



Development Permit Panel  
Wednesday, August 28, 2019

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cecilia Achiam, General Manager, Community Safety  
John Irving, Acting General Manager, Engineering and Public Works

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 July 24, 2019 be adopted.*

CARRIED

1. DEVELOPMENT PERMIT 18-829241  
(REDMS No. 6158291)

APPLICANT: 1076694 BC Ltd.

PROPERTY LOCATION: 10451, 10471 & 10491 No. 2 Road

INTENT OF PERMIT:

- 1. Permit the construction of 12 townhouse units at 10451, 10471 & 10491 No. 2 Road on a site zoned “Low Density Townhouses (RTL4)”; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) Reduce the minimum front yard setback from 6.0 m to 4.5 m; and
  - (b) Allow one small car parking stall in each of the side-by-side garages (12 small car stalls in total).

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

Wayne Fougere, Fougere Architecture Inc., with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1) provided background information on the subject application, noting that (i) the size of the three- to four-bedroom townhouse units in the proposed development is larger than in typical townhouse developments, and (ii) the proposed development consists of two- and three-storey townhouse units.

Stephen Heller, Van der Zalm and Associates, reviewed the changes to landscaping in the proposed development in response to City staff and Advisory Design Panel comments, noting that (i) the outdoor amenity space has been redesigned to enhance its accessibility, and (ii) the size of trees proposed to be planted along No. 2 Road has been increased to enhance the streetscape along No. 2 Road.

In reply to queries from the Panel, Mr. Heller acknowledged that (i) five on-site trees will be removed, (ii) four on-site trees will be retained and protected, and (iii) the shape of the retaining walls was determined to preserve existing off-site trees.

#### **Staff Comments**

Joshua Reis, Program Coordinator, Development advised that (i) the proposed development includes one convertible unit, (ii) there is a Servicing Agreement associated with the proposal which includes a new sidewalk and boulevard along No. 2 Road and a new bus pad at the existing southbound bus stop on No. 2 Road, and (iii) the proposed variances for the subject development include the reduction of the minimum front yard setback from 6 meters to 4.5 meters and allowing one small car parking stall in each of the side-by-side garages of the 12 townhouse units.

#### **Panel Discussion**

In reply to queries from the Panel regarding energy efficiency and overlook concerns regarding the proposed two-storey glass windows on the west elevation of the rear townhouse buildings, Mr. Fougere noted that (i) a report provided by the project's energy consultant has confirmed that the proposed townhouse units have been designed to achieve an EnerGuide rating of 82, and (ii) the project's developer provided drawings of the west elevation of the subject development to the owners of single-family homes to the west and no concerns were noted regarding the proposed size of windows facing their properties. In addition, Mr. Fougere reviewed the floor plans for the second floor of the two-storey townhouse units facing the single-family homes to the west including the location of the proposed two-storey windows.

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In reply to queries from the Panel regarding the proposed landscaping along the development's west property line, Mr. Fougere and Mr. Heller confirmed that (i) approximately two- to three-foot high retaining walls will be constructed along the west property line with a four-foot high wood fence to be installed on top of the retaining walls, (ii) proposed hedge planting adjacent to the retaining walls along the west property line could grow higher than the proposed four-foot fence on top of the retaining walls to provide a buffer between the subject development and the adjacent single-family homes to the west, and (iii) a few ornamental trees are proposed to be planted adjacent to the west property line.

**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 12 townhouse units at 10451, 10471 & 10491 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the minimum front yard setback from 6.0 m to 4.5 m; and*
  - (b) *allow one small car parking stall in each of the side-by-side garages (12 small car stalls in total).*

**CARRIED**

2. **DEVELOPMENT PERMIT 19-858887**  
**HERITAGE ALTERATION PERMIT 19-858886**  
(REDMS No. 6220011 v. 2)

APPLICANT: Gordon Chan

PROPERTY LOCATION: 12551 No.1 Road

3.

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#### INTENT OF PERMIT:

1. Issuance of a Development Permit to permit the replacement of existing wooden ramp, stairs and deck with new aluminum ramp, stairs, and deck around the existing building and the installation of a new aluminum ramp on the rear (south) elevation at 12551 No.1 Road; and
2. Issuance of a Heritage Alteration Permit for 12551 No.1 Road in accordance with the Development Permit.

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

Andrew Leonard and Gordon Chan, McCuaig and Associates Engineering Ltd., with the aid of a PowerPoint presentation (attached to and forming part of these Minutes as Schedule 2) provided background information on the subject application, highlighting the following:

- the existing wooden ramps, stairs and decks around the existing office building for Fisheries and Oceans Canada have deteriorated and needed to be repaired and replaced; and
- the proposed repair and replacement of identified parts of the existing building are intended to enhance the accessibility of the building and to introduce more durable materials to the building.

In addition, Mr. Leonard reviewed the scope of the work to be done in the building which includes four areas of the building.

In reply to queries from the Panel, Mr. Leonard confirmed that (i) the existing wooden decks in the building are already in an advanced stage of deterioration, (ii) proposed materials include powder coated aluminum with matt finish, and (iii) a flow- through aluminum material is proposed for the decks to allow water to flow through.

In reply to a query from the Panel regarding the proposed location of the delineated pedestrian pathway and its connection to the sidewalk on Bayview Street as a portion of the site frontage is separated by a change in grade and a curb, Mr. Leonard confirmed that the delineated pedestrian pathway extends far enough eastward to allow for an unobstructed connection to the sidewalk.

In reply to query from the Panel, Minhee Park, Planner 2, confirmed that the existing building is not an identified heritage resource and is therefore not eligible for a grant.

#### **Staff Comments**

Mr. Reis noted that the subject application was reviewed and supported by the Richmond Heritage Commission with the recommendation that the proposed aluminum material should be powder-coated.

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**Gallery Comments**

None.

**Correspondence**

None.

**Panel Decision**

It was moved and seconded

1. *That a Development Permit be issued which would permit the replacement of existing wooden ramp, stairs and deck with new aluminum ramp, stairs, and deck around the existing building and the installation of a new aluminum ramp on the rear (south) elevation at 12551 No.1 Road; and*
2. *That a Heritage Alteration Permit be issued for 12551 No.1 Road in accordance with the Development Permit.*

**CARRIED**

3. **Date of Next Meeting: September 11, 2019**

4. **Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:58 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, August 28, 2019.

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Joe Erceg  
Chair

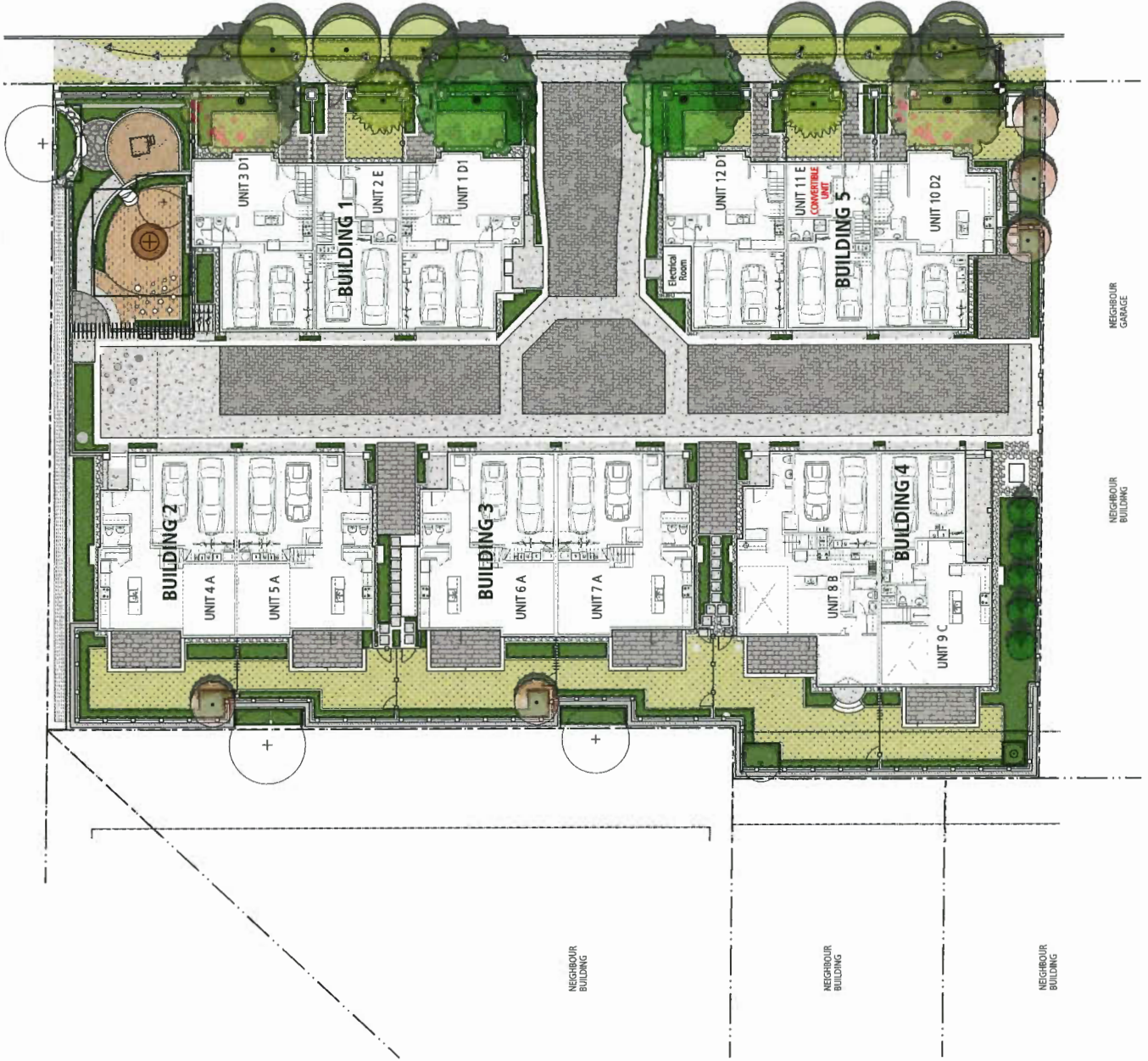
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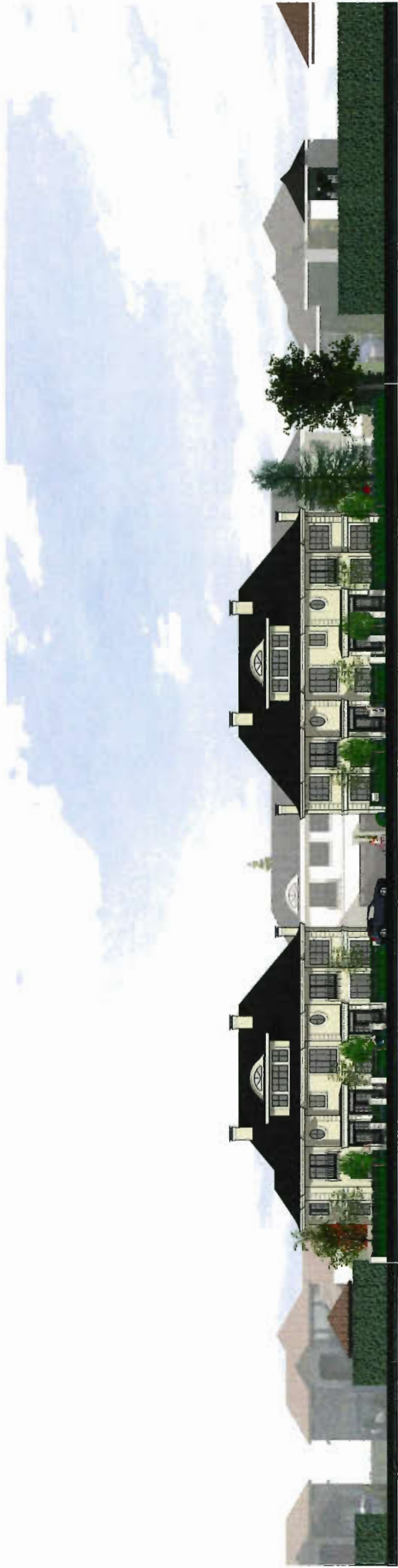
Rustico Agawin  
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, August 28, 2019.



NO. 2 ROAD





10511 No 2 Road



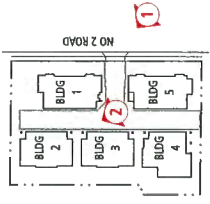
PROPOSED DEVELOPMENT



10431 No 2 Road





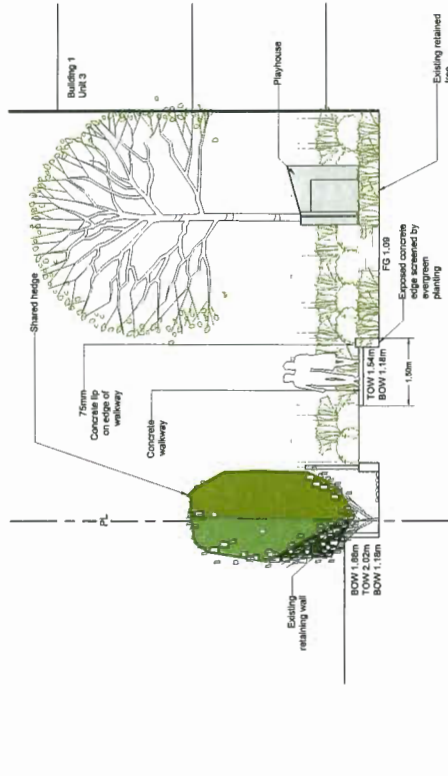


KEY PLAN

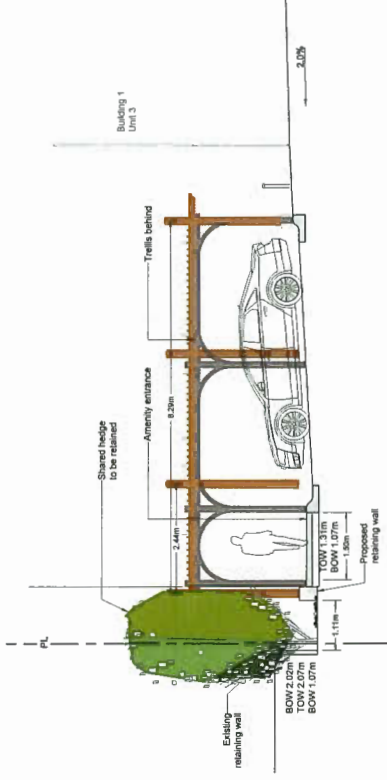




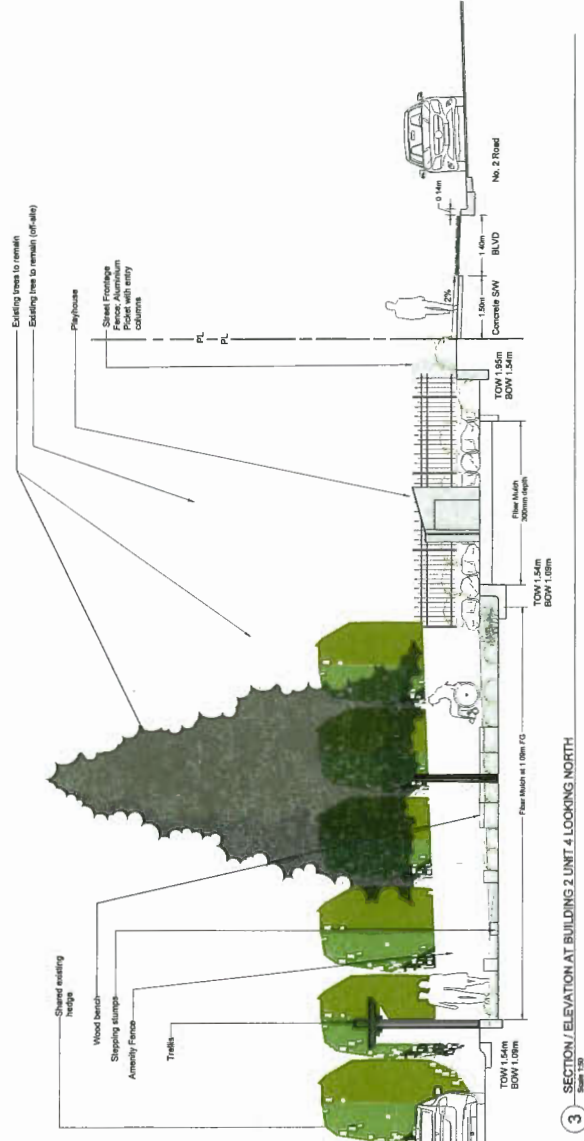




1 SECTION / ELEVATION AT AMENITY LOOKING EAST  
Scale 1:50



2 SECTION / ELEVATION AT DRIVE ANGLE LOOKING EAST  
Scale 1:50



3 SECTION / ELEVATION AT BUILDING 2 UNIT 4 LOOKING NORTH  
Scale 1:50

ACCESSIBLE PLAY



Playhouse



ACCESSIBLE PLAY & NATURAL MATERIALS



Stepping stones fosters mobility and imaginative play.



The circular wood disc around the stepping element for children, and a seating area for parents.

The basalt bench provides a seating opportunity for parents to observe their children.



Coloured concrete discs create a sense of arrival at the amenity area.

DRIVE AISLES FOR PEOPLE



van der Zalm + associates

AUGUST 28, 2019

AMENITY SPACE

DP2017- 68 No. 2 ROAD TOWNHOMES

Schedule 2 to the Minutes of the  
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August 28, 2019.

**STEVESTON GOCB  
12551 NO.1 ROAD**

Replacement of existing ramps, steps and stairs.

## EXISTING CONDITIONS



- Building Area: 407 sq.m of the site.
- Wood-framed building constructed 1976.
- Existing ramps, steps and stairs are made of wood with timber supports.
- Guards and handrails – wood and metal
- Exterior cladding is vinyl.











## PROPOSED RAMP, WALKWAY AND STEPS

- Retain existing framing, pile supports and related structural supports.
- Remove and dispose of existing wood decking, wood guards and metal handrails
- Add additional support as required to support new decking.
- Supply and install new aluminum guards and handrails that match existing appearance as closely as possible. Aluminum is being used because it is durable, light weight and requires less maintenance.
- Supply and install new powder coated aluminum walkway panels with matte finish.
  - Colour is to match existing as closely as possible.
  - Non-slip surface.
  - Perforated to reduce puddles and ponding.
  - Long lasting material not vulnerable to microbial decay, corrosion or other forms of deterioration