



City of Richmond

Report to Council

To: Richmond City Council

Date: February 14, 2022

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2022-Vol 01

Re: **Development Permit Panel Meeting Held on April 14, 2021**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-828900) for the property located at 10760, 10780 Bridgeport Road and 3033, 3091, 3111 Shell Road, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
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WC/SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 14, 2021.

DP 18-828900 – 1082009 BC LTD. – 10760, 10780 BRIDGEPORT ROAD AND 3033, 3091, 3111 SHELL ROAD
(April 14, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of 19 townhouse units on a site zoned “Medium Density Townhouses (RTM3)”. Variances are included in the proposal for reduced lot width on a major arterial road, and reduced setbacks to Bridgeport Road and Shell Road.

Architect, Eric Law, of Eric Law Architect, and Landscape Architect, Donald Duncan, of Donald Duncan Development Consultant Landscape Architect, provided a brief presentation, including:

- The contemporary design of the proposed townhouse development responds to existing industrial developments across Shell Road.
- Vehicular access to the site is from Shell Road.
- Three-storey and two-storey townhouse buildings are proposed.
- The proposed building setback along Bridgeport Road will align with the building setback for the existing adjacent townhouse development to the west.
- A north-south private walkway is proposed along the west property line to provide pedestrian access to units in the townhouse building fronting onto the walkway.
- The proposed common outdoor amenity area is centrally located.
- Two secondary suites are proposed.
- The existing mature trees along the south property line will be retained and protected.
- The hammerhead area also serves as a public plaza space and compliments the proposed common outdoor amenity area.
- Permeable paving treatment is proposed for the private pedestrian walkway.
- Substantial planting is proposed at the north end of the internal drive aisle to screen headlight glare.

In reply to a Panel query, Donald Duncan noted that existing mature trees to be retained along the south property line will be protected during construction.

Staff noted that: (i) the three proposed variances associated with the project were identified at the rezoning stage and no concerns from the public were noted; (ii) the proposed setback variances are a function of significant road dedication required along Shell Road and Bridgeport Road; and (iii) an acoustical report has been provided by the applicant which confirmed that the proposed development will achieve CMHC interior noise standards.

No correspondence was submitted to the Panel meeting regarding the application.

The Panel recommends the Permit be issued.