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**To:** Richmond City Council **Date:** September 10, 2015  
**From:** Robert Gonzalez **File:** 01-0100-20-DPER1-  
Chair, Development Permit Panel 01/2015-Vol 01  
**Re:** **Development Permit Panel Meeting Held on November 26, 2014**

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**Staff Recommendation**

1. That the recommendation of the Panel to authorize the issuance of:
  - a) A Development Permit (DP 14-665485) for the property at 7120, 7140, 7160, 7180, 7200, 7220, 7240 and 7260 Bridge Street and 7211, 7231 and 7271 No. 4 Road;be endorsed, and the Permit so issued.

Robert Gonzalez  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meeting held on November 26, 2014.

DP 14-665485 – YAMAMOTO ARCHITECTURE INC. – 7120, 7140, 7160, 7180, 7200, 7220, 7240 AND 7260 BRIDGE STREET AND 7211, 7231 AND 7271 NO. 4 ROAD  
(November 26, 2014)

The Panel considered a Development Permit application to permit the construction of 78 two-storey and three-storey townhouses on a site zoned “Town Housing (ZT70) - South McLennan.” No variances are included in the proposal.

Architect, Taizo Yamamoto, of Yamamoto Architecture Inc., and Landscape Architect, Mary Yip, of PMG Landscape Architects, provided a brief presentation and noted:

- There are three (3) convertible units.
- There is an Agricultural Land Reserve (ALR) buffer along No. 4 Road.
- Amenities include an amenity building, playground structure, patios and gardening spaces.

Staff supported the Development Permit application and noted 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.

No correspondence was submitted to the Development Permit Panel regarding the application.

In reply to Panel queries, Mr. Yamamoto and Ms. Yip advised:

- 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.
- The proposed development’s amenities would be clustered on the south-western side. 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. The amenity area offers activities for different age groups, and provides good visibility to the children’s play areas. Natural play elements will include logs and could include boulders.
- The buffer along the perimeter of the site will have a variety of tree species including Evergreens and conifers.
- Due to the sparse traffic and some dead-end roads, there will opportunity for street play on the internal roads.
- The proposed development will be built to EnerGuide 82 standards.
- The construction schedule was not available; however, construction of the proposed development will begin on the eastern portion of the site.

- The development along the southern edge of the site is two-storeys and that there will be a 6 ft. fence along the south and west side of the site. An access point will be provided for future adjacent development along No. 4 Road.
- The site will remain close to an at-grade elevation and any retaining wall installed would be a few feet in height.
- 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.
- The eastern and western portion of the proposed development will have different architectural form and character themes.

The Panel recommends that the Permit be issued.



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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** September 9, 2015  
**File:** 01-0100-20-DPER1-  
01/2015-Vol 01  
**Re:** **Development Permit Panel Meetings Held on August 26, 2015, May 13, 2015  
and February 25, 2015**

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**Staff Recommendation**

1. That the recommendation of the Panel to authorize the issuance of:
  - a) A Development Permit (DP 14-677130) for the property at 20599 Westminster Highway;  
and
  - b) A Development Variance Permit (DV 14-670015) for the property at  
11014 Westminster Highway;be endorsed, and the Permits so issued; and
2. That the changes to the design of building "B" (addressed as 10013 River Drive) be deemed to be in General Compliance with the Development Permit (DP 11-564405) issued for the property at 10011, 10111 & 10197 River Drive and a portion of 10199 River Drive (formerly 10011 & 10111 River Drive and a portion of 10199 River Drive).



Joe Erceg  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on May 13, 2015, February 25, 2015, and August 26, 2015.

DP 14-677130 – GRAFTON ENTERPRISES LTD. – 20599 WESTMINSTER HIGHWAY  
(May 13, 2015)

The Panel considered a Development Permit application to permit the construction of two (2) light industrial buildings and landscape buffers on a site zoned “Industrial Business Park (IB1).” No variances are included in the proposal.

The applicant, Mr. Wayne Grafton, of Grafton Enterprises Ltd., briefed the Panel on the proposed application, noting that the proposed industrial buildings will facilitate the expansion of the existing business.

No correspondence was submitted to the Development Permit Panel regarding the application.

In response to Panel queries, Mr. Grafton advised that:

- The subject site is adjacent to Agricultural Land Reserve (ALR) land and that adequate landscape buffers are proposed.
- Council previously issued a Development Permit for the subject site and an adjacent site, however, the applicant only proceeded with the development of the adjacent site. The Development Permit previously issued for the subject site has since expired.

In response to Panel queries, staff advised that:

- The applicant is proposing to install a storm water reduction system and purchase LEED Green Power Credits to achieve the minimum 100 points required by The Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw 8385.
- Bylaw 8385 includes a point system that requires, in lieu of a green roof, applicants must pursue a feature or a combination of features that would achieve the minimum 100 points required; such as roof top parking and enhanced landscaping. In lieu of installing features, applicants may opt to gain a portion of the points required by purchasing LEED Green Power Credits. The applicant has opted to pursue a storm water reduction system which translates to 70 points and purchase LEED Green Power Credits which translates to 30 points.
- The proposed landscape buffer is acceptable due to the adjacent land uses, the existing roads adjacent to the site and the planting density of the proposed buffer.
- The extensive landscaping provided in the agricultural buffer will provide long-term benefits.

- Access to the adjacent farmland is from the east and no change is contemplated to this agricultural access road.

The Panel recommends that the Permit be issued.

DV 14-670015 – LANSDOWNE CONGREGATION OF JEHOVAH’S WITNESSES  
– 11014 WESTMINSTER HIGHWAY  
(February 25, 2015)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the interior side yard (west property line) from 7.5 m to 2.3 m and interior side yard (east property line) from 7.5 m to 6.9 m to permit the rebuild of the existing assembly hall within the same building footprint on a site zoned “Assembly (ASY)”.

Mr. Bob Young, of DST Architecture, provided a brief presentation of the proposal, noting:

- The proposed new building will remain one-storey and will have the same footprint and foundation as the existing building.
- Vehicle parking will be located behind the building.
- There is a single-family house on the east side of the site and the proposed building will encroach on the eastern setback by approximately 0.5 m. A fence along the eastern perimeter of the site will be replaced at the applicant’s cost.
- There are no residential properties bordering the western side of the site. The western setback is proposed to have a larger variance; however, the setback is consistent with the existing building.

Staff supported the Development Variance Permit request and acknowledged the applicant’s effort in presenting a building design that reflects a residential character.

No correspondence was submitted to the Panel regarding the Development Variance Permit application.

In response to Panel queries, Mr. Young advised that:

- One (1) or two (2) existing trees may have to be removed to allow for the installation of an accessible ramp. He added that the applicant is in consultation with an arborist to minimize the number of trees removed on-site.
- The proposed application will allow for the: (i) modernization of the building; (ii) relocation of the main entrance to the rear of the building; (iii) introduction of a more practical floor plan; and (iv) replacement of the auditorium floor.
- The existing building already encroaches on the riparian management area and anticipates that the demolition and construction activities associated with the proposed application will not impact said area.

- The landscape plan includes improvements to the perimeter landscaping; no changes are planned for the front grass area; and signage may be placed either on the building or on the front lawn area.
- There are no plans to agriculturally develop the backland area of the site.

In response to Panel queries, staff advised that: (i) a riparian area runs along the western edge of the site; (ii) a landscape bond will be secured as part of the proposed application's consideration; (iii) there will be on-going maintenance of the area by Sustainability and Building Department staff; and (iii) the applicant is required to provide fencing for the riparian area during the construction.

The Panel recommends that the Permit be issued.

GENERAL COMPLIANCE TO DP 11-564405 – DAVA DEVELOPMENT LTD. –  
10011, 10111 & 10197 RIVER DRIVE AND A PORTION OF 10199 RIVER DRIVE  
(FORMERLY 10011 & 10111 RIVER DRIVE AND A PORTION OF 10199 RIVER DRIVE)  
(August 26, 2015)

The Panel considered a request for changes to the design of building "B" (addressed as 10013 River Drive) to be considered in General Compliance with the approved Development Permit (DP 11-564405).

Architect, Mr. Patrick Cotter, of ZGF Cotter Architects Inc., provided a brief presentation, noting that:

- The building would retain similar architectural form and character previously proposed.
- The proposed modifications to the building's interior layout would improve flow and functionality.
- The proposed roof height would be lowered, additional glazing would be provided and outdoor space would be relocated from the rooftop to ground level.

Staff supported the General Compliance request and noted that the proposed outdoor amenity deck will only be accessible for development residents and that staff are confident that the proposed changes to building "B" are consistent with the intent of the original application.

No correspondence was submitted to the Panel regarding the General Compliance request.

In response to Panel queries, Mr. Cotter and Mr. Joseph Lau, of ZGF Cotter Architects Inc., and Landscape Architect, Mr. Joseph Fry, of Hapa Collaborative, advised that:

- The proposed pitch of the roof would be reduced and the lower roof height would improve the views from adjacent residential buildings.
- The proposed outdoor amenity deck would be lowered to ground level, providing better access to residents and a proposed green roof with drought resistant plants would utilize the space formerly proposed for the outdoor amenity deck.

The Panel recommends that the revisions be approved.