



City of Richmond

Report to Council

To: Richmond City Council
From: Robert Gonzalez
Chair, Development Permit Panel
Date: January 3, 2017
File: DP 16-741981
Re: **Development Permit Panel Meeting Held on November 30, 2016**

Staff Recommendation

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

1. A Development Permit (DP 16-741981) for the property at 10780 No. 5 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 item at its meeting held on November 30, 2016.

DP 16-741981 – TOWNLINE GARDENS INC. – 10780 NO. 5 ROAD
(November 30, 2016)

The Panel considered a Development Permit application to permit the construction of one (1) 10-storey residential building and three (3) three-storey residential buildings at 10780 No. 5 Road; on a site zoned “Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)”. Variances are included in the proposal for increased maximum building height and increased balcony projections into a side yard setback abutting the Agricultural Land Reserve (ALR).

Architect, Joseph Lau, of ZGF Cotter Architects; applicant, Stephen Slot, of Townline Developments; and Landscape Architect, Dan Van Haastrecht, of Durante Kreuk Ltd., provided a brief presentation, noting that:

- The project is the last phase (Phase 3) of “The Gardens” mixed-used development and the original Development Permit application for Phase 3 was approved by Council in June, 2016; however, the applicant is applying for a new Development Permit; specifically for Building E1 and Buildings F1, F2 and F3 to respond to the Ministry of Transportation and Industry (MoTI) plan for a future expansion of Highway 99 as part of the George Massey Tunnel Replacement (GMTR) project.
- The revised scheme redistributes the density from housing units adjacent to Highway 99 to the center of the site; through replacing the original proposal for a four-storey apartment building with a cluster of three (3) three-storey townhouse buildings and increasing the height of Building E1 from 8-storey to 10-storey. The increase in building height was lessened by changing from wood to concrete construction and decreasing the floor to floor height. Analysis confirmed that the central location of Building E1 limits shadow impacts and the apparent building height as viewed from No. 5 Road.
- Proposed landscaping changes are in the areas around the townhouses, including: (i) drive aisle surface treatment improvements; (ii) added east-west pedestrian connection from the townhouses to the pedestrian mews; (iii) provision of accessible green roof area over the bicycle pavilion; and (iv) removal of a dog park in the northeast corner which will be subject to future expropriation by MoTI for the future GMTR project.

Staff advised that: (i) the proposed variance for increasing the projection of balconies is consistent with the previously approved Development Permit for Phase 3; (ii) the revised proposal reallocates the affordable housing units on the subject development, resulting in an increase in the total floor area for affordable housing being provided and an increase in family-oriented affordable housing units; (iii) no significant changes have been made to the overall landscape design for the project; and (iv) the proposed apartment and townhouse designs will conform to the Canada Mortgage and Housing Corporation (CMHC) standards for mitigation of traffic-related noise as per the acoustical engineering report provided by the applicant.

In response Panel queries, Mr. Lau acknowledged that: (i) changes in the architectural treatment for Building E1 will minimize the visual impact of its increased height; (ii) projected shadow impacts of Building E1 on the park and neighbouring developments to the northeast would be limited to the winter months and only for short durations during sunny days; (iii) the proposed additional two (2) storeys for Building E1 would be accommodated with less than the normal corresponding increase in building height due to the proposed concrete construction; (iv) the applicant did not receive any negative written comments regarding the proposed development during the public consultation meeting that was held on September 13, 2016; (v) the total number of proposed housing units for Phase 3 has been reduced as a result of the density transfer to the center of the subject development; and (vi) appropriate measures are expected to be undertaken by MoTI to mitigate the impact of traffic noise to the subject development when the Highway 99 road interchange will be constructed in the future.

The Panel expressed support for the project; noting that: (i) the proposed redesign of the subject development and density transfer are well thought out; (ii) the shadow impacts of the increased height of Building E1 on the park and neighbouring developments would be minimal; and (iii) the proposed variations in building heights have made the subject development more visually appealing.

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

The Panel recommends that the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: January 3, 2017
File: DP 16-723753/
HA 16-723754
Re: **Development Permit Panel Meeting Held on December 14, 2016**

Staff Recommendation

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

1. A Development Permit (DP 16-723753) and a Heritage Alteration Permit (HA 16-723754) for the property at 3811 Moncton Street;

be endorsed, and the Permits so issued.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on December 14, 2016.

DP 16-723753 AND HA 16-723754 – CITY OF RICHMOND –3811 MONCTON STREET
(December 14, 2016)

The Panel considered a Development Permit application and Heritage Alteration Permit application to permit the construction of an enclosure containing information technology and building mechanical equipment on a portion of the east side of the Steveston Museum; a designated heritage building in the Steveston Village Heritage Conservation Area, on a site zoned “Steveston Commercial (CS2)”. No variances are included in the proposal.

Architects, Wendy Andrews and Greg Andrews, of Andrews Architects, Inc., provided a brief presentation, noting that:

- The enclosure is designed to contain City Information Technology-related infrastructure and screen an HVAC unit.
- The existing HVAC unit will be replaced with a more compact unit and will be moved along the side of the Steveston Museum building; so that the window on the north side of the building will not be blocked.
- The design includes low slope, wood shingle roofing to avoid blocking the windows on the east and north sides of the building.
- The proposed enclosure will be a separate structure from the Steveston Museum building and will be designed to match cladding and roof materials and color consistent with the heritage character of the building.

In response to Panel queries, Ms. Andrews advised that: (i) the proposed color of the enclosure is consistent with the color of the Steveston Museum building; (ii) the proposed Cedar shingles for the roofing of the enclosure will age over time and match the color of the building’s roof; (iii) the proposed slope of the roofing for the enclosure will be lower than the slopes of the roofs of the Museum building and the adjacent Japanese Fishermen’s Benevolent Society building in order not to block the Museum’s windows; and (iv) security features will be incorporated into the proposed enclosure.

Correspondence was submitted to the Panel on behalf of the Steveston Historical Society in support of the Development Permit application.

The Panel recommends that the Permit be issued.