



City of Richmond

Report to Council

To: Richmond City Council

Date: May 28, 2019

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
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Re: **Development Permit Panel Meeting Held on September 12, 2018**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-793478) for the property at 4360 Garry Street be endorsed, and the Permit so issued.



Joe Erceg
Chair, Development Permit Panel
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SB:blg

Panel Report

The Development Permit Panel considered the following item at its meetings held on September 12, 2018.

DP 17-793478 – TL HOUSING SOLUTIONS LTD. – 4360 GARRY STREET

(September 12, 2018)

The Panel considered a Development Permit application to permit the construction of a four-storey 107 unit congregate housing facility on a site zoned “Assembly and Congregate Housing – Garry Street (Steveston) (ZR12)”. No variances are included in the proposal.

Architect, Rodrigo Cepeda, of GBL Architects; and Landscape Architect, Rod Maruyama, of Maruyama and Associates Landscape Architecture, provided a brief presentation, noting that:

- The height and massing of the east elevation has been reduced to three-storeys to provide an appropriate interface with the adjacent townhouses to the east.
- The curved wall on the west portion of the facility provides a main entrance to the building which is visible from Garry Street to the north.
- Level 2 of the building includes a central open space courtyard for facility residents, with small spaces for social interaction and multiple walking paths.
- A multi-purpose open space courtyard will be provided between the congregate housing facility and the existing temple.
- An existing landscaped area at the site’s northeast corner along Garry Street will be modified to accommodate a multi-purpose outdoor space with seating and landscaping.
- A stepped retaining wall, that contains planting areas and incorporates an accessible pathway and fencing, on the south edge of the site provides an interface with the park to the south.

In reply to Panel queries, Mr. Maruyama and Mr. Cepeda acknowledged that: (i) the landscaped retaining wall will provide a buffer to the adjacent townhouses to the east; (ii) a gate will be installed on the south edge of the site to provide access to the park; (iii) a fire truck access is provided between the existing temple and the proposed congregate housing facility; (iv) the proposed loading space on the west side of the proposed building is located adjacent to the kitchen and could also be utilized by residents moving into the facility; (v) the height and massing of the east elevation of the congregate housing facility has been reduced in response to concerns from residents of adjacent townhouse units at rezoning; and (vi) the height reduction will result in additional hours of sunlight exposure to the adjacent townhouses to the east.

Staff advised that: (i) there is a Servicing Agreement associated with the proposed development prior to Building Permit issuance which includes frontage works along Garry Street and site servicing works; (ii) two existing driveways will be closed as a result of the Servicing Agreement, (iii) the project’s proposed park interface was designed in consultation with Parks staff, and (iv) the proposed congregate housing facility includes 12 barrier free housing units which are wheelchair accessible and 95 adaptable units which could be easily renovated to accommodate a future resident in a wheelchair.

Correspondence was submitted to the Panel regarding the Development Permit application by Garry Street resident Geraldine Wray. Staff noted that in her letter, Ms. Wray expressed concern regarding the proposed building's height and its implications to airflow and sunlight penetration to the adjacent townhouse unit.

In reply to a Panel query, staff confirmed that Ms. Wray resides in the townhouse development adjacent to the side of the congregate housing facility where the height reduction is proposed.

The Panel expressed support for the project, noting that the project's interface with adjacent properties is appropriate.

The Panel recommends the Permit be issued.