



**Development Permit Panel
Wednesday, November 25, 2020**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, General Manager, Community Safety
John Irving, General Manager, Engineering and Public Works

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded
That the minutes of the meeting of the Development Permit Panel held on October 28, 2020 be adopted.

CARRIED

**1. DEVELOPMENT PERMIT 19-867710
(REDMS No. 6533031)**

APPLICANT: Matthew Cheng Architect Inc.
PROPERTY LOCATION: 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road

INTENT OF PERMIT:

- 1. Permit the construction of 13 townhouse units at 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road on a site zoned “Low Density Townhouses (RTL4)”; and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Garden City Road from 6.0 m to 4.5 m.

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Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc, with the aid of a visual presentation (copy on file, City Clerk's office), provided background information on the proposed development, including its site context, site plan, adjacencies, floor plans, form and character, elevations, site grade, fire truck and SU-9 truck access, building materials, and sustainability and accessibility features, highlighting the following:

- the proposed exterior side yard (which functions as a front yard) setback variance to Garden City Road will allow for increased setback along the east property line and provides an appropriate interface with adjacent single-family homes to the east;
- a statutory right-of-way (SRW) has been secured to allow for access to/from the adjacent future development to the south through the subject's site's internal drive aisle;
- the height of end units of three-storey townhouse buildings at the corner of Garden City Road and Glenallan Gate and adjacent to the south property line is reduced to provide an appropriate transition to the predominantly single-family neighbourhood;
- the two-storey rear units provide an appropriate transition to adjacent single-family homes to the east;
- no retaining walls are proposed as the finished grade on the proposed development is compatible with the grade along the property lines;
- two side-by-side parking spaces will be provided for each townhouse unit and will be equipped with electric vehicle (EV) charging; no tandem parking is proposed;
- three visitor parking spaces are proposed, one of which is accessible; indoor and outdoor bicycle parking spaces will also be incorporated into the development;
- two convertible units are proposed, one of which includes a secondary suite;
- the proposed common outdoor amenity area is accessible to all residents;
- a privacy screen will be provided for the balcony of the townhouse unit adjacent to the residential property to the south to address potential overlook concerns;
- the proposed development will achieve Step Code 3 of the BC Energy Step Code;
- proposed sustainability features include, among others, the provision of an air source heat pump system; the condensing units will be screened and an acoustical report provided by the applicant indicates that the proposed units comply with the City's Noise Bylaw; and
- the recommendations of the City's Advisory Design Panel have been incorporated into the proposal to improve the project's elevations, landscaping, accessibility, sustainability, provision of common amenities and further define the site's vehicular and residential entries.

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Yiwen Ruan, PMG Landscape Architects, provided an overview of the landscaping for the project, noting that (i) two on-site trees and three off-site trees will be retained and protected, (ii) 14 on-site trees will be removed and 29 replacement trees are proposed, (iii) a low permeable aluminum fence along the street frontages with concrete columns at the unit entries is proposed to improve the streetscape, (iv) the planting strip along the street frontages includes, among others, flowering trees, to enhance the pedestrian experience, (v) private yards of each unit are enclosed by a hedge and a fence to ensure privacy, (vi) permeable pavers are proposed for the vehicular entry, the pedestrian pathway within the internal drive aisle, and visitor parking spaces to provide visual interest and safety, and (v) the common outdoor amenity area includes, among others, a play area with a large play equipment and natural play elements and a picnic table.

In addition, Mr. Ruan noted that (i) the project's soft landscaping and permeable paving treatment for some on-site surface areas enhance the project's sustainability features, and (ii) drought tolerant and low maintenance plants are proposed to be planted on the site.

In reply to a query from the Panel, Mr. Ruan acknowledged that the two on-site trees to be retained are located along the Garden City Road and Glenallan Gate frontages.

Staff Comments

Wayne Craig, Director, Development, noted that (i) there is a Servicing Agreement associated with the project for frontage works along Garden City Road and Glenallan Gate and site services, (ii) the proposed exterior side yard setback variance is consistent with the City's Arterial Road Guidelines for Townhouses, (iii) a six-meter rear yard setback is provided to create adequate separation from the single-family homes to the east, (iv) there is no road widening associated the project and the setback to the front buildings from the Garden City Road curb will be approximately 8.6 meters, and (v) the project's acoustical engineer has submitted an acoustical report which indicates that the project will meet the Canada Mortgage and Housing Corporation's (CMHC) interior noise standards.

Panel Discussion

It was noted that the proposed use of asphalt roof shingles for the townhouse buildings could negatively impact the sustainability of the project. It was therefore suggested that staff review the use of asphalt roof shingles for future residential developments and investigate the use of alternate roofing materials to enhance the sustainability of residential developments in the City.

Gallery Comments

None.

Correspondence

Norm Roberts (no address provided) ([Schedule 1](#))

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Mr. Craig noted that Mr. Roberts expressed concern regarding the amount of private outdoor spaces provided for the proposed development.

In reply to a comment from the Panel, Mr. Craig acknowledged that the proposed front yard setback along Garden City Road and the six-meter rear yard setback allow for the provision of adequate private outdoor spaces. In addition, Mr. Craig confirmed that the size of the project's common outdoor amenity area exceeds the City's minimum requirement.

Agnes Trinidad, Unit 30, 9280 Glenallan Drive (Schedule 2)

Mr. Craig noted that Ms. Trinidad and other residents of their unit expressed support for the proposed townhouse development.

Panel Discussion

The Panel expressed support for the proposed development, noting that it is a well thought out and detailed project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of 13 townhouse units at 9020 Glenallan Gate, 9460, 9480 and 9500 Garden City Road on a site zoned "Low Density Townhouses (RTL4)"; and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum exterior side yard setback to Garden City Road from 6.0 m to 4.5 m.*

CARRIED

2. New Business

It was moved and seconded

That the Development Permit Panel meeting scheduled on December 9, 2020 be cancelled.

CARRIED

3. Date of Next Meeting: January 13, 2021

4. Adjournment

4.

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It was moved and seconded

That the meeting be adjourned at 4:02 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, November 25, 2020.

Joe Erceg
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, November 25, 2020.

From: Norm Roberts <normrob@telus.net>
Sent: November 14, 2020 4:22 PM
To: CityClerk
Subject: DP 19-867710

Categories: Matt

To Development Permit Panel
Date: <u>NOVEMBER 25, 2020</u>
Item # <u>1</u>
Re: <u>DP 19-867710</u>

It is truly unfortunate that our modern homes do not include that piece of privacy and inner sanctum called a back yard for kids to learn, play and mature. I find this totally unacceptable.



Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, November 25, 2020.

To Development Permit Panel
Date: <u>NOVEMBER 25, 2020</u>
Item # <u>1</u>
Re: <u>DP 19 - 867710</u>

From: Agnes Trinidad <agnestrinidad3863@gmail.com>
Sent: November 23, 2020 3:43 PM
To: CityClerk
Subject: NOTICE OF DEVELOPMENT PERMIT

Hi, Just to inform you that we received this notice regarding the new development in our neighborhood. We, RAUL, AGNES TRINIDAD, ROMA MACABANTAD, and JUDY MONTAJES are not available to attend the meeting and we agree to your plan.
Our address is 9280 GLENALLAN DR. #30 RICHMOND BC. V7A 2S8

Thank you,
Agnes Trinidad

