



**Development Permit Panel
Wednesday, October 26, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
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 October 12, 2016, be adopted.

CARRIED

1. Development Permit 15-709934
(REDMS No. 5129825 v. 2)

APPLICANT: Citimark-Western Wembley Project Ltd.

PROPERTY LOCATION: 4991 No. 5 Road

INTENT OF PERMIT:

1. Permit the construction of a 109-unit townhouse development at 4991 No. 5 Road on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.
 - b) Reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.

Development Permit Panel

Wednesday, October 26, 2016

Applicant's Comments

Reza Salehi, Salehi Architect Inc., provided background information on the proposed development and highlighted the following:

- 246 vehicle parking spaces will be provided, including six additional visitor parking stalls which will exceed the minimum Zoning Bylaw requirement;
- 78 resident and visitor bicycle parking spaces will be provided, exceeding the minimum bylaw requirement;
- 109 townhouse units are proposed, with a unit mix of two-bedroom plus den, three-bedroom, and four-bedroom units;
- the proposed development will provide seven convertible units;
- a two-storey accessible indoor amenity building will be sited at the southeast corner of the site;
- townhouse buildings will be oriented perpendicular to the highway to mitigate traffic noise;
- open spaces are introduced in certain locations to break the length of longer building blocks;
- building envelopes will be acoustically upgraded to mitigate aircraft noise and vehicular traffic noise;
- two types of units include units with front entries accessed through the internal drive aisles or through the pedestrian mews;
- cooling and heating system will be provided through geo-exchange heat pump and electric heating mechanical equipment;
- all units will be pre-ducted for solar hot water heating;
- proposed building materials were chosen for durability, functionality and low environmental impact;
- energy-star appliances and low-flow fixtures will be used in all units; and
- existing concrete materials and asphalt were recycled during demolition to minimize waste materials.

Development Permit Panel

Wednesday, October 26, 2016

Fred Liu, Fred Liu and Associates, Inc., briefed the Panel on the main landscaping features of the project, noting that (i) three separate outdoor amenity spaces will be spread out in the proposed development, (ii) entries to individual units either front the pedestrian mews or internal drive aisles, (iii) landscaping for private outdoor space for individual units include an area of patio pavers, grass area, and planting, (iv) a four-foot high fence separates individual front yards, (v) existing trees located on neighbouring properties to the north and two trees inside the subject property will be retained and protected; (vi) a cluster of existing off-site trees along the middle of the south edge break down the long site, (vii) a series of walkways will be provided to connect the pedestrian to all units, with pedestrian crossings treated with decorative paving, (viii) the long east-west driveway is broken up with permeable interlocking paver treatment in some areas, (ix) porous asphalt is introduced in some areas to enhance water permeability, and (x) the applicant was able to achieve 25 percent minimum live planting in the proposed site lay-out.

In response to queries from the Panel, Mr. Liu advised that (i) the proposed landscaping along the north property line includes a solid wood privacy fence, alternating evergreen cedar hedges and other broad leaf planting, and new trees at the end of drive aisles, (ii) existing off-site vegetation on the landscape buffer adjacent to Highway 91 are proposed to be retained, and (iii) the proposed edge treatment along the south property line includes fencing and planting on the 0.6-meter planting strip.

In response to a further queries from the Panel, Mr. Liu stated that (i) low-growing evergreen shrubs are proposed to be planted on the narrow landscaping strip alongside the curb inside the south property line of the subject site, and (ii) he will consult with the applicant regarding the potential to plant trees at the south side of the subject property.

In response to queries from the Panel, Jacky Chan, Project Lead, Citimark, advised that (i) there is lush vegetation on the existing engineered embankment within the Provincial highway lands adjacent to the south property line, (ii) the existing vegetation on the embankment can only be trimmed to maintain the stability of the slope, and (iii) a 350-meter long, six-foot high sound barrier fencing will be built on top of the embankment to mitigate traffic noise in the highway and provide screening to the proposed development.

In response to further queries from the Panel, Mr. Liu and Mr. Salehi confirmed that (i) the proposal includes a fence that is no higher than two meters above lower neighbouring properties and maximum 1.8 meters in height above a maximum two-foot high retaining wall along the north property line, (ii) townhouse unit entries either front pedestrian mews between townhouse buildings or from the drive aisles, and (iii) access is provided for future strata maintenance of unit backyards.

Development Permit Panel

Wednesday, October 26, 2016

Staff Comments

Wayne Craig, Director, Development, advised that (i) the two setback variances being proposed are at the southwest and southeast corners of the site, (ii) the other proposed variance intends to replace the required designated loading space with a scheme to accommodate a medium size SU-9 manoeuvring in the internal drive aisles throughout the site in view of the length of the site, (iii) trees being proposed to be retained are located predominantly along the north and west edges of the site, (iv) an existing tree will be retained along No. 5 Road, (v) the project has been designed to achieve an EnerGuide rating of 82, (vi) an acoustic report was provided by the applicant ensuring that all units will meet Canada Mortgage and Housing Corporation (CHMC) indoor noise standards, and (vii) a mechanical report was also provided noting that townhouse units could achieve ASHRAE standards through the ground source heat pump.

Panel Discussion

The Panel expressed support for the project moving forward to Council, subject to the applicant working with staff to find ways to increase the height of proposed planting on the planting strip adjacent to the wood fence along the south property line.

Discussion ensued regarding the status of existing trees on the landscape buffer adjacent to the south property line. In response to a query from the Panel, Mr. Chan confirmed that three trees on the existing landscape buffer on Ministry of Transportation and Infrastructure (MOTI) land adjacent to the south property line have already been removed with permission from MOTI and the rest of the trees will be retained.

Discussion ensued regarding the proposed landscape treatment at the south edge of the subject site and staff was directed to work with the applicant to review the proposed landscape treatment and consider increasing the height of plantings on the planting strip adjacent to the wood fence along the south property line.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. Permit the construction of a 109-unit townhouse development at 4991 No. 5 Road on a site zoned "Medium Density Townhouses (RTM2)"; and***
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:***

Development Permit Panel
Wednesday, October 26, 2016

- a) *reduce the minimum exterior side yard from 6 m to 3.6 m at the southeast corner of the site and from 6 m to 5.47 m at the southwest corner of the site.*
- b) *reduce the minimum number of on-site loading spaces from 1 medium size loading space to nil and reduce the minimum on-site manoeuvring from a large size tractor trailer truck to a medium size truck.*

CARRIED

2. Development Variance 15-717479
(REDMS No. 5158709)

APPLICANT: Su Wang

PROPERTY LOCATION: 10691 Bromfield Place

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard under the "Single Detached (RS1/E)" zone from 6.0 m to 3.0 m, in order to allow retention of a non-conforming deck for the single-family dwelling located at 10691 Bromfield Place.

Applicant's Comments

Ms. Lee, the applicant's realtor, accompanied by Mr. Wang, the applicant's husband, spoke on behalf of the applicant, noting that (i) the applicant knew about the existing non-conforming construction only after the applicant had entered into the contract for the house purchase, (ii) the new owners wanted to retain the existing deck due to its quality and safety, (iii) no complaints have been received from owners of neighbouring properties regarding the deck, and (iv) the applicant contacted City staff to comply with requirements for retaining the existing deck.

Staff Comments

Mr. Craig acknowledged that the City does not typically consider development variance applications after an unauthorized construction had been undertaken; however, staff are willing to consider the subject application as the applicant has provided letters of support from all five adjacent property owners and a significant hedge screens the deck from views of neighbouring properties.

Also, Mr. Craig advised that (i) a restrictive covenant will be registered to ensure the retention and maintenance of the existing hedge, and (ii) the proposed setback variance is specific to the existing deck only and precludes future extensions or improvements to the deck.

Development Permit Panel
Wednesday, October 26, 2016

Correspondence

None.

Gallery Comments

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 required rear yard under the "Single Detached (RS1/E)" zone from 6.0 m to 3.0 m, in order to allow retention of a non-conforming deck for the single-family dwelling located at 10691 Bromfield Place.

CARRIED

3. Development Variance 16-733960

(REDMS No. 5064722)

APPLICANT: The Andrews Architects Inc.

PROPERTY LOCATION: 3251 Jesmond Avenue

INTENT OF PERMIT:

1. Vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum required front yard setback in the "Single Detached (RS1/E)" zone from 6.0 m to 4.04 m, to permit construction of a single storey addition to the existing single family dwelling at 3251 Jesmond Avenue.

Applicant's Comments

Wendy Andrews, Andrews Architects Inc., provided background information on the proposed addition to the existing single-family home, noting that (i) the single-storey addition is designed to be accessible to accommodate the needs of the mother-in-law of the homeowner who is returning to her original home, (ii) the proposed addition covers an area of 750 square feet, and (iii) all the neighbours directly affected by the proposed addition have expressed support to the project.

Michelle Netrval, Michelle Netrval Garden Design, briefed the Panel on the main landscaping scheme for the proposed addition, noting that (i) the existing hedge on the City-owned boulevard in front of the property is in poor condition and will be removed, and (ii) as per advice of Parks Department, new landscaping will be introduced on the subject property's front yard.

Tim Perry, owner of subject property, commented that he supports the proposed landscaping scheme, noting that the existing hedge to be removed is unsightly.

Development Permit Panel

Wednesday, October 26, 2016

Staff Comments

Mr. Craig acknowledged support for the proposed variance and noted that staff had received letters from owners of immediately adjacent properties expressing support for the proposed variance.

Correspondence

Wayne Phillips, 9371 Florimond Road (Schedule 1)

Mr. Craig advised that Mr. Phillips, owner of property located two lots southwest of the subject site, expressed support for the proposed variance and stated that the Board of Variance approved his request for a similar setback variance in 1987.

Panel Discussion

The Panel expressed support for the proposed variance, noting that (i) the proposed addition is preferable than a redevelopment of the existing single-family home, and (ii) the proposed design of the addition incorporates aging-in-place features.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued that would vary the provisions of the Richmond Zoning Bylaw 8500 to reduce the minimum required front yard setback in the "Single Detached (RS1/E)" zone from 6.0 m to 4.04 m, to permit construction of a single storey addition to the existing single family dwelling at 3251 Jesmond Avenue.

CARRIED

4. Development Variance 16-738763

(REDMS No. 5119183)

APPLICANT: Infinity Living Inc.

PROPERTY LOCATION: 3880 Georgia Street

INTENT OF PERMIT:

1. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback (Zoning Bylaw Section 8.1.6.4) from 3 m to 1.2 m.

Staff Comments

7.

Development Permit Panel
Wednesday, October 26, 2016

Mr. Craig advised that (i) an undeveloped road right-of-way is located to the west of the subject property, (ii) the road right-of-way is currently used by residents of neighbouring properties to access Georgia St., (iii) the adjacency of the subject property to the road right-of-way to the west requires an additional exterior side yard setback, (iv) the proposed variance permits the subject property to have a reduced exterior side yard setback that is normally required if the subject property was not adjacent to a road-right-way, and (iv) a similar setback variance request by the owner of the property to the west of the road right-of-way was previously granted by the Panel

In response to a query from the Panel, Mr. Craig confirmed that in the event of a road closure in the future, the City could subdivide the road right-of-way into two new single family lots.

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 exterior side yard setback (Zoning Bylaw Section 8.1.6.4) from 3 m to 1.2 m.

CARRIED

5. New Business

6. Date of Next Meeting: November 16, 2016

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:35 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 26, 2016.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

De Sousa, Steven

From: Wayne Phillips <wsheldonphillips@gmail.com>
Sent: Wednesday, 26 October 2016 12:45
To: De Sousa, Steven
Subject: Development Variance Permit DV 16-733960 for 3251 Jesmond Avenue

Dear Mr. S. De Sousa,

Further to our phone conversation this morning, this email contains details for the record related to the subject DVP.

At the Richmond Board of Variance meeting October 7, 1987, I was granted a front yard setback of 4.0m, where 6.0m is normally required. (Your file BOV 87-025, letter dated Oct 8/87) My property is at 9371 Florimond Road, on the same cup-de-sac as 3251 Jesmond.

If you require any further information for the meeting this afternoon please let me know ASAP.
(Sorry about the short notice. I had planned to come to the meeting this afternoon, but it is no longer practical)

Thanks,
Wayne Phillips
604-271-4347

RECEIVED
OCT 26 2016