



**Development Permit Panel
Thursday, October 15, 2020**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, 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 September 30, 2020 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 19-855200
(REDMS No. 6521551)

APPLICANT: Oris (Dyke Road) Development Corp.

PROPERTY LOCATION: 6091 and 6111 Dyke Road

Development Permit Panel

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INTENT OF PERMIT:

1. Permit the construction of a mixed use development containing 13 dwelling units and approximately 128 m² (1,378 ft²) of commercial space at grade at 6091 and 6111 Dyke Road on a site zoned “Commercial Mixed Use – London Landing (Steveston)(ZMU 40)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to not require an on-site loading space.

Applicant’s Comments

Paul Dmytriw, Oris Development Corp., provided a brief introduction to the project.

Greg Andrews, The Andrews Architects, Inc., with the aid of a visual presentation (copy on file, City Clerk’s Office), provided background information on the proposed development including its site context, floor plans, and building elevations, highlighting the following:

- the form and character of the mixed use four-storey building respond to its location;
- the scale of the building is compatible with existing residential developments to the east and west of the subject site;
- the potential redevelopment of the adjacent property to the north has been considered in the design of the building;
- the building height and massing step down towards the east to provide an appropriate interface with the adjacent residential development to the east;
- on-site parking is located below grade and hidden from the street;
- a three-meter pedestrian walkway along the north property line is proposed to provide pedestrian connection to the courtyard area on the northeast corner of the site and will be part of a future widened public pathway that connects Dyke Road and Princess Street;
- two elevators are proposed to provide accessibility to the private roof decks of residential units underneath; and
- the residential units have been designed and sited to allow natural lighting and ventilation at least on two sides of the building.

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Yiwen Ruan, PMG Landscape Architects, briefed the Panel on the main landscape features of the project, noting that (i) the landscape design for the project respects the environment and maximizes the view to Steveston Harbour to the south, (ii) low planting is proposed along the south edge of the building and only one tree will be installed at the southwest corner, (iii) a landscaped berm provides transition to the Streamside Protection and Enhancement Area (SPEA), (iv) saw cut concrete paving treatment is proposed along the west edge of the site, (v) a wood-looking paving treatment is proposed for the three-meter wide pedestrian walkway along the north property line, (vi) a terraced allan block retaining wall with picket fence on top is proposed along the eastern edge of the property, (vii) the common outdoor amenity area at the northeast portion of the site has been designed to allow maximum sun exposure and easy access for residents, (viii) the two play equipment within the common outdoor amenity area have multiple play values, and (ix) trees, shrubs and ornamental grass are proposed to be planted on-site.

In reply to an earlier query from the Panel, Mr. Dmytriw noted that the project's Qualified Environmental Professional (QEP) has advised that Pacific Willow trees will be planted on the SPEA in lieu of the proposed Black Cottonwood trees.

In reply to queries from the Panel, Mr. Andrews acknowledged that (i) the Black Cottonwood trees were originally proposed to be planted within the SPEA, (ii) surveillance for the courtyard area is provided by residential units along the west and south sides of the courtyard area that overlook the space, (iii) the north and east edges of the courtyard area face the walls of adjacent buildings, (iv) the proposed three-meter wide pedestrian walkway along the north edge of the site will be widened when the adjacent property to the north will redevelop in the future, (v) the applicant will consider the proposal to install a gate at the entrance to the pedestrian walkway along the north property line to provide security to the courtyard area, and (vi) the applicant will work with City staff to determine the appropriate size and number of Pacific Willow trees that will be planted on the SPEA in lieu of the Black Cottonwood trees.

In reply to a query from the Panel, Suzanne Smith, Program Manager, Development advised that there is a legal agreement secured through rezoning that the strata management will provide maintenance to the on-site SPEA/Riparian Management Area (RMA).

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Staff Comments

Ms. Smith noted that (i) the restoration and enhancement works within the on-site SPEA/RMA was determined through the project's QEP report, (ii) restoration and enhancement works for the off-site SPEA/RMA located within the City's Dyke Road allowance are subject to the Servicing Agreement secured at rezoning, (iii) the Servicing Agreements associated with the project include road and frontage improvements along Dyke Road to the west of the subject site including construction of sidewalk, boulevard, and street lighting, (iv) there will be a future on-site public pedestrian walkway within the right-of-way along the north edge of the site, (v) a landscaped berm will be installed to secure and enclose the common outdoor amenity area, (vi) staff support the proposed variance to not require an on-site loading space as provision for a loading area lay-by will be incorporated into the Dyke Road frontage improvements to the west of the subject site and will be completed through a Servicing Agreement, and (vii) the proposed variance to not require an on-site loading space was identified at rezoning and no concerns were noted.

Gallery Comments

None.

Correspondence

Roy Oostergo, 503-6168 London Road ([Schedule 1](#))

Ms. Smith noted Mr. Oostergo's support for the provision of an off-site loading area lay-by for the project along Dyke Road; however, Mr. Oostergo expressed concern regarding the illegal commercial parking along Dyke Road. She added that there is an on-site loading space provided for the existing development to the west of the subject site.

Amanda and Rick Hansen, 401-13251 Princess St. ([Schedule 2](#))

Kathy Stoessl, 303-13251 Princess St. ([Schedule 3](#))

Diane and Derek Blackstock, 104-13251 Princess St. ([Schedule 4](#))

Angela Tsang, 13251 Princess St. (Nakade) ([Schedule 5](#))

Jacqui Oostergo, 6160/6168 London Road ([Schedule 6](#))

Liz Mangotich, 13251 Princess St. (Nakade) ([Schedule 7](#))

Ms. Smith noted that six pieces of public correspondence expressed a common concern regarding the proposed planting of black cottonwood trees on the SPEA as they pose potential health and safety risks to residents of neighbouring developments and could give rise to other concerns such as causing the clogging of window screens and air filters.

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She further noted that in order to address the neighbouring residents' concerns, the project's QEP has advised that an alternative tree species is proposed (i.e., Pacific Willow tree) in lieu of the Black Cottonwood trees and that staff will work with the applicant to ensure that the project's landscape plan will be updated prior to Development Permit issuance.

Panel Discussion

The Panel expressed support for the project, noting that (i) the proposed size of residential units is family-friendly, (ii) the form and character of the building provides a good transition from the form and character of developments to the west of the subject site, and (iii) the architectural style of the building successfully breaks down the massing and fits well with its neighbourhood context.

Direction was then given to staff to work with the applicant to (i) finalize the change of tree species on the SPEA including their location and number, and (ii) clarify the responsibility for maintenance of on-site SPEA and the remaining SPEA located within the City's Dyke Road allowance prior to the application moving forward for Council consideration. In addition, direction was given to Planning staff to work with Engineering staff regarding the SPEA maintenance arrangements.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of a mixed use development containing 13 dwelling units and approximately 128 m² (1,378 ft²) of commercial space at grade at 6091 and 6111 Dyke Road on a site zoned "Commercial Mixed Use – London Landing (Steveston)(ZMU 40)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to not require an on-site loading space.*

CARRIED

2. DEVELOPMENT VARIANCE 19-872522 (REDMS No. 6471074 v. 2)

APPLICANT: The Andrews Architects Inc.

PROPERTY LOCATION: 8240 No. 5 Road

Development Permit Panel

Thursday, October 15, 2020

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum rear yard setback from 7.5 m to 0 m to permit the construction of an addition to the existing dormitory building at 8240 No. 5 Road on a site zoned “Assembly (ASY)”.

Applicant’s Comments

Greg Andrews, The Andrews Architects, Inc., 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 east edge of the existing two-storey dormitory building sits on the boundary between the “Assembly (ASY)” and “Agriculture (AG1)” zones of the split-zoned property;
- the proposed addition to the existing dormitory building is located on two wings of the west side of the building and will increase the total number of bedrooms from four to six in order to accommodate additional resident nuns; and
- the proposed addition is consistent with the form and character of the existing dormitory building.

In reply to a query from the Panel, Mr. Andrews acknowledged that (i) the proposed addition will not increase the requested variance, (ii) there are currently three existing trees in the courtyard and the tree on the northern edge of the courtyard will be removed as it will be impacted by the addition to the dormitory building, and (iii) as much as possible, the other two existing trees in the courtyard will be retained.

Staff Comments

Joshua Reis, Program Manager, Development, noted that (i) the proposed addition to the existing dormitory building is consistent with the existing “Assembly (ASY)” zoning of the split-zoned property except for the proposed rear yard setback variance, (ii) the subject application is also consistent with the previous Agricultural Land Commission (ALC) non-farm use approval for the subject site, (iii) the “Agriculture (AG1)” zoned portion of the site is currently being farmed by the congregation, (iv) the property owners of the subject site have agreed to register a four-meter wide Statutory Right-of-Way (SRW) along the eastern edge of the property to provide for a future north-south farm access across the Backlands, as per City policy in the area, and (v) minor landscape changes are proposed by the applicant to improve pedestrian access to the subject site and are secured through the Development Permit process.

In reply to a query from the Panel, Mr. Reis confirmed that the SRW to be registered is located along the eastern edge of the property.

Gallery Comments

None.

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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 reduce the minimum rear yard setback from 7.5 m to 0 m to permit the construction of an addition to the existing dormitory building at 8240 No. 5 Road on a site zoned "Assembly (ASY)".

CARRIED

3. DEVELOPMENT PERMIT 20-895384

(REDMS No. 6521966 v. 2)

APPLICANT: AJ Williams Architect Ltd.

PROPERTY LOCATION: 9751 Bridgeport Road

INTENT OF PERMIT:

Permit exterior renovations to the existing building at 9751 Bridgeport Road on a site zoned "Auto-Oriented Commercial (CA)".

Applicant's Comments

Brenda Jones, Stoever Jones Design, provided background information on the subject application, noting that (i) the proposed exterior renovation for the existing building is intended to match the interior renovations already done, (ii) the existing stucco on the front elevation of the building would be repainted to visually break down the building into smaller components, (iii) the images on the front façade of the building will not be lit, and (iv) PVC wood finish planks are proposed for cladding of the front façade of the building.

Staff Comments

Mr. Reis noted that (i) the proposed exterior renovations are only limited to the front facade of the building, (ii) the applicant will voluntarily provide two additional bicycle parking racks for a total of eight new bicycle parking stalls on the site, (iii) staff have visited and reviewed the landscaping on the site and has been found to be in good condition and consistent with the original Development Permit for the site, and (iv) no proposed variances are associated with the subject application.

Gallery Comments

None.

Development Permit Panel
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Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit exterior renovations to the existing building at 9751 Bridgeport Road on a site zoned "Auto-Oriented Commercial (CA)".

CARRIED

4. Date of Next Meeting: October 28, 2020

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:24 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 Thursday, October 15, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

From: Eng, Kevin
Sent: October 8, 2020 9:17 AM
To: 'Roy Oostergo'
Subject: RE: DP 19-855200

Hi Roy,

Thanks for email and comments provided on the variance request incorporated as part of the Development Permit application being considered at 6091/6111 Dyke Road. These off-site frontage works will be completed through a Servicing Agreement, which is a requirement of the previous rezoning and secures design and construction of all identified works (including the loading lay-by along Dyke Road).

As a follow-up to our phone call discussion, contact information is provided below for transportation staff to discuss your traffic related concerns in the area and information about the Construction Parking and Traffic Management Plan required for developments. Transportation staff have also been forwarded a copy of your email for review and follow-up.

- Traffic Operations Section – 604-204-8707; TrafOps@richmond.ca

As noted in our discussion, these emails will be provided to the City Clerk as public correspondence received for this Development Permit application.

Thank you for taking the time to provide your feedback to the City on this project.

Regards,
Kevin Eng
Planner 2, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: Roy Oostergo <roostergo@gmail.com>
Sent: October 5, 2020 1:52 PM
To: Eng, Kevin <KEng@richmond.ca>
Subject: Re: DP 19-855200

Kevin,

Thank you for your timely and detailed response! As discussed on our call just now, I am supportive of the request to move the commercial parking lay-by to a different location based on your explanation. However, I do wish to point out there is a current and pressing commercial traffic problem on Dyke Road already.

The current, limited supply of parking spaces on the west side of Dyke Road are regularly filled up by people fishing on the pier, visitors to The Pier condominium, and customers frequenting nearby businesses. There is no parking space currently restricted to commercial loading on Dyke Road. As such, large commercial trucks that supply local business, such as the Ember restaurant and Diplomat bakery, will often park in an unauthorized space along the road, blocking traffic in either the north-bound or south-bound lane.

This creates a very dangerous situation for vehicle and bicycle traffic, especially given the increased traffic volume noted on Dyke Road since improvements to the dyke and dyke visitor parking were recently completed. As such, I would encourage the City to require the Developer to complete the new frontage works, including the new commercial loading lay-by area, at an early stage of the overall development.

Thanks for the opportunity to provide this feedback.

Regards,
Roy Oostergo

On Oct 5, 2020, at 10:31 AM, Eng, Kevin <KEng@richmond.ca> wrote:

Hi Roy,

I'm well thanks and same to you.

The project will be proceeding to Development Permit Panel on October 15, 2020 for review and consideration. For access to information about the Development Permit Panel meeting date/time, agenda and accompanying staff report, please refer to the link below where this information can be accessed (note: I see that a preliminary agenda with staff reports has been posted on the City website):

- https://www.richmond.ca/cityhall/council/agendas/dpp/2020/101520p_agenda.htm

This project is required to get approval and issuance of a Development Permit from Council. The Development Permit Panel meeting is part of the process for the City to review these applications by the DP Panel for consideration (and if endorsed), move to the final stage of the Development Permit being forwarded to Richmond City Council for their consideration and decision. The Development Permit Panel is reviewing the entire project, which includes a request to vary the Richmond Zoning Bylaw 8500 requirements to not require an on-site loading space.

In relation to the requested variance, a loading area lay-by will be incorporated into the Dyke Road frontage upgrades to the west of the subject site that will be able to accommodate loading functions necessary to service this development. This loading area lay-by is being designed and constructed as part of this redevelopment and secured through an agreement via the previous rezoning application. At time of rezoning through the accompanying rezoning staff report, it was identified that a loading area lay-by would be incorporated into the frontage works and that there would be the inclusion of a request to vary the on-site loading space component through this Development Permit application.

The project consists of 13 residential dwelling units, which has been achieved without increasing the building area. The developer proposed the additional unit by taking one existing larger dwelling unit planned for in the rezoning and divided it into two dwelling units. In addition, the project complies with the required number of parking stalls in accordance with the Zoning Bylaw that includes the additional unit.

Through the Development Permit, there were refinements and additional design detailing to the overall architecture and landscaping for the project. These form and character aspects of the project revised through the Development Permit are consistent with the rezoning application.

I hope this email answers your questions.

FYI – your email and my response will be provided to the City Clerk as public correspondence received on this Development Permit application.

Regards,
Kevin Eng
Planner 2, Policy Planning Department, City of Richmond
604-247-4626; keng@richmond.ca; www.richmond.ca

From: Roy Oostergo <roostergo@gmail.com>
Sent: September 30, 2020 2:36 PM
To: Eng, Kevin <KEng@richmond.ca>
Subject: DP 19-855200

Hello Kevin, I hope this note finds you well during this challenging time!

We communicated several months ago regarding the above-noted DP. Today, I received a card indicating that the developer was going before the DPP to request a change to the on-site loading space requirement in the Bylaw. However, I also notice that the card indicates the development will now contain 13 dwelling units vs the 12 previously considered.

I see that the new package is not yet posted online in the DPP meetings section on Richmond.ca. Can you confirm when the new package will be available to download and review? Also can you confirm if the developer is seeking to increase the dwelling units to 13 also, and whether any other changes are contemplated?

Thanks very much!
Roy Oostergo
503-6168 London Road
Richmond BC V7E0C1
604-275-0276

Schedule 2 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: October 15, 2020
Meeting: DPP
Item: #1

From: Amanda Hansen <amaric5@icloud.com>
Sent: Wednesday, 14 October 2020 02:32 PM
To: CityClerk
Subject: DP 19-855200 Location: 6091 and 6111 Dyke Road Applicant: Oris (Dyke Road)
Development Corp.

We would like to ask that the potential planting of 6 black cottonwood as per DP 19-855200 staff report, be reconsidered. We live in the adjacent building "Nakade" 13251 Princess St. While the cottonwoods are lovely trees we currently suffer from excessive cotton flying (May through the end of June) onto our decks and causing allergic reactions for some of our family members. The idea that more cottonwood trees would be added to the numerous cottonwood trees across from us on the dyke is very concerning. We would appreciate a different tree be used.

Thank you for your consideration of this matter.

With Appreciation

Amanda and Rick Hansen Unit 401-13251 Princess St.



Schedule 3 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
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ON TABLE ITEM

Date: October 15, 2020
Meeting: DPP
Item: #1

From: Kathy Stoessl <kstoessl@shaw.ca>
Sent: Wednesday, 14 October 2020 03:35 PM
To: CityClerk
Subject: PD panel meeting- Oct. 15, 2020, community input

RE: Project Details – 6111/6091 Dyke Road (DP 19-855200)

The details of this project specify that six black cottonwood trees are to be planted on the property. I am writing to request that the developer/landscaper consider an alternative to this type of tree.

There are currently several cottonwood trees on city land on the south side of Dyke road. These trees cause problems when the seeds are produced. As a resident in a south facing unit at the neighbouring property, Nakada, we get the full impact of these seeds. In addition to throat irritation and allergies, these seeds clog window screens and the intake filter on our heat exchange unit. When windows and doors are open, seeds gather like tumbleweed and float across our floors indoors. It is also unpleasant to use our deck during this period of time because of the snowstorm like abundance of seeds floating in the air.

I therefor strongly encourage the developer/landscaper to consider an alternative to the cottonwood trees. This is integral to the future enjoyment of all who live in this area.

Respectfully submitted for your consideration,

Kathy Stoessl
303-13251 Princess St.
Richmond, BC
V7E 3S1

Sent from my iPad



Schedule 4 to the Minutes of the Development Permit Panel meeting held on Thursday, October 15, 2020.

ON TABLE ITEM

Date: October 15, 2020
Meeting: DPP
Item: #1

From: Diane Blackstock <dianelblackstock@gmail.com>
Sent: Wednesday, 14 October 2020 04:32 PM
To: CityClerk
Subject: Project DP 19-855200

To Whom It May Concern,

Re-DP Panel Meeting, October 15, 2020
6111/6091 Dyke Road
DP 10-855200

We wish to voice our strong objection to having 6 Black Cottonwood trees included in the landscaping plans for the development next door to us at 6111/6091 Dyke Road.

Cottonwood trees are known to be very allergenic. I had the understanding that Richmond was not going to plant anymore Cottonwood for this reason.

We, along with several other people who live in the London Landing area, suffer with allergy symptoms because of the Cottonwood that grow along the south side of Dyke Road, when their seeds and 'cotton' fly every year for 4-6 weeks from May to July. We am not able to enjoy the outdoors or sit on our deck during this time. We have a son who cannot visit during these weeks as well because of the flying cottonwood.

To have 6 more cottonwood trees next door to us is not acceptable. We expect there may be another species that would fit into the criteria of what can be planted in the Riparian Area.

As an aside to the allergy component, the cottonwood blocks the filters on our building ventilation system and clogs our gutters.

Please reconsider this for health reasons.

Thank you,
Diane and Derek Blackstock
104-13251 Princess Street
Richmond, BC
V7E 3S1

Sent from my iPad



Schedule 5 to the Minutes of the Development Permit Panel meeting held on Thursday, October 15, 2020.

ON TABLE ITEM

Date: OCTOBER 15, 2020
Meeting: DPP
Item: # 1

From: Angela Tsang <aotsang@gmail.com>
Sent: October 14, 2020 9:45 PM
To: CityClerk
Subject: DP Panel Meeting - Oct 15, 2020 DP 19-855200: our concerns

Dear Sir/ Madam

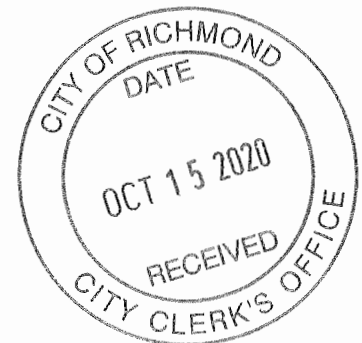
I am a Nakade residence and would like to submit my concern to the building project on 6111/6091 Dyke Road (DP19-855200).

My husband and I are concerned with planting 6 black cottonwood trees in the vicinity, 4 are slated to be on our property line with them in the Reparian Area (ditch). The other 2 are to the west closer to Dyke Road. One of our Nakade residence have confirmed with Parks that they are the same Cottonwood as across the street.

It is a major allergy concern to us since the existing cottonwood has been causing allergy symptoms in the early summer, 6 more could be overwhelming, I sincerely hope you can consider other alternatives beside cottonwood tree.

Thank you.

Sincerely,
Angela Tsang
Nakade residence
aotsang@gmail.com



Schedule 6 to the Minutes of the
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ON TABLE ITEM

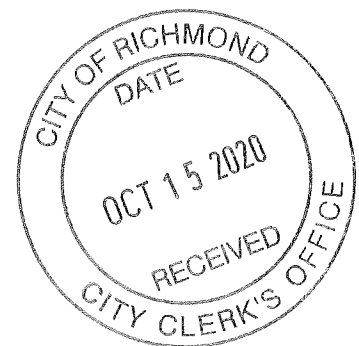
Date: OCTOBER 15, 2020
Meeting: DPP
Item: # 1

From: jacqui oostergo <joostergo@me.com>
Sent: October 15, 2020 1:00 PM
To: CityClerk
Subject: Project details 6111/6091 Dyke Road for DP planning meeting

I was just informed that a planning meeting will be held today for the development of 6111 and 6091 dyke Road. On the DPP I see the lists of trees to be planted and then on Page 45 it lists the trees and they are different. I would strongly object to the planting of more Cottonwood trees in this area as they drop cotton for at least 8 weeks into our vents, decks, ramp and windows. This is a high level allergen (and the cotton is also flammable.)

Thank you for listening to our Strata's concerns.

Jacqui Oostergo
President - Strata Council of The Pier
6160/6168 London Road



Schedule 7 to the Minutes of the
Development Permit Panel
meeting held on Thursday,
October 15, 2020.

ON TABLE ITEM

Date: OCTOBER 15, 2020
Meeting: DPP
Item: # 1

From: Liz Mangotich <lizmango@shaw.ca>
Sent: October 15, 2020 1:22 PM
To: CityClerk
Subject: planned planting of 6 Black Cottonwood trees

RE: Project Details – 6111/6091 Dyke Road (DP 19-855200
Planting of 6 Cottonwood Trees

We moved into Nakade 3 years ago . There are several Cottonwood trees directly in front of our Nakade building on the opposite side of the street along Dyke Road.

In the last three yrs I have suffered terribly from allergies due these trees. They are KNOWN to be an allergen!!

The literature on Cottonwoods specifically says " Did you know that : "You may notice your allergy symptoms get worse during the winter and spring, when cottonwood trees produce most of their pollen."³

Once the trees blooms, they leave the most incredible amount of mess that attaches to everything in sight .For months the pollen flies thru the air . Our deck, outdoor furniture, the roof and even on our window frames are covered with the stuff!

The other issue with planting all these tall and wide Cottonwood trees (grow up to 150 feet and 40 feet wide) at this new development is the fact that they will profoundly limit our view of the sunsets that we at Nakade all admire on a beautiful night . This will be forever lost !

Please consider planting trees that are beautiful to look at such as our BC dogwood trees.

Regards, Mrs. E. Mangotich

