



To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: September 10, 2019
File: 01-0100-20-DPER1-
01/2019-Vol 01
Re: **Development Permit Panel Meetings Held on May 29, 2019 and
August 28, 2019**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) a Development Permit (DP 17-776441) for the property at 7000/7002, 7020 Williams Road and 10060 Gilbert Road; and
 - b) a Development Permit (DP 19-858887) and Heritage Alteration Permit (HA 19-858886) for the property at 12551 No. 1 Road;

be endorsed, and the Permits so issued.


Joe Erceg
Chair, Development Permit Panel
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Panel Report

The Development Permit Panel considered the following items at its meetings held on May 29, 2019 and August 28, 2019.

DP 17-776441 – BISMARCK CONSULTING LTD. – 7000/7002, 7020 WILLIAMS ROAD AND 10060 GILBERT ROAD
(May 29, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of 15 townhouse units with two secondary suites on a site zoned "Medium Density Townhouses (RTM3)". A variance is included in the proposal for a reduced setback to Gilbert Road.

Applicant Stanford Siu, of Bismark Consulting Ltd., Architect Xuedong Zhao, of Zhao XD Architect Ltd., and Landscape Architect Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, noting that:

- The townhouse project has a modern architectural style and complies with Official Community Plan (OCP) guidelines.
- Rooftop decks are provided on townhouse units.
- Simplified materials and colours are proposed, and a variety of entry door colours.
- A wood deck structure will be constructed around the retained Norway Maple tree over existing grade in the outdoor amenity area.
- The overall landscape design is consistent with the proposed modern architectural style, provides pedestrian-oriented landscaping along street frontages and private yards for all rear units along the rear.
- The outdoor amenity area provides different play opportunities for children and includes a table, seating area, and an open space that could be used by adults.
- Permeable pavers in different colours are proposed on the driveway entrance, ends of drive-aisles, and surface parking areas.
- Bicycle racks and address signage will be installed on the site.

In reply to Panel queries, the design team noted that (i) the wood deck structure around the retained tree is wheelchair accessible, (ii) a playhouse equipment and natural play elements are provided in the children's play area, (iii) landscaping in the outdoor amenity area has been enhanced in response to comments from the Advisory Design Panel, (iv) irrigation is provided for the whole site, (v) the setback variance was requested due to the required two-meter wide road dedication along Gilbert Road, (vi) the setback variance was identified at rezoning, (vii) electric vehicle charging will be provided for all residential parking stalls, and (viii) the two secondary suites located within the two convertible units are also convertible.

Staff noted that (i) the proposed setback variance is a function of the two-meter wide road dedication along Gilbert Road, (ii) the distance between the building face and the back of curb on Gilbert Road is 8.8 meters, and (iii) the proposed setback variance was identified at the rezoning stage and no concerns from the public were noted.

In reply to Panel queries, staff acknowledged that (i) the redesign of the project's architectural style occurred after the Public Hearing, (ii) the new project design proposed by the applicant complies with City guidelines, (iii) the rooftop decks are part of the redesign of the project and are designed to minimize overlook to adjacent properties, and (iv) the height of the rooftop decks' access hatches has been minimized and complies with BC Building Code requirements.

No correspondence was submitted to the Panel regarding the application.

The Panel expressed support for the project, noting that (i) the project is attractive and well thought out, and (ii) the retention of the existing tree in the outdoor amenity area is a positive feature of the project.

The Panel recommends the Permits be issued.

DP 19-858887 AND HA 19-858886 – GORDON CHAN – 12551 NO.1 ROAD
(August 28, 2019)

The Panel considered a Development Permit (DP) application and Heritage Alteration Permit (HA) application to permit the replacement of existing wooden ramp, stairs and deck with new aluminum ramp, stairs, and deck around the existing building and the installation of a new aluminum ramp on the rear (south) elevation on a site zoned "Light Industrial (IL)" and "Steveston Commercial (CS2)". No variances are included in the proposal.

Andrew Leonard and Gordon Chan, of McCuaig and Associates Engineering Ltd., provided a brief presentation, noting that:

- The existing wooden ramps, stairs and decks around the existing office building for Fisheries and Oceans Canada have deteriorated and needed to be repaired and replaced.
- The proposed repair and replacement of identified parts of the existing building are intended to enhance accessibility and to introduce more durable materials to the building.

In reply to Panel queries, Mr. Leonard advised that (i) the existing wooden decks are in an advanced stage of deterioration, (ii) proposed materials include powder coated aluminum with matte finish, (iii) a flow-through aluminum deck material is proposed to allow water to flow through, and (iv) the delineated pedestrian pathway extends far enough eastward to allow for an unobstructed connection to the sidewalk.

In reply to a Panel query, staff confirmed that the existing building is not an identified heritage resource and is therefore not eligible for a grant.

Staff noted that the Richmond Heritage Commission recommended that the aluminum material be powder-coated and supported the application.

No correspondence was submitted to the Panel regarding the applications.

The Panel recommends the Permits be issued.