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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** May 19, 2010  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meetings Held on March 24, 2010, October 28, 2009 and January 28, 2009**

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**Panel Recommendation**

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 09-463392) for the property at 7751, 7851 Bridge Street and 9531, 9551 Blundell Road;
- ii) a Development Permit (DP 09-482449) for the property at 8200, 8220, 8240 and 8260 Blundell Road; and
- iii) a Development Permit (DP 07-389916) for the property at 11900 No. 1 Road and 4091, 4111 Chatham Street;

be endorsed, and the Permits so issued.

Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on March 24, 2010, October 28, 2009 and January 28, 2009.

DP 09-463392 – NEWBURY VENTURES LIMITED PARTNERSHIP  
– 7751, 7851 BRIDGE STREET AND 9531, 9551 BLUNDELL ROAD  
(March 24, 2010)

The Panel considered an application to permit the construction of 22 townhouses on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”. Variances are included in the proposal for a reduced side yard setback and small car parking spaces.

Architect, Taizo Yamamoto, of Yamamoto Architecture Inc., and Landscape Architect, Masa Ito, of Ito and Associates, provided brief descriptions of the project, including:

- The project steps down to better reflect the single-family homes fronting Bridge Street.
- A new public lane, east and west, curves slightly and provides visual interest.
- All units include aging in place features, such as handrails, lever handles, blocking in washroom walls for future grab bar installation, and a turning radius in the two (2) convertible units;
- Sustainability features include continuous rigid insulation beneath the ground floor habitable space, and enhanced permeability of soft landscaping and pavers.
- Individual units are clad in Hardi-Plank siding, vinyl horizontal siding, and board and batten.
- The central pedestrian mews provides a green space corridor through the site ending at the central amenity space, which includes shrubs, trees and children’s play equipment.

Staff supported the Development Permit application and variances. Staff stated that the design responds well to the site, and the two-storey buildings to the north and the three-storey buildings to the south correspond well with adjacent development. The curve in the public lane provides visual interest to the project. The reduced side yard variance was limited to the passive side yard condition of a lower, two-storey building. The small car parking space variance is limited to one (1) small car parking space for each of the four (4) townhouses in a two-car, side-by-side garage.

In response to queries Mr. Yamamoto and Mr. Jackson advised that:

- The pedestrian mews connecting to Blundell Road is for use by townhouse residents only.
- The drive aisle west of Building 5 does not connect to, but does not restrict, future development.
- Fencing, Evergreens, shrubs and trellis work would screen the edges of the subject site.
- The site will feature 79 new trees and no retained trees.
- Bedrooms in Building B have been oriented east and west, to alleviate any overlook to the north.

No public correspondence was received regarding the application.  
The Panel recommends that the Permit be issued.

DP 09-482449 – S-8008 HOLDINGS LTD./PLATINUM MANAGEMENT INC./  
S-211 HOLDINGS LTD. – 8200, 8220, 8240 AND 8260 BLUNDELL ROAD  
(October 28, 2009)

The Panel considered an application to permit the construction of 16 townhouses on a site zoned “Townhouse District (R2-0.6)”. Variances are included in the proposal for a reduced west side yard setback for an electrical closet.

The Architect, Yoshi Mikamo, of Yamamoto Architecture Inc., provided a brief description of the project, including the following. Landscape Architect, Masa Ito, of Ito and Associates, was not present at the meeting.

- Five (5) trees and one (1) hedge will be retained, as well as the Chinese Elm tree located on the east property line. A 15 Cedar tree hedgerow along Blundell Road will be removed.
- Cross-access is provided for future development to the east.
- The amenity area is located at the southeast corner of the site and is expected to be enlarged and consolidated with the outdoor amenity area of a future development to the east.
- The existing and future driveway access has been design for to retain the existing Chinese Elm tree located at the east property line.
- Architectural elements include steep gable roofs and porches, with two (2) colour schemes used alternatively; other elements are in keeping with the nature of other dwellings in the area.
- The area featuring permeable pavers has been maximized, and energy efficient appliances and lighting fixtures will be incorporated.

Staff supported the Development Permit application and minor variance. Staff stated that the applicant had pushed the development to the west in order to accommodate the existing Chinese Elm tree at the east property line. Staff noted the efforts to retain as many onsite trees as possible.

In response to queries, Mr. Mikamo advised that:

- A certified arborist will oversee all site preparation activities regarding trees and hedgerows.
- Trees along the south property line will be preserved. Trees retained for this development will not be jeopardized by future development of the property to the east.
- The children’s play equipment in the outdoor amenity area includes a climbable structure.
- The convertible unit provides large bedrooms, lever handles, bathroom wall blocking for grab bars, wide doors, as well as provisions for a future residential vertical lift.

No public correspondence was received regarding the application.

The Panel recommends that the Permit be issued.

DP 07-389916 – STEVESTON UNIT (284) HOLDINGS LTD (FORMERLY COAST ARCHITECTURAL GROUP ON BEHALF OF 0768807 B.C. LTD.) – 11900 NO. 1 ROAD AND 4091, 4111 CHATHAM STREET

(January 28, 2009)

The Panel considered an application to permit the construction of a four-storey, 144-unit “Supportive Independent Living” (seniors) building and a new Army Navy Air Force (ANAF) 284 Club, on top of a 157-space parking garage on a site zoned “Congregate Housing (ZR6) – ANAF Legion (Steveston)”. No variances are included in the proposal.

Mr. Rodney Cottrell, of Coast Architectural Group, and Landscape Architect, Mr. Masa Ito, provided brief descriptions of the project, including:

- One of the two main components of the project is a four-storey, 144-unit building for independent, not assisted, living for seniors.
- The project’s second main component is the new Army, Navy and Air Force (ANAF) 284 Club. There is also a parking garage off Chatham Street, which is lower than No. 1 Road.
- The building design steps down to transition to No. 1 Road and Steveston Park, and to ensure that the massing of the building did not overwhelm the neighbourhood.
- Materials include wood board and batten, shingles, a metal roof component, and a colour palette of two tones of beige.
- The ANAF Club fronts onto No. 1 Road with a commercial character informed by traditional design forms found in the Village of Steveston.
- All common areas, administration areas, and access to the residential units are handicapped accessible.
- Five (5) residential units are designed to be 100% wheelchair accessible, while the other residential units are ‘accessibility ready’ and can easily be adapted to full accessibility.
- Sustainability features of the project include natural day lighting, natural ventilation, higher density with smaller building footprint, intensive green roof areas.
- The “H” shape of the building maximizes natural light into all units, and provides the opportunity for two (2) separate intensive green roof courtyards for leisure use.
- The heritage of the Village is reflected in: (i) the building materials, (ii) a row of Cherry trees along the length of Chatham Street to mark the Japanese heritage of the site, and (iii) a small urban plaza with landscape elements at the southeast corner of the project.
- The small urban plaza at the southeast corner of the project has a Maple leaf ground motif, combined with a “Gate of Hope” featuring a Japanese design, in recognition of the Japanese Canadian heritage significance of the site. The paving treatment includes Maple leaves and a circle, referring to the Japanese and Canadian flags. The plaza also includes a memorial wall plaque and bench for seating. These elements combine to create: (i) a sense of place, and (ii) a gateway entrance to Steveston Park.

Discussion ensued between the Panel and it was established that:

- The ANAF Club had been lowered approximately 6 ft., matching the sidewalk level to enhance the building/streetscape interface.
- The proposed building does not physically connect, but visually interacts with Steveston Park along the west edge via overlook and landscaping, including a low planter wall, cascading planting hanging from the second floor amenity area, benches, and a pedestrian walkway.
- For security reasons, the second floor courtyard does not connect directly with Steveston Park. Stair accesses are at the north and south edges of the site.
- The main upper roof is asphalt shingle; the metal roof is applied to the lower roof elements; a canopy across the ANAF Club No. 1 Road frontage refers to the commercial uses to the south.
- The No. 1 Road streetscape interface features: canopy articulation, architectural detailing at the lower levels, and an irregular window sill pattern for visual interest;
- The Club's main entrance at the corner of No. 1 Road and Chatham Street, along with Cherry trees, trellis elements and benches, creates a welcoming corner that anchors the building.
- A standard boiler will be used in the building; geothermal or adaptability were not provided.
- A sheltered bus stop is located beside the building on No. 1 Road.
- Bicycle racks are located in the small urban plaza.
- Site access is based on a one-way vehicular circulation pattern.

Staff supported the Development Permit and advised that, during the design process, the applicant had successfully addressed the massing along the No. 1 Road streetscape; and the sensitive interface between the building and Steveston Park. Staff remarked that the project was reviewed and supported by the Advisory Design Panel and the Heritage Commission.

Regarding the conservation of the house at 4091 Chatham Street, staff noted that:

- The heritage building will be relocated and conserved at another site.
- The applicant will contribute funds for the relocation, janitorial and cleaning services.
- The Townline Group of Companies has offered to construct the new concrete foundation.
- The relocation would be dealt with through a separate report for Council decision.

No public correspondence was received regarding the application.

Subsequent to the Panel Meeting, the applicant conducted meetings with members of the Steveston community and general agreement has been reached on the design of the small urban plaza at the southeast corner of the site.

Subsequent to the Panel Meeting, the Development Permit was revised to be issued to the owner.

The Panel recommends that the Permit be issued.