



**Development Permit Panel
Wednesday, November 16, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cathryn Volkering Carlile, General Manager, Community Services
Peter Russell, Senior Manager, Sustainability and District Energy

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 October 26, 2016, be adopted.

CARRIED

1. Development Permit 15-695475
(REDMS No. 4836052)

APPLICANT: 0884100 BC Ltd.

PROPERTY LOCATION: 9611, 9631 and 9651 Blundell Road

INTENT OF PERMIT:

To permit the construction of 14 townhouse units at 9611, 9631 and 9651 Blundell Road on a site zoned "Town Housing (ZT-60) – North McLennan (City Centre)".

Development Permit Panel

Wednesday, November 16, 2016

Applicant's Comments

Piyush Sanghadia, Yamamoto Architecture Inc., provided background information on the proposed development, noting that (i) the subject site is a consolidation of three lots and the last site to be developed in the block, (ii) the proposed development is comprised of 14 townhouse units clustered in five buildings, (iii) buildings fronting the street have two-storey end units, (iv) the original proposal for a triplex along the north property line has been broken down into a duplex and one detached unit, (v) street fronting units have direct access to the sidewalk and are provided with separate entry porches and gates and fencing along the sidewalk, (vi) rear buildings are setback 4.5 meters from the north property line, (vii) the outdoor amenity area is proposed to be located opposite the site entry, (viii) the development is designed to achieve an EnerGuide rating of 82 and pre-ducted for solar hot water heating, (ix) each building includes vertical components with changes in material, and (x) there are two proposed colour schemes for the building blocks.

In response to queries from the Panel, Mr. Sanghadia advised that the proposed sustainability features for the project including the use of energy star appliances and double glazing are part of meeting the target of EnerGuide 82 rating for the project.

Denitsa Dimitrova, PMG Landscape Architects, briefed the Panel on the main landscaping features of the project and highlighted the following:

- each townhouse unit will have a private yard with landscaping, a patio and lawn area;
- a 42-inch height transparent wood fence and gates to individual townhouse front entries provide a pedestrian-oriented streetscape character along Blundell Road and Bridge Street;
- a six-foot high solid wood fence provides separation from adjacent properties to the north and east;
- an arbour with vines is proposed at each walkway connecting to the sidewalk;
- a trellis with vines on the east property line provides an end treatment to the east-west internal drive aisle;
- the outdoor amenity area includes a children's play area with play equipment for children aged 2 to 5 years, mail kiosks and a bench for caregivers;
- short-term bicycle parking stalls are located next to Building 4 and adjacent to the east property line; and
- the entry driveway, visitor parking stalls, walkways and a portion of the internal drive aisle will be treated with permeable pavers.

In response to queries from the Panel, Ms. Dimitrova stated that (i) a strip of shrub planting provides screening to the visitor parking stalls from the adjacent children's play area, (ii) wood fiber ground surface treatment is proposed for the children's play area, and (iii) a 42-inch high picket fence and shrub planting provide separation to the children's play area from the internal drive aisle.

Development Permit Panel

Wednesday, November 16, 2016

Staff Comments

Wayne Craig, Director, Development, advised that (i) one convertible unit will be provided for the proposed development, (ii) no variances are being proposed for the subject application, and (iii) there will be a Servicing Agreement for frontage improvements on Blundell Road and Bridge Street.

Panel Discussion

In response to a query from the Panel, Mr. Sanghadia advised that the proposed pre-ducting for solar hot water heating will be done for all individual units in preparation for future installation of a solar water heating system.

In response to a query from the Panel whether it is possible to fully install the solar water heating system at the outset rather than pre-ducting the townhouse units, Jackson Lee, 0884100 BC Ltd., advised that (i) the cost of installing a solar water heating system will have to be determined first, (ii) more research needs to be done regarding the efficiency of harnessing solar energy in Richmond's weather, and (iii) a high efficiency water heating system using gas powered boilers is currently being proposed for the townhouse units.

In response to a query from the Panel whether the applicant has considered incorporating high voltage electric vehicle charging in indoor car garages, Mr. Lee noted that (i) from a market demand perspective, provision for electric car charging in the subject development was not considered by the applicant, and (ii) the applicant will investigate the feasibility of installing a 240-volt receptacle for electric vehicle charging in individual indoor car garages.

Discussion ensued regarding the need for the applicant to enhance the project's proposed sustainability features prior to the development application moving forward to Council. Staff was then directed to work with the applicant to investigate the possibility of enhancing the project's sustainability features including installation of a solar water heating system during project construction or provision for electric vehicle charging.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 14 townhouse units at 9611, 9631 and 9651 Blundell Road on a site zoned "Town Housing (ZT-60) – North McLennan (City Centre)".

CARRIED

Development Permit Panel
Wednesday, November 16, 2016

2. **Date of Next Meeting: November 30, 2016**

3. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:50 p.m.

CARRIED

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 16, 2016.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk