



**To:** Richmond City Council  
**From:** Cecilia Achiam  
Panel Member, Development Permit Panel  
**Date:** July 9, 2019  
**File:** 01-0100-20-DPER1-  
01/2019-Vol 01  
**Re:** **Development Permit Panel Meetings Held on November 28, 2018 and  
June 12, 2019**

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**Staff Recommendation**

1. That the recommendation of the Panel to authorize the issuance of:
  - a) a Development Permit (DP 18-822484) for the property at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 and 5351 Steveston Highway; and
  - b) a Development Permit (DP 18-841402) for the property at 12951 Bathgate Way;be endorsed and the Permits so issued.

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Panel Member, Development Permit Panel  
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WC/SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meetings held on November 28, 2018 and June 12, 2019.

DP 18-822484 – ANTHEM PROPERTIES GROUP LTD. – 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291, 5331 AND 5351 STEVESTON HIGHWAY  
(November 28, 2018)

The panel considered a Development Permit application to permit the construction of 43 townhouse units and four secondary suites on a site zoned “Town Housing – Steveston Highway (Steveston) (ZT85)”. No variances are included in the proposal.

Developer, Nicholas Kasidoulis, of Anthem Properties; Architect, Shamus Sachs, of Integra Architecture Inc.; and Landscape Architect, Mary Yip, of PMG Landscape Architects provided a brief presentation, noting that:

- The proposed development will include a large indoor amenity area.
- The site will have right-in-right-out vehicle access onto Steveston Highway.
- Buffer landscaping and a six-foot fence are proposed along the north portion of the site, including Evergreen and deciduous trees to provide screening of the adjacent property.
- Barbeque and playground areas are incorporated into the proposed outdoor amenities.

In reply to Panel queries, Mr. Kasidoulis noted that a raised island on Steveston Highway is currently not proposed and that the site will have space for vehicle turnaround.

In reply to Panel queries, staff noted that: (i) a Public Art cash contribution is provided; (ii) five convertible units are included; (iii) the proposed development will be built to meet Energuide 82 standards; (iv) in response to Council direction to not introduce a traffic signal at Swallow Drive, a right-in-right-out access supported by a physical barrier will be incorporated within the boulevard through the Servicing Agreement; and (v) installation of a center median on Steveston Highway is not proposed due to the existing center turning lane.

Richmond resident, Lindsey Lawrence, addressed the Panel, commenting on the proposed right-in-right-out driveway, emergency vehicle access, and parking during construction.

In reply to Panel queries, staff noted that: (i) construction of the driveway will be completed to City specifications through a Servicing Agreement; (ii) emergency vehicles will be able to access the site; and (iii) the applicant would have to submit an access and parking plan prior to construction to address construction parking and site access.

Correspondence was submitted to the Panel regarding the Development Permit application by Hollymount Drive resident Tom Yeung. In response to concerns expressed in his letter regarding drainage and privacy screening, staff noted that the installation of perimeter drainage is required and the proposal includes privacy fencing.

The Panel recommends the Permit be issued.

DP 18-841402 – CURTIS ROCKWELL ON BEHALF OF WALES MCLELLAND  
CONSTRUCTION – 12951 BATHGATE WAY  
(June 12, 2019)

The Panel considered a Development Permit (DP) application to permit exterior alterations to an existing building on a site zoned “Industrial Retail (IR1)”. A variance is included in the proposal for reduced landscaping along a portion of the frontage.

Architect, Chantal Bobyn, of Christopher Bozyk Architects, Ltd.; Landscape Architect, Al Tanzer, of LandSpace Design Inc.; and Curtis Rockwell, of Wales McLelland Construction, provided a brief presentation, noting that:

- Exterior renovations will be done mainly on the south and east façades of the existing split two-storey and one-storey warehouse building.
- A new pedestrian walkway with canopy will enhance accessibility and weather protection.
- The existing surface parking area will essentially be maintained, landscaped parking islands added along with a new garbage and recycling station and new bicycle racks near building entries.
- The more prominent on-site trees will be retained and additional landscaping around the perimeter of the site will be installed including boxwood hedge and other flowering shrubs.
- City Statutory Right-of-Ways (SRWs) along the south and east property lines limit tree planting to small ornamental street trees along Bathgate Way under existing overhead utilities and new trees in the parking area and near the building entry.
- Black bamboo with lighting will screen the adjacent building wall along the west edge.

In reply to a Panel queries, Ms. Bobyn, Mr. Tanzer and Mr. Rockwell advised that: (i) should it be necessary, existing rooftop mechanical equipment will be screened with the same materials used for external cladding; (ii) clear glazing will be used on the building façade; (iii) black bamboo will be planted along the exposed building wall on the adjacent property to the west which is near the new garbage and recycle area on the subject site; and (iv) a low Laurel hedge will be installed along the north property line of the subject site.

Staff noted that there is a Servicing Agreement associated with the project for frontage improvements including: (i) a 1.5-metre grass boulevard and a concrete multi-purpose sidewalk along the Bathgate Way frontage; (ii) a 0.15-metre wide road curb, 1.5-metre wide concrete sidewalk and 1.5-metre grass boulevard along the Jacombs Road frontage; (iii) the construction of two wheelchair ramps at the northwest corner of the Bathgate Way and Jacombs Road intersection; and (iv) a new southbound bicycle lane and bicycle pavement markings along Jacombs Road. Staff also noted that frontage improvements will include a new pedestrian connection from Jacombs Road to the building.

In response to a Panel query, staff noted support for the proposed variance to reduce the required minimum landscaping requirement from a minimum of 3 metres to 2 metres along a portion of the Bathgate Way frontage to improve the existing condition of the site’s frontage.

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

The Panel expressed support for the project, noting that: (i) the proposed building exterior alterations and landscape enhancements would significantly improve the existing development; and (ii) the renovated building would be a welcome addition to the industrial and commercial neighbourhood which includes high-end furniture retail stores.

The Panel recommends the Permit be issued.