



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: February 22, 2006
File: 08-4105-06-01/
2006-Vol 01
Re: **Development Permit Panel Meetings Held on February 15, 2006,
January 11, 2006 and October 26, 2005**

Panel Recommendation

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

- i) a Development Permit (DP 05-298454) for the property at 7566 Acheson Road;
- ii) a Development Permit (DP 03-247945) for the property at 8080 Francis Road; and
- iii) a Development Permit (DP 05-300965) for the property at 5411 Moncton Street;

be endorsed, and the Permits so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on February 15, 2006, January 11, 2006 and October 26, 2005:

DP 05-298454 – TOWNLINE HOMES – 7566 ACHESON ROAD
(February 15, 2006 & October 26, 2005)

The Panel considered a Development Permit application to permit the construction of two (2) dwelling units per lot on a site zoned Comprehensive Development District (CD/28). Included in the proposal are variances to permit minor building projections in the front, side and rear yard setback areas.

The project was originally presented to the Panel on October 26, 2005 when the proposal was to construct four (4) dwelling units on an un-subdivided lot. At the October 26, 2005 meeting, Mr. Rod Lynde, representing the applicant, provided an overview of the project and advised that the applicant was providing a cash-in-lieu contribution for indoor amenity space. Staff advised that the lack of on-site visitor parking while unusual was consistent with other developments in the Acheson/Bennett Sub-Area, which did not provide visitor parking. In response to queries from the Panel, Mr. Lynde indicated that limited on-site visitor parking could be accommodated on the driveway adjacent to the garages while staff advised that additional information about street parking on Acheson Road and Minoru Boulevard would be provided when the Development Permit is brought forward for Council consideration. Transportation staff have since advised that no street parking is allowed between 7 am – 8 pm Monday to Friday on Acheson Road, while limited street parking is allowed on Minoru Boulevard south of Bennett Road excluding the west side of the road in front of Richmond High School. Mr. Anthony Cowley submitted a letter citing concerns related to the lack of on-site visitor parking, while Ms. Clare Fanning submitted a letter complementing staff and the applicant on the project design. There were no additional comments from staff or the public at the October 26, 2005 meeting.

Since the October 26, 2005 meeting, the applicant has decided to subdivide the original lot into two (2) lots so that two (2) dwelling units may be located on each lot. The proposed subdivision removes the variance for on-site visitor parking but requires an additional variance for building projections along the proposed common property line. Ms. Lauren Melville was present at the February 15, 2006 meeting to answer any questions on the revised proposal. There were no additional comments from staff or the public.

The Panel recommends that the Permit be issued.

DP 03-247945 – GOMBEROFF BELL LYON ARCHITECTS GROUP INC. –
8080 FRANCIS ROAD (February 15, 2006)

The Panel considered a Development Permit application to permit the construction of a 28-unit three-storey townhouse complex on a site zoned Comprehensive Development District (CD/159). Included in the proposal are variances to reduce the public road setback for one of the building fronting Francis Road and to permit deck and building projections into the Rideau Gate and Francis Road setback areas. Ms. Dafina Curtis, from the architects office,

indicated how the project design was reached through neighbourhood consultation and provided additional information on the project entry, building setbacks and tree retention, the interface with the existing neighbourhood and building materials. Staff advised that indoor amenity space would be provided in the proposed synagogue at 9080 No. 3 Road once constructed, and that a legal agreement, registered on Title, would ensure the amenity space is provided. Staff then reviewed some of the project revisions that were produced through the neighbourhood consultation process. There were no comments from the public on the proposal.

In response to Panel queries, the developer's representative advised that the synagogue at 9080 No. 3 Road was in the design stages and that construction should begin within the year. Ms. Curtis then described the roof forms adjacent to the single-family homes. The Panel Chair then questioned the accessibility of the adaptive unit and requested clarification on the renovations required to make the unit fully accessible. Ms. Curtis advised that some exterior and interior renovations would be required and the cost of these renovations would be included in the purchase price if required. The Panel members indicated that while the project was well designed, it should have done more to accommodate accessibility.

Since the Panel meeting, the applicant has increased the size of and revised the architectural design of the adaptive unit (Unit #16). Improvements include: presentation of a pedestrian oriented front entry on a previous side elevation; a wider garage to accommodate wheelchair manoeuvring; wider entry and third floor hallways to accommodate wheelchair turning radii; master bedroom ensuite designed to accommodate wheelchair turning radius; wider laundry closet for side by side washer and dryer; and stacked storage rooms on each floor to facilitate future potential installation of a lift.

The Panel recommends that the Permit be issued.

DP 05-300965 – LPA DEVELOPMENT & MARKETING CONSULTANTS LTD. –
5411 MONCTON STREET (January 11, 2006)

The Panel considered a Development Permit application to permit the construction of a 50-unit two-storey seniors assisted living complex on a site zoned Comprehensive Development District (CD/169). The architect, Mr. Ron Yuen, provided a brief overview of the project including how the building design addressed neighbourhood concerns, that the two-storey building was consistent with the surrounding residential development and that a public pathway through the site was being maintained. In response to queries from the Panel, the landscape architect, Mr. Jonathan Losee, advised that the irrigation system would enable building residents to plant gardens and that the public pathway would be at grade and have a smooth finish. Staff advised that the project had undergone a public process during the rezoning and that the proposal had responded to community concerns. There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.



Development Permit Panel

Wednesday, February 15th, 2006

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Mike Kirk, General Manager, Human Resources
Dave Semple, Acting Director, Operations

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

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, January 25th, 2006, be adopted.

CARRIED

2. Development Permit DP 05-298454

(Report: January 24th, 2006; File No.: DP 05-298454) (REDMS No. 1740936, 1743240)

APPLICANT: Townline Homes

PROPERTY LOCATION: 7566 Acheson Road

INTENT OF PERMIT:

1. To permit the construction of two (2) dwelling units per lot on a site zoned Comprehensive Development District (CD/28); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Permit 0.9 m building projections into the front yard setback;
 - b) Permit 0.4 m fireplace projections into the side yard setbacks;
 - c) Permit 0.6 m building projections into the rear yard setback; and
 - d) Permit 0.5 m building projections into the side yard setbacks along the proposed common property line.

Applicant's Comments

The applicant's representative, Ms. Lauren Melville, was present to answer any questions.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of two (2) dwelling units per lot on a site zoned Comprehensive Development District (CD/28); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Permit 0.9 m building projections into the front yard setback;*
 - b) *Permit 0.4 m fireplace projections into the side yard setbacks;*
 - c) *Permit 0.6 m building projections into the rear yard setback; and*
 - d) *Permit 0.5 m building projections into the side yard setbacks along the proposed common property line.*

CARRIED

3. DEVELOPMENT PERMIT DP 03-247945

(Report: January 24th, 2006; File No.: DP 03-247945) (REDMS No. 1477537)

APPLICANT: Gomberoff Bell Lyon Architects Group Inc.

PROPERTY LOCATION: 8080 Francis Road

INTENT OF PERMIT:

1. To permit the construction of 28 three-storey townhouses at 8080 Francis Road on a site zoned Comprehensive Development District (CD/159); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to

- a) Reduce the public road setback from Francis Road from 6 m to 5.4 m for the northwest building 3;
- b) Permit projections into the public road setback from Rideau Gate of maximum 1.5 m for decks and 0.6 m for bays limited to the second floor; and
- c) Permit projections into the public road setback from Francis Road of maximum 1.5 m for decks and 0.6 m for the third floor.

Applicant's Comments

The applicant's representative, Ms. Curtis, was in attendance to provide information on the proposed development. She advised that a detailed model had previously been provided but the present design was the result of meetings with the neighbours and staff and that a model of the current proposal was not available. Using display boards, she described the project, which would be 28 three storey townhouse units. Ms. Curtis explained that the height of the buildings closest to the existing adjacent single-family homes had been reduced in response to concerns from these neighbours by reducing the floor plate of the upper levels and changes to the roof design.

Ms. Curtis noted that various setbacks were being proposed. She advised that a relaxation of the setback facing Francis Road was being requested in order to retain valuable trees on the site and ensure that a generous setback was provided to the existing single-family homes. She explained that the entry to the project had been changed from Rideau Gate to Francis Road as a result of consultation with the neighbours and following the completion of a traffic study, and further that, there would also be a special landscaping feature in this area. Ms. Curtis stated that all the units would be oriented along internal roads. The applicant advised that one of the units could be adapted for universal accessibility. She concluded by saying that the finishing materials would include hardiplank siding and shingles, asphalt roof shingles and wood and two colour schemes were being provided.

Staff Comments

The Director of Development, Mr. Jean Lamontagne, advised that a restrictive covenant had been secured for 9080 No. 3 Road in relation to the indoor amenity space. He stated that as a result of issues raised at the Public Hearing, the buildings had been setback and the roofs designed to allow increased sun penetration, and the driveway had been relocated to Francis Road so that visitors and residents would not be driving through the neighbourhood. In response to question from the Chair, the developer's representative advised that although he could not give a firm date for completion of the synagogue, it was likely that the construction would begin within a year. In response to further questions from the Chair, Ms. Curtis with the aid of a rendering explained that the rooflines had been reduced and some dormers incorporated.

The Chair then questioned the rationale for the design of the accessible unit which would necessitate building an addition to accommodate the installation of an elevator. Ms. Curtis explained that because of the compact size of the units with the ground level being used for tandem parking, there was no opportunity for living space on this level and so to keep the form and character of the units this was their option. She advised that they had not considered putting a chair lift on the stairs because they felt the elevator would be the solution.

Discussion continued on the issue of the accessible unit, during which the Chair commented that some developers had a policy of providing an accessible unit at no additional cost, and the developer advised that the price of the unit would incorporate the cost of modifications. The developer also noted that \$325,000 had been contributed to the affordable housing fund during the site rezoning.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair advised that he would be supporting the proposal as he believed this was a really nice project although he would have liked to have seen more done on the provision of accessible units. Mr. Kirk and Mr. Semple also indicated that while they were supportive of the project, they too would have liked more done in terms of the accessible units.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 28 three-storey townhouses at 8080 Francis Road on a site zoned Comprehensive Development District (CD/159); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the public road setback from Francis Road from 6 m to 5.4 m for the northwest building 3;*
 - b) *Permit projections into public road setback from Rideau Gate of maximum 1.5 m for decks and 0.6 m for bays limited to the second floor; and*
 - c) *Permit projections into the public road setback from Francis Road of maximum 1.5 m for decks and 0.6 m for the third floor.*

CARRIED

4. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:55 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, February 15th, 2006.

Joe Erceg
Chair

Valerie Wilmot
Executive Assistant – Human Resources