



**Development Permit Panel
Wednesday, October 27, 2021**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: John Irving, General Manager, Engineering and Public Works, Acting Chair
Cecilia Achiam, General Manager, Community Safety
Peter Russell, Director, Sustainability and District Energy

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 29, 2021 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 19-881158
(REDMS No. 6704141)**

APPLICANT: 1116559 BC Ltd.

PROPERTY LOCATION: 9340 General Currie Road

INTENT OF DEVELOPMENT VARIANCE PERMIT:

1. Permit the construction of five townhouse dwellings at 9340 General Currie Road on a site zoned “Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub Area, South McLennan (City Centre)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to permit four of the ten on-site parking spaces to be small car spaces.

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Applicant's Comments

Eric Law, Eric Law Architect, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 1), provided background information on the proposed development, including its site context, site layout, and architectural design, highlighting the following:

- the proposed development consists of a front and rear townhouse building;
- a new shared driveway is proposed which would allow future connections to neighbouring properties to the east should these develop into townhouse developments in the future;
- the third storey of the front building is incorporated into the roofline to reduce its massing;
- proposed building materials, colour scheme and architecture are consistent with those of neighbouring developments; and
- the existing street tree on the frontage of the subject property will be retained and protected.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the proposed landscaping for the project, noting that (i) each unit is provided with a private yard with shade tree, lawn area and landscaped area, (ii) proposed trees to be installed include a mix of deciduous and conifer trees, (iii) a low transparent aluminum fencing is proposed in the front yards, (iv) wood fencing along the perimeter of the site is proposed to provide privacy from adjacent properties, (v) the common outdoor amenity area includes, among others, a children's play area with play equipment, (vi) permeable pavers are proposed throughout the subject site, and (vii) private yards are separated with fencing and landscaping.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for site servicing and frontage works, (ii) the frontage works will be designed to reflect the retention of the retained tree on the City boulevard along the frontage of the subject property, (iii) the proposed parking variance was identified at rezoning and is supported by the City's Transportation Department, (iv) the project is proposed to achieve Step 3 of the BC Energy Step Code, and (v) the project includes one convertible unit.

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Panel Discussion

In reply to a query from the Panel, Mr. Craig acknowledged that the Statutory Right-of-Way (SRW) secured at rezoning over the new driveway on the subject site would allow future vehicular access to neighbouring properties to the east, including the property at the corner of General Currie Road and Ash Street, should these properties develop into townhouse developments in the future.

In reply to queries from the Panel, Mr. Law confirmed that (i) irrigation is provided to ensure the survivability of the retained street tree, (ii) the location of bathrooms was considered in the placement and size of windows on the third floor of the front elevation of the rear building, (iii) decks are proposed on the third floor of the back elevation of the rear building, (iv) the size of the two-bedroom middle unit in the rear building was determined by market demand, and (v) the width of the proposed drive aisle meets the standard City requirement.

Discussion ensued regarding options and potential revisions to the design of the gable roof on the front building to reduce its height and massing and improve its interface with the adjacent two-storey townhouse buildings to the west.

As a result of the discussion, staff was directed to work with the applicant to investigate opportunities to revise the design the gable roof on the front building, including considering a clipped gable roof design.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting that its overall design fits well with its neighbourhood and the retention of the existing street tree is appreciated.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of five townhouse dwellings at 9340 General Currie Road on a site zoned "Town Housing (ZT45) - Gilbert Road, Acheson - Bennett Sub-Area, St. Albans Sub Area, South McLennan (City Centre)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to permit four of the ten on-site parking spaces to be small car spaces.*

CARRIED

3.

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2. **Date of Next Meeting: November 10, 2021**

3. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:54 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 27, 2021.

John Irving
Acting Chair

Rustico Agawin
Committee Clerk

**ERIC LAW
ARCHITECT**

2019-2020 BCRA
10/25/2021
TEL: (604) 502-2099

CONTRACT NO. 17-11-1022-PP-PRSE
PROJECT NO. 17-11-1022-PP-PRSE
CLIENT: RICHMOND BC
PROJECT: PROPOSED TOWNHOUSE DEVELOPMENT
LOCATION: GENERAL CURRIE RD, RICHMOND BC

NO.	DATE	DESCRIPTION
1	2019.03.27	FOR DEVELOPMENT PERM APPLICATION
2	2019.05.13	FOR CITY DP REVIEW
3	2019.09.14	FOR CITY DP REVIEW
4	2019.09.23	FOR CITY DP REVIEW
5	2019.10.02	FOR CITY DP REVIEW
6	2019.10.28	FOR CITY DP REVIEW
7	2019.10.28	FOR CITY DP REVIEW
8	2019.10.27	FOR CITY DP PRESENTATION



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8	2019.10.27	FOR CITY DP PRESENTATION

**PROPOSED TOWNHOUSE
AT 9340
GENERAL CURRIE RD
RICHMOND BC**

IMAGES

PROJECT NUMBER:	17-11
ISSUED:	10/25/2021
CHECKED BY:	EL
FILENAME:	17-11-1022-PP-PRSE

IMAGE-(1)

DEVELOPMENT PERMIT



DP 19-881158

ERIC LAW ARCHITECT

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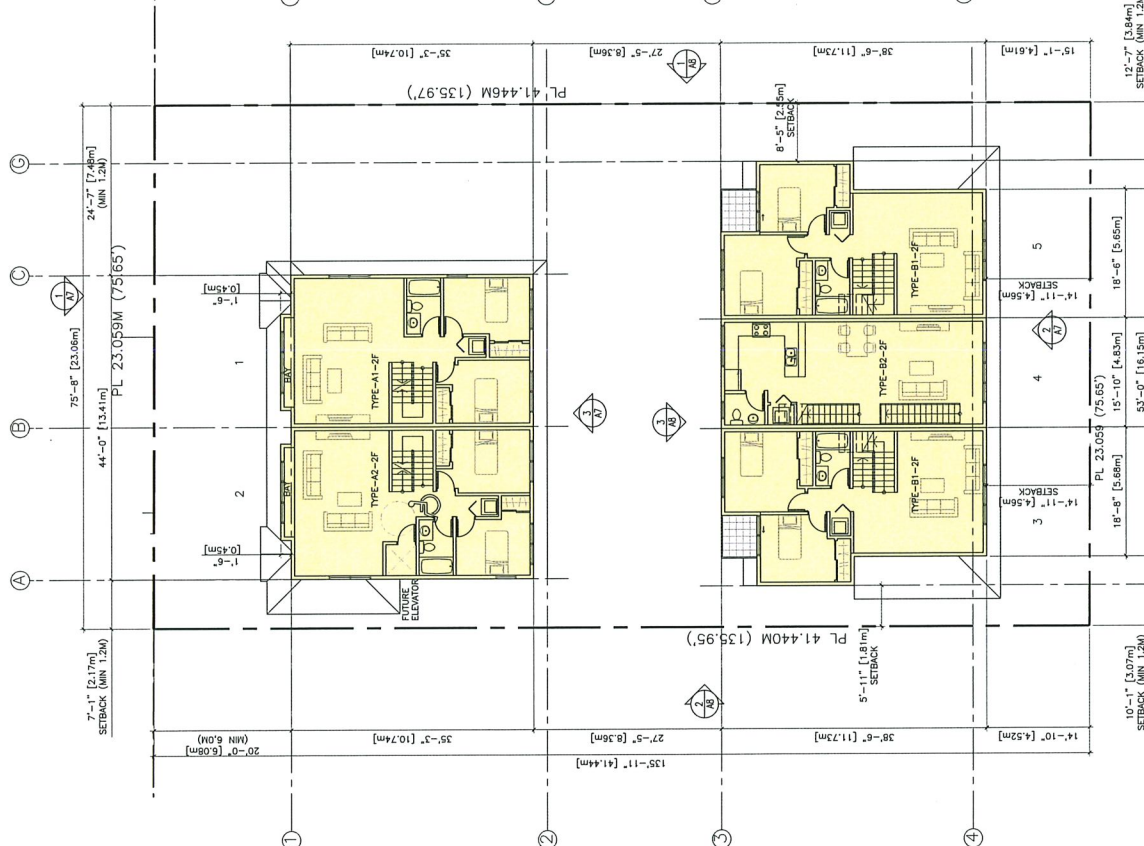
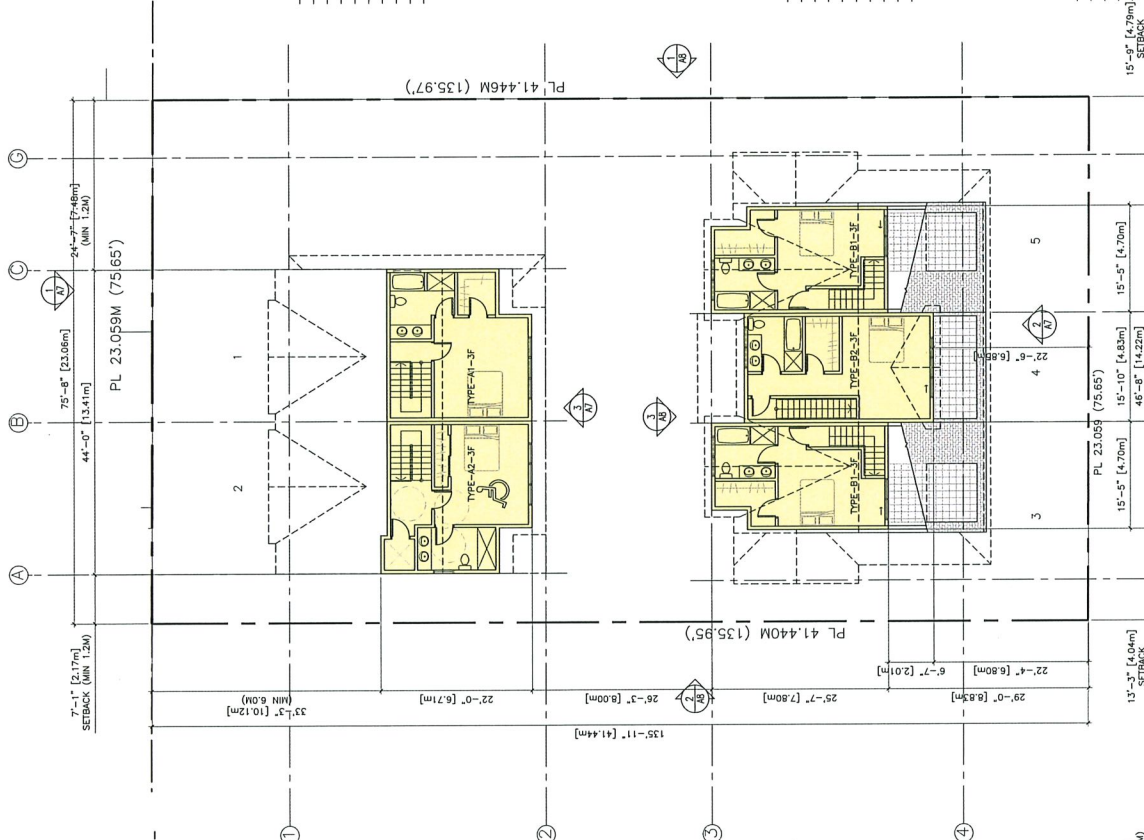
CONTRACT NO. 2021.05.27
 PROJECT NO. 2021.05.27
 SHEET NO. 2021.05.27-01

- 1 2021.05.27 FOR DEVELOPMENT PERMIT APPLICATION
- 2 2021.05.27 FOR CITY OF REVIEW
- 3 2021.05.27 FOR CITY OF REVIEW
- 4 2021.05.27 FOR CITY OF REVIEW
- 5 2021.05.27 FOR CITY OF REVIEW
- 6 2021.05.27 FOR CITY OF REVIEW
- 7 2021.05.27 FOR CITY OF REVIEW
- 8 2021.05.27 FOR CITY OF REVIEW

NO.	DESCRIPTION
1	2021.05.27 FOR DEVELOPMENT PERMIT APPLICATION
2	2021.05.27 FOR CITY OF REVIEW
3	2021.05.27 FOR CITY OF REVIEW
4	2021.05.27 FOR CITY OF REVIEW
5	2021.05.27 FOR CITY OF REVIEW
6	2021.05.27 FOR CITY OF REVIEW
7	2021.05.27 FOR CITY OF REVIEW
8	2021.05.27 FOR CITY OF REVIEW

PROPOSED TOWNHOUSE AT 9340 GENERAL CURRIE RD RICHMOND BC SITE PLAN (2/F-3/F)

PROJECT NUMBER: 17-11
 ISSUED: 10/25/2021
 CHECKED BY: EL
 DRAWN BY: EL
 FILENAME: 17-11_UGC_211027-001-PRJ-RES



A3

DEVELOPMENT PERMIT

DP 19-881158

1 SITE PLAN 2/F
 2 SITE PLAN 3/F
 1/8" TO 1'-0"



