



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** John Irving  
Chair, Development Permit Panel  
**Re:** **Development Permit Panel Meeting Held on January 30, 2019**

**Date:** June 25, 2019  
**File:** 01-0100-20-DPER1-  
01/2019-Vol 01

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-788728) for the property at 4300, 4320, 4340 Thompson Road and 4291, 4331, 4431, 4451 Boundary Road be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read "John Irving".

John Irving  
Chair, Development Permit Panel  
(604-276-4140)

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on January 30, 2019

DP 17-788728 – PARC THOMPSON PROJECT INC. – 4300, 4320, 4340 THOMPSON ROAD AND 4291, 4331, 4431, 4451 BOUNDARY ROAD  
(January 30, 2019)

The Panel considered a Development Permit application to permit the construction of a 120-unit townhouse project on a site zoned “High Density Townhouses (RTH1)”. A variance is included in the proposal for accessory building increased height for a centrally-located indoor amenity space building.

Architect, Taizo Yamamoto, of Yamamoto Architecture, Inc., and Landscape Architect, Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation, noting that:

- The site plan is organized around the east-west and north-south pedestrian pathways.
- An indoor amenity building and an outdoor amenity area are located at the intersection of the east-west and north-south pedestrian pathways.
- Children’s play areas are located adjacent to the retained trees on the north side of the site and along the north-south pedestrian pathways.
- Pedestrian entrances to townhouse units are located as much as possible off pedestrian pathways to activate the pedestrian realm and allow segregation from vehicular circulation.
- Two subtly different color schemes are proposed for townhouse units in the perimeter and interior of the site to provide differentiation and variety of units.
- Six affordable housing units, 26 convertible units, and one fully accessible unit are provided.
- A Pressure Reducing Valve (PRV) station will be constructed on the subject site as a voluntary contribution by the applicant to the City.
- The proposed public pedestrian pathways create connectivity to the external community.
- Environmentally Sensitive Area (ESA) compensation areas on-site, include contiguous areas along the east-west pathway adjacent to the yards of units and native materials are chosen to provide habitat value and visual interest.
- Six existing coniferous trees on the site will be retained and protected.
- Private patios facing the public pathways are slightly elevated to provide separation.
- Off-site ESA compensation planting is proposed on the City’s Hamilton Highway Park.

In reply to Panel queries, Ms. Mitchell and Mr. Yamamoto noted that: (i) native planting materials will be installed on the park for off-site ESA compensation; (ii) on-site ESA planting along the east-west public pathway is also part of the townhouse units yard landscaping; (iii) there are separate maintenance requirements for ESA and non-ESA planting on the site; (iv) open fencing along the east-west pathway allows ESA planting to provide visual interest to the residents and the public; (v) townhouse units yards open picket fencing is setback from the east-west pathway, allowing for larger ESA planting areas along the pathway; (vi) there is limited planting along the internal drive aisles due to limited available planting areas and survivability concerns; (vii) columnar trees are proposed along the internal drive aisles; (viii) pedestrian scale bollard lighting is proposed along the pathways to provide ambient light which is appropriate for ESA planting and addressing pedestrian safety; and (v) controlled architectural lights are provided in the porches of units along the pathways.

Staff noted that: (i) there is a Servicing Agreement associated with the project for frontage works along Boundary Road and Thompson Road; (ii) the internal drive aisle and east-west pathway that connect Boundary Road and Thompson Road will be covered by a statutory right-of-way (SRW) allowing public access along the roadway and walkway; (iii) there is also a park Servicing Agreement for the off-site ESA planting within the City's Hamilton Highway Park which includes the removal of invasive species from a 5.45 acre area within the park and the planting of approximately 1,200 native trees and 6,500 shrubs within a 1.6 acre area of the park; (iv) the planting plan associated with the off-site ESA planting is included in the staff report; (v) six affordable housing units have been secured by a housing agreement; and (vi) the project will be designed to achieve LEED Silver equivalency and EnerGuide 82 rating for energy efficiency.

In reply to Panel queries, staff advised that: (i) on-site ESA compensation areas are subject to a legal agreement with the City which specifies maintenance and monitoring requirements; (ii) the off-site ESA planting covered by a Servicing Agreement is a condition in the rezoning application of the subject site; (iii) the environmental strategy for the project is detailed in the rezoning application which Council considered; (iv) design of the publicly-accessible east-west and north-south pathways will be further refined as part of the Servicing Agreements; (v) bollard lighting details are included in the landscape plan; (vi) details for the proposed bollard lighting will be further refined through the Servicing Agreement process to ensure pedestrian safety during low light times of the day; (v) low-level pedestrian scale bollard lighting and not overhead lighting is proposed along the pathways; and (vi) lighting details for the porches of units will be reviewed through the Building Permit process to ensure that they will not negatively impact ESA planting along the pathways.

The Chair advised that appropriate lighting for the project should be a condition of Development Permit to ensure that it will address both on-site ESA planting and pedestrian safety.

In reply to further queries from the Panel, the design team noted that: (i) proposed on-site ESA planting includes native trees and non-ESA on-site planting includes non-native trees such as Japanese Cherry trees; (ii) off-site ESA planting consists solely of native trees and plant materials; (iii) non-ESA on-site planting includes a mix of native and non-native plant materials; (iv) sunny and shaded areas are proposed in the outdoor amenity areas; (v) passive and active spaces for different age groups are proposed for the children's play areas using natural materials and manufactured play equipment; (vi) engineered wood fiber and rubber tile ground surfacing materials are proposed for the children's play area; (vii) the children's play areas adjacent to the pathways are publicly accessible; and (viii) irrigation is provided in the ESA and non-ESA planting areas.

In reply to a query from the Panel, Ms. Mitchell noted that the project's ESA enhancement and compensation planting scheme was reviewed by a Qualified Environmental Professional (QEP).

In reply to the same query from the Panel, staff confirmed that: (i) a third party QEP had conducted a baseline assessment of existing on-site ESA condition as part of the rezoning review; and (ii) the proposed on-site and off-site ESA compensation and enhancement scheme provides for a much higher value habitat in the area than currently exists.

A resident in a neighbouring property addressed the Panel, expressing concerns regarding: (i) ground sinking in the area and previous construction activities in the area resulting in damage to her property; (ii) construction activities on the subject site causing further damage to her property; and (iii) the potential negative impact of raising the grade of the subject site to neighbouring properties.

In response to the resident's concerns, the Chair advised that: (i) the applicant coordinate with City staff regarding her concerns as they are outside the jurisdiction of the Panel; (ii) the developer/contractor is responsible for any damage to City or private property as a result of construction activities; (iii) the developers/contractors are expected to fully communicate with owners of neighbouring properties and address their concerns as provided in the City's Good Neighbour Policy; and (iv) she could likewise coordinate with City staff regarding her concerns on flooding.

In response to the resident's concern, staff advised that: (i) the Flood Construction Level for the subject site is 3.5 m geodetic; (ii) the applicant is required to provide geotechnical reports to deal with foundation settlement as part of the Building Permit process; and (iii) the resident could work directly with the developer regarding her concerns.

Jimmy Dhillon, of 23960 Thompson Gate, addressed the Panel, expressing concerns regarding the proposed development's interface with his property which is located immediately adjacent to the north of the subject site, noting that his property's elevation is currently higher than the subject site's. Mr. Dhillon also asked for clarity regarding the proposed height variance for the project's indoor amenity building.

In response to Mr. Dhillon's concern, Mr. Yamamoto noted that: (i) the existing grade of the subject site will be raised; however, the final grade will still be lower than Mr. Dhillon's property; (ii) the existing retaining wall adjacent to Mr. Dhillon's property will be retained; and (iii) the applicant's decision whether to install reinforcements to the existing retaining wall will be subject to a geotechnical analysis.

In response to Mr. Dhillon's query, staff advised that with the proposed additional height, the final height of the indoor amenity building will still be lower than the height of the three-storey townhouse buildings in the proposed development.

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

The Panel expressed support for the townhouse buildings' design and color scheme, substantial off-site ESA compensation planting, and proposed pedestrian and vehicular circulation on the site; however, the applicant was encouraged to investigate opportunities for enhancing the proposed on-site ESA and non-ESA landscaping, particularly in the interior of the site.

Subsequent to the Panel meeting, Ms. Mitchell confirmed that: (i) the proposed pathways bollard lighting will provide sufficient lighting for pedestrian safety and will not adversely affect the ESA plantings; (ii) all landscape lighting will be dark skies compliant and will not impact wildlife as lights have low light levels; (iii) the total on-site ESA and decorative landscape planting area covers 4,094 m<sup>2</sup> or 23% of the site area, exceeding zoning requirements; and (iv) additional planting within the landscape areas is not advisable given the plant species and proposed planting density.

The Panel recommends the Permit be issued.



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**To:** Richmond City Council  
**From:** Cecilia Achiam  
Chair, Development Permit Panel  
**Date:** June 25, 2019  
**File:** 01-0100-20-DPER1-  
01/2019-Vol 01  
**Re:** Development Permit Panel Meeting Held on May 15, 2019

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**Staff Recommendation**

1. That the recommendation of the Panel to authorize the issuance of:
  - a) A Development Permit (DP 18-816029) for the property at 6811 Pearson Way;
  - b) A Heritage Alteration Permit (HA 18-840992) for the property at 6900 River Road; and
  - c) An Environmentally Sensitive Area Development Permit (ESA DP 18-840993) for the property at 6900 River Road and portions of 6899 Pearson Way and 6811 Pearson Waybe endorsed, and the Permits so issued.

A handwritten signature in blue ink, appearing to read "C. Achiam".

Cecilia Achiam  
Chair, Development Permit Panel  
(604-276-4122)

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on May 15, 2019.

DP 18-816029 – OVAL 8 HOLDINGS LTD. INC. NO. 0805724 – 6811 PEARSON WAY;  
HA 18-840992 – OVAL 8 HOLDINGS LTD. INC. NO. 0805724 – 6900 RIVER ROAD; AND  
ESA DP 18-840993 – OVAL 8 HOLDINGS LTD. INC. NO. 0805724 – 6900 RIVER ROAD  
AND PORTIONS OF 6899 PEARSON WAY AND 6811 PEARSON WAY  
(May 15, 2019)

The Panel considered Development Permit (DP) application to permit the construction of three residential towers consisting of approximately 459 units on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)”. Variances are included in the proposal to waive the requirement for large on-site size loading spaces; and to allow increased balcony projections along Pearson Way. The Panel also considered an associated Heritage Alteration Permit (HA) application to permit the construction of an elevated public walkway and installation of heritage interpretative panels. The Panel also considered an associated Environmentally Sensitive Area Development Permit (ESA DP) to permit construction of a public walkway and to introduce ecological enhancements.

Architect, Gwyn Vose, of IBI Group Architects Inc.; Landscape Architect, Chris Phillips, of PFS Studio; and Environmental Consultant, Keven Goodearle, of PGL Environmental Consultants, provided a brief presentation, noting that:

- The three buildings have been arranged to maximize views from the site and open space.
- Building G is angled to the side to open up a new public open space to the west.
- The new driveway to the south of Tower F is intended to provide access to loading and garbage for the entire residential development and the new driveway to the north provides access to the underground parkade.
- The building massing is controlled by the new flight approach slope determined by the Vancouver Airport Authority (VAA).
- High quality building materials are proposed throughout the development, including dark and light stones, metal panels, and energy efficient glazing with low-e coating.
- Vertical bands of stone cladding and glass strips between the balcony rows provide a vertical expression to the proposed towers.
- The three towers are connected by a low-rise indoor amenity structure and common areas.
- The project has been designed to achieve LEED Silver equivalency. The subject site is within the Oval Village District Energy Utility service area and will connect to the District Energy Utility (DEU). The project’s open space concept expands the continuous riverfront park and dike trail. It includes improved landscaping elements along the riverfront and increasing the elevation of the dike.
- The proposal includes a large public open space on the western portion of the site and north/south and east/west connections through the site to establish a strong walking and cycling network.

- The public realm improvements include introduction of Gilbert Greenway, a north/south public pedestrian walkway that will provide a direct connection between River Road and the waterfront. It includes a section of elevated walkway and heritage interpretation panels.
- A wayfinding strategy has been developed for the site.
- Construction of the proposed elevated section of the walkway will encroach approximately 200 square meters into the ESA.
- Mitigation of ESA encroachment and impacts to the site include: i) creation of new ESA over parkade on Lot 17; ii) a modified natural successional approach to compensate for ESA and RMA impacts; and iii) the proposed ESA compensation and enhancement scheme will result in a net gain of 726 square meters of ESA.
- Areas of native planting are incorporated into the landscaping and compensation plan.

Staff noted that: (i) the heritage aspects of the proposal were reviewed and supported by the Richmond Heritage Commission; (ii) the Transportation Demand Management (TDM) measures strategy associated with the project includes three bicycle maintenance areas within the development as well as access to the private Aspac shuttle service; (iii) the project has been designed to achieve aircraft noise standards; and (iv) a five-year ESA enhancement monitoring period is proposed which exceeds the typical three-year period based on the type of planting proposed and the public access into the area.

In response to a Panel query, staff confirmed that: (i) the City-owned child care facility on Lot 13 will be subject to a separate process; and (ii) legal agreements secured to date require the child care facility to be delivered prior to occupancy of the development site.

No correspondence was submitted to the Panel regarding the Development Permit, Heritage Alteration Permit, or Environmentally Sensitive Area Development Permit applications.

The Panel expressed support for the project, noting that: (i) the applicant has put a lot of thought and effort into the project; (ii) the dike improvements are an important addition to the island's overall dike system; (iii) controlled access to the heritage designated property (6900 River Road) and ESA are well done; and (iv) the large public open space area is well designed and a significant addition to the neighbourhood.

The Panel recommends the Permits be issued.