on the proposed changes to the approved Development Permit (DP 17-782793), highlighting the following:

- the green wall on the south elevation of the building which frames the building entrance is proposed to be relocated on the west elevation at a reduced size in order to be consistent with the corporate standard of the building occupant;
- the approved Development Permit for the project includes significant sustainability features, including, among others, a green roof, collection and storage of storm water for use in on-site irrigation and car wash facility, and installation of rooftop solar panels;
- to compensate for the reduction of the size of the green wall, the applicant is proposing an apiary on the west side of the site and two publicly accessible Level 2 electric vehicle (EV) charging stations which will be servicing four parking stalls; and
- the relocated green wall would now be more visible from the showroom of the building.

#### Staff Comments

Wayne Craig, Director, Development, noted that staff support the addition of the apiary and the two EV charging stations which offset the minor reduction of the size of the green wall.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Decision

It was moved and seconded

*That the attached plans to change the location of the proposed green wall feature and add new sustainability features be considered to be in General Compliance with the approved Development Permit (DP 17-782793).*

**CARRIED**

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#### 2. **DEVELOPMENT PERMIT 18-797127** (REDMS No. 6472575)

APPLICANT: Wensley Architecture Ltd.

PROPERTY LOCATION: 8131 Westminster Highway

#### INTENT OF PERMIT:

Permit the construction of a high-rise mixed-use development containing approximately 436 m<sup>2</sup> (4,695 ft<sup>2</sup>) of commercial space, 641 m<sup>2</sup> (6,904 ft<sup>2</sup>) of office space, and 134 dwellings (including 13 affordable housing units) at 8131 Westminster Highway on a site zoned "Downtown Commercial (CDT1)".

#### **Applicant's Comments**

Barry Weih, Wensley Architecture, with the aid of visual presentation (copy on file, City Clerk's Office) provided the site context and other background information on the proposed development, highlighting the following:

- there will be lane dedication for the new City lane to be constructed along the west and north frontages of the site;
- the project will achieve LEED "Silver" equivalency;
- the tiered project includes a three-storey podium, a mid-level section and a tower portion;
- the main floor includes the garbage and recycling area, parking area, retail and entrance to residential units fronting Westminster Highway;
- the main residential entrance is shared by the market residential units and 13 affordable housing units;
- the majority of affordable housing units have two and three bedrooms and are distributed throughout the building;
- the outdoor amenity areas located on the fourth and eighth floor levels provide a variety of outdoor activities for residents;
- the proposed architectural design and building materials are of high quality, including the decorative metal screens that provide screening to the parkade; and
- retail store fronts with decorative canopy enhance the pedestrian experience along Westminster Highway.

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Michael Patterson, P+A Landscape Architecture, briefed the Panel on the main landscape features of the project, noting that (i) a double row of trees are provided along the Westminster Highway frontage, (ii) trees along the west lane define the residential entrance and bicycle racks are located adjacent to trees, (iii) the outdoor amenity area on the fourth floor is family-oriented and provides exercise and active play opportunities, (iv) the eighth floor level outdoor amenity area provides a passive sundeck area facing south and an active family play area on the north side, (v) outdoor deck areas are proposed on the penthouse level, and (vi) a variety of planting materials are proposed for landscaping in the project and are layered to provide seasonal interest.

In reply to a query from the Panel, Mr. Patterson confirmed that an irrigation system is provided for trees on the landscaped roof decks as well as for street trees.

#### **Staff Comments**

Mr. Craig noted that (i) 73 percent of units overall and 92 percent of the affordable housing units have two and three bedrooms, significantly exceeding the City's Official Community Plan (OCP) and Affordable Housing Strategy guidelines, (ii) there is a significant Servicing Agreement associated with the project for the construction of the lane adjacent to the development, (iii) the project has been designed to achieve the City's aircraft noise standards and noise mitigation related to noise impacts related to the Canada Line, (iv) the project has been designed to be District Energy Utility (DEU) ready, and (v) all residential parking stalls and 10 percent of shared visitor and commercial parking spaces will be provided with energized electric vehicle (EV) charging outlets.

In reply to a query from the Panel, Mr. Craig advised that the developer has chosen to take advantage of the density bonus that the City provides to encourage the provision of affordable housing.

#### **Gallery Comments**

None.

#### **Correspondence**

Derrick Chang, 8081 Westminster Highway, expressed concern regarding potential traffic congestion in the area, shadowing of the project, and construction-related concerns.

In reply to Mr. Chang's concerns, Mr. Craig advised that (i) the project was reviewed by the City's Transportation Department and noted that the lane improvements and existing road improvements can support traffic on the site, (ii) the shadow analysis provided by the applicant indicates that shadowing to the west is limited to early morning hours, and (iii) the applicant will be required to provide a construction parking and management plan should the application move forward to Building Permit stage and adhere to the City's Noise Bylaw during construction hours.

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In addition, Mr. Craig noted that the subject development is located approximately 41 meters from the adjacent tower to the west, which exceeds the City's tower separation guidelines.

#### Panel Discussion

The Panel expressed support for the project and appreciated the provision of affordable housing units and construction of a new City lane.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a high-rise mixed-use development containing approximately 436 m<sup>2</sup> (4,695 ft<sup>2</sup>) of commercial space, 641 m<sup>2</sup> (6,904 ft<sup>2</sup>) of office space, and 134 dwellings (including 13 affordable housing units) at 8131 Westminster Highway on a site zoned "Downtown Commercial (CDTI)".*

**CARRIED**

### 3. DEVELOPMENT PERMIT 19-858597

((REDMS No. 6245695))

APPLICANT: 0855855 B.C. Ltd.

PROPERTY LOCATION: 9820 Alberta Road

#### INTENT OF PERMIT:

1. Permit the construction of six townhouse units at 9820 Alberta Road on a site zoned "Town Housing (ZT60)- North McLennan (City Centre)"; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum east side yard setback from 3.0 m to 2.25 m.

#### Applicant's Comments

Eric Law, Eric Law Architects, with the aid of a visual presentation (copy on file, City Clerk's Office), provided background information on the proposed development, highlighting the following:

- a shared driveway on the neighbouring property to the east provides access to the proposed development;
- the siting, orientation and design of the two townhouse buildings make them compatible with neighbouring townhouse developments;
- one convertible unit is proposed with space provided for future installation of an elevator; and

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- a five-foot wide sidewalk provides pedestrian access from Alberta Road to the townhouse units.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) the existing on-site tree at the northwest corner of the site and the off-site tree adjacent to the southwest corner of the site will be retained and protected, (ii) the streetscape will be enhanced by a low transparent fence along the site frontage, (iii) a six-foot fence will be installed along the west and south property lines to provide privacy to neighbours, (iv) the outdoor amenity areas of the subject development and the neighbouring property to the east will be combined for shared use of the two developments, (v) the subject development will provide two types of play equipment, a picnic table, and open lawn area for the shared outdoor amenity area, (vi) each private yard will be separated by a six-foot high privacy fence, and (vii) permeable paving treatment is proposed for the two visitor parking stalls.

In reply to queries from the Panel, Ms. Dimitrova acknowledged that (i) the outdoor amenity area for the neighbouring property to the east to be shared with the subject development is already existing, and (ii) a bench is proposed near the mail kiosk and a bike rack will be provided adjacent to the internal drive aisle of the proposed development.

In reply to queries from the Panel, Mr. Craig noted that the proposed variance to the east side yard setback will result in better separation between the subject site and adjacent development to the west and as well as increase site permeability.

#### **Staff Comments**

Mr. Craig noted that (i) the proposed east side yard setback variance was identified at rezoning stage, and (ii) there will be a Servicing Agreement associated with the project for frontage works and site servicing along Alberta Road.

In reply to query from the Panel, Mr. Craig stated that the proposed setback variance only applies to the northern townhouse building of the subject development located along Alberta Road.

#### **Gallery Comments**

A Richmond resident and owner of Unit 2, 9800 Alberta Road, stated that he lives in the townhouse building immediately adjacent to the west of the subject site. He queried about (i) the potential impact of the proposed east side yard setback variance to the adjacent townhouse building, (ii) the height of the proposed fence along the subject site's west property line which could reduce the visual connection between the two adjacent developments, (iii) the potential for pedestrian connectivity between the subject site and the adjacent development to the west, and (iv) the size and potential impact of trees to be planted along the western edge of the subject site on sun exposure to the adjacent townhouse building.

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In reply to the queries, the Chair noted that the proposed setback variance will increase the separation between the north building of the subject development and the townhouse building to the west. In addition, Ms. Dimitrova confirmed that (i) a six-foot high wood fence with a two-foot high transparent upper portion is proposed to be installed along the west property line of the subject site, (ii) there is no provision for pedestrian connectivity between the two adjacent developments, and (iii) small and medium-sized deciduous trees are proposed to be planted along the west property line of the subject site.

**Correspondence**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of six townhouse units at 9820 Alberta Road on a site zoned "Town Housing (ZT60)- North McLennan (City Centre)"; and*
2. *vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum east side yard setback from 3.0 m to 2.25 m.*

**CARRIED**

**4. Date of Next Meeting: July 15, 2020**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:30 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, June 24, 2020.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 24, 2020.

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**From:** Derrick Chang <dfc01@aol.com>  
**Sent:** June 24, 2020 12:14 PM  
**To:** CityClerk  
**Subject:** 8131 Westminster - June 24th hearing

**Importance:** High

**Categories:** Rustico (DPP & ADP)

<b>To Development Permit Panel</b>
Date: <u>JUNE 24, 2020</u>
Item # <u>2</u>
Re: <u>DP 18-797127</u>
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To whom this may concern,

I reside in the Richmond Landmark, located at 8081 Westminster Hwy and have the following concern regarding the adjacent proposed development at 8131 Westminster:-

- Traffic congestion and impact; (any traffic impact analysis or report?)
- Shadowing effect from the project; (any shadow study?)
- The project rendering is deceiving as it did not show the close proximity to our building.

Furthermore, there are quite a few elderlies who reside in 8081 Westminster and are concern about the noise & dust mitigation during the construction as well as road closures.

Sincerely,  
Derrick Chang