



**Development Permit Panel  
Wednesday, November 28, 2018**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, General Manager, Planning and Development, Chair  
Cecilia Achiam, General Manager, Community Safety  
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 November 14, 2018, be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 15-708092**  
(REDMS No. 6004857 v. 4)

APPLICANT: 1004732 B.C. Ltd.

PROPERTY LOCATION: 6840 & 6860 No. 3 Road and 8051 Anderson Road

INTENT OF PERMIT:

To permit the construction of an 11-storey mixed commercial and residential building, including 75 dwelling units and 10,943 m<sup>2</sup> (117,791 ft<sup>2</sup>) of commercial space, at 6840 & 6860 No. 3 Road and 8051 Anderson Road on a site zoned "City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village".

# Development Permit Panel

## Wednesday, November 28, 2018

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### Applicant's Comments

Daniel Eisenberg, GBL Architects Inc., spoke on the application noting that a slight modification to the parking structure is proposed since site access through the lane widening across a number of neighbouring properties has not been granted by neighbouring property owners. As a result, Mr. Eisenberg noted that the proposed turnaround of vehicles would happen on-site and would exit on Anderson Road. He added that there will be clearance for trucks in the loading area.

### Staff Comments

Wayne Craig, Director, Development, noted that the application was previously endorsed by the Panel in November 2017 and the proposed changes reflect the revised rezoning considerations approved by Council. He added that the proposed project will be built to a LEED Silver equivalency and will be District Energy Utility ready.

### Correspondence

Counsel for Chung Kit Fok, property owner of 6820, 6832 and 6838 No. 3 Road (copy on-file, City Clerk's Office).

The counsel for Mr. Fok has expressed concern regarding the negative effects of construction on Mr. Fok's property. Staff noted that the matter between the adjacent property owner and the applicant is civil in nature.

### Gallery Comments

None.

### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of an 11-storey mixed commercial and residential building, including 75 dwelling units and 10,943 m<sup>2</sup> (117,791 ft<sup>2</sup>) of commercial space, at 6840 & 6860 No. 3 Road and 8051 Anderson Road on a site zoned "City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village".*

**CARRIED**

## 2. DEVELOPMENT PERMIT 18-822484 (REDMS No. 5973074 v. 2)

APPLICANT: Anthem Properties Group Ltd.

PROPERTY LOCATION: 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway

## **Development Permit Panel**

### **Wednesday, November 28, 2018**

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#### **INTENT OF PERMIT:**

To permit the construction of 43 townhouse units and four secondary suites at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway on a site zoned “Town Housing – Steveston Highway (Steveston) (ZT85)”.

#### **Applicant’s Comments**

Nicholas Kasidoulis, Anthem Properties and Shamus Sachs, Integra Architecture Inc., spoke on the proposed project’s urban design and architectural form and character, noting that (i) the proposed project will consist of two storey townhomes facing the neighbouring single-family homes and three storey townhomes along Steveston Highway, (ii) the proposed development will include a large indoor amenity area, and (iii) the site will have right-in-right-out vehicle access onto Steveston Highway.

Mary Yip, PMG Landscape Architects, briefed the Panel on the proposed landscape and open space design, noting that (i) buffer landscaping and a six-foot fence is proposed along the north portion of the site, (ii) a retaining wall and plantings of evergreen and deciduous trees along the north portion of the site will provide screening of the adjacent property, and (iii) barbeque and playground areas are incorporated into the proposed outdoor amenities.

#### **Panel Discussion**

In reply to queries from the Panel, Mr. Kasidoulis noted that a raised island on Steveston Highway is currently not proposed and that the site will have space for vehicle turnaround.

#### **Staff Comments**

In reply to queries from Committee, Mr. Craig noted that (i) the proposed development will provide a Public Art contribution, (ii) the proposed development will include five convertible units, (iii) the proposed development will be built to meet Energuide 82 standards, and (iv) in response to Council direction to not introduce a traffic signal at Swallow Drive, a right-in-right-out access supported by a physical barrier will be incorporated within the boulevard through the Servicing Agreement, and (v) installation of a centre median on Steveston Highway is not proposed due to the existing centre turning lane.

#### **Gallery Comments**

Lindsey Lawrence, Richmond resident, commented on the proposed right-in-right-out driveway, emergency vehicle access, and parking during construction.

## Development Permit Panel Wednesday, November 28, 2018

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In reply to queries from the Panel, staff noted that construction of the driveway will be completed through a Servicing Agreement and will be built to City specifications. Also, staff added that emergency vehicles will be able to access the site and that should the application proceed, the applicant would have to submit an access and parking plan prior to construction to address construction parking and site access.

### **Correspondence**

Tom Yeung, 10711 Hollymount Drive (Schedule 1)

In reply to concerns expressed in the letter regarding drainage and privacy screening, staff noted that the installation of perimeter drainage is required and the proposal includes privacy fencing.

### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of 43 townhouse units and four secondary suites at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway on a site zoned "Town Housing – Steveston Highway (Steveston) (ZT85)".*

**CARRIED**

### **3. New Business**

It was moved and seconded

*That the Wednesday, December 12, 2018 Development Permit Panel meeting be cancelled.*

**CARRIED**

### **4. Date of Next Meeting : January 16, 2019**

### **ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:10 p.m.).*

**CARRIED**

**Development Permit Panel**  
**Wednesday, November 28, 2018**

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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 Wednesday, November 28, 2018.

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Joe Erceg  
Chair

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Evangel Biason  
Legislative Services Coordinator

Schedule 1 to the Minutes of the  
Development Permit Panel  
meeting held on Wednesday,  
November 28, 2018.

To Development Permit Panel
Date: <u>Nov. 28, 2018</u>
Item # <u>2</u>
Re: <u>DP 18-822484</u>
<u>5191-5351 Steveston Hwy.</u>

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**From:** tom m.k. yeung <tommkyeung@hotmail.com>  
**Sent:** Thursday, 22 November 2018 20:28  
**To:** CityClerk  
**Subject:** Opinion related to DP 18-822484 : the Development Permit for 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway (for Nov 28, 2018 meeting)

Dear Sir/Madam,

My house is a single detached house located on the north side of the development site. As per the development plan, multiple two-storeys townhouse units will be built next to my existing south backyard. I request the city could consider adding the following conditions before approving the development to go ahead:

1. The demolished old houses used to be at the south side of my backyard was at the same ground level as my backyard and which was lower than the street level of Stevenson Highway, so there was no flooding problem occurred in my backyard even during winter raining season. However, the developer now has filled up the whole site with more soil/earth and raised its level to match the street level of Stevenson Highway, the developer has to ensure that the new development would not create any flooding issue to my backyard and building. The developer and/or future townhouse management needs to ensure that a proper drainage system would be built and well maintained between the north side of the site and my backyard;
2. On the north property line of the new development, a 1.8M height wooden fence proposed to be built is not high enough to protect my usual privacy since the two-storeys townhouse will be built on a higher ground level than before. The difference between the new ground level with my backyard should be considered and added to the requirement for the new fence (at least add another 2 to 3 feet than the proposal);
3. The developer and/or future townhouse management should bear the full responsibility to maintain the wooden fence between our property line in good condition at all time;
4. The developer and/or the future townhouse management should bear the full responsibility to maintain the cleanliness and hygiene of the SRW path, if any, between my backyard and their north property line.

Thank you for your consideration.

Tom Yeung  
10711 Hollymount Drive  
Richmond BC