



**To:** Richmond City Council

**Date:** June 26, 2024

**From:** Cecilia Achiam  
Chair, Development Permit Panel

**File:** DP 21-934415  
DP 23-029453

**Re:** **Development Permit Panel Meeting Held on June 28, 2023 & April 24, 2024**

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**Staff Recommendation**

1. That the recommendation of the Panel to authorize the issuance of:

- a) a Development Permit (DP 21-934415) for the property at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road; and
  - b) a Development Permit (DP 23-029453) for the property at 10611 and 10751 River Drive;
- be endorsed and the Permits so issued.

Cecilia Achiam  
Chair, Development Permit Panel  
(604-276-4122)

## Panel Report

The Development Permit Panel considered the following items at its meetings held on June 28, 2023 & April 24, 2024.

DP 21-934415 – ZHAO XD ARCHITECT LTD. – 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 FRANCIS ROAD  
(June 28, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of 25 townhouse units at 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340 Francis Road on a site zoned “Town Housing (ZT94) – Francis Road (Broadmoor)”.

The applicant’s architect, Xuedong Zhao, of Zhao XD Architect Ltd., and the applicant’s landscape architect, Phoenix Chan, of van der Zalm + Associates, provided a brief visual presentation on the project, noting the following:

- The proposal includes 25 townhouse units in three three-storey buildings at the front and six two-storey buildings at the rear.
- The height of the three-storey buildings are stepped down to two storeys along the east property line and one storey along the west property line.
- Three convertible units are provided.
- Each townhouse unit will have two vehicle parking spaces in a side-by-side arrangement in a garage.
- Five visitor parking spaces, including one accessible parking space, will be provided.
- Proposed sustainability features include, among others, the provision of a high-efficiency air source heat pump system.
- Landscaped outdoor private spaces are provided for all units.
- The proposed common outdoor amenity area includes a significant children’s play area with a play structure and play house within.
- The proposed planting is bird and pollinator-friendly and easy to maintain.
- Permeable paving treatment is proposed for majority of the internal drive aisle and for all on-site visitor parking spaces to enhance stormwater management in the subject site.

Staff noted that (i) the Servicing Agreement associated with the project includes, among others, frontage works along the arterial road, City utility upgrades and site services, (ii) the utility upgrade along the rear property line will utilize special techniques to save the trees along the rear property line, (iii) the driveway will be secured by a Statutory-Right-of-Way to provide future access to adjacent sites should they redevelop in the future, (iv) a total of nine on-site trees will be retained and protected, (v) the project has been designed to achieve BC Energy Step Code 2, (vi) low carbon heat pumps will be installed for heating and cooling of residential units, and (vii) the proposed development includes three convertible units.

In reply to a query from the Panel, the applicant advised that the proposed lighting plan for the project takes into consideration the safety and security of residents of the proposed development, avoids light pollution for neighbouring developments and uses low energy lighting.

Marsha Wenger (9360 Francis Road) delegated to the panel expressing concern that (i) the existing houses on the subject site are not well-maintained and unsightly, and (ii) visitors to the proposed development would park in front of their property across the street. In addition, Ms. Wenger noted that the project was initiated in 2017 and queried about the construction start date and provision for on-site visitor parking.

In reply to Ms. Wenger's query regarding construction start date, Mr. Zhao advised that subject to the City's building permit approval, project construction could start in two to three months. The Chair then advised Mr. Zhao to reach out to Ms. Wenger and other owners of neighbouring properties to hear them and exert best efforts to address their concerns regarding the proposed development.

In reply to Ms. Wenger's concern about on-street parking, staff advised that (i) there are two side-by-side parking stalls provided for each townhouse unit, (ii) five on-site visitor parking stalls are provided and located throughout the subject site, and (iii) the number of proposed resident and visitor parking stalls in the proposed development complies with the City's Zoning Bylaw.

The Panel expressed support for the project and the Chair reiterated the Panel's advice to the applicant to reach out to the owners of neighbouring properties to hear and exert best efforts to address their construction and property concerns prior to the subject application moving forward for Council consideration. The Chair also noted that prior to Building Permit issuance, the applicant will need to submit a Construction Traffic and Parking Management Plan.

Following Development Permit Panel endorsement of the project, the applicant has contacted the owners of neighbouring properties to address their concerns. The applicant has indicated that they have not received any responses or objections.

The Panel recommends the Permit be issued.

DP 23-029453 – FOUGERE ARCHITECTURE INC. – 10611 AND 10751 RIVER DRIVE  
(April 24, 2024)

The Panel considered a Development Permit (DP) application to permit the construction of a mid-rise residential development comprising 181 residential units, including 18 low-end-of-market-rental (LEMR) units and 13 market rental units at 10611 and 10751 River Drive on a site zoned “Low to Mid Rise Apartment (ZLR46) - Bridgeport”.

The applicant and architect, Wayne Fougere, of Fougere Architecture Inc., and the applicant’s landscape architect, Yiwen Ruan, of PMG Landscape Architects, provided a brief visual presentation on the project, noting the following:

- The proposed development completes the multi-phase development on the north side of River Drive between No. 4 Road and Shell Road.
- The lower two-storey amenity building and four-storey apartment building are located along River Drive and the higher two six-storey apartment buildings are sited at the rear, fronting the dike and the river consistent with the site’s Low to Mid Rise Apartment (ZLR46) – Bridgeport zone.
- A total of 181 dwelling units are proposed including 150 market strata units, 13 market rental units and 18 Low-End-of-Market (LEMR) units.
- The project provides 91 Basic Universal Housing (BUH) units, including 16 for LEMR units, 10 for market rental units, and 65 for market strata units.
- Street-facing apartment buildings have lower living areas to provide better connection to the street.
- The central pedestrian entry to the proposed development is located on River Drive and provides pedestrian connection from River Drive to the dike through the central courtyard.
- A wheelchair accessible widened public walkway is located along the west property line and provides pedestrian connection from River Drive to the dike walkway.
- The public multi-use path along Shell Road on the east side of the subject site is wheelchair accessible; however, the access from the pathway’s northern terminus to the dike is not wheelchair accessible due to its steep slope.
- Public art is proposed at the corner of River Drive and Shell Road.
- The contemporary architectural style of the buildings in the proposed development is consistent with the buildings in earlier phases of the neighbourhood’s development.
- The central outdoor private amenity courtyard on the podium level is enclosed by the four buildings and can be accessed from the street, the public walkways and the dike.
- The proposed outdoor amenity area on the podium level central courtyard provides a variety of uses for adults and children, including among others, as gathering spaces and play areas.
- Indoor amenity spaces are provided in the two-storey indoor amenity building and smaller multi-purpose rooms in the larger northeast and northwest apartment buildings.
- The proposed landscape design is intended to provide pedestrian connectivity and interaction.
- Semi-private spaces along the edges of the site are separated from public spaces through grade change and landscaping, including installation of tiered planters.

- Accessible pedestrian pathways are provided along the west and east edges of the site and through the courtyard at the centre of the site.
- Proposed on-site planting includes drought tolerant and pollinator friendly species.
- A high-efficiency on-site irrigation system will be provided for all planted areas.

Staff noted that (i) the rental units in the rental building fronting River Drive will be secured through housing agreements and the developer has entered into a memorandum of understanding with a non-profit organization for the management of the rental units, (ii) the Servicing Agreement associated with the project includes frontage works on River Drive and Shell Road and site services, among others, (iii) there will be a separate Servicing Agreement for the construction of the dike and dike pathways, (iv) there is an extensive Transportation Demand Management (TDM) package associated with the project which includes, among others, the provision of transit passes to 15 percent of the residents of market strata units, an increase of on-site bicycle storage facility, and the provision of a bicycle maintenance facility, and (v) more than 70 percent of the total number of units provided in the project are family-friendly units, i.e., two-to three-bedroom units.

In reply to queries from the Panel, staff advised that (i) aging-in-place features incorporated in all of the proposed units include the provision of stairwell handrails, lever-type handles for plumbing fixtures and door handles, and solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers, (ii) there are no fully accessible units provided in the project; however, the project provides 91 Basic Universal Housing (BUH) units which includes 16 out of 18 LEMR units, 10 out of 13 market rental and 65 out of 150 market strata units, (iii) the dike connection from the Shell Road terminus to the dike is intended for maintenance vehicles and public access for pedestrians; however, it is not suitable for people in wheelchairs due to its steep grade, (iv) the public walkway along the west edge of the site from River Drive to the dike walkway is wheelchair accessible, and (v) it is not feasible for the proposed development to connect to the privately-owned geo utility located in the earlier phase of the overall development.

In reply to queries from the Panel, the applicant team advised that (i) the proposed public art for the project has been presented to the City's Public Art Advisory Committee, (ii) a local artist will be commissioned for the proposed public art, and (iii) the project has been designed to achieve Step Code 3 of the BC Energy Step Code with a privately owned low-carbon energy system.

Sandra Lindahl (10766 River Drive) delegated to the panel requesting information on (i) actions taken by the developer to put in place pest control to address rodent infestation as a result of building demolition as noted at the June 19, 2023 Public Hearing for the rezoning of the subject site, (ii) the exact number of residential units provided in the proposed development, (iii) how the City will ensure that the proposed number of rental housing units are actually built and used for their intended purpose, (iv) who should the neighbours contact if they are not satisfied with the measures taken by the developer to ensure roads are kept free from dust, nails and other construction debris, (v) whether the strata or the renters of LEMR units will shoulder the cost for the installation of grab bars and the conversion of the BUH units into accessible units, and (vi) the location of vehicle access to the underground parkade on River Drive. Additionally, Ms. Lindahl expressed disagreement with the Traffic Impact Assessment prepared by a qualified

professional referenced in the staff report indicating that the existing road network can accommodate the additional traffic generated by the proposed development, as she noted that residents in the area are currently experiencing traffic concerns on River Drive.

In reply to Ms. Lindahl's queries, the applicant team advised that (i) a pest control company has been commissioned by the developer to undertake pest control and will soon commence their work, (ii) the project will provide a total of 181 units, including 150 market strata units, 13 market rental units and 18 LEMR units, (iii) the developer can be contacted for construction related concerns and will regularly monitor construction and dialogue with neighbours, (iv) the rental company/operator will shoulder the costs for the installation of grab bars in the market rental and LEMR units, and (v) vehicle access to the underground parkade is located at the southwest corner of the subject site.

In reply to the query regarding how the City will ensure that the proposed number of market rental and LEMR units will be constructed and used for their intended purpose, staff noted that the City will be registering a housing agreement on title of the property which includes the obligation to provide statutory declarations to the City on a periodic basis to ensure that those units are rented and LEMR units are rented by qualified tenants under the City's Affordable Housing Strategy guidelines.

In reply to Ms. Lindahl's concern regarding the Traffic Impact Assessment at rezoning, staff noted that an independent third party assessment was provided during the rezoning phase and it was reviewed and approved by the City's Transportation Department.

An unnamed resident (2401 Shell Road) delegated to the panel requesting information on (i) the number of parking stalls provided in the project, (ii) measures to mitigate construction debris including dust and dirt in the subject site impacting neighbouring residential properties, and (iii) the timeline for project construction.

In reply to the query regarding the number of parking stalls proposed for the project, the applicant team noted that 274 parking stalls will be provided for 181 residential units. In addition, staff stated that the proposed number of parking stalls to be provided is consistent with the City's Zoning Bylaw requirement.

In reply to queries regarding measures to mitigate the impact of dust and dirt during construction and project construction timeline, the applicant team advised that (i) appropriate equipment will be used as needed to clear dust, dirt and other construction debris that are above normal levels, and (ii) the developer intends to commence project construction in the later part of this year subject to the timing of required City approvals.

In reply to a further query, the applicant clarified that the developer will endeavor to keep the roads clean during construction. In addition, the Chair advised that the City's Bylaws Department contact information will be posted on the subject site so neighbouring residents can contact the City for construction-related concerns.

The Panel recommends the Permit be issued.