



**Development Permit Panel
Wednesday, September 13, 2017**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Cathryn Volkering Carlile, General Manager, Community Services
John Irving, 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 August 9, 2017, be adopted.

CARRIED

1. Development Permit 16-728670
(REDMS No. 5336686)

APPLICANT: Anwer Kamal
PROPERTY LOCATION: 6571/6573 No. 4 Road
INTENT OF PERMIT:

Permit the construction of the second phase of six townhouse units at 6571/6573 No. 4 Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".

Applicant's Comments

Eric Law, Eric Law Architect, provided background information on the proposed development and highlighted the following:

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- the proposed six-unit two-storey townhouse development is located at the end block of the adjacent townhouse development to the north;
- the building design for the proposed development is similar to the townhouse development to the north;
- vehicle access will be provided through the internal drive aisle of the neighbouring development to the north through an existing easement registered on title;
- the proposed outdoor amenity area provides a welcoming experience; and
- landscaping is proposed on the A.R. MacNeill Secondary School, along the west and south property lines of the subject site to provide a buffer between the school and the subject site.

Jenny Liu, JHL Design Group Inc., briefed the Panel on the main landscaping features of the project, noting that (i) a variety of hardy and drought tolerant plants are proposed to provide year round interest, (ii) landscaping has been designed to maximize views and eliminate potential hiding areas, (iii) sustainability features for the project include, among others, installation of permeable pavers in some areas on-site, (iv) the outdoor amenity area includes a children's play area and seating to encourage social interaction among residents, (v) layered landscaping is proposed for the No. 4 Road frontage to meet Agricultural Land Area (ALR) landscape buffer requirements, (vi) on-site tree selection complies with BC Hydro requirements for trees located near power lines, (viii) the existing tree at the southwest corner of the site will be retained and protected, and (ix) proposed landscaping along the west and south property lines of the subject site will be coordinated with the A.R. MacNeill Secondary School to ensure safety, security and visual interest.

Panel Discussion

In response to a query from the Panel, Ms. Liu acknowledged that (i) the Zoning Bylaw requires that fencing along street frontages should not exceed four feet in height, and (ii) a four-foot high hedge planting is proposed behind the three-foot high metal picket fence along the subject site's frontage on No. 4 Road.

Staff Comments

Wayne Craig, Director, Development, noted that (i) the City's Agricultural Advisory Committee has reviewed the proposed ALR landscape buffer along No. 4 Road and its comments have been incorporated into the current landscape plan, (ii) the project has been designed to achieve an EnerGuide 82 rating, (iii) one convertible unit is proposed for the project, and (iv) there will be a Servicing Agreement for frontage improvements along No. 4 Road prior to issuance of a Building Permit.

Gallery Comments

None.

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Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of six townhouse units at 6571/6573 No. 4 Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)".

CARRIED

2. Development Permit 17-763780
(REDMS No. 5513700)

APPLICANT: Oris (TLP) Developments Corp.

PROPERTY LOCATION: 5071 Steveston Highway

INTENT OF PERMIT:

1. Permit the construction of nine townhouses at 5071 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) allow 50% of the required resident vehicle parking spaces to be small-sized; and
 - (b) reduce the minimum lot width from 50 m to 24 m.

Applicant's Comments

Dana Westermarck, Oris Consulting Ltd., provided background information on the proposed development and highlighted the following:

- the subject site has a peculiar shape, with a frontage of 80 feet and depth of 300 feet;
- a variance is requested to reduce the minimum lot width from 50 meters to 24 meters due to the small size of the site;
- a variance is also requested to reduce the number of standard-sized vehicle parking spaces to accommodate resident bicycle parking spaces within the garages of the townhouse units;
- vehicular access to the site is provided from Steveston Highway and the existing rear lane for the two northernmost units; and

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- shared vehicle and pedestrian access to the adjacent properties to the northwest and to the east of the subject site will be provided through the public right-of-passagage to be registered on Title over the entire drive-aisle and the pedestrian pathway from the City lane at the rear.

Panel Discussion

In response to queries from the Panel, Mr. Westermarck acknowledged that (i) in addition to the wood fence at the west property line, the existing cedar hedge within the property of the neighbouring pub to the west will be retained to provide a buffer between the pub and the adjacent townhouse units on the subject site, (ii) residents of the two-storey duplex building at the north end of the internal drive aisle could access their garage off the rear City lane and visitors could park their cars in the visitor parking spaces within the subject site and walk down to the front door of their units, and (iii) there will be no potential privacy issues with the single-family home across the rear lane as it is not in close proximity to the two-storey duplex building on the subject site.

In response to a query from the Panel, Greg Andrews, The Andrews Architects Inc., acknowledged that (i) there is approximately a one-meter grade difference between Steveston Highway at the front and the City lane at the rear of the subject site, and (ii) the existing backyard of the subject property will be filled to improve the interface between the rear lane and the adjacent two-storey duplex building on the subject site.

Staff Comments

Mr. Craig noted that (i) there are two technical variances associated with the subject development permit application due to the existing geometry of the site, (ii) the requested parking variance allowing 50 percent of the required vehicle parking spaces to be small-sized is consistent with other parking variances granted to similar townhouse projects, (iii) one convertible unit is proposed for the project, and (iv) there will be a Servicing Agreement which includes frontage improvements to Steveston Highway and the rear City lane which extends from the frontage of the property all the way out to Hollymount Drive.

In response to a query from the Panel, Mr. Craig acknowledged that (i) there will be no turning movement restrictions placed on the subject site, and (ii) all garbage and recycling collections will be from the rear lane.

Gallery Comments

None.

Correspondence

None.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit the construction of nine townhouses at 5071 Steveston Highway on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *allow 50% of the required resident vehicle parking spaces to be small-sized; and*
 - (b) *reduce the minimum lot width from 50 m to 24 m.*

CARRIED

3. Date of Next Meeting: September 27, 2017

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:52 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, September 13, 2017.

Robert Gonzalez
Chair

Rustico Agawin
Auxiliary Committee Clerk