



**Development Permit Panel
Thursday, November 14, 2024**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Wayne Craig, General Manager, Planning and Development, Chair
Roeland Zwaag, General Manager, Engineering and Public Works
Marie Fenwick, Director, Arts, Culture and Heritage

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 9, 2024 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 22-013200
(REDMS No. 7834384)

APPLICANT: Oval 1 Holdings Ltd.

PROPERTY LOCATION: 6011 River Road

INTENT OF PERMIT:

To consider the attached plans involving changes to the building elevations to incorporate additional balconies, wall system and cladding changes, landscape design as well as changes to parking, and bicycle facilities to be in General Compliance with the approved Development Permit (DP 22-013200).

Development Permit Panel

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Applicant's Comments

Jayme Colville, ASPAC, introduced the project and Vance Harris, Dialog, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 1), briefed the Panel on the proposed changes to the approved Development Permit (DP 22-013200), highlighting the following:

- there will be a change of function but without exterior changes at the southeast corner of Tower B from residential units to common indoor amenity space to provide a more central and accessible location for the residents' indoor amenity area;
- the common rooftop amenity space on the podium of Tower B will be replaced with residential units to provide a more efficient use of the space;
- additional balconies are proposed on the west facing elevations of Towers A, B, and C to enhance the livability of a number of residential units;
- cladding on a portion of the three towers is proposed to be changed from spandrel glass to glossy metal panels to improve the overall appearance of the building through a more consistent colour match;
- a change of cladding material from a curtain wall to a window wall system is proposed on Level 9 of Tower A and Level 10 of Tower B to enhance visual interest;
- a minor change to the screening of the amenity pavilion on Tower C is proposed; and
- as a result of the applicant finding more efficiency in the parkade design, the number of overall vehicle parking stalls and bicycle stalls will be increased.

Lin, Lin, PFS Studio, with the aid of the same visual presentation, briefed the Panel on the proposed changes to the landscaping of the approved Development Permit, noting that (i) improvements will be made to Tower A lobby planter walls to enhance the soft landscaping of the area and create a more welcoming experience for the residents, (ii) the planter at Tower B lobby entry will be extended to increase the planting area in order to enhance the arrival experience of residents and visitors and as a result, realignment of the pathway is also proposed to improve pedestrian accessibility, (iii) Level 1 planting under the amenity pavilion is proposed to be changed from climbing vines to cedar hedge to improve the survivability of planting, provide a more robust buffer and soften the building façade, (iv) the spa layout of Level 2 outdoor amenity area is proposed to be changed to reduce pool space and hardscape to introduce more plantings and create spaces for other outdoor activities for a broader range of users, (v) improvements are proposed for Level 2 northeast edge planters, including associated changes, to soften the edge and provide more visual interest, and (vi) there will be improvements to the rooftop amenity area of Tower A to create a garden that supports ecological diversity, creates a bird-friendly habitat and provides all-season interest.

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Staff Comments

Joshua Reis, Director, Development noted that (i) there is a Servicing Agreement secured as part of the project's original Development Permit issuance which includes, among others, utility works, frontage improvements to the subject site and surrounding road network, and the walkway adjacent to the No. 2 Road bridge, and (ii) the City continues to hold a cash security to ensure the proposed works, including the proposed landscaping, are completed to the satisfaction to the City.

Panel Discussion

In reply to queries from the Panel, the applicant noted that (i) the common amenity areas where proposed changes will occur are only for the use of residents and are not accessible to the public, (ii) the landscaping for the subject site is consistent with the adjacent earlier phase of the overall residential development and access to the Waterfront Park is provided, and (iii) 10 additional cedar trees/hedges will be planted on the subject site as a result of the proposed landscaping changes.

In reply to a query from the Panel, staff confirmed that the walkway adjacent to the No. 2 Road bridge is being designed and constructed as part of the Servicing Agreement associated with the project.

Correspondence

Niall Duggan, 405-5177 Brighthouse Way ([Schedule 2](#))

In reply to the concerns expressed by Mr. Duggan regarding the proposed development's impact on vehicle, bicycle, and pedestrian traffic and safety in the area, staff noted that (i) there will be intersection improvements to the River Road/River Road intersection that will be carried out as part of the required Servicing Agreement works, (ii) staff have responded to Mr. Duggan's concerns regarding parking and traffic during construction, and (iii) the transportation-related concerns in the area have been forwarded to the City's Transportation Department for consideration.

In addition, the Chair stated that the applicant is required to submit a Construction Traffic and Parking Management Plan approved by the City prior to Building Permit issuance.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the project, noting the applicant's clear presentation of the proposed changes to the approved Development Permit.

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Panel Decision

It was moved and seconded

That the attached plans involving changes to the building elevations to incorporate additional balconies, wall system and cladding changes, landscape design as well as changes to parking, and bicycle facilities, be considered to be in General Compliance with the approved Development Permit (DP 22-013200).

CARRIED

2. DEVELOPMENT PERMIT 22-023115
(REDMS No. 7831449)

APPLICANT: Fougere Architecture Inc.

PROPERTY LOCATION: 9311/9331 Ferndale Road

INTENT OF PERMIT:

Permit the construction of eight townhouse units at 9311/9331 Ferndale Road on a site zoned “Town Housing (ZT104) – North McLennan (City Centre)”.

Applicant’s Comments

Wayne Fougere, Fougere Architecture Inc., with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 3), provided background information on the proposed development, highlighting the following:

- the proposal consists of eight three-storey townhouse units in two buildings located on either side of the internal drive aisle;
- the buildings have been designed in consideration of the adjacent townhouse development to the east of the subject site and their overall neighbourhood context;
- the proposed development is family-friendly and provides 3 to 4-bedroom units;
- the subject site is accessed from Ferndale Road through an access easement on the adjacent townhouse development to the east;
- the retention of the mature tree at the northwest corner of the site influenced the location of the common outdoor amenity space in this area;
- the smaller townhouse units are provided with one-car garages and the larger three- and four-bedroom units are provided with two-car garages;
- the proposed development provides one convertible unit; and
- all common amenity areas in the proposed development have been designed to be accessible.

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In terms of the proposed landscaping for the project, Mr. Fougere noted that (i) the BC Hydro kiosk along the frontage of the site has been shifted to provide a continuous streetscape going to the east, (ii) the front units have direct access from Ferndale Road and have brick columns with gates to help identify the individual units, (iii) the convertible unit has a wider pedestrian pathway than the other units in Building 2, (iv) the existing grade along the east property line has been maintained to provide an appropriate interface with the entry driveway and the adjacent property to the east, (v) bollard lighting is proposed to be installed along the pedestrian pathways on the site, (vi) the proposed common outdoor amenity area includes, among others, a children's play area with playhouse, sandbox, and sandbox table, and (vii) a mailbox with weather protection is provided for the residents.

Staff Comments

Suzanne Smith, Program Manager, Development noted that (i) there is a Servicing Agreement associated with the project which includes frontage improvements including the installation of a 1.5-metre landscaped and treed boulevard and two-metre sidewalk and installation of new water, storm and sanitary service connections, (ii) consistent with the project's rezoning application, two on-site trees will be removed and a total of eight new trees will be planted, four of which are required replacement trees, (iii) one on-site tree and 11 off-site trees will be retained, (iv) the project has been designed to achieve BC Energy Step Code 3 with EL 4 , an additional energy efficiency measure consistent with current City regulations, (v) ground source heat pumps are proposed and will be located inside the building and on the ground floor, (vi) building setbacks respond to the location of the easement area while balancing tree retention, (vii) the common outdoor amenity area is proposed in the northwest corner of the site and includes play structures and bench seating, among others, (viii) the overall size of the common outdoor amenity space exceeds the City's requirement, and (ix) the proposed development provides one convertible unit.

Panel Discussion

In reply to a query from the Panel, staff confirmed there is a pedestrian pathway separating portions of the outdoor amenity area from the visitor parking stall.

In reply to queries from the Panel, the applicant noted that (i) the building design meets the Building Code requirements for fire truck access, and (ii) garbage and recycling trucks servicing the proposed development and the neighbouring development would be able to maneuver on-site and need not back out onto the street.

The Panel queried whether there are measures in place to prevent access of wildlife and domestic animals to the sandbox. As the project's landscape architect was unable to participate at the remote meeting due to technical issues, the Chair requested the applicant team to confirm that appropriate measures are put in place should the application move forward.

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With regard to the Panel’s query regarding measures to prevent animal access to the sandbox and whether on-site pedestrian pathways are accessible, staff informed the Panel that the project’s landscape architect has relayed the information to staff that (i) the applicant could design a cover to keep the sandbox clean and protected from animals, and (ii) there are no grade changes between the on-site pedestrian pathways and the drive aisle and the pedestrian pathways are accessible.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the application and reiterated the Panel’s direction for staff to work with the applicant team to mitigate any potential wildlife concerns related to the sandbox or consider altering the play equipment itself.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of eight townhouse units at 9311/9331 Ferndale Road on a site zoned “Town Housing (ZT104) – North McLennan (City Centre)”.

CARRIED

3. DEVELOPMENT PERMIT 23-029433
(REDMS No. 7806988)

APPLICANT: Matthew Cheng

PROPERTY LOCATION: 7300 St. Albans Road

INTENT OF PERMIT:

Permit the construction of four townhouse units at 7300 St. Albans Road on a site zoned “High Density Townhouses (RTH1)”.

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Applicant's Comments

Matthew Cheng, from Matthew Cheng Architect, with the aid of a visual presentation (attached to and forming part of these minutes as Schedule 4), provided background information on the proposed development, highlighting the following:

- the proposed development consists of four three-storey townhouse units in two buildings and one secondary suite;
- vehicular access to the subject site is on the south side of the property off St. Albans Road;
- the project provides one convertible unit and aging-in-place features are provided for all units;
- the project has been designed to achieve BC Energy Step Code 3 with EL-4;
- a contemporary architectural design is proposed for the townhouse units; and
- the location of the common outdoor amenity area in the northeast corner of the site facilitates tree preservation on the site.

Eason Li, Homing Landscape Architecture, with the aid of the same visual presentation, briefed the Panel on the main landscape features of the project, noting (i) most of the existing trees on the site will be retained and there are no major changes to site grading, (ii) the landscape design for the project will provide privacy to residents of the proposed development and neighbouring developments, (iii) a common outdoor amenity area with a small children's play area and play equipment is proposed given the size of the proposed development, and (iv) proposed lighting for the subject site includes wall-mounted downlights, tree uplights, step lights, and bollard lights to mitigate light pollution and provide safety for residents.

Staff Comments

Mr. Reis noted that (i) the proposed development provides one convertible unit and one secondary suite, (ii) there was significant work done with the applicant at the time of rezoning to preserve two on-site trees that resulted in modifications to the site planning including the alignment of the tree retention with the shared outdoor amenity space and design changes to the southeastern building, and (iii) there is a Servicing Agreement associated with the project that was secured at the time of rezoning which includes frontage and utility upgrades and improvements.

Panel Discussion

In reply to a query from the Panel, the applicant confirmed that there will be screening around the condenser unit located at the southeast corner of the site.

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Correspondence

Kenny Lee, 4-7320 St. Albans Road (Schedule 5)

Staff noted that Mr. Lee expressed concerns regarding the window placement on the south elevation of the development's southeastern building and potential overlook onto the adjacent townhouse development to the south. In reply to these concerns, staff noted that (i) staff has responded to the concerns of the correspondent, and (ii) the proposed southeastern building is located approximately 4.5 metres (15 feet) apart from the adjacent building to the south and is also partially screened with existing planting on the adjacent property to the south.

Roberta Massender, 126-8520 General Currie Road (Schedule 6)

Staff noted that Ms. Massender expressed support for the proposed development.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of four townhouse units at 7300 St. Albans Road on a site zoned "High Density Townhouses (RTH1)".

CARRIED

4. New Business

None.

5. Date of Next Meeting: November 27, 2024

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:37 p.m.).

CARRIED

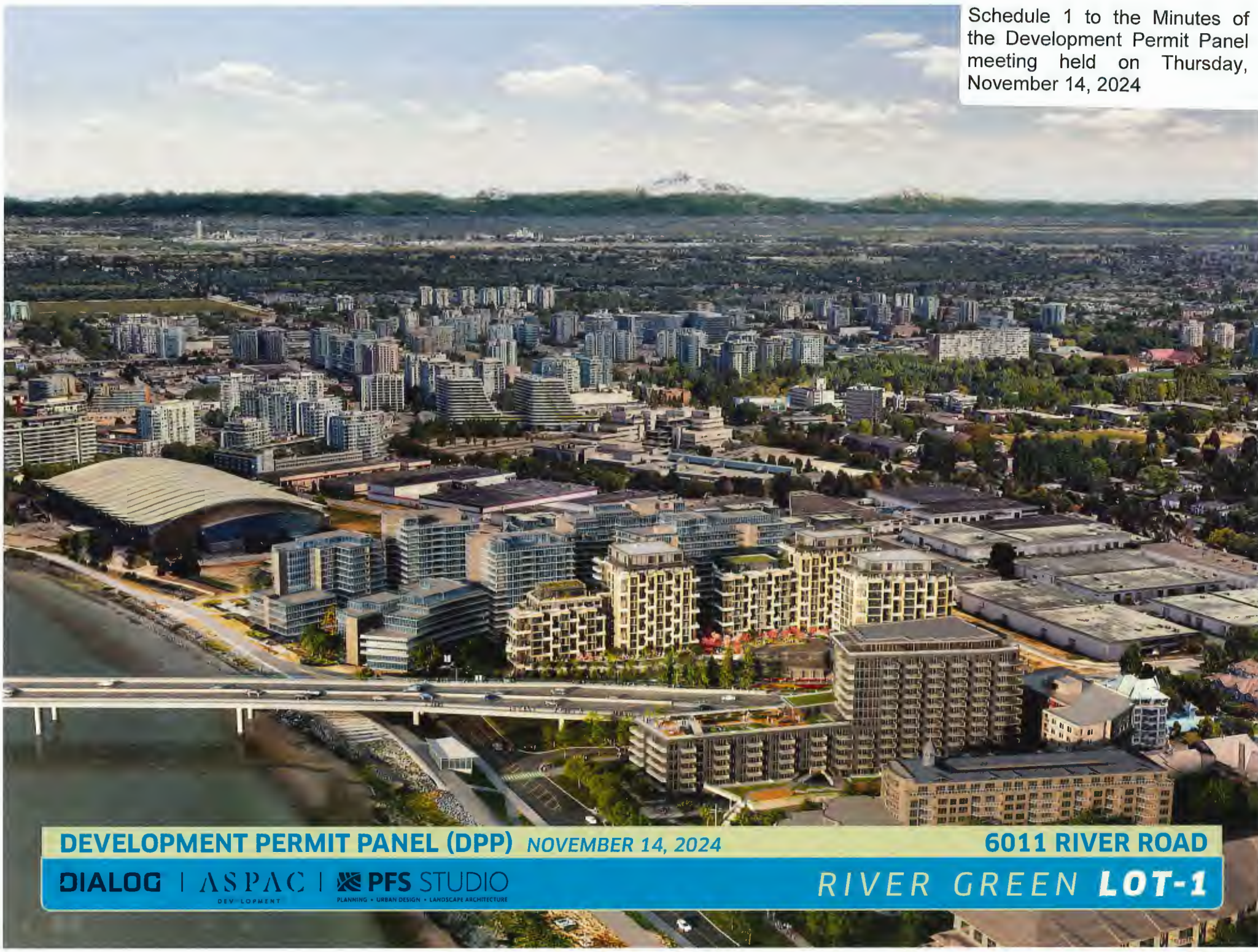
Development Permit Panel
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Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Thursday, November 14, 2024.

Wayne Craig
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 14, 2024



DEVELOPMENT PERMIT PANEL (DPP) NOVEMBER 14, 2024

6011 RIVER ROAD

DIALOG | **ASPAC** | **PFS STUDIO**
DEVELOPMENT PLANNING • URBAN DESIGN • LANDSCAPE ARCHITECTURE

RIVER GREEN LOT-1

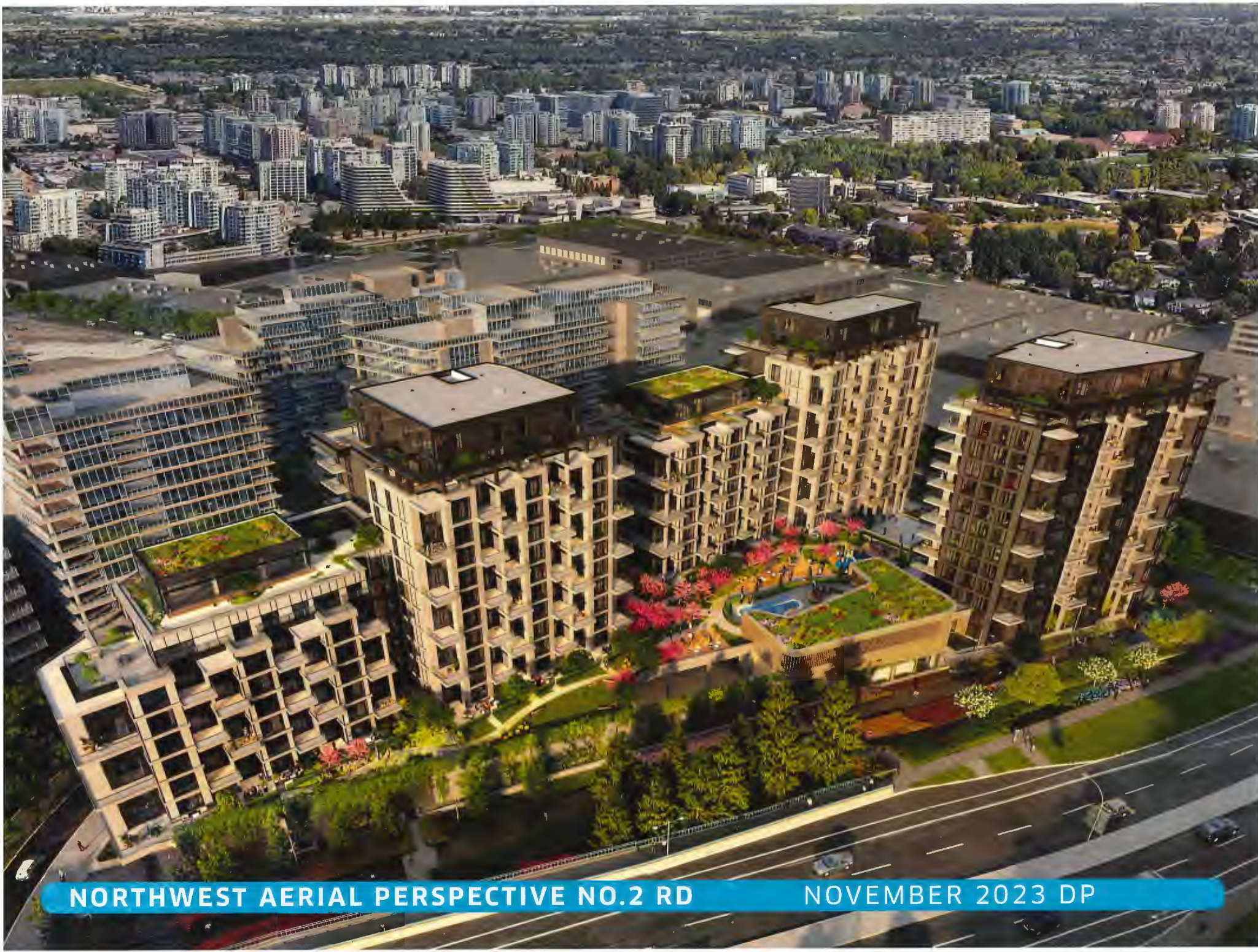
PROJECT OVERVIEW

ARCHITECTURAL COMPARISON- Before/After

LANDSCAPE COMPARISON- Before/After



SITE



NORTHWEST AERIAL PERSPECTIVE NO.2 RD

NOVEMBER 2023 DP



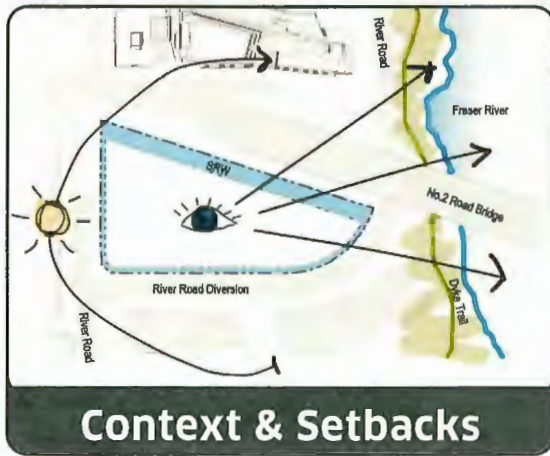
SOUTHWEST AERIAL PERSPECTIVE NO.2 RD NOVEMBER 2023 DP PANEL



SOUTHEAST AERIAL PERSPECTIVE RIVER RD NOVEMBER 2023 DP PANEL

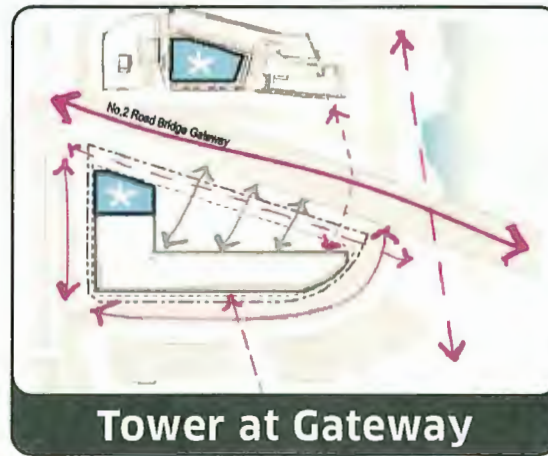


NORTHEAST AERIAL PERSPECTIVE RIVER RD NOVEMBER 2023 DP PANEL



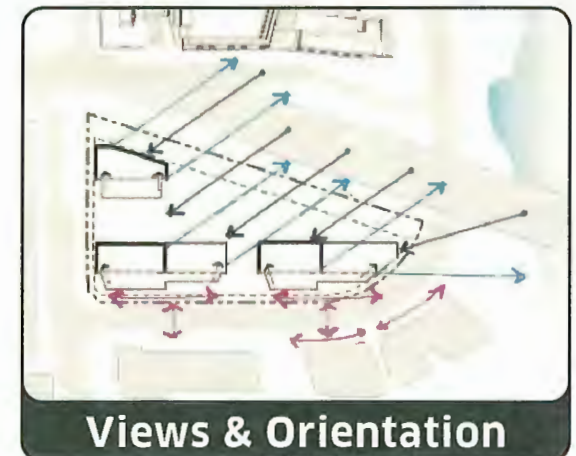
Context & Setbacks

- Ground development on site, within its context.
- Work within building setbacks and SRWs.



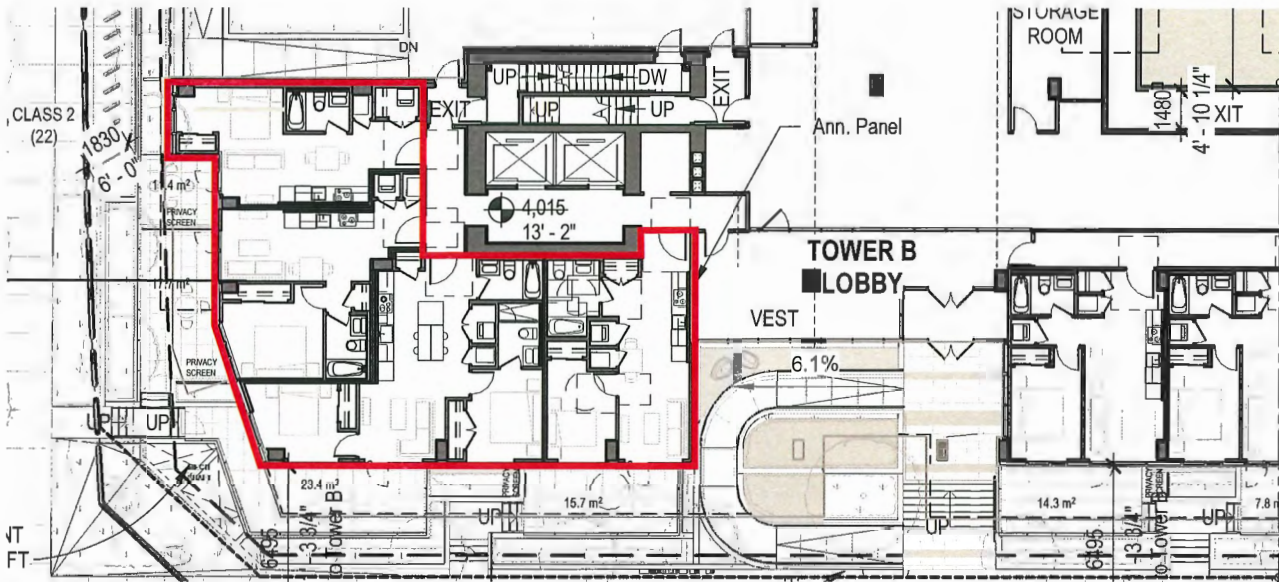
Tower at Gateway

- Create slender tower at gateway.
- Buildings elements should be set well back from the No.2 Road Bridge.

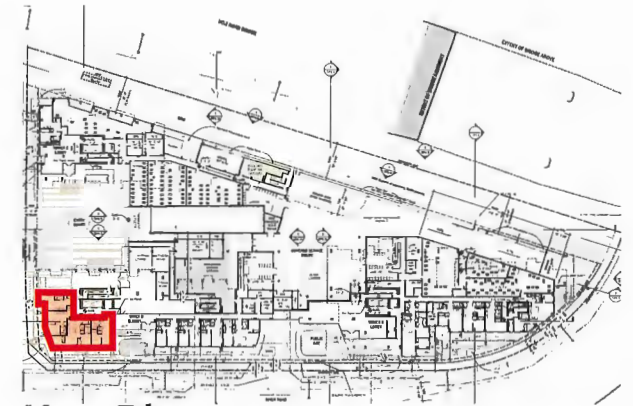


Views & Orientation

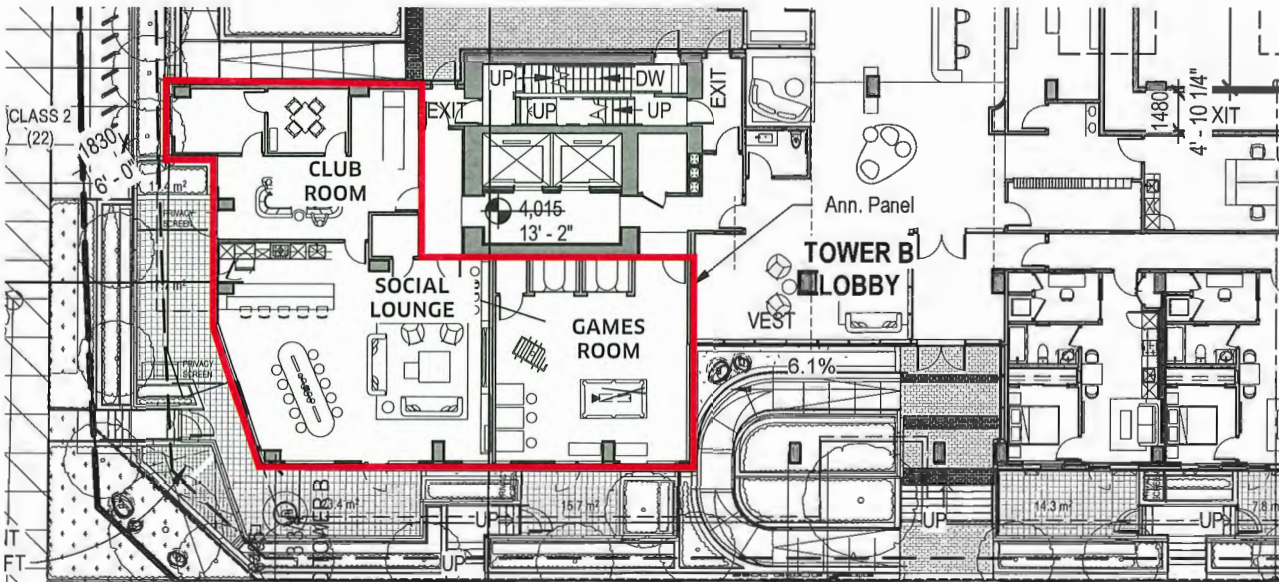
- Split buildings lengthwise to exaggerate slim vertical profiles on short ends.



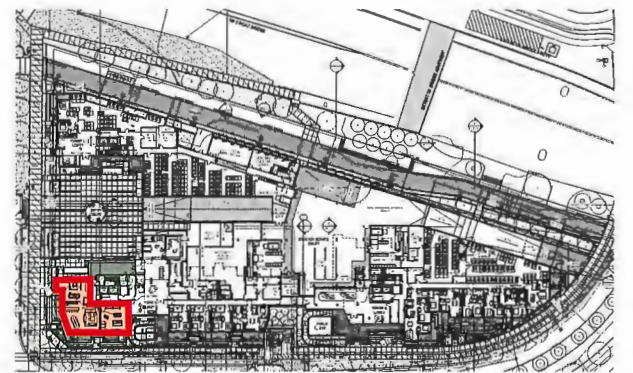
BEFORE



Key Plan

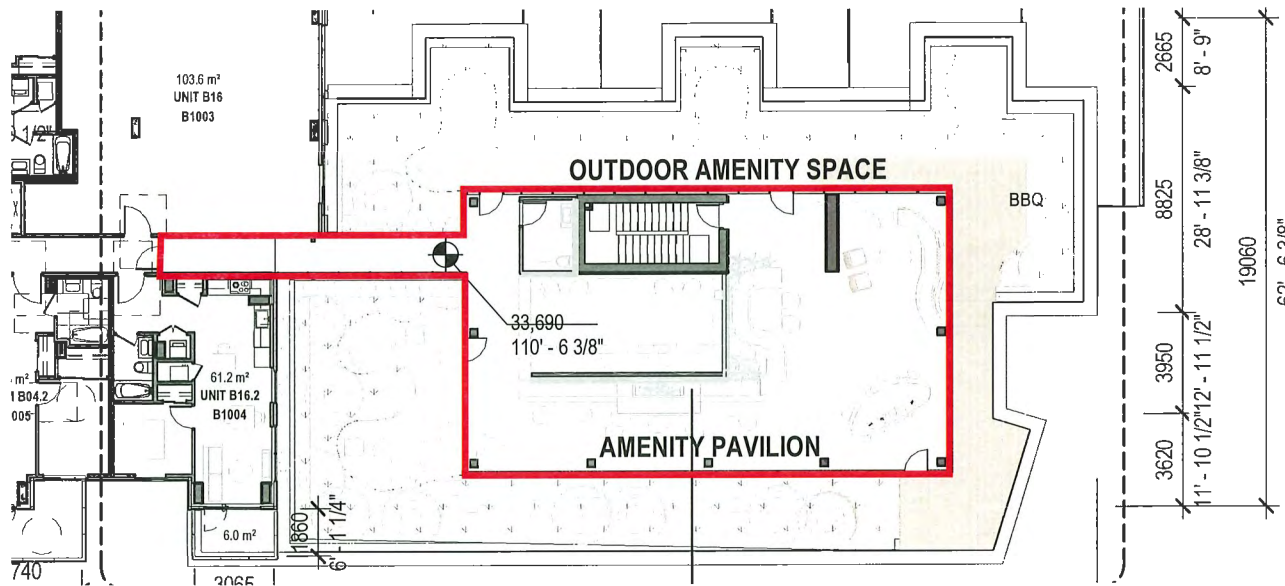


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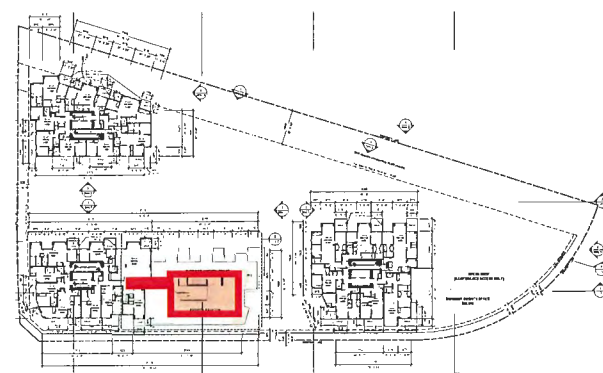


Key Plan

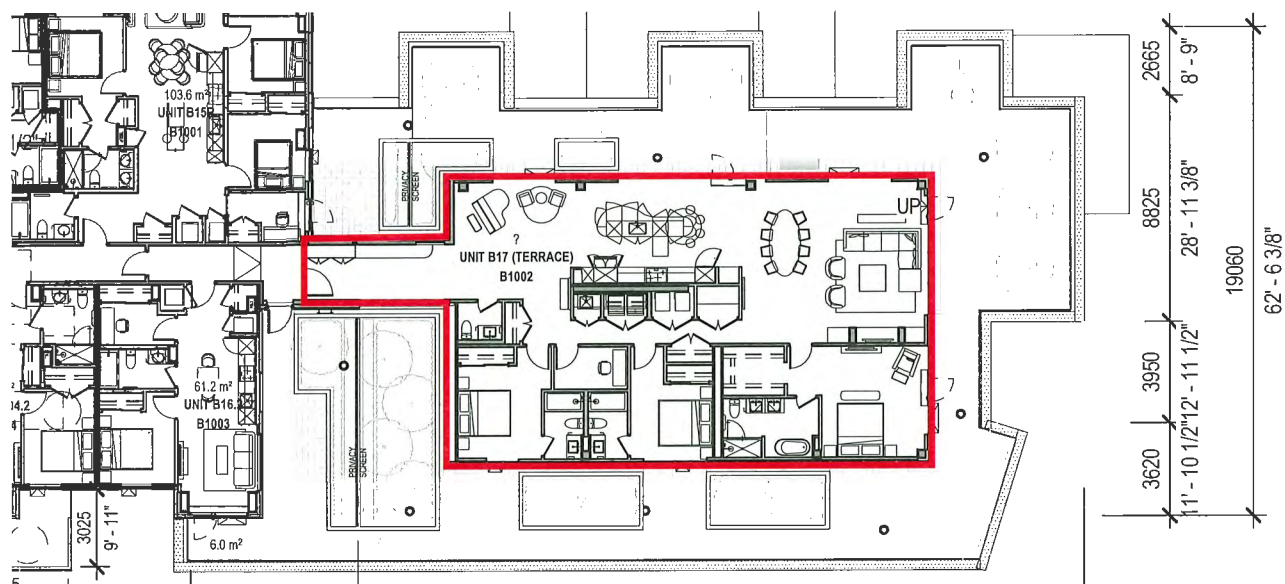
AMENITY/RESIDENTIAL SWAP (LEVEL 1 TOWER B)



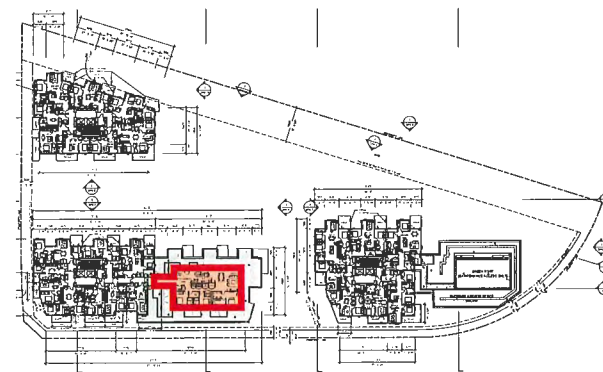
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Key Plan

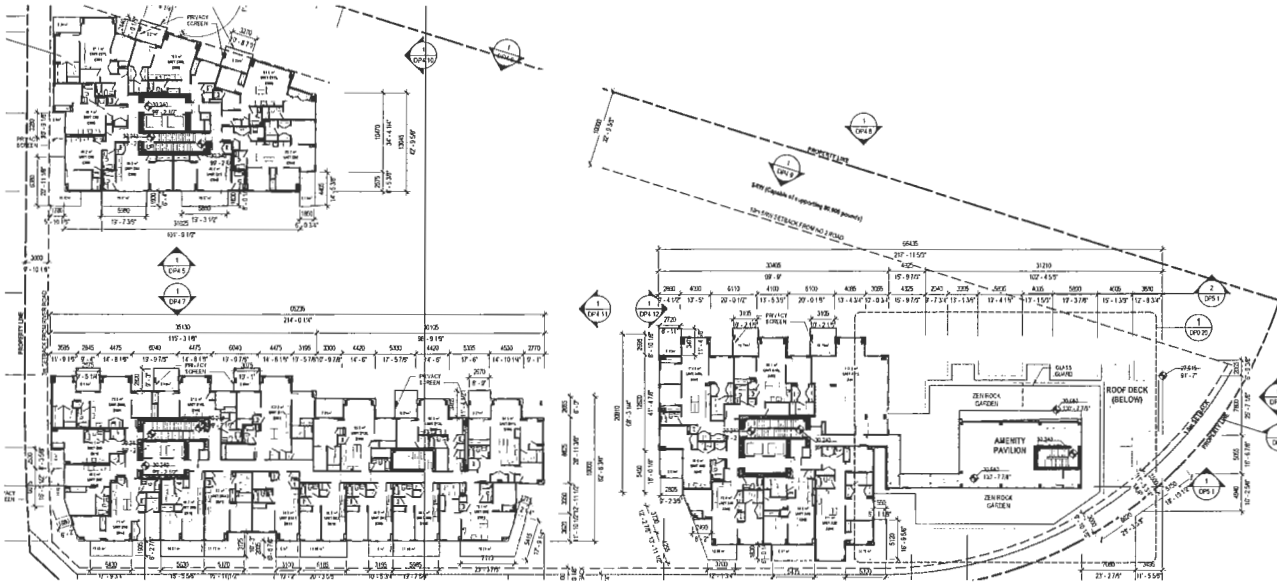


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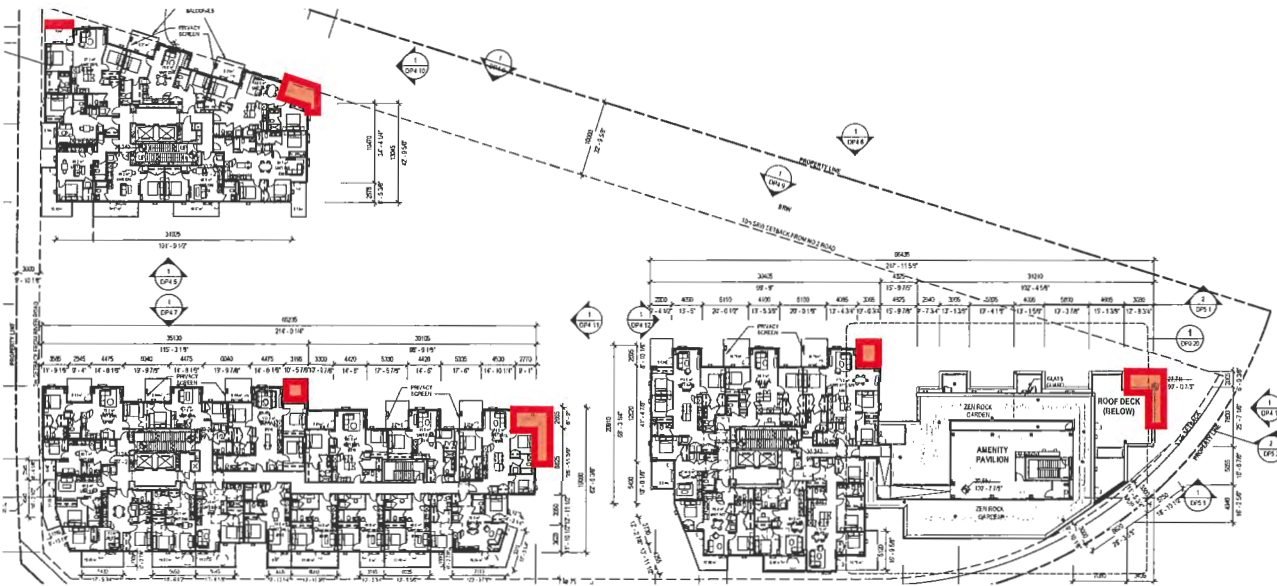


Key Plan

RESIDENTIAL/AMENITY SWAP (LEVEL 10 TOWER B)



BEFORE



AFTER

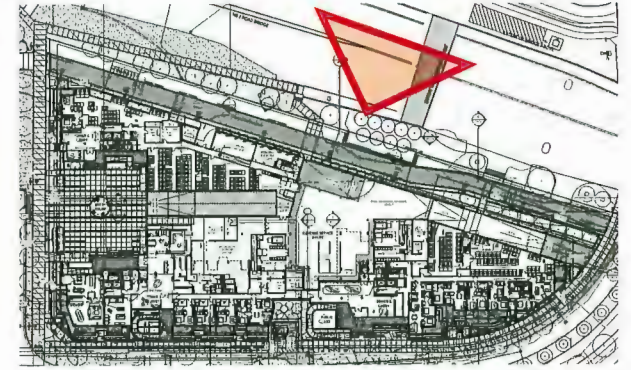
ADDITIONAL BALCONIES TYPICAL ODD LEVELS (LEVEL 9)



BEFORE



AFTER

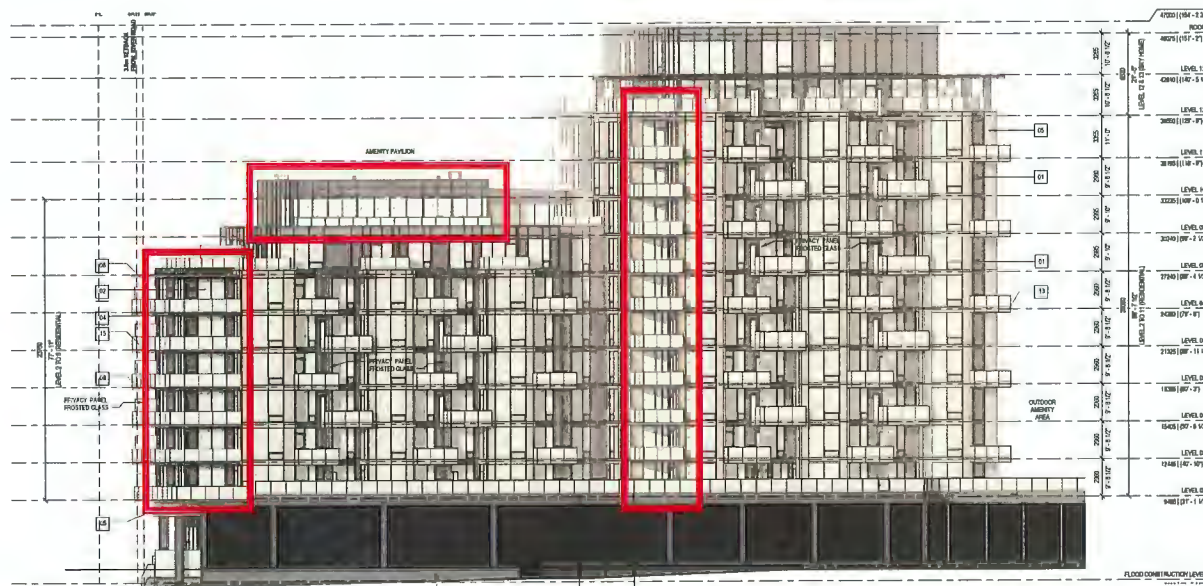


Key Plan

AERIAL PERSPECTIVE NO.2 RD NORTHWEST ADDITIONAL BALCONIES (ODD LEVELS)



BEFORE

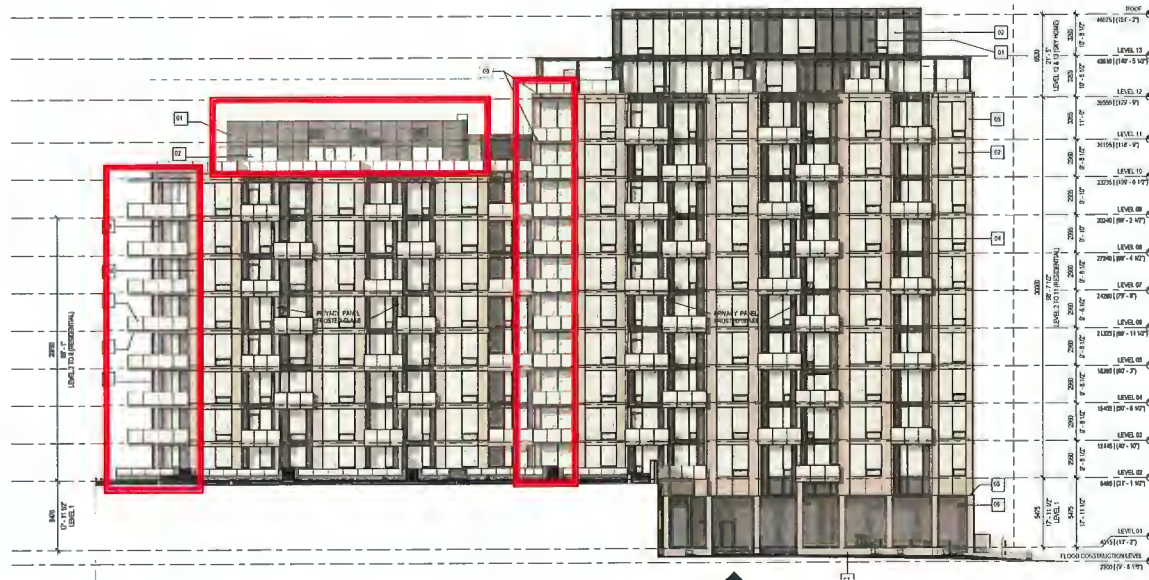


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TOWER A WEST ELEVATION ADDITIONAL BALCONIES (ODD LEVELS) + WINDOW WALL

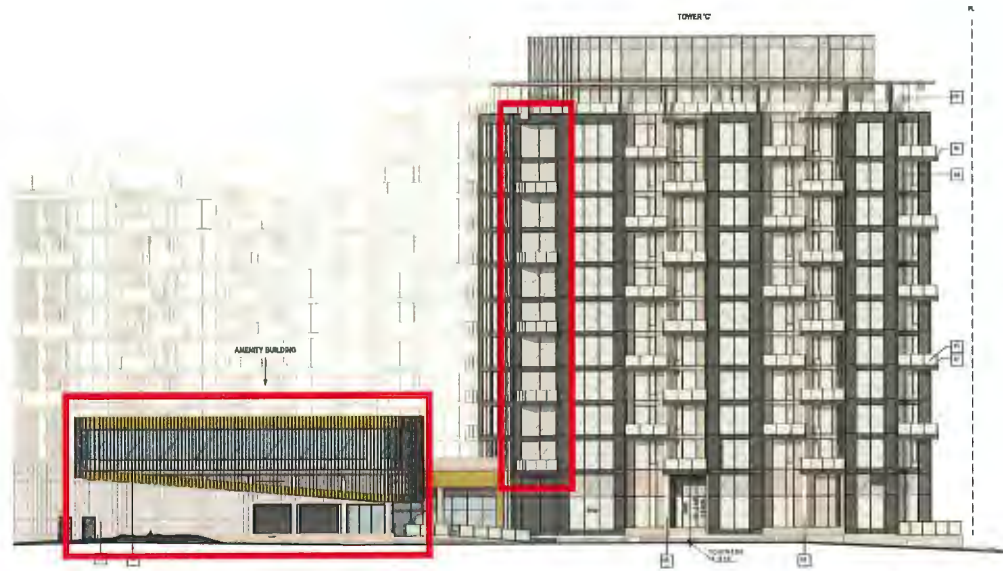


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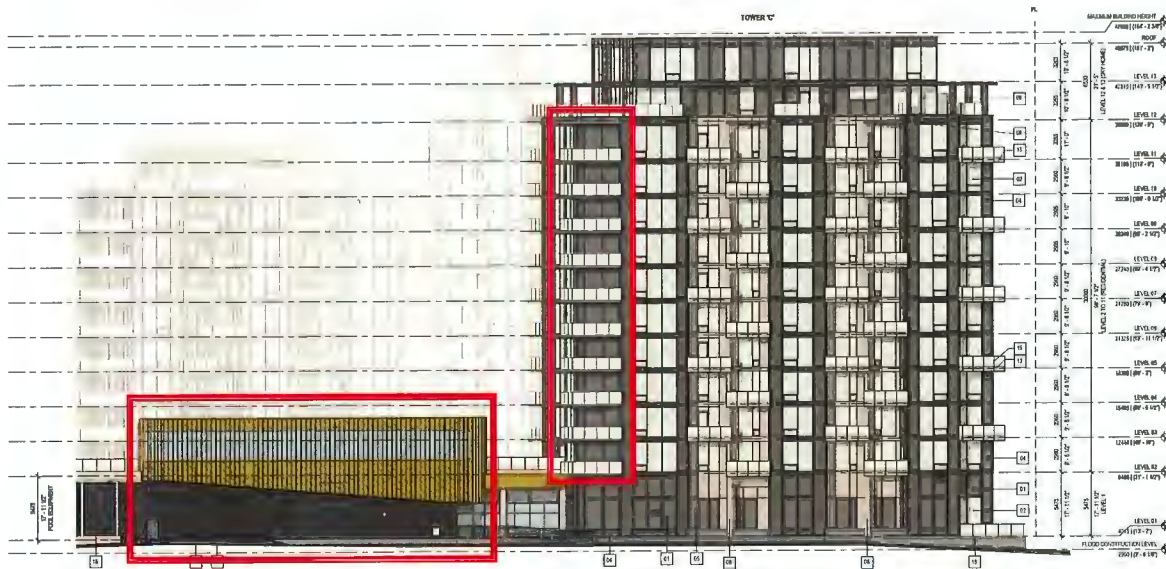


AFTER

TOWER B WEST ELEVATION ADDITIONAL BALCONIES (ODD LEVELS) + WINDOW WALL



BEFORE



AFTER

TOWER C WEST ELEVATION BALCONY ADDITIONS ODD LEVELS

BEFORE

Vehicle Stalls

PROVIDED

Type	Reference	Calculation	Included in Total	# of Stalls
Residential Stalls				411*
	Per 7.5.14	2% of the req'd stalls to be accessible	10	
Visitor Stalls	Per 20.4.10 b)	0.17		66**
	Per 7.5.14	2% of the req'd stalls to be...	2	
Accessible Stalls	Total Accessible Stalls (Included in Total)		12	
			Total Stalls	477

Bicycle Stalls

Level	Class 1				
	Double Stall A (Min. 1.2m x 2.6m)		Double Stall B (Min. 1.2m x 1.82m)		Sub-Total per Level
	# Lockers	# Bikes	# Lockers	# Bikes	# Bikes
L1	41	82	144	288	370
P1	9	18	105	210	228
P2	16	32	105	210	242
Sub-Total	122		708		
Total					840

AFTER

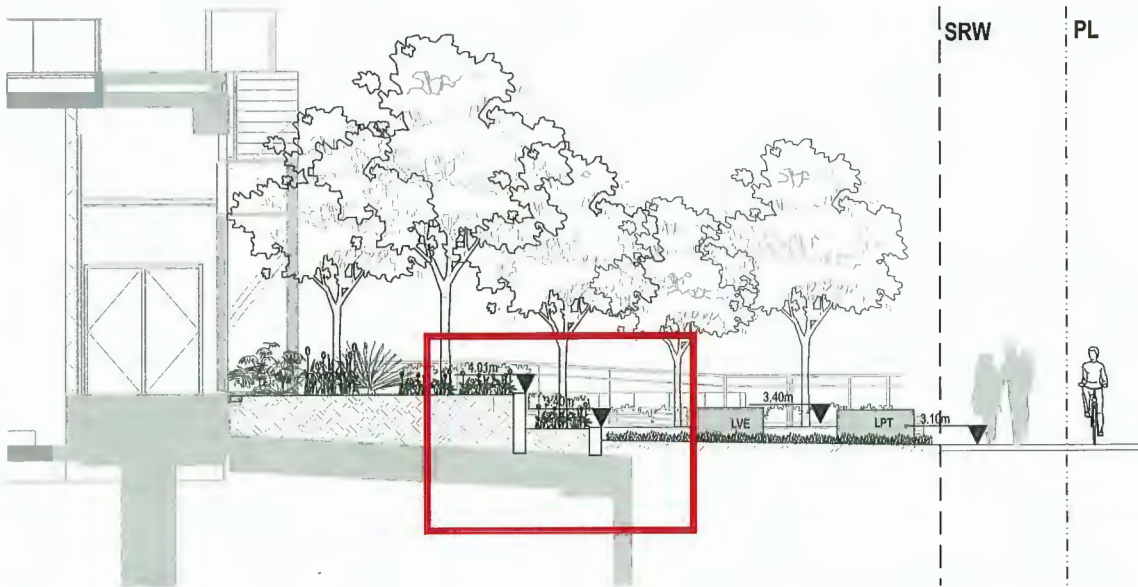
Vehicle Stalls

PROVIDED

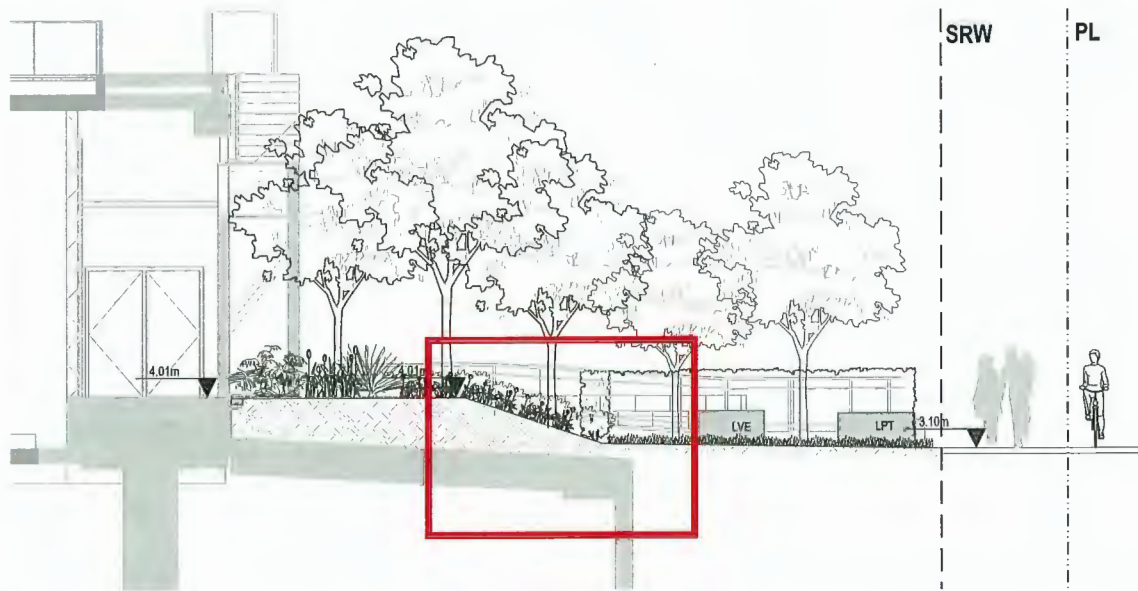
Type	Reference	Calculation	Included in Total	# of Stalls
Residential Stalls				431*
	Per 7.5.14	2% of the req'd stalls to be accessible	10	
Visitor Stalls	Per 20.4.10 b)	0.17		66**
	Per 7.5.14	2% of the req'd stalls to be accessible	2	
Accessible Stalls	Total Accessible Stalls (Included in Total)		12	
			Total Stalls	497

Bicycle Stalls

Level	Class 1				
	Double Stall A (Min. 2.6m x ...)		Double Stall B (Min. 1.2m x ...)		Sub-Total per Level
	#...	# Bikes	#...	# Bikes	
L1	37	74	142	284	358
P1	9	18	113	226	244
P2	18	36	103	206	242
Sub-Total	129		716		
Total					844



BEFORE



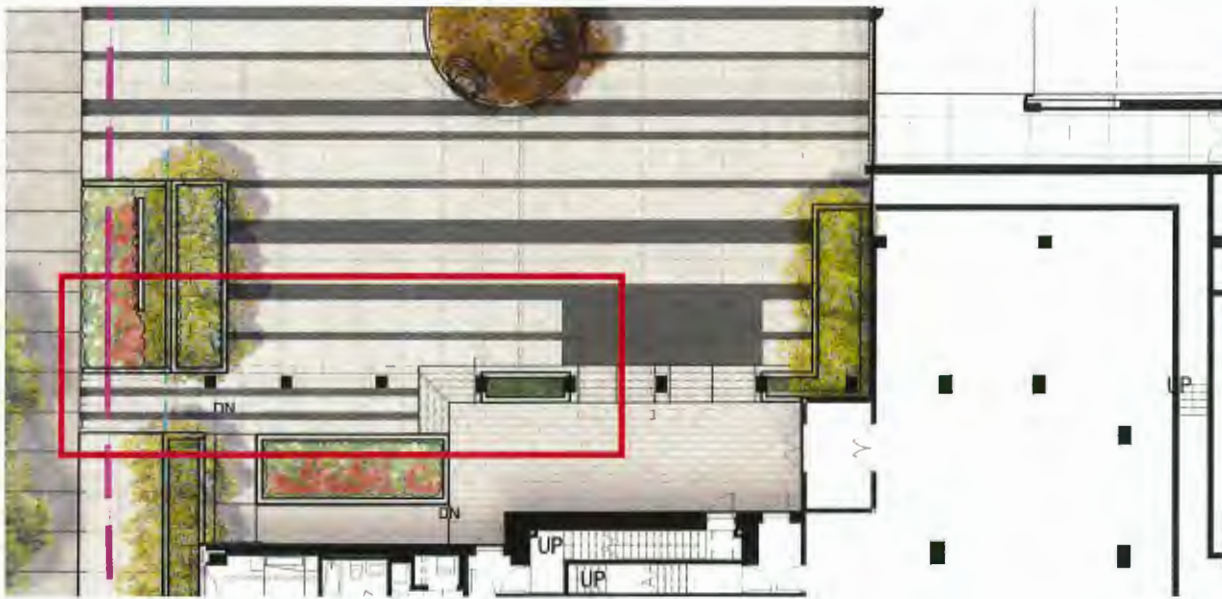
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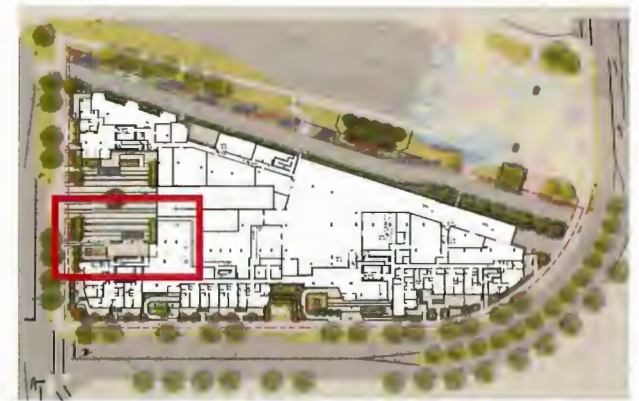
Key Plan



Key Plan



BEFORE



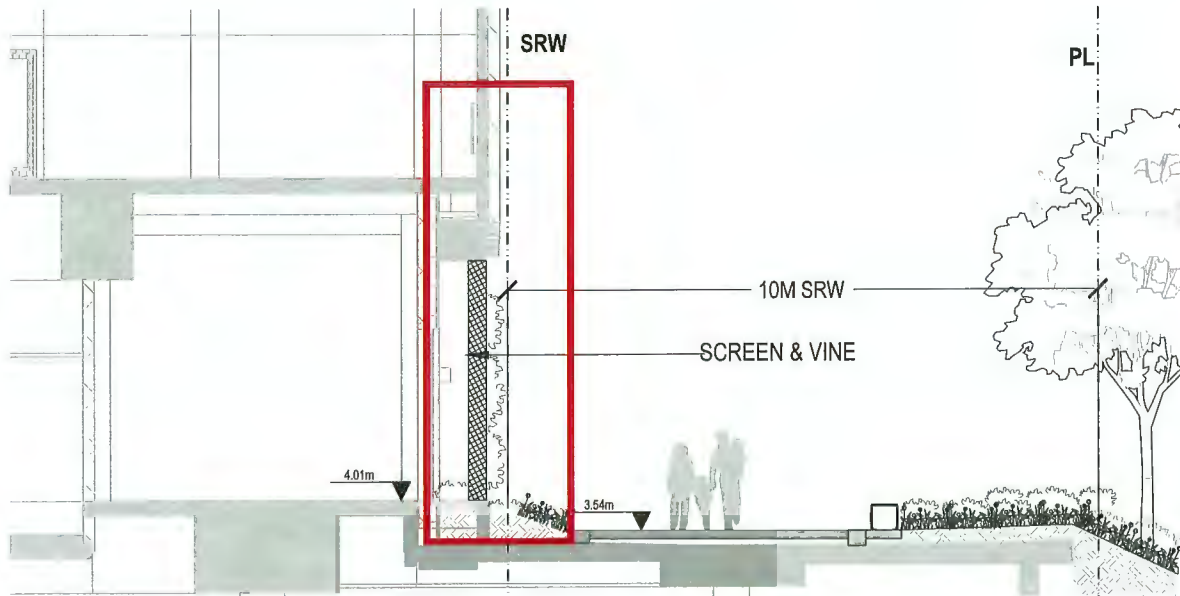
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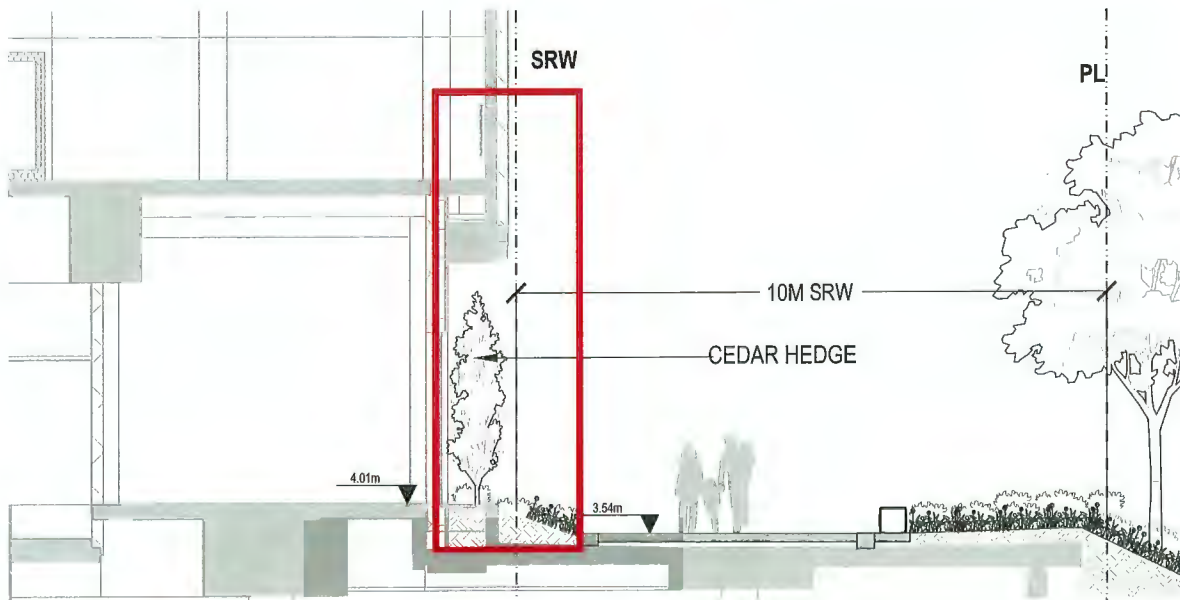
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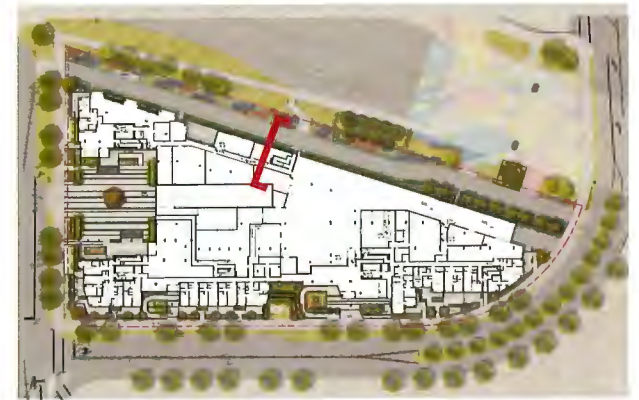
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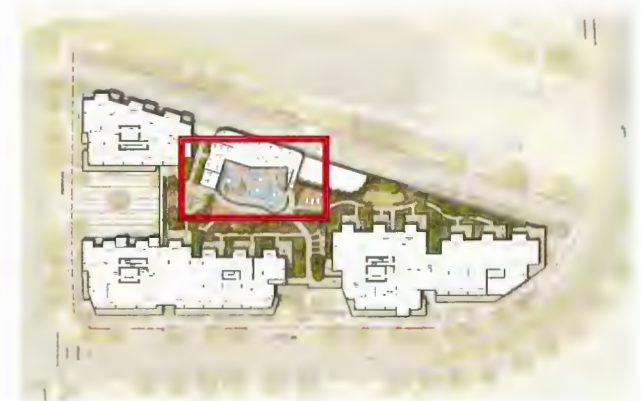
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Key Plan



BEFORE



Key Plan

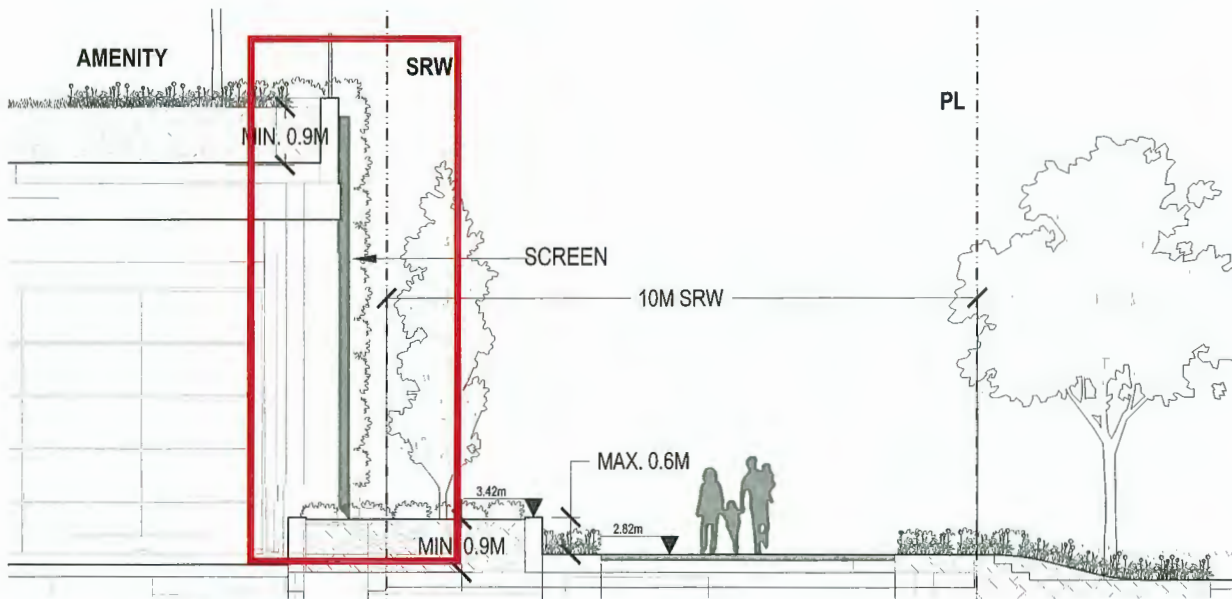


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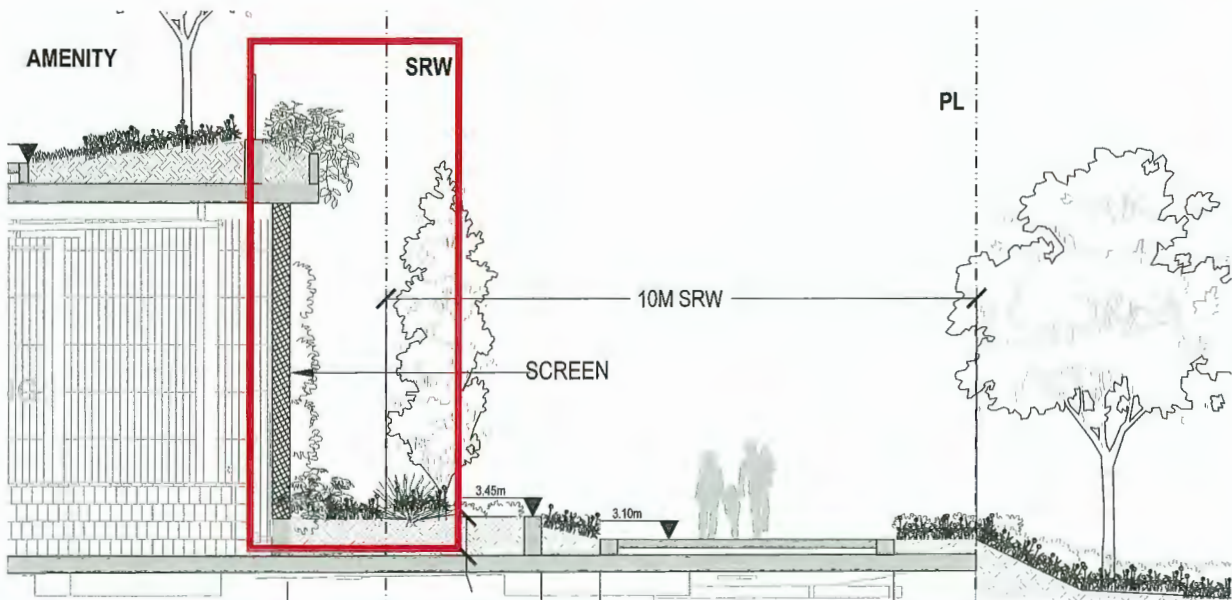


Key Plan

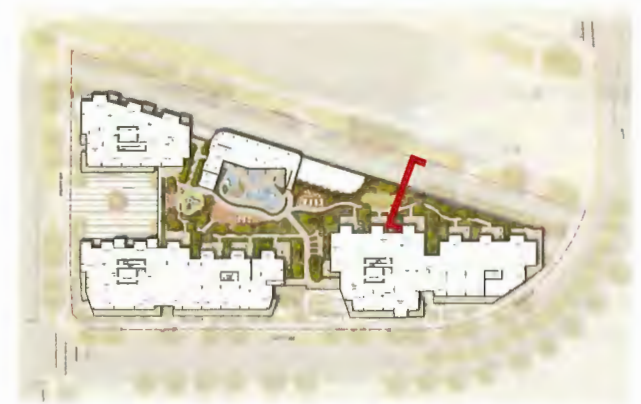
CHANGES TO LEVEL 2 OUTDOOR AMENITY AREA



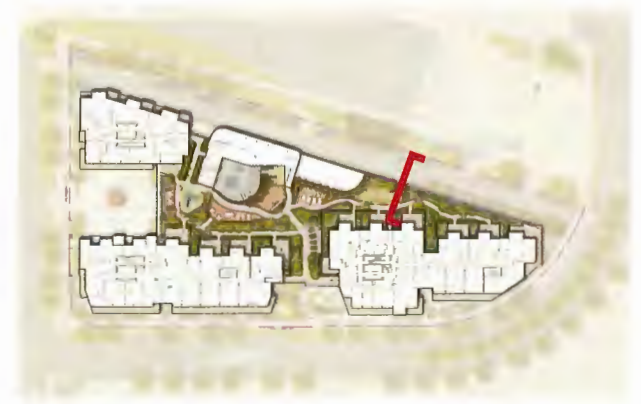
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AFTER

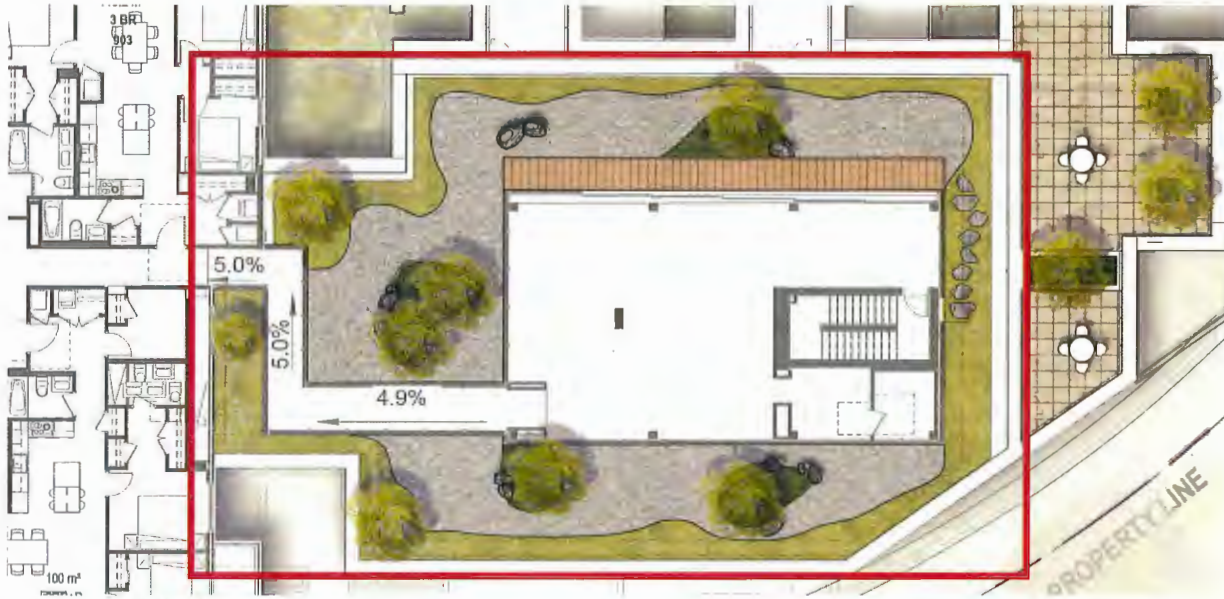


Key Plan



Key Plan

IMPROVEMENTS TO LEVEL 2 NORTHWEST EDGE PLANTER



BEFORE



Key Plan



AFTER



Key Plan

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Thursday, November 14, 2024

From: [Niall Duggan](#)
To: [CityClerk](#)
Subject: DP 22-013200 traffic & safety concerns
Date: November 4, 2024 12:15:25 PM

To Development Permit Panel
Date: <u>NOV 14, 2024</u>
Item # <u>1</u>
Re: <u>DP 22-013200</u>

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Alex,

Regarding the Nov 14 agenda, I have no issue with the proposed changes on the agenda.

Given the limited parking & direct transit in the area, I would ask that Aspac assist with parking during the construction phase so that the pedestrian flow of workers on site have a safe access point.

As an owner-resident of 5177 Brighthouse Way, I do have concerns with regards to this new development and the impact on vehicle, bicycle and pedestrian traffic.

Vehicle & Bicycle Traffic Concerns

The current eastbound entrance to River Road from No 2 Road is one way. Given the close proximity of the entrance to this new development from the busy No 2 Road bridge approach, only 4-5 vehicles would be off No 2 road approaching the entrance. Vehicles beyond this would remain on No 2 road until the entrance is made. This may be a possible hazard as it would easily back up. This exit is used by many West Richmond residents to access River Parkway and the core of north west Richmond's busy retail and commercial area.

The extra vehicles in this area would also result in increased traffic along River Road and I would recommend a traffic control of some sort at the intersection of Brighthouse Way and River Road to preserve vehicle and pedestrian safety.

The path along the dyke is a highly used recreational route. While accommodations can be made for bicycles to access the No 2 road bridge, there will also be a large majority of bicycle and pedestrian traffic destined north to use the gravel path along the dyke. With the increase in vehicle traffic along River Road, it is important that clear, safe passage lanes are maintained for the increase in pedestrian/bicycle traffic.

Lastly, if public access bikes, scooters and vehicles will be available, it is important that we do not create a situation where pedestrian traffic wants to cross the No 2 Road bridge access/exit to access this equipment/vehicle. It would be appreciated if Council would support a higher and longer fence along the No 2 Road median to ensure pedestrian safety as they have done in other similar areas along No 3 Road.

Thank you for your consideration,

Niall Duggan
405-5177 Brighthouse Way
604-206-9338



CONTEXT



VIEW #1: CHURCH PROPERTY



VIEW #2: EXISTING PROPERTY



VIEW #3: TOWNHOUSE DEVELOPMENT



VIEW #4: KATSURA NEIGHBOURHOOD PARK



FERNDALE TOWNHOUSE

9331 Ferndale Road

DATE: November, 2024
project no.: DP2020-35



SITE PLAN



FERNDALE TOWNHOUSE

9331 Ferndale Road

DATE: November, 2024
project no.: DP2020-35



PERSPECTIVES



FERNDALE TOWNHOUSE

9331 Ferndale Road

DATE: November, 2024
project no.: DP2020-35



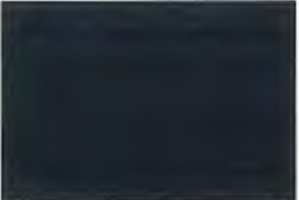
MATERIAL BOARD



ROOF: ASPHALT SHINGLES
COLOR GREY



WALLS: BOARD AND BATTEN
COLOR THUNDER



WALLS: HARDIE HORIZONTAL SIDING
COLOR DEEP OCEAN



WALLS/BOX OUT: HARDIE SHINGLES



PRIVACY SCREEN, WOOD TRIMS, VINYL WINDOWS
COLOR: DISTANT GRAY



SOLID-CORE EXTERIOR DOOR
COLOR: CHINESE RED



VINYL WINDOWS
COLOR: BLACK



VINYL SOFFIT
COLOR: WHITE



BRICK I-XL MONUMENT

OVERALL SITE PLAN



Map: NTS

AMENITY/PLAYGROUND 1

- 1 AMENITY/PLAYGROUND
- 1a SLIDE
- 1b SANDBOX
- 1c PLAYHOUSE
- 2 BENCH
- 3 PERIMETER WALKWAY
- 4 CONCRETE PATIO
- 5 LAWN
- 6 SHRUB PLANTING
- 7 RETAINED TREES
- 8 BIKE RACK
- 9 MAIL BOX
- 10 PMT
- 11 VISITOR PARKING/GRASS GRID
- 12 PROJECT SIGN
- 13 PERMEABLE PAVING



OVERALL SITE PLAN



CABIN AND SLIDE



SANDBOX



SANDBOX TABLE



PLAYHOUSE



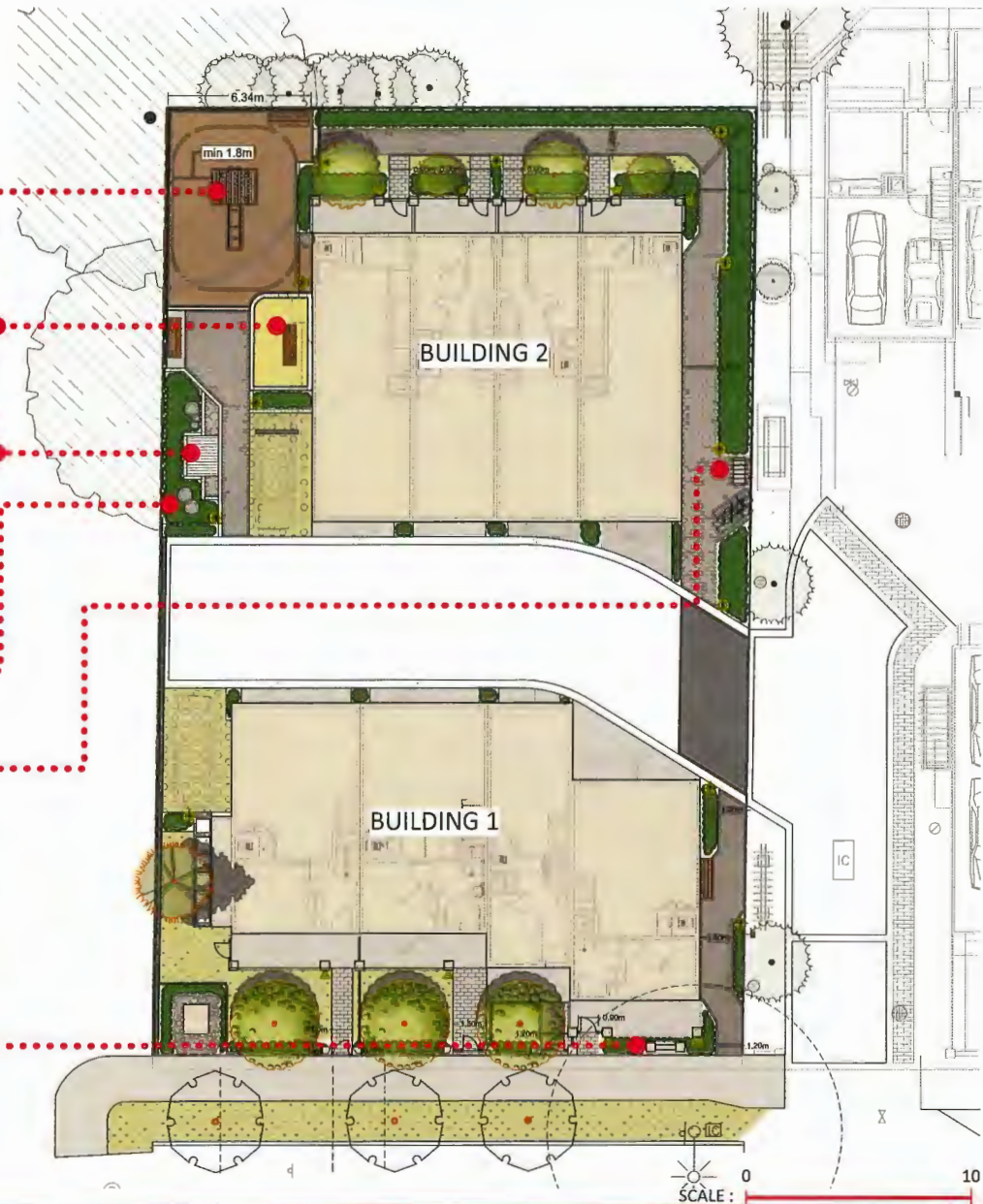
STEPPING LOGS



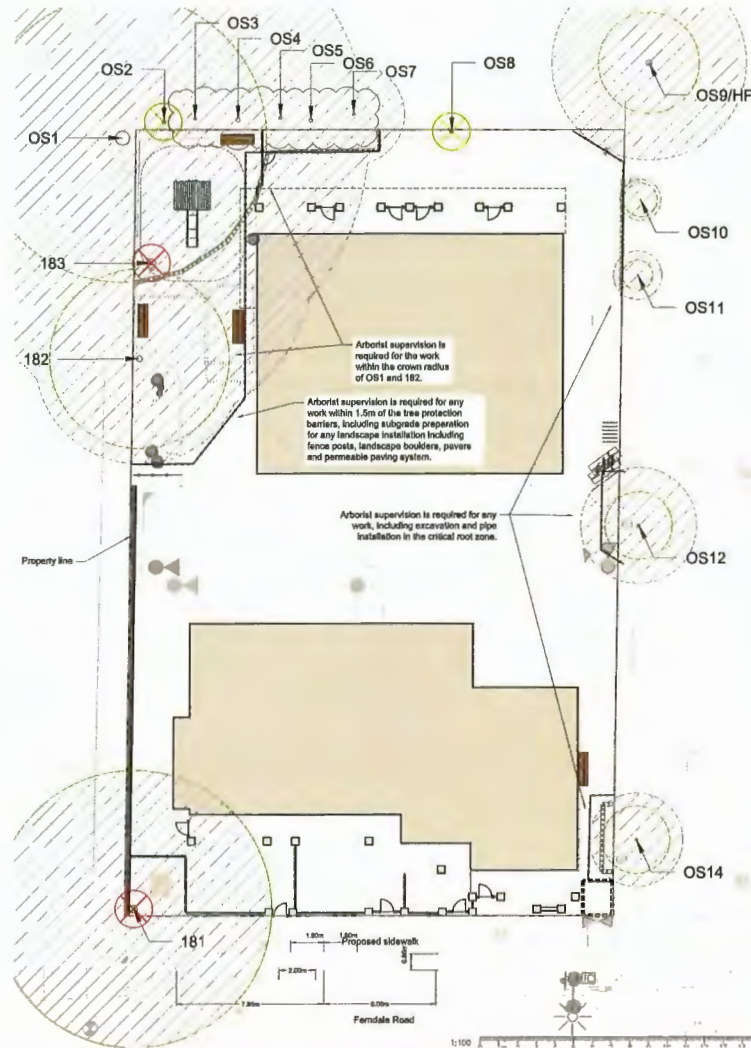
MAILBOX TRELLIS



PROJECT SIGNAGE

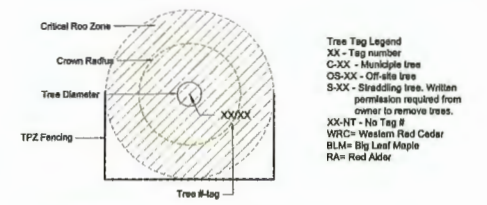


TREE MANAGEMENT PLAN



LEGEND

Existing Tree to be Retained	Existing Tree to be Removed	Underize Tree	Existing Tree in Poor/Dead Condition	Tree Protection Fencing



Tree Protection Zone
 The Tree Protection Zone (TPZ) encompasses the drip line of the tree as illustrated in Fig. 1a and 1b

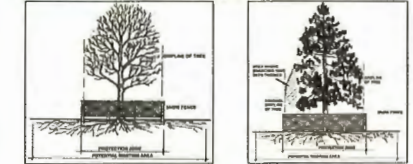


Fig. 1a - Example of a drip line on a tree
 Fig. 1b - Example of a drip line on a tree with one side pruned

Note: If the tree is on an adjacent property, the drip line must still be protected on your side of the property line. If the branches have been cut or pruned, the TPZ must protect the original drip line of the tree (Fig. 1b).

Tree Protection Distance Table

*Minimum Protection Required Around Tree

Tree Trunk Diameter (cm)	Tree Trunk Diameter (in)	Minimum Protection Required (m)	Minimum Protection Required (ft)
10	0.4	0.8	2.6
15	0.6	1.2	3.9
20	0.8	1.6	5.2
25	1.0	2.0	6.6
30	1.2	2.4	7.9
35	1.4	2.8	9.2
40	1.6	3.2	10.5
45	1.8	3.6	11.8
50	2.0	4.0	13.1
55	2.2	4.4	14.4
60	2.4	4.8	15.7
65	2.6	5.2	17.0
70	2.8	5.6	18.3
75	3.0	6.0	19.6
80	3.2	6.4	20.9
85	3.4	6.8	22.2
90	3.6	7.2	23.5
95	3.8	7.6	24.8
100	4.0	8.0	26.1

Tree Protection Zone Signage
 All TPZ are required to have signage as shown in Fig. 2. The signage must be a minimum of 11"x14" in size on at least 2 sides. A sign is now available for download from the City of Richmond's Tree Bylaw webpage at: www.richmond.ca/sustainability/environmets/removal.htm

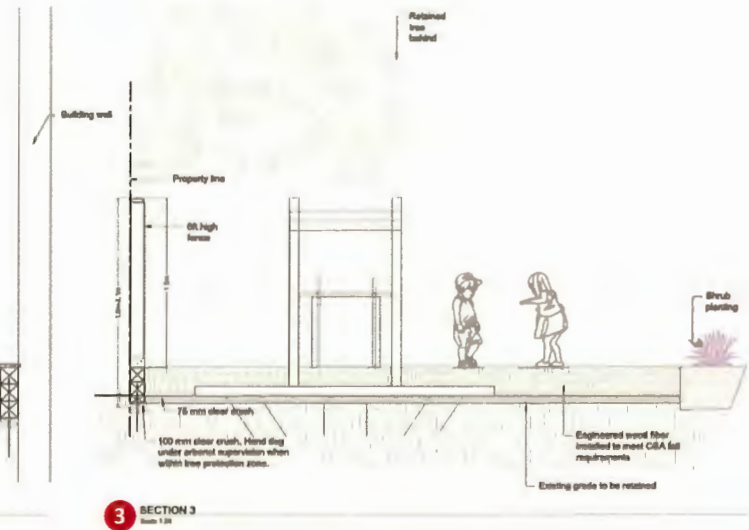
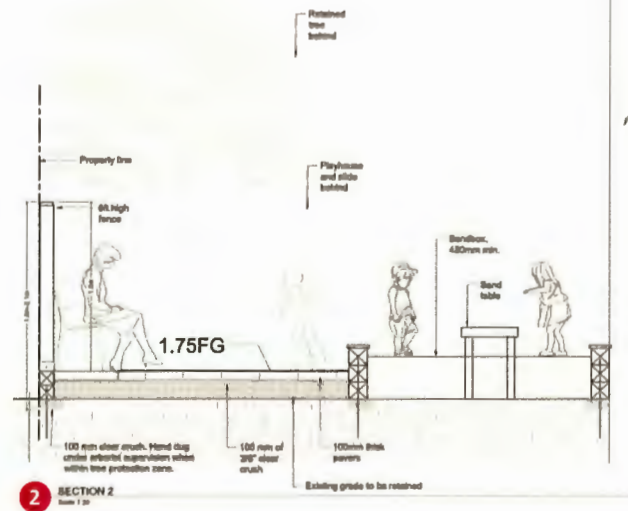
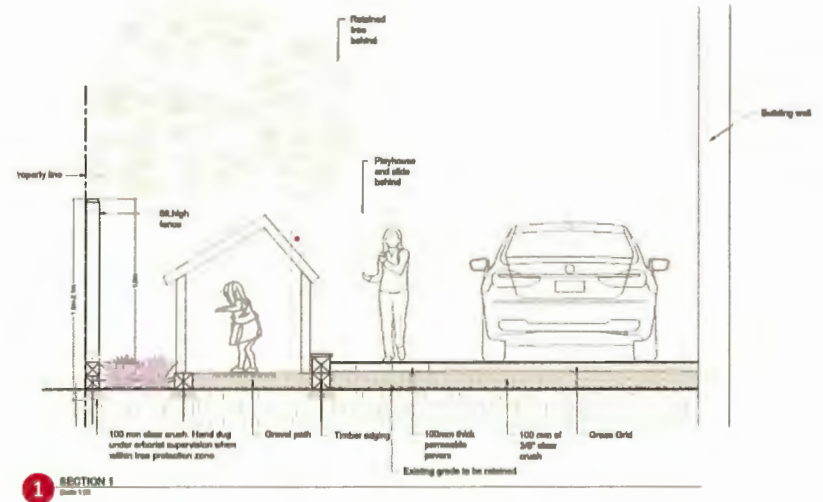
For Tree Protection Barrier Inspection requests and quotes call 604-247-6584.

NOTE: Failure to maintain tree protection barriers may result in fines of up to \$10,000.00 per offence.



Fig. 2 - Tree Protection Zone Sign

SECTIONS



4-UNIT TOWNHOUSES

7300 ST. ALBANS RD.

Owner	1124053 BC Ltd. (Pavendeep Kooner)
Architect	Matthew Cheng Architect Inc
Landscape Architect	Homing Landscape Architecture



4 Unit Townhouse Development
7300 St. Albans Rd.

Context

- On St Albans Rd. between Granville Ave. & General Currie Rd
- To north St. Albans Anglican Church
- To south A 7-unit townhouse complex
- To east A 36-unit townhouse complex
- To west A four storey building
(3 storey apartment + 1 level parking structure)



CONTEXT PLAN 

Context East side of St. Albans



Church - flat roof



Church



Townhouses



Townhouses

Context West side of St. Albans



4 story apartment - flat roof



Duplex



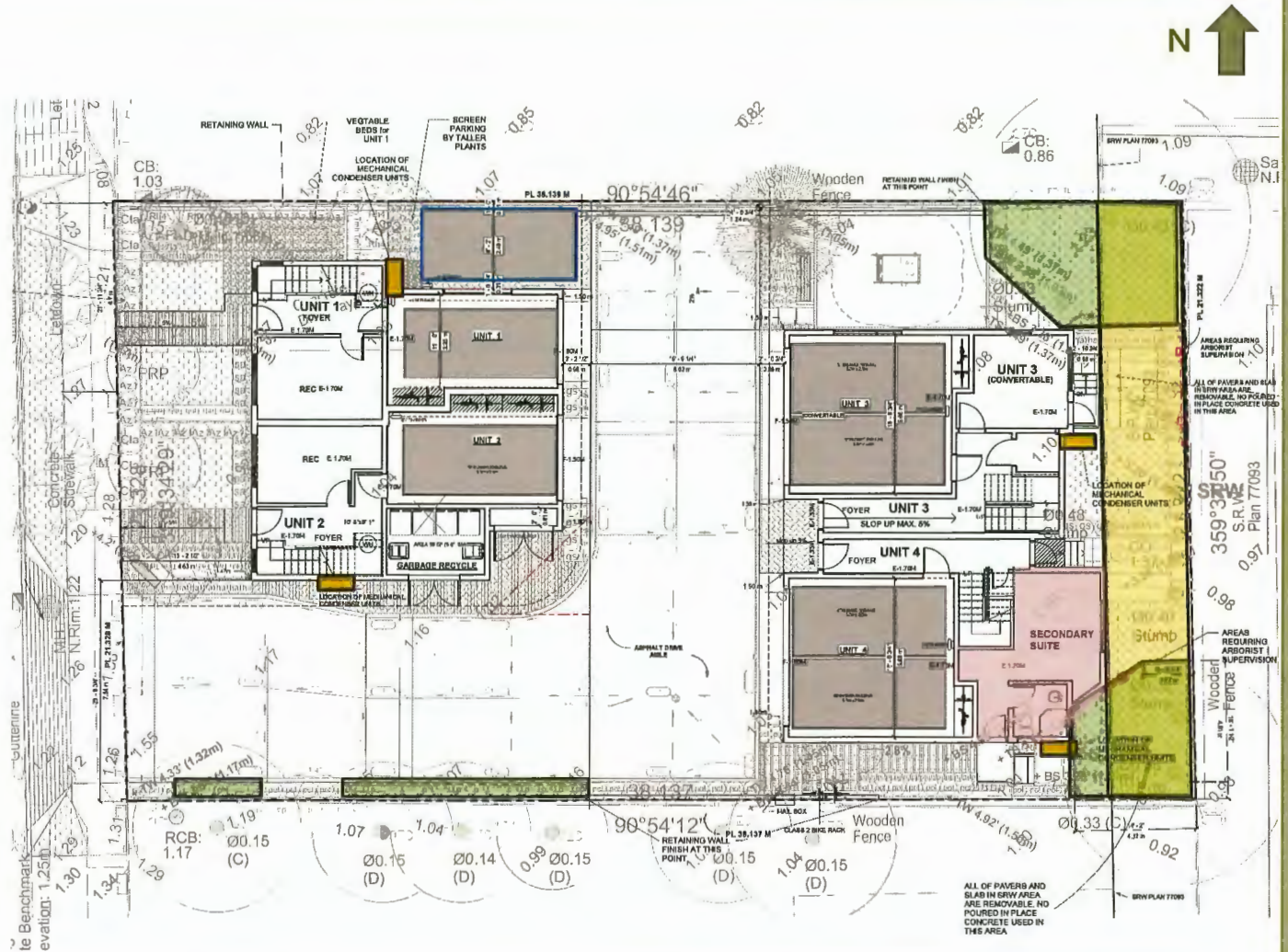
3 story townhouses - flat roof



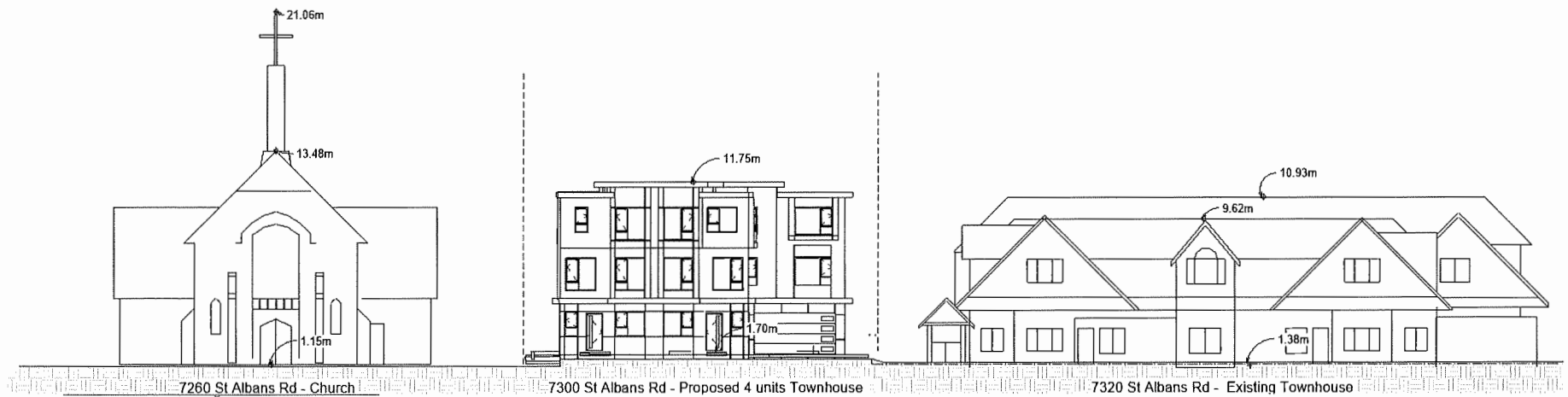
3 story townhouses - flat roof

Site Plan

- ROW 3m
- Tree NE & SE corner
- LPT Not required
- Parking City Centre Zone 3
(1.4 / unit)
5.6 6.0
- Visitor (0.2 / unit)
0.8 1.0
- Bike (Class 1) (1.25 / unit)
5.0 5.0
- Bike (Class 1) (0.2 / unit)
0.8 1.0
- Secondary suite (1)



Streetscape



Front row along St Albans Road

- 1 duplex of 3 story (11.75m)
- A church to north (13.48m / 21.06m cross)
- An existing townhouse to south (10.93m)

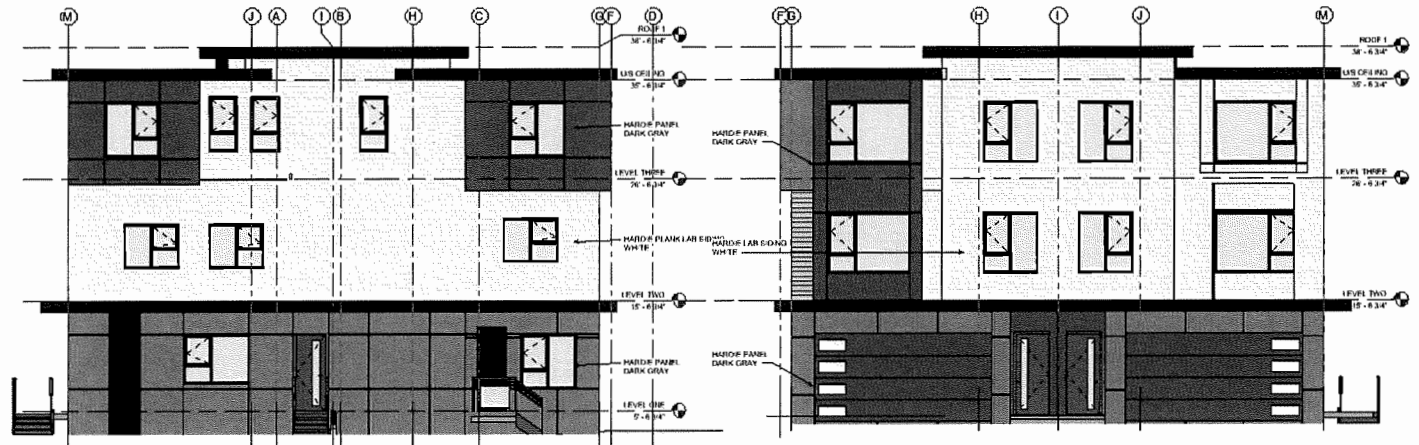
Elevations



West / Front building

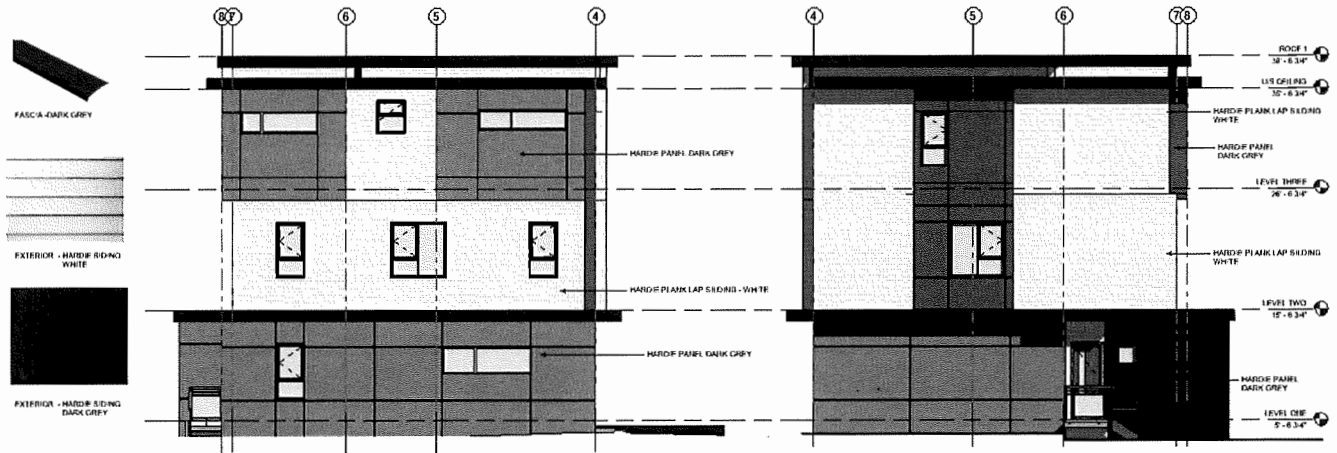
- 1 building
- Duplexes
- 3 story height

Elevations



East Building - East Elevation Detail
14'-12"

East Building - West Elevation Detail
14'-12"



FASCIA - DARK GRAY

EXTERIOR - HARDY SIDING - WHITE

EXTERIOR - HARDY SIDING - DARK GRAY

HARDY PANEL - DARK GRAY

HARDY PANEL LAP SIDING - WHITE

HARDY PANEL - DARK GRAY

ROOF 1
32'-6 3/4"

L3S OFFING
32'-6 3/4"

HARDY PANEL LAP SIDING - WHITE

HARDY PANEL - DARK GRAY

LEVEL THREE
26'-6 3/4"

HARDY PANEL LAP SIDING - WHITE

LEVEL TWO
12'-6 3/4"

HARDY PANEL - DARK GRAY

LEVEL ONE
5'-6 3/4"

East / Rear building
1 building
Duplexes
3 story height

Convertible Units

- **Vertical lift to all levels**
- **4m (13'-2") wide accessible parking space provided**
- Entry door (2'-10" clear) (Rough in for future door opener) (No Step)
- Interior doors (2'-8" clear) (1 bed & 1 bath)
- Hallway (3'-0")

WC

- Toilet at side and in front (3'-4")
- Blocking for future grab bars (Toilet, Tub, Shower)
- Lever - style plumbing fixtures
- Cabinets easily removed
- Bath and shower controls accessible

Kitchen

- Plumbing and gas pipes clear of under counter space
- Cabinets easily removed
- 5' turning diameter
- Level-type handles

Windows

- Opened with 1 hand (Min. 1)

Outlets and switches

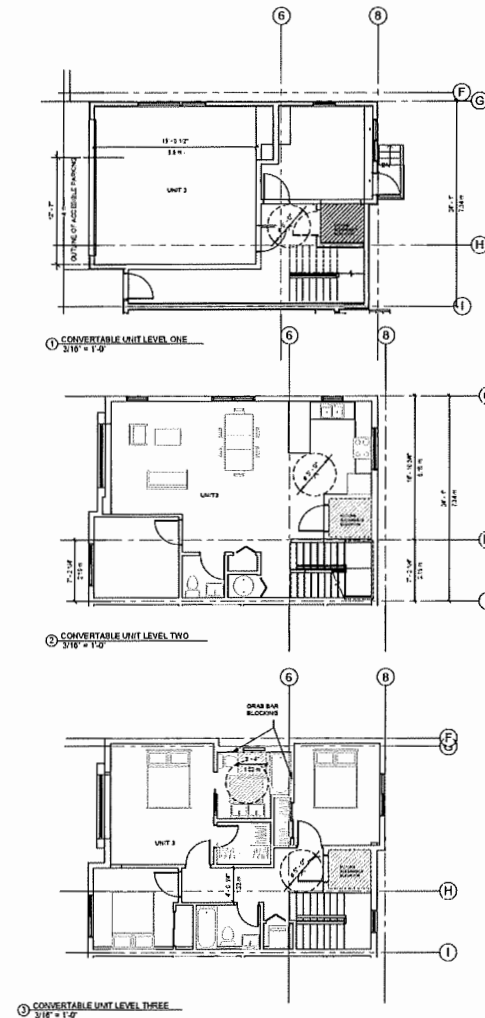
- Outlets beside window, bottom of stair, beside toilet, above exterior door, on front of kitchen counter
- Within proximity of control center for smart home option
- Upgrades to four-plex outlets in master bed, home office, garage & rec rm

Aging in place in all units

Stairwell handrails

Lever-style plumbing faucets & door handles

Blocking in washroom walls for grab bars



Sustainability

- **Energy Step Code 3 + Zero Carbon EL-4 Level**

- **Certified Energy Advisor**
Energise Solutions Inc.

- **Heating & Cooling**
Air source heat pump

- **Domestic Hot water**
Electric storage tank

- **HRV**

- **Insulation**

Walls (2X8 @ 24")	R-28
Roof	R-50
Floor over unheated space	R-28

- **Windows**

U value	1.20 or lower
SHGC (solar heat gain coefficient)	0.36 or higher

- **Airtightness**

ACH @50 Pa (Air exchange per hour)	2.5 or less
---------------------------------------	-------------

Water Conservation

- Dual flush toilets
- Drought tolerant plants

Energy Conservation

- Energy star appliances
- LED lighting
- Electric car charging
- Programmable thermostats
- Motion sensing light in power rm & master ensuite
- Low E glass windows

Building materials

- Renewable materials – wood
- Local building materials
- Durable building materials

Waste Reduction

- 3 stream waste bins for construction
- Compost bins in kitchen
- Garbage and recycle bins in garage

Health and Air quality

- Retain and plant perimeter trees
- LOC paints, adhesives and floorings

Form & Character



- Modern architectural design with simple colour scheme of white and grey
- Building mass reduced by projections, different material textures, contrasting colours and windows

Form & Character

- Individuality of units by
 - Private landscape yard
 - Roof overhang
 - Change of material
 - Change of colour



Form & Character



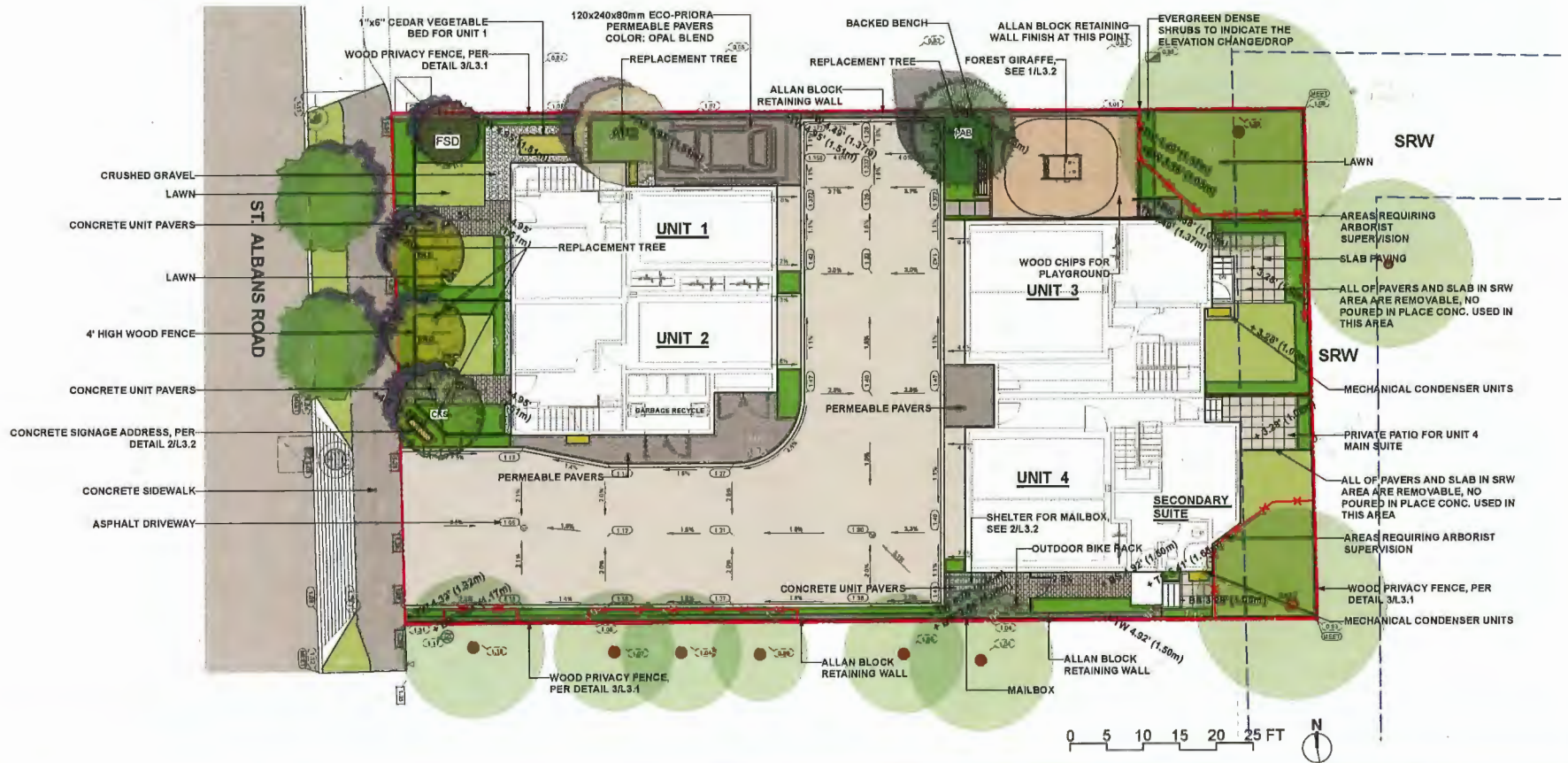
- CPTED
 - 6 ft wood fence at side & rear PL.
 - 4 ft. wood fence at front PL.
 - Clear sightlines from units to sidewalk
 - Separate public and private realm
 - Lighting around site in landscape plan – visitor parking, mailbox, outdoor amenity
 - Mailbox Kiosk in landscape plan – Next to drive aisle

Form & Character

- Outdoor amenity space
 - 29 sm.
 - To facilitate tree preservation
 - A buffer between drive aisle



Landscape Plan



Landscape Plan





THANK YOU

Schedule 5 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 14, 2024

To Development Permit Panel
Date: <u>NOV 14, 2024</u>
Item # <u>3</u>
Re: <u>DP 23-029433</u>

From: [kenny](#)
To: [CityClerk](#)
Subject: Development permit, 7300 St. Albans Road
Date: November 10, 2024 11:25:30 AM

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I am living at 7320 St. Albans Road, I have below requests :

- 1, three stories is higher than ours, We request your houses to be sitting as far away from ours as possible. Your north side is a church not a residential building, so it wont be a problem to them.
- 2, We are concerned if you have windows facing south to our houses, we request no windows except washrooms having windows facing to us.
- 3, There are two very tall trees close to us, one seemingly dead, the other not healthy. We request to remove them.

Kenny Lee
4-7320 St.Albans Road



Schedule 6 to the Minutes of
the Development Permit Panel
meeting held on Thursday,
November 14, 2024

To Development Permit Panel	
Date:	<u>NOV 14, 2024</u>
Item #:	<u>3</u>
Re:	<u>DP 23-029433</u>

From: [Roberta Massender](#)
To: [CityClerk](#)
Subject: File: DP 23-029433
Date: November 13, 2024 1:57:36 PM

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hello,

Thank you for the Notice of Development Permit Panel Meeting regarding the subject file number.

I am writing to say that I support this development. The new development will be an excellent and refreshing addition to the neighbourhood. This parcel has remained in very poor condition for many years.

Thank you.

Roberta M. Massender
8520 General Currie Rd, #126
Richmond, BC V6Y 1M2

