



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** February 16, 2016  
**File:** 01-0100-20-DPER1-  
01/2016-Vol 01  
**Re:** **Development Permit Panel Meeting Held on February 25, 2015**

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### Staff Recommendation

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

1. A Development Permit (DP 13-645286) for the property at 8151 Anderson Road;  
be endorsed, and the Permit so issued.

  
Joe Erceg  
Chair, Development Permit Panel  
SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on February 25, 2015.

DP 13-645286 – ANDREW CHEUNG ARCHITECTS INC. ON BEHALF OF  
684267 B.C. LTD. – 8151 ANDERSON ROAD  
(February 25, 2015)

The Panel considered a Development Permit application to permit the construction of a 15-storey high-rise building and a 6-storey mid-rise building with approximately 111 dwelling units and ground level commercial space on a site zoned “Downtown Commercial (CDT1)”. A variance is included in the proposal to use the reduced City Centre Zone 1 residential parking rate.

Architect, Kassra Tavakoli, of Andrew Chung Architects Inc., and Landscape Architect, Alain Lamontagne, of Durante Kruek Ltd., provided a brief presentation regarding the proposal.

- A double row of street trees will be planted within the boulevard and within the property.
- Common amenities will be fully accessible and located on the main podium level, including children play areas, outdoor living spaces, a dining area, a kitchen and lounge area.

In response to Panel queries, Mr. Tavakoli and Mr. Lamontagne:

- The parking podium would be screened with a Public Art component barcode pattern façade that allows for ventilation.
- There will be access to water in the kitchen amenity area on the podium and that there are no planned dedicated gardening areas for residents.
- Hose bibs will be available in the garage area. Dog washing sinks are not available in the garage area; however, the applicant can examine options to add the feature.
- Commercial tenant signage will be allocated to an area above the doors, underneath the glass canopy, and sign guidelines for commercial tenants will be introduced.

Staff spoke of the proposed development and noted the following:

- The site will be serviced by a private geothermal utility for heating and cooling.
- 47 basic universal housing units are included.
- Eight (8) affordable housing units are included and secured through a Housing Agreement.
- The proposed development will meet the City’s aircraft noise mitigation standards.
- Frontage improvements are included along Anderson Road, Buswell Street and a rear lane.
- There will be an inaccessible green roof on the lower portion of the building.
- The comprehensive transportation demand package includes contributions towards future upgrades to traffic signals and crosswalks in the area as well as sidewalk weatherproofing.
- Seven (7) pedestrian benches will be included in front of the site.

In response to Panel queries, staff advised that: (i) a bus mall adjacent to the Brighthouse Station is planned and it is anticipated that buses will be routed to that location; (ii) the affordable housing units meet all City requirements and will be distributed through three (3) floors in the building; (iii) the proposed parking exceeds the City Centre Zone 1 requirements; and (iv) if the site was to proceed through a rezoning, the City Centre Zone 1 parking rates would apply.

Correspondence was submitted to the Panel expressing concern regarding the application.

In response to Panel queries, staff advised that the building height meets existing zoning.

The Panel recommends that the Permit be issued.



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Victor Wei  
Chair, Development Permit Panel  
**Date:** February 16, 2016  
**File:** 01-0100-20-DPER1-  
01/2016-Vol 01  
**Re:** **Development Permit Panel Meetings Held on January 27, 2016 and  
February 10, 2016**

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### Staff Recommendation

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

1. A Development Variance Permit (DV 15-708883) for the property at 12208, 12222 and 12228 Trites Road;

be endorsed, and the Permit so issued.



Victor Wei  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meetings held on January 27, 2016 and February 10, 2016.

DV 15-708883 – 0983101 BC LTD. – 12208, 12222 AND 12228 TRITES ROAD  
(January 27, 2016 and February 10, 2016)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to permit minor projections on all three (3) sites above the residential vertical lot envelopes on sites zoned “Single Detached (RS2/A)”.

The application was reviewed at the January 27, 2016 and February 10, 2016 Panel meetings.

At the January 27, 2016 meeting, the applicant requested a variance to permit maximum building height "residential vertical lot width envelope" and "residential vertical lot depth envelope" to be measured from the required Flood Construction Level (2.9 m GSC).

Rod Lynde, of Lynde Designs Ltd., provided a brief presentation on the proposal, noting that:

- (i) the site was previously rezoned and subdivided into three (3) single-family lots;
- (ii) the variance to measure building height from the flood construction level, rather than finished site grade, would allow greater design flexibility related overall building height and roof forms; and
- (iii) without the variance, the proposed two-storey homes would need significant changes (i.e. to inset second floor).

In response to Panel queries, Mr. Lynde advised:

- Without the variance, the second floor would be reduced in area.
- In the site specific zoning of the property to the east, building height is measured from the flood construction level.
- The design of the homes is the same as shown at rezoning (form, character, height and elevation remain the same).
- A retaining wall on the south property line will accommodate a grade change of 0.9 m, and a fence will be installed on the retaining wall.

In response to Panel queries, staff noted that the adjacent existing homes were built prior to the new flood construction elevation levels, and that new homes in the neighbourhood will rebuild at a higher level (measured from the averaged finished site grade and meeting the 2.9 m flood construction level requirements). Options to adjust the building heights could be considered; including reduced roof pitch, and lowering the 10 ft. ceiling height on the first floor.

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

A neighbour, Brittany Folks, addressed the Panel, asking whether the height variance would negatively impact the privacy of her home and yard.

The Chair noted that some adjustments could be considered to reduce the variance with respect to lower ceilings and different rooflines, and that he was unwilling to support the application as presented, given some anomalies in the information provided.

The Panel referred the application back to staff to:

- “1. work with the applicant to reconcile anomalies in their information and clarify details related to the application;*
- 2. examine the feasibility of minimizing the variance without completely changing the design (i.e. adjusting the roof lines of the homes); and*
- 3. report back to the February 10, 2016 Development Permit Panel meeting.”*

At the February 10, 2016 meeting, the applicant requested reduced variances to permit projections on all three (3) sites above the residential vertical lot envelopes with a lower overall building height that complies with the maximum 9 m building height requirement measured from finished site grade.

Mr. Lynde confirmed that revisions had been made to the proposal to reduce the building heights and roof massing, noting that changes included using shallower roof pitches and lowering the building's interior ceiling heights. He added that variances were still required to accommodate some minor projections into the residential vertical envelopes, but these projections provide visual interest and building articulation that improve the house design.

Staff recognized the applicant's response to the Panel referral, noting that the revised building designs comply with the 9 m maximum building height requirement measured from finished site grade and the projections above the building envelopes added visual interest and character.

In reply to Panel queries, Mr. Lynde and Mr. Zhang advised that:

- Eliminating the roof gables would flatten the roofs.
- The revised proposal complied with the 9 m building height requirement.
- The landscape design followed the requirement for a Japanese garden theme.
- Changing a small tree on the corner lot to a larger size tree could be considered.

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

A neighbour, Lee Folks, addressed the Panel and asked whether a sidewalk at the property line was typical and whether the bus stop would return when construction was completed.

In response to Panel queries, staff advised that: (i) the typical design standard includes a sidewalk at the property line with a grass and tree boulevard; (ii) the City will maintain the sidewalk and the owners will maintain the boulevard; and (iii) Mr. Folks was welcome to review the Servicing Agreement drawings with staff; which include the bus stop, trees and driveways.

Subsequent to the Panel meeting, the applicant increased the caliper size of three (3) Japanese Maple trees on the corner lot from 6 cm to 10 cm, enhancing the required Japanese theme along Moncton Street.