



**Development Permit Panel  
Wednesday, July 11, 2018**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Cecilia Achiam, Chair  
John Irving, Director, Engineering  
Victor Wei, Director, Transportation

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 27, 2018 be adopted.*

**CARRIED**

**1. Development Permit 17-781050**  
(REDMS No. 5868738 v. 3)

APPLICANT: 1082843 BC Ltd (Refined Properties)

PROPERTY LOCATION: 22720 and 22740 Westminster Highway

INTENT OF PERMIT:

1. Permit the construction of a 25-unit townhouse project on a site zoned “High Density Townhouses (RTH1)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the exterior side yard setback to McLean Avenue from 4.5 m (14.8 ft.) to 4.0 m (13.1 ft.) for limited portions of two buildings.

**Applicant’s Comments**

Karen Smith, Engage Architecture, provided background information on the proposed development and highlighted the following:

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- the proposed townhouse project consists of 25 units in six buildings with a typical building height of three-storeys;
- the subject site is close to public transit connections;
- there are no habitable spaces on the ground floor of the townhouse units due to flood plain restrictions;
- all units are provided with a balcony and private yard;
- two convertible units are proposed and all units are provided with aging-in-place features; and
- the proposed exterior side yard setback variances are minimal and apply to small sections of two buildings (Buildings 1 and 6) along McLean Avenue;

In addition, Ms. Smith reviewed the proposed shingle style architecture for the buildings and its main features, which include, among others, gables, large exterior shingle surfaces and windows, and projecting bays. Also, Ms. Smith reviewed the proposed architectural treatments, materials and colour scheme for the project.

In closing, Ms. Smith noted that in response to the recommendations of the Advisory Design Panel, the design team introduced changes to improve the project, including (i) emphasizing the gable ends of the two buildings facing Westminster Highway, (ii) shifting the large trellis feature closer to the site entry, (iii) reducing the building setback along Westminster Highway but still meeting the zoning requirements to increase the separation between the two buildings in the middle of the site (i.e., Buildings 4 and 5), and (iv) slightly increasing the size of the outdoor amenity area and introducing additional surface paving treatment within and around the outdoor amenity area.

Meredith Mitchell, M2 Landscape Architecture, provided an overview of the main landscaping features of the project and highlighted the following:

- large street trees are proposed along Westminster Highway to provide a significant presence;
- trees proposed to be planted along McLean Avenue are medium-sized and trees on private yards will be planted in pots due to the statutory right-of-way (SRW) to be registered on the site adjacent to McLean Avenue;
- native and adaptive non-native plant materials are proposed on the site, majority of which are medium-sized deciduous trees to allow for sunlight penetration into the site;
- the programming for the outdoor amenity area has been simplified to provide for active and passive uses;
- the paving treatment across the internal drive aisle adjacent to the outdoor amenity area has been modified to visually enlarge the amenity space;
- the location of the trellis feature and paving treatment at the site entry have been modified to make the entry to the site more welcoming;
- some existing on-site trees will be removed and remaining trees will be protected;

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- a large Douglas fir feature tree is proposed at the southeast corner of the site adjacent to the cul-de-sac to draw attention towards the site entry and differentiate it from the entry to the adjacent single-family home; and
- a bench is proposed to be installed at the corner of Westminster Highway and McLean Avenue to provide a seating area and community amenity at the corner.

In reply to queries from the Panel, the project's design team noted that (i) the proposed size of street trees will be determined through the Servicing Agreement and considers the location of services and utility kiosks as well as a lamp post along Westminster Avenue, (ii) the small size of the site and the provision for street access in buildings fronting Westminster Highway do not necessitate the provision of a pedestrian pathway to access the bus stop to the north of the site along Westminster Highway, and (iii) the applicant will investigate opportunities for increasing the permeable surface paving treatment on the site.

#### **Staff Comments**

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project which includes frontage works along Westminster Highway and McLean Avenue and construction of a cul-de-sac at the east end of McLean Avenue, (ii) the proposed setback variances apply to limited portions of two buildings and respond to the context appropriately, (iii) acoustical reports will be provided that address CMHC noise standards and interior thermal conditions prior to the subject development permit application advancing to Council, and (iv) the project has been designed to achieve an EnerGuide rating of 82.

#### **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 a 25-unit townhouse project on a site zoned "High Density Townhouses (RTH1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the exterior side yard setback to McLean Avenue from 4.5 m (14.8 ft.) to 4.0 m (13.1 ft.) for limited portions of two buildings.*

**CARRIED**

3.

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2. **Date of Next Meeting: July 25, 2018**

3. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:46 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, July 11, 2018.

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Cecilia Achiam  
Chair

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Rustico Agawin  
Committee Clerk