



**Development Permit Panel
Wednesday, August 25, 2021**

Time: 3:30 p.m.
Place: Remote (Zoom) Meeting
Present: John Irving, General Manager, Engineering and Public Works, Chair
Milton Chan, Director, Engineering
Peter Russell, Director, Sustainability and District Energy

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 August 11, 2021 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 18-829233
(REDMS No. 6710093 v. 1A)

APPLICANT: 1085948 BC Ltd.

PROPERTY LOCATION: 10671, 10691, and 10751 Bridgeport Road

INTENT OF PERMIT:

1. Permit the construction of 24 townhouses at 10671, 10691, and 10751 Bridgeport Road on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard along Bridgeport Road from 6.0 m to 5.2 m.

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Applicant's Comments

Ken Chow, Interface Architecture, 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 layout, floor plans, building elevations, architectural form and character, façade treatments, building materials and colours, highlighting the following:

- the proposed development consists of 24 townhouse units;
- a north-south pedestrian walkway is proposed through the center of the site which is intended to provide a future public pedestrian connection between Bridgeport Road and McKessock Place; and
- the pedestrian walkway will be secured through SRW for public-right-of passage.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) a large existing tree at the southwest corner of the site will be retained and protected, (ii) each unit is provided with a private yard with a shade tree, (iii) perimeter fencing with varied heights is proposed due to changes in elevation, (iv) low fencing and landscaping are proposed between front and back yard of units for privacy, (v) a common outdoor amenity area is proposed in the middle of the site which includes a children's play area, (vi) two additional passive outdoor amenity areas are also proposed which include seating areas and spaces for semi-active uses, and (vii) different paving treatments are proposed on-site to differentiate vehicle and pedestrian circulation areas.

In reply to queries from the Panel, the applicant acknowledged that (i) the condenser units for heat pumps for the three-storey townhouse units are located on the second floor balconies, (ii) a rubber surface in different colours is proposed on the children's play area, (iii) lighting will not be installed along the east and west sides of the subject site to avoid light pollution on adjacent properties, (iv) bollard and wall-mounted lighting are proposed along the north-south central pedestrian pathway, (v) no trees are proposed to be planted along the existing statutory right-of-way corridor for City utilities along the eastern side of the north property line, and (vi) the front yards of middle units are not fully covered by the balconies above.

Discussion ensued regarding the potential for planting of small trees along the eastern side of the north property line to provide screening should the adjacent properties to the north develop in the future.

As a result of the discussion, staff was directed to work with the applicant to investigate opportunities for planting along the statutory right-of-way corridor on the eastern side of the north property line prior to the application moving forward for Council consideration.

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Staff Comments

Wayne Craig, Director, Development, noted that (i) the proposed front yard setback variance was identified at rezoning stage and has been reduced in scale since the rezoning advanced through the public hearing, (ii) the proposed variance is driven by the road dedication being provided along Bridgeport Road, (iii) the applicant has provided an acoustic report indicating that the townhouse units will achieve Canada Housing and Mortgage Corporation (CHMC) noise standards when considering aircraft noise and traffic noise along Bridgeport Road, (iv) a Servicing Agreement is associated with the project for frontage works and site service connections, (v) the Servicing Agreement includes the installation of a raised barrier curb island to restrict vehicle access to right-in/right-out movements only, (vi) a Statutory Right-of-Way (SRW) will be secured for the internal drive aisle to provide vehicles access to future townhouse developments to the east and west, (vii) the applicant's efforts to retain the large Douglas Fir tree at the southwest corner of the site is appreciated, and the (viii) the project includes two convertible units.

Gallery Comments

None.

Correspondence

Si Sun, 10811 Bridgeport Road (Schedule 1)

Mr. Craig noted that Ms. Si Sun's property is located immediately to the east of the subject site and she expressed concerns regarding construction on the proposed development such as permitted construction hours, potential air quality during construction, and actual and potential damage to their property prior to and during construction.

Mr. Craig further noted that (i) staff had communicated with the applicant regarding the concerns expressed in the letter, and (ii) the applicant had committed to reach out to the adjacent property owner to discuss issues related to construction on the site and property damage.

Forrest Lam, Applicant, advised that (i) they will schedule a meeting with the owner of the adjacent property to the east to discuss and address their concerns, and (ii) they will remain engaged with staff to address potential issues during construction.

Panel Discussion

The Panel expressed support for the project, noting that the project design is interesting and well thought out.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 24 townhouses at 10671, 10691, and 10751 Bridgeport Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard along Bridgeport Road from 6.0 m to 5.2 m.*

CARRIED

2. **DEVELOPMENT PERMIT 19-862430**

(REDMS No. 6561344 v. 3)

APPLICANT: CSC Interior Services

PROPERTY LOCATION: 8011 Leslie Road

INTENT OF PERMIT:

1. Permit renovations to the existing building at 8011 Leslie Road on a site zoned "Auto Oriented Commercial (CA);" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the minimum side yard setback from 3.0 m to 0 m;
 - (b) permit two small vehicle parking spaces;
 - (c) reduce the required medium on-site loading spaces from 1 to 0;
 - (d) reduce the minimum setback between parking spaces and side lot lines from 1.5 m to 0.8 m; and
 - (e) reduce the minimum setback between parking spaces and the rear lot line from 1.5 m to 0 m.

Applicant's Comments

Linda Valter, Architect, with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the proposed development, highlighting the following:

- the subject application is for the conversion of an existing three-storey office building into a hotel;
- the existing form and character of the building will not be significantly changed;
- the main proposed exterior changes to the building include the size, type and location of windows, small ground floor additions, and parking layout;

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- the existing strip windows will be replaced with punched windows to provide better privacy to the hotel rooms;
- additional awning on the main entry of the building is proposed to provide weather protection;
- a new garbage and recycling enclosure is proposed; and
- business signage will be installed on the hotel building.

Staff Comments

Mr. Craig noted that (i) a number of variances are proposed for the project due to the repurposing of the existing building, (ii) staff support the proposed variances as they reflect current conditions or will result in an improvement to the existing conditions, (iii) there will be a legal agreement prohibiting the strata subdivision of individual hotel rooms, limiting the maximum length of stay, and restriction against adding a kitchen to any hotel room, and (iv) a Servicing Agreement is associated with the project for frontage improvements and off-site servicing works prior to Building Permit issuance.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel noted the lack of full colour building elevation drawings in the applicant's presentation and advised that the applicant could have better explained the project if those drawings were included in their presentation.

In response to the Panel comment, Daniel Ching, Applicant, presented photos of the existing building from his cellular phone, noting the proposed changes. In addition, Ms. Valter presented the black and white existing and proposed elevation drawings included in the meeting's agenda package.

In reply to queries from the Panel, Ms. Valter acknowledged that (i) the existing building is clad with metal siding, (ii) the new siding to be installed on the building additions would match the existing cladding, and (iii) the proposed awning will be installed over an aluminum frame.

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Discussion ensued regarding the need for the applicant to provide a higher quality of renderings, and as a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

That DP 19-862430 be referred back to staff to enable the applicant to provide full colour renderings of existing and proposed building elevations and brought back for consideration at the Panel's Wednesday, September 15, 2021 meeting.

The question on the referral motion was then called and it was **CARRIED**.

3. **DEVELOPMENT PERMIT 19-878817**

(REDMS No. 6723324 v. 4)

APPLICANT: 1176782 BC Ltd.

PROPERTY LOCATION: 8100, 8120 & 8180 Westminster Highway

INTENT OF PERMIT:

1. Permit the construction of a high-rise mixed use development containing approximately 880.6 m² (9,475 ft²) of commercial space and 130 dwellings (including 16 affordable housing units) at 8100, 8120 & 8180 Westminster Highway on a site zoned "Downtown Commercial (CDT1)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) reduce the front yard setback to Westminster Hwy. from 3.0 m to 0.0 m (10 ft to 0 ft) inclusive of buildings and canopies; and
 - (b) apply the City Centre parking rate to the subject site.

Applicant's Comments

Wing Leung, W.T. Leung Architects, Inc., 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, architectural form and character, and building materials and colours, highlighting the following:

- the proposed 15-storey tower includes commercial spaces, 114 market condominium units, 16 affordable housing units, and a four-storey parking podium;
- the existing lane to the west of the subject site will be widened;
- there will be a road dedication along Westminster Highway;
- the red terracotta panels that wrap the parking podium on the front elevation and part of the west elevation of the building provide an opportunity for a backdrop for future public art;

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- the project's proposed sustainability features include, among others, its low window-to-wall ratio, which will enable the project to achieve Step 3 of the BC Building Step Code;
- most of the affordable housing units meet Basic Universal Housing standards;
- proposed lighting for the project has been designed to avoid light pollution on adjacent developments;
- the top of the podium on Level 5 will be landscaped; and
- all common outdoor and indoor amenity areas will be available for the use of all building residents, including affordable housing tenants.

Jocelle Smith, ETA Landscape Architecture, provided an overview of the main landscape features of the project, highlighting the following:

- the sidewalk along Westminster Highway will be widened and the off-site trees and hardscaping that will be installed along the frontage will be consistent with the City's standards;
- hard and soft landscaping are proposed for the main building entry at Westminster Highway which include basalt pavers and ornamental planting on aluminum planters;
- a gated dog run with artificial turf on the Statutory-Right-of-Way area is proposed on the rear of the subject site;
- a common outdoor amenity area is proposed on top of the podium on Level 5 which includes, among others, a custom rubberized play mound on the children's play area, a water feature, trees and shrubs, dining area, accessible urban agriculture, landscaped walking loop, and dog relief area; and
- inaccessible green roofs are proposed on top of the podium on Level 5 and on Level 8.

In reply to queries from the Panel, the project's design team noted that (i) the rear yard is open to the sky but is fenced on the south, east and west sides and landscaped with low groundcover and hedges to prevent hiding opportunities, (ii) the proposed dog run area on the rear yard is intended to activate the area and provide natural surveillance, (iii) the children's play area on top of the podium on Level 5 provides play opportunities for younger and older children, (iv) the terracotta panel on the northwest corner would be an appropriate place to install public art as it would be visible from Westminster Highway and No. 3 Road, and (v) the eastern podium top on the subject development that abuts the lower podium on the property immediately adjacent to the east will be landscaped to provide screening and visual interest.

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In reply to a further query from the Panel, Mr. Craig advised that the choice of tree species to be planted off-site and their spacing will be determined through the City's Servicing Agreement in consultation with Parks and Engineering. He added that staff will be looking for opportunities to maximize off-site tree planting.

Staff Comments

Mr. Craig noted that (i) the Servicing Agreement associated with the project includes frontage improvements along Westminster Highway, widening of the lane to the west, and site service connections, (ii) the proposed front yard setback variance is largely a function of the road dedication provided along Westminster Highway, (iii) the actual building setback on the subject site is consistent with adjacent buildings to the east and west, (iv) staff support the proposed parking variance, i.e., applying City Centre parking rates to the project, as the development is providing affordable housing units as identified in the City's Affordable Housing Strategy, (v) the CDT1 zone was excluded from automatically qualifying for the City Centre Parking rates in order to incentivize the provision of affordable housing on CDT1 sites, (vi) the project has been designed to achieve the City's aircraft noise standards and CHMC interior noise standards, and (vii) the project has been designed to be ready for future connection to a District Energy Utility facility.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that (i) the applicant's high-quality presentation makes the project easy to understand, (ii) the design of the project is well thought out, (iii) the design of the rear yard, including the proposed dog run area, is appreciated, and (iv) the building massing and the usability of the proposed common outdoor amenity areas are appreciated.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a high-rise mixed use development containing approximately 880.6 m² (9,475 ft²) of commercial space and 130 dwellings (including 16 affordable housing units) at 8100, 8120 & 8180 Westminster Highway on a site zoned "Downtown Commercial (CDT1)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *reduce the front yard setback to Westminster Hwy. from 3.0 m to 0.0 m (10 ft to 0 ft) inclusive of buildings and canopies; and*
 - (b) *apply the City Centre parking rate to the subject site.*

CARRIED

4. DEVELOPMENT VARIANCE 21-934707

(REDMS No. 6705767 v. 2A)

APPLICANT: Maybog Farms Ltd.

PROPERTY LOCATION: PID 013-082-434

INTENT OF PERMIT:

Issuance of a Development Variance Permit would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface floor at or below the natural grade of the site from 750 m² to 2,842 m² to permit the construction of a cranberry processing facility at PID 013-082-434 on a site zoned "Agriculture (AG1)".

Applicant's Comments

Todd May, Maybog Farms, with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the subject Development Variance Permit application, highlighting the following:

- the proposal is for the construction of a cranberry production facility to process fresh cranberries locally and vary the maximum lot coverage for agricultural buildings with concrete floor construction;
- the applicant is a fifth generation farmer in the City and their existing farm is focused on cranberry production; and
- the applicant intends to increase their supply of high quality fresh cranberries to the local market and communities which could be achieved through the proposed production facility.

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In addition, Mr. May reviewed the siting of the proposed production facility, its site context, and proposed vehicle access to the facility.

Staff Comments

Mr. Craig noted that (i) the proposal was reviewed and endorsed by the City's Food Security and Agricultural Advisory Committee (FSAAC), (ii) the associated soil fill application was endorsed and referred by the Richmond City Council to the Agricultural Land Commission (ALC) for the ALC's review and decision, and (iii) a confirmation of the soil permit application approval from the ALC is required prior to the subject Development Variance Permit application moving forward for Council consideration.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum cumulative lot coverage for agricultural buildings with an impermeable surface floor at or below the natural grade of the site from 750 m² to 2,842 m² to permit the construction of a cranberry processing facility at PID 013-082-434 on a site zoned "Agriculture (AG1)".

CARRIED

5. **Date of Next Meeting: September 15, 2021**

6. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 5:10 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, August 25, 2021.

John Irving
Chair

Rustico Agawin
Committee Clerk

From: SUN SI <cissy410@163.com>
Sent: August 25, 2021 12:19 PM
To: CityClerk
Subject: Development permit panel meeting

To Development Permit Panel	
Date:	<u>AUGUST 25, 2021</u>
Item #	<u>1</u>
Re:	<u>PP 18-829233</u>

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.

Hi officer,

My name is Si Sun. I am the property owner of 10811 Bridgeport Rd, Richmond, BC V6X 1T1. Addressing the remote Development Permit Panel meeting for 24 townhouses at 10671, 10691, and 10751 Bridgeport Road. My property is closest to the development and I want my comments to be recorded in the meeting because the development would have a significant impact on my family's daily routines. The problems I have are listed as below:

1. Regarding the noise - We are aware that the approved construction time starts at 7:00 a.m. from Monday to Friday. We feel that is much too early. We are a young family and have an 18 months old baby. She needs lots of sleep and we are worried the construction noises at 7:00 a.m. would negatively impact her rest and sleep schedule. My husband and I also work late shifts, so we need our rest in the morning as well. We cannot accept waking up to construction noises at 7:00 a.m. every morning. We would like the start time to be extended to 9:00 a.m. instead.

2. Air quality concerns - As mentioned before, we have an 18 months old baby and a golden retriever at home. We are concerned with the amount of debris and dust the construction could make. Please let us know how they will be managed to an acceptable level.

3. Damage to our property - This is another major concern. I have included lots of photos as evidence for my claims. We believe the demolition at the development property, has caused damage to our fences, driveways, and foundation.

A. There is a serious imbalance in the foundation, the house, the land and the door are tilted to the left, because of the digging that has occurred, where our property meets the development property.

B. The whole fence is not supported, so it's leaning out, leaning to the left, and almost falling down. This is very dangerous but it is not our responsibility.

C. Because there is no support on the other side, the bricks in our front yard are all leaning to the left side and they are getting worse and worse. The cracks are getting bigger and bigger, which has caused damage to our property.

I hope you could bring up and address these concerns and provide appropriate solutions at the meeting. Otherwise we strongly oppose the construction, thank you for your understanding.

Best Regards,
Si Sun

从网易 163 邮箱发来的超大附件



10811 Bridgeport Rd pic.rar (83.76M, 2021 年 9 月 10 日 3:02 到期)

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