



To: Richmond City Council

Date: September 6, 2023

From: John Irving
Chair, Development Permit Panel

File: DP 21-934726

Re: **Development Permit Panel Meeting Held on October 20, 2022**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 21-934726) for the properties located at 6700 Francis Road, be endorsed and the Permit so issued.

John Irving
Chair, Development Permit Panel
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Panel Report

The Development Permit Panel considered the following item at its meeting held on October 20, 2022.

DP 21-934726 – DOXA CONSTRUCTION LTD. - 6700 FRANCIS ROAD (October 20, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of a total of two front-to-back duplexes at 6700 Francis Road (one duplex on each new lot after subdivision), on lots zoned “Two-Unit Dwellings (ZD7) – Francis Road (Blundell)”.

The applicant’s Architect, Jiang Zhu, of Imperial Architecture Ltd., and Landscape Architect Lu Zu, of RPL Projects Ltd., provided a brief visual presentation highlighting:

- The subject site will be subdivided to create two lots.
- The proposal includes two two-storey front-to-back duplex buildings, with one duplex building located on either side of a shared central drive aisle.
- Each unit in the duplex building is separated by a carport that provides two side-by-side parking spaces for each unit.
- A shared visitor parking stall is located at the south end of the shared drive aisle.
- The architectural expression of the two duplex buildings has been differentiated through the use of different architectural treatments, colour schemes and materials.
- The deck in the middle of each duplex building breaks up the building mass; the decks are oriented towards the internal drive aisle to avoid overlook onto adjacent properties.
- Smaller windows along the side yards are proposed to avoid overlook onto adjacent properties.
- One convertible unit will be provided in the proposed development.
- Two colour tones are proposed for the permeable pavers on the entire shared central drive aisle to emphasize its use by both pedestrians and vehicles.
- Trees are proposed to be planted in the front and back yards of each unit.
- Existing trees in the backyards of rear units will be retained.
- A mix of deciduous and coniferous trees will be planted, and
- A gravel pathway is proposed on the side yard of each duplex building and vine planting will be installed adjacent to the fence to provide greenery.

Staff noted that (i) the project has been designed to meet Step Code 3 of the BC Energy Step Code with the provision of heat pumps for heating and cooling, (ii) the heat pump units will comply with the City’s Noise Regulation Bylaw, and (iii) there is a Servicing Agreement associated with the project for frontage improvements along Francis Road.

A suggestion was made to install permeable pavers in lieu of concrete slabs for the patios of back units to further enhance on-site storm water permeability.

Staff were then directed to work with the applicant to investigate opportunities for installing permeable pavers for the rear patios prior to the application moving forward to Council for consideration.

In reply to queries from the Panel, the applicant noted that (i) there are no walls on the east and west sides of the carports, (ii) the perimeter fences along the east and west property lines will prevent headlight glare from the carport to spill out into neighbouring properties, and (iii) the view to adjacent properties from the deck on top of the carports will be blocked by the building mass and will therefore not pose overlook concerns.

Subsequent to the panel meeting staff worked with the applicant to obtain a revised Landscape Plan that provided concrete paving stones for the rear yard patios.