



**Development Permit Panel  
Wednesday, November 26, 2014**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Robert Gonzalez, Chair  
Dave Semple, General Manager, Community Services  
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 Wednesday, November 12, 2014, be adopted.*

**CARRIED**

**1. Development Permit 13-645579**  
(File Ref. No.: DP 13-645579) (REDMS No. 4377650)

APPLICANT: NSDA Architects on behalf of the Pacific Autism Family  
Centre Foundation

PROPERTY LOCATION: 1001 Hudson Avenue

**INTENT OF PERMIT:**

1. Permit the construction of a 5,752 m<sup>2</sup> (gross floor area) building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto Oriented Commercial (ZC10) – Airport and Aberdeen Village"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw S. 7.5.17) from 1.5 metres to zero metres along the northern lot line.

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

Garth Ramsey, NSDA Architects, briefed the Panel on proposed modifications to the proposed application and spoke on (i) urban design, (ii) architectural form and character, and (iii) landscape design.

Mr. Ramsey spoke on the proposed modifications made to the proposed application and noted that (i) the number of elevators will be reduced from three to two, (ii) the building will have a reduced massing (iii) there will be a reduction in rooftop mechanical equipment, and (iv) the recreation centre will not be included in this phase of development.

#### **Staff Comments**

Wayne Craig, Director, Development, spoke of the proposed parking variances, noting that they remain consistent with the previous application that was presented to the Development Permit Panel.

#### **Panel Discussion**

Discussion ensued regarding the recreation centre and in reply to queries from the Panel, Mr. Ramsey advised that the recreation centre could be included in a future phase of development.

Discussion then ensued with respect to the landscaping of the proposed development. Mr. Ramsey advised that as a result of the recreation centre being deferred to a future phase of development, changes in the landscaping would include the addition of trees and hedges and changes to the layout of the fencing. Also, Mr. Ramsey noted that a portion of the covering for the pedestrian walkway would be removed; however the pedestrian walkway is not affected by the proposed design changes.

In reply to queries from the Panel; Mr. Ramsey noted that he anticipates the construction of the recreation centre would cost approximately \$2 million.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

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#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a 5,752 m<sup>2</sup> (gross floor area) building for treatment of, and education about, Autism Spectrum Disorder at 1001 Hudson Avenue on a site zoned "Auto Oriented Commercial (ZC10) – Airport and Aberdeen Village"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum commercial parking spaces setback (Zoning Bylaw S. 7.5.17) from 1.5 metres to zero metres along the northern lot line.*

**CARRIED**

#### 2. Development Permit 14-665485

(File Ref. No.: DP 14-665485) (REDMS No. 4388882)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: Eastern Portion of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road

INTENT OF PERMIT:

Permit the construction of seventy-eight (78) 2 and 3-storey townhouses on the eastern portion of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road on a site zoned "Town Housing (ZT70) - South McLennan."

#### Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., and Mary Yip, PMG Landscape Architects, provided a brief overview of the proposed development with respect to (i) the road network in the area, (ii) the conditions of adjacency, (iii) the building's massing and typology, (iv) the site's buffering, (v) architectural form and character, (vi) urban design, (vii) vehicle and pedestrian access, and (viii) sustainability features.

Mr. Yamamoto noted that the proposed development is anticipated to meet EnerGuide 82 standards and will have three convertible units.

Ms. Yip spoke of the Agricultural Land Reserve (ALR) buffer along No. 4 Road and the proposed development's amenities which include an amenity building, playground structure, patio areas and community garden spaces. She added that the pedestrian connections will use pavers.

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#### **Staff Comments**

Mr. Craig commented on the proposed development, noting that (i) the site's ALR buffer plan has been reviewed by the City's Agricultural Advisory Committee, (ii) the proposed development will have a mixed typology, (iii) the majority of units will include side-by-side parking garages, and (iv) a servicing agreement is required for the new roads being introduced and site service connections.

#### **Panel Discussion**

Discussion ensued with respect to the proposed amenity building and in reply to queries from the Panel, Mr. Yamamoto advised that the proposed development's amenities would be clustered on the south-western side.

Discussion then ensued regarding vehicle access within the site. Mr. Yamamoto noted that the width of the internal roads will be designed similar to a city-type street with a pedestrian area on the side and that pedestrian crossing points will be aligned. Mr. Yamamoto added that it is possible to add paving treatment on a section of Lechow Street for a pedestrian connection should this be acceptable to the City.

Discussion continued with regard to outdoor and indoor amenities. In reply to queries from the Panel, Ms. Yip noted that the amenity area will be set amongst the retained trees and will include a patio area, an outdoor ping pong table, and a community garden. Also, she added that the amenity area offers activities for different age groups, and provides good visibility to the children's play areas.

In reply to queries from the Panel, Ms. Yip spoke on the landscaping and outdoor play areas and noted that (i) natural play elements will include logs and could include boulders, (ii) the buffer along the perimeter of the site will have a variety of tree species including evergreens and conifers, and (iii) due to the sparse traffic and some dead-end roads, there will opportunity for street play on the internal roads.

In reply to queries from the Panel, Mr. Yamamoto advised that the proposed development will be built to EnerGuide 82 standards.

Discussion ensued with respect to the site's construction and concerns were expressed regarding the potential for empty lots as a result of prolonged construction. Mr. Yamamoto advised that the construction schedule is not available; however construction of the proposed development will begin on the eastern portion of the site.

Discussion then ensued regarding the conditions of adjacency and Mr. Yamamoto noted that the development along the southern edge of the site is two storeys. Also, he noted that there will be a six foot fence along the south and west side of the site and that an access point provided for the adjacent development site along No. 4 Road will be made should they redevelop in the future.

In reply to queries from the Panel, Mr. Yamamoto advised that the site will remain close to an at-grade elevation and any retaining wall installed would be a few feet in height.

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Mr. Yamamoto spoke on the conditions of adjacency and elevation of the proposed development and noted that the development on the north-east edge of the site is not immediately adjacent to the site and would include a green strip between the new road and neighbouring property.

Discussion ensued with regard to the architectural form and character of the proposed development and in reply to queries from the Panel, Mr. Yamamoto noted that the eastern and western portion of the proposed development will have different themes.

#### Staff Comments

In reply to queries from the Panel, Mr. Craig noted that given the significant programming offered, the large amenity area is sufficient for the proposed development. He added that there will be no vehicle connection to the southern portion of Lechow Street until the adjacent properties are redeveloped.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of seventy-eight (78) 2 and 3-storey townhouses on the eastern portion of 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road on a site zoned "Town Housing (ZT70) - South McLennan."*

**CARRIED**

### 3. Development Permit 14-672669

(File Ref. No.: DP 14-672669) (REDMS No. 4402671)

APPLICANT: S-8135 Holdings Ltd.

PROPERTY LOCATION: 9191 and 9231 Alexandra Road

INTENT OF PERMIT:

Permit the construction of a development with forty (40) town housing units and nine (9) live/work dwelling units at 9191 and 9231 Alexandra Road on a site zoned "Residential/Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)."

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

Karen Smith, Robert Ciccozzi Architecture Inc., and Meredith Mitchell, M2 Landscape Architecture, gave a brief overview of the proposed application regarding (i) urban design, (ii) architectural form and character, (iii) vehicle parking and access, (iv) live/work units, and (v) sustainability features.

Ms. Smith spoke of the proposed development's architectural form and character, noting that commercial side fronting Alexandra Road will utilize a different character. Also, she added that the proposed development will have one convertible unit.

Ms. Mitchell commented on the landscape and open space design of the proposed development noting that (i) the internal driveway will be articulated with permeable pavers, (ii) the amenity area will include an open lawn, stepping stones, logs and benches, (iii) a dog wash and bicycle parking will be available, (iv) internal street trees will be planted, and (v) the live/work units will have yard space and access to the street.

#### **Staff Comments**

Mr. Craig advised that the proposed development will (i) connect to the Alexandra District Energy Utility, (ii) take measures to address the City's aircraft noise requirements, and (iii) make improvements to adjacent roads which will benefit the neighbourhood.

#### **Panel Discussion**

In reply to queries from the Panel, Ms. Smith advised that the live/work units would face Alexandra Road. She added that no live/work units are planned for the side facing Dubbert Street.

Discussion ensued with regard to the amenities and opportunities for street play on the internal streets. Ms. Smith spoke of the pedestrian flow and anticipates that on-site traffic will have reduced speeds.

Discussion then ensued with respect to the conditions of adjacency. Ms. Smith noted that the proposed development will be three storeys. Mr. Craig advised that properties to the north are four storeys and the proposed development to east of the site will also be four storeys.

Discussion continued regarding the elevation of the proposed development and the adjacent site. Ms. Smith noted that she anticipates that the proposed development will meet the grade of the higher adjacent site with raised rear yards along the shared property line.

#### **Correspondence**

Alvina Lee, 9299 Tomicki Avenue (**Schedule 1**)

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In reply to queries from the Panel, Mr. Craig advised that the proposed development meets the City's guidelines for on-site amenity space. He added that the area is anticipating the development of parks and green space. Also, he added that the Garden City Lands is in close proximity to the site.

In reply to queries from the Panel, Mr. Craig advised the proposed development will provide a ten metre road dedication for the widening of Tomicki Avenue. He added that once properties to the east of the site are developed, Tomicki Avenue will be fully developed between Dubbert Street and May Drive.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a development with forty (40) town housing units and nine (9) live/work dwelling units at 9191 and 9231 Alexandra Road on a site zoned "Residential/Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)."*

**CARRIED**

#### 4. Development Variance 14-676341

(File Ref. No.: DV 14-676341, Xr: TE 14-672413) (REDMS No. 4411201)

APPLICANT: Rogers Communications Inc.

PROPERTY LOCATION: 11771 Fentiman Place

INTENT OF PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the "Health Care (HC)" zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the installation of a temporary telecommunications antenna pole at 11771 Fentiman Place.

#### Applicant's Comments

Samuel Sugita, Rogers Communications Inc. and Kiersten Enemark, Standard Land, provided a brief overview of the proposed variance application for a temporary communications antenna pole and noted the following:

- the current communications antenna is located atop Lions Manor, which is planned for demolition;

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- the temporary communications antenna pole would allow the continuation of communication service in the Steveston area once the current antenna atop of Lions Manor is removed;
- other buildings in the area are only one storey and would not be suitable for an antenna installation;
- the proposed antenna would be temporary and will be designed to be a slim monopole with a minimum footprint on a temporary cement slab and painted green to blend with its surroundings;
- neighbours were notified of the proposed application for the temporary communications antenna pole and the applicants have not received any response;
- Rogers Communications Inc. has a three year agreement with Fraser Health to keep the communications antenna on the Lions Manor site; and
- Fraser Health owns and operates the Lions Manor site, and requested that the current communications antenna be relocated so the planned demolition could proceed.

#### **Staff Comments**

Mr. Craig commented on the proposed variance application and noted that community notification occurred in October 2014 and an enlarged notification area was used in keeping with Council's Telecom Antenna Policy. He added that Fraser Health is currently in the process of applying for a demolition permit. Also, he noted that the site is currently zoned for Health Care; however Fraser Health has not identified any future plans for the Lions Manor site.

#### **Panel Discussion**

Discussion ensued with respect to the dimensions and location of the proposed communications antenna and the lack of information regarding the future plans for the Lions Manor site.

Discussion then ensued regarding the relocation of the communications antenna operated by Telus Corp. from the Lions Manor site to another site in the area.

In reply to queries from the Panel, Mr. Craig noted that the relocated Telus Corp. communication antenna's height conforms with the zoning so a variance application is not required.

Discussion continued regarding the communication service needs of the Steveston community and securing a long term solution for communication service in the area.



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In reply to queries from the Panel, Mr. Sugita noted that the applicant was working with Telus Corp. on a temporary location for the communications antenna. He added that the current communication antenna has been in the community for approximately 12 years and the applicant is working on a permanent solution. Also, he noted that removal of the communication antenna could potentially cause a loss of communications coverage in the area.

Discussion ensued with respect to future plans for the Lions Manor site. The Chair recommended that the applicant liaise with Fraser Health to attain more information regarding the future plans for the Lions Manor site. Also, the Chair noted that the application for the demolition of Lions Manor is still pending so there is time to secure an alternative solution to the installation of a temporary communications antenna pole.

Ms. Enemark advised that the proposed communications antenna pole would be a temporary installation and Rogers Communications Inc. has not received any information with regard to the future plans for the Lions Manor site.

As a result of the discussion, the following **referral** introduced:

It was moved and seconded

*That staff report titled Application by Rogers Communications Inc. for a Development Variance Permit at 11771 Fentiman Place, from the Director, Development, dated November 6, 2014, be referred back to staff to examine:*

1. *options to relocate the communications antenna on Lions Manor in the Steveston area; and*
2. *the future plans for the Lions Manor site.*

**CARRIED**

#### **5. Development Permit 13-652010**

(File Ref. No.: DP 13-652010) (REDMS No. 4308100)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 8400 General Currie Road and 7411/7431 St. Albans Road

INTENT OF PERMIT:

1. Permit the construction of 12 three-storey townhouse units at 8400 General Currie Road and 7411/7431 St. Albans Road on a site zoned "High Density Townhouses (RTH2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units.

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

Xuedong Zhao, Zhao XD Architects Ltd. and Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the proposed application regarding (i) conditions of adjacency, (ii) urban design, (iii) landscape and open space design, and (iv) architectural form and character.

Mr. Zhao spoke of the proposed development's sustainability features and noted that the proposed development is anticipated to meet EnerGuide 82 standards.

Ms. Dimitrova spoke of the landscape design and noted that (i) units will have private yards, (ii) cedar hedges and fencing will provide privacy from the adjacent properties, (iii) the development will have a children's play area, (iv) there will be a trail and pedestrian entrance, (v) permeable pavers will be used on the internal driveways, and (vi) a bike rack will be installed.

#### **Staff Comments**

Mr. Craig advised that a development variance is proposed to increase the total number of tandem parking spaces and the variance enables the site to increase the number of parking spaces provided, which will exceed zoning bylaw requirements.

#### **Panel Discussion**

Discussion then ensued with regard to installing a traditional playground and the applicants were directed to discuss with staff options to enhance the children's play area with natural play elements.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

Discussion then ensued with regard to the proposed development's sustainability features and architectural form and character.

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**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of 12 three-storey townhouse units at 8400 General Currie Road and 7411/7431 St. Albans Road on a site zoned "High Density Townhouses (RTH2)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the rate of tandem parking spaces from 50% to 67% to allow a total of sixteen (16) tandem parking spaces in eight (8) three-storey townhouse units.*

**CARRIED**

**6. New Business**

It was moved and seconded

*That the Wednesday, December 24, 2014 Development Permit Panel meeting be cancelled.*

**CARRIED**

**7. Date Of Next Meeting: Wednesday, December 10, 2014**

**8. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 5:01 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, November 26, 2014.

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Robert Gonzalez  
Chair

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Evangel Biason  
Auxiliary Committee Clerk

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
November 26, 2014.

CityClerk

To Development Permit Panel

Date: NOV. 26 2014

Item # 3

Re:

DP 14-672669

From: Alvina L [alvinapoly@hotmail.com]  
Sent: Tuesday, 25 November 2014 16:57  
To: CityClerk  
Subject: Submissions for Development Permit Panel D 14-672669  
Attachments: Scan2.PDF; Letter from City of Richmond.PDF

Date: November 25, 2014

To: The Director, City Clerk's Office

Dear Sir,

This submission is in regards to the Development Permit panel meeting to be held tomorrow, November 26, 2014 at 3:30 pm for Property Location 9191 and 9231 Alexandra Road.

I attach previous correspondence relating to building projects in connection with the Cambie West area for your reference.

I wish to raise a few points. Please ask the developer for the site of 9191 and 9231 Alexandra Road to also agree **'to double the width of Tomicki Avenue, to the extent of their property, by dedicating 10 meters along the northern end'**. This promise was made by the developer of 9251 and 9291 Alexandra Road (please see the attached letter from Mr. Johnson to me dated March 4, 2013 **DP 12-613923**). The widening of only one section of Tomicki Avenue is not sufficient and this road should be widened from east to west. Please note that Tomicki Avenue is now serving residents from Meridian Gate (approx. 260 units), Omega Living (245 units) and Cambridge Park (approx. 200 units).

Permission has been given to developers (Polygon) for 9311, 9331, 9393, 9431, 9451 and 9471 Alexandra Road to increase the height from 4 storey to **5 and 6 storey buildings**. I hope the City Council will have height restrictions for the future developments of 9191 and 9231 Alexandra Road together with 9251 and 9291 Alexandra Road. This is to avoid the whole area being surrounded with humongous buildings, and further increasing the density of the area. Please make plans for more green space and recreation area for the fast growing West Cambie populations..

Thank you for your attention.

Alvina Lee  
202-9299 Tomicki Ave.  
(604) 788-1816

February 27, 2013

To: Director, City Clerk's Office

From: Alvina Lee, #202-9299 Tomicki Ave., Richmond B.C., V6X 0C5

Re: Richmond Development Permit Panel


Property Location: 9251 & 9291 Alexandra Road

For a Development Permit DP 12-613923

I wish to raise a concern about the usage of the roads while the new apartment site is being constructed. While the Meridian Gate residents totaling 250 units are now using the Dubbert Street and Tomicki Avenue to access to their parkades, the construction company of the Omega building project is also using the same roads. The roads are narrow and is the only road leading into Meridian Gate residence. I hope the builders will only use the **Alexandra Road** and won't share the Dubbert/Tomicki Avenue to access to their building site.

Thank you for your attention.

Yours truly,



Alvina Lee  
(604) 788-1816



City of  
Richmond

**Notice of Application  
For a Development Permit  
DP 12-613923**

6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone 604-276-4007 Fax 604-278-5139

**Applicant:** Jingon Development Group  
**Property Location:** 9251 and 9291 Alexandra Road

**Intent of Permit:**

To permit the construction of a four (4) storey – 132 unit apartment building with a small commercial unit on the ground floor on a site zoned “Residential/Limited Commercial (ZMU20) – Alexandra neighbourhood (West Cambie)”;

and  
To vary the provisions of Richmond Zoning Bylaw 8500 to reduce the side yard setback (west side) from 6.0 metres to 5.42 metres.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

**Date:** February 27, 2013  
**Time:** 3:30 p.m.  
**Place:** Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date.**

**How to obtain information:**

- **By Phone:** To review supporting staff reports, please contact David Johnson, Planning & Development Department at (604-276-4193)
- **On the City Website:** Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2013.htm>
- **At City Hall:** Staff reports are available for inspection at the first floor, City hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between February 14, 2013 and the date of the Development Permit Panel Meeting.

David Weber  
*Director, City Clerk's Office*



## City of Richmond

March 4, 2013

File: 08-4105-06-01/2013-Vol 01

Planning and Development Department  
Policy Planning  
Fax: 604-276-4052

Alvina Lee  
#202 - 9299 Tomicki Ave.  
Richmond, BC  
V6K 0C5

**Attention:** Alvina Lee

Dear Alvina:

**Re: Your submission to Development Permit Panel regarding the development of 9251 and 9291 Alexandra Road (DP 12-613923)**

Thank you for your submission in regards to the above noted project that appeared before the Development Permit Panel at their meeting of February 27, 2013. Your concern has been noted.

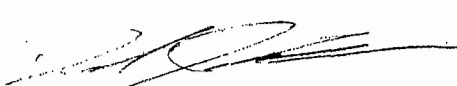
Before the City issues a Building Permit for a project like this, the contractor submits a construction management plan that includes the locations of delivery vehicles and parking for its workers. Because this development fronts onto both Alexandra Road and Tomicki Avenue, it is anticipated that both streets will be used during the construction period.

As the Omega project next door is to construct an extension of Tomicki Avenue to connect to May Drive to the east, we anticipate the traffic route will take advantage of this extension and take some pressure off of Dubbert Street by using May Drive.

While no Building Permit has yet been submitted, we can inform you that the developer has agreed to double the width of Tomicki Avenue, to the extent of their property, by dedicating 10 meters along the northern end. This is so they can construct the road and sidewalk to the same standards of your complex along Tomicki Avenue upon completion. During the construction period, we anticipate the delivery area and site worker parking will take advantage of this additional space.

Should you have any questions, please contact the undersigned at 604 276-4193.

Yours truly,



David Johnson  
Planner 2  
DJ:dj