



**Development Permit Panel  
Wednesday, October 25, 2017**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Cathryn Volkering Carlile, General Manager, Community Services  
Cecilia Achiam, General Manager, Community Safety

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 October 11, 2017, be adopted.*

**CARRIED**

**1. Development Permit 16-754735  
(REDMS No. 5544568)**

APPLICANT: 1037533 BC Ltd.

PROPERTY LOCATION: 8620 Railway Avenue

INTENT OF PERMIT:

Permit the construction of 17 townhouses at 8620 Railway Avenue on a site zoned "Town Housing (ZT80) - Railway Avenue".

**Applicant's Comments**

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

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- two-storey triplex buildings and three-storey buildings which step down to two storeys at the end units are proposed to address the surrounding single family neighbourhood;
- three affordable housing units and one convertible unit are proposed;
- the architectural character of the building cluster containing the three affordable units is consistent with the market units;
- durable and maintenance-free materials such as Hardie panel and siding/trim are proposed;
- the proposed colour scheme, primarily light with darker accents, will blend well with adjacent single family homes;
- vehicle access to the site is proposed from the existing east-west City lane off Railway Avenue, which will be widened and upgraded, and will connect to the proposed north-south internal drive aisle on the subject site;
- the north-south internal drive aisle has the potential to provide shared access to future developments to the north through a statutory right-of-way (ROW) to be registered on title; and
- the project aims to achieve an EnerGuide rating of 82 through its proposed sustainability features.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscaping features for the project, noting that: (i) proposed private outdoor spaces for each unit include either a landscaped front yard and balcony or a backyard with small patio, (ii) low stone post with aluminum rail fencing and entry gates for front yards are proposed for street-fronting units, (iii) an east-west pedestrian walkway is proposed between the two buildings along Railway Avenue, (iv) a six-foot wood fence at the east property line and a four-foot metal fence along the north property line are proposed to provide separation from adjacent properties and the walkway to the north, (v) the proposed outdoor amenity area incorporates natural play elements, bench seating, and bicycle racks, and (vi) two patterns of permeable pavers are proposed on the internal drive aisle to differentiate the proposed uses.

In response to a query from the Panel, Ms. Dimitrova confirmed that low shrub planting will be introduced between the bicycle racks and bench seating in the outdoor amenity area.

In response to queries from the Panel, Mr. Law acknowledged that (i) an accessible visitor parking stall will be provided in front of the convertible unit, (ii) the convertible unit will be provided with two side-by-side indoor parking spaces, (iii) parking stalls for the larger townhouse units will be constructed to accommodate future installation of electrical vehicle charging equipment and, (iv) windows overlooking the pedestrian walkway are proposed for units on both sides of the pedestrian walkway.

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#### Staff Comments

Wayne Craig, Director, Development, noted that (i) two off-site mature trees will be retained including one along Railway Avenue, and (ii) there will be servicing agreements associated with the proposed development for frontage improvements along Railway Avenue, widening of the City lane to the south, and improvements on the existing walkway along the north edge of the site.

In response to a query from the Panel, Mr. Craig acknowledged that a two-meter dedication is required along the entire south property line of the subject site for the widening of the City lane to increase its width to six meters.

#### Gallery Comments

None.

#### Correspondence

Kyle Shurry, 9000-1200 West 73<sup>rd</sup> Avenue, Vancouver (Schedule 1)

Mr. Craig noted that on behalf of Richmond Hospital Foundation, Mr. Shurry expressed support for the project, especially for the statutory right-of-way (ROW) for public-right-of-passage to be registered across the proposed internal drive aisle for potential shared vehicle access to future developments to the north of the subject site.

#### Panel Discussion

The Panel expressed support for the proposed development, noting that the project is well-designed, and the proposed three affordable housing units exceed the standard provision.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 17 townhouses at 8620 Railway Avenue on a site zoned "Town Housing (ZT80) - Railway Avenue".*

**CARRIED**

#### 2. **Development Variance 17-771661** (REDMS No. 5393224 v. 3)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8480 No. 5 Road

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum height for

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buildings from 12m to 14.14m to permit the construction of a Buddhist Temple at 8480 No. 5 Road on a site zoned "Assembly (ASY)".

### **Applicant's Comments**

Matthew Cheng, Matthew Cheng Architect, Inc., provided background information on the proposed development and highlighted the following:

- the subject site is a small parcel with an area of approximately 0.84 acres;
- the design and siting of the proposed Buddhist temple are intended to minimize visual conflict with the neighbouring Shia Muslim Community property;
- garbage and recycling area is located adjacent to the loading area at the northeast corner of the site to facilitate pick-ups;
- the project provides 74 parking spaces including two accessible parking stalls to be located in close proximity to the symmetrical accessible ramps leading to the main entrance of the building;
- railings for the accessible ramps will incorporate traditional Chinese motif;
- the perimeter of the site will be landscaped with trees and shrubs to provide buffering from adjacent properties;
- traditional Chinese Buddhist temple architecture is proposed for the two-storey wood building; however, the roof design was modified to minimize the massing of the building;
- a building height variance is proposed to achieve a modified version of the traditional Chinese temple roof design and the proposed variance is less than the other building height variances in the area;
- a customized sustainability checklist is proposed in lieu of LEED targets and will focus on HVAC and plumbing systems which aim to exceed existing minimum code requirements for energy efficiency; and
- proposed mechanical systems will be installed inside the building and exterior mechanical venting and intakes will be designed and screened to blend with the overall traditional Chinese architecture of the building.

Caelan Griffiths, PMG Landscape Architects, briefed the Panel on the main landscaping features for the proposed development, noting that (i) a naturalized traditional Buddhist garden is proposed at the building frontage facing No. 5 Road, (ii) the south and east property lines will be landscaped with a mixture of deciduous and coniferous trees to provide buffering to adjacent properties, and (iii) majority of existing off-site trees along the north side will be retained and protected from the adjacent paved parking area .

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**Staff Comments**

Mr. Craig acknowledged support for the proposed building height variance, noting that (i) the proposed variance allows the traditional architectural form for a religious institution, (ii) there is no habitable space within the increased height area of the building, (iii) the Shia Muslim Community has reviewed the project and expressed no concern for the proposed height variance, and (iv) the extent of the proposed variance is less than the other variances granted to religious institutions along No. 5 Road.

**Gallery Comments**

None.

**Correspondence**

None.

**Panel Discussion**

The Panel expressed support for the project, noting that the proposed siting and orientation of the building address well the existing religious buildings in the area and the proposed parking areas are adequately landscaped and screened from adjacent properties.

**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 height for buildings from 12m to 14.14m to permit the construction of a Buddhist Temple at 8480 No. 5 Road on a site zoned "Assembly (ASY)".*

**CARRIED**

**3. Development Permit 17-785221**  
(REDMS No. 5563572)

APPLICANT: Arcus Consulting Ltd.

PROPERTY LOCATION: 10019 Granville Avenue

**INTENT OF PERMIT:**

1. Permit the construction of a licensed child care facility for a maximum of 88 children with an accessory residential caretaker unit at 10019 Granville Avenue on a site zoned "Child Care (ZR8)- McLennan"; and
2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the required minimum width of a landscape buffer from a property line abutting a road from 3.0m to 1.7m.

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

Doug Massie, Arcus Consulting Ltd., provided a brief background of the proposed development and highlighted the following:

- the current owner purchased the subject property with an approved development permit for child care facility for 88 children;
- the previously approved form and character of the development will be maintained; however, changes to the site lay-out, including the removal of the right-out exit on No. 4 Road and different locations for the children's play area, are proposed;
- the removal of the vehicular exit on No. 4 Road will improve the programming for the playground spaces at the northern portion of the site;
- various classrooms and multi-purpose rooms are proposed for different age groups; and
- the residential character of the proposed development will be a welcome addition to the adjacent single-family neighbourhood.

In response to a query from the Panel, Mr. Massie acknowledged that the wastewater in the proposed septic tank system will be processed and pumped out.

In response to a query from the Panel, Mr. Craig confirmed that the accessory residential unit in the child care facility is intended for an employee or caretaker of the property.

#### **Staff Comments**

Mr. Craig noted that there is a Servicing Agreement associated with the project for frontage improvements along No. 4 Road and Granville Avenue and upgrade of the existing traffic signal at the No.4 Road and Granville Avenue intersection.

Mr. Craig further noted that the proposed child care facility must be licensed by the Vancouver Coastal Health (VCH) prior to operation. He added that VCH has been part of the review process for the project and will be further involved through the Building Permit application process.

Lastly, Mr. Craig advised that a localized landscape variance is proposed for a landscape width adjacent to the parking stalls close to the driveway on Granville Avenue and noted that while the landscaped width is reduced, the planting intensity will provide adequate screening for parking stalls.

#### **Gallery Comments**

None.

#### **Correspondence**

None.

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#### Panel Discussion

The Panel expressed support for the project and looked forward to seeing the project built.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of a licensed child care facility for a maximum of 88 children with an accessory residential caretaker unit at 10019 Granville Avenue on a site zoned "Child Care (ZR8)- McLennan"; and*
2. *Vary the provision of Richmond Zoning Bylaw 8500 to reduce the required minimum width of a landscape buffer from a property line abutting a road from 3.0m to 1.7m.*

**CARRIED**

#### 4. **GENERAL COMPLIANCE – REQUEST BY SIAN GROUP INVESTMENTS (0846930 BC LTD.) FOR A GENERAL COMPLIANCE RULING AT 9560 ALEXANDRA ROAD**

(File Ref. No.: DP 15-700370) (REDMS No. 5573187 v. 3)

APPLICANT: Sian Group Investments (0846930 BC Ltd.)

PROPERTY LOCATION: 9560 Alexandra Road

#### INTENT OF PERMIT:

That the attached plans involving changes to the design of the perimeter retaining wall and associated landscaping features along the western property boundary and adjacent to the east-west greenway at the north end of the subject site be considered to be in General Compliance with Development Permit (DP 15-700370).

#### Applicant's Comments

Rick Sian, Sian Group Investments, provided background information on the application by Sian Group Investments (0846930 BC Ltd.) for a General Compliance to Development Permit (DP 15-700370) at 9560 Alexandra Road.

Mr. Sian indicated the revised landscape treatment along the west edge of the site responds to the grade changes on the city park to the west in keeping with the original development permit.

#### Gallery Comments

None.

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**Correspondence**

None.

**Panel Decision**

It was moved and seconded

*That the attached plans involving changes to the design of the perimeter retaining wall and associated landscaping features along the western property boundary and adjacent to the east-west greenway at the north end of the subject site be considered to be in General Compliance with Development Permit (DP 15-700370).*

**CARRIED**

**5. Date of Next Meeting: November 16, 2017**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:21 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, October 25, 2017.

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Joe Erceg  
Chair

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Rustico Agawin  
Auxiliary Committee Clerk