



City of Richmond

Report to Council

To: Richmond City Council

Date: April 20, 2004

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: **Development Permit Panel Meeting Held on April 14, 2004**

Panel Recommendation

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

- i) a Development Permit (DP 03-243985) for the property at 7540, 7560 Garden City Road and 7491, 7511, 7531, 7551, 7571 Heather Street;

be endorsed, and the Permits so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered two items at its meeting held on April 14, 2004, one of which is ready for Council consideration.

DP 03-243985 – ADERA EQUITIES INC. – 7540, 7560 GARDEN CITY ROAD & 7491, 7511, 7531, 7551, 7571 HEATHER STREET

The Panel considered a Development Permit application for 60 townhomes on this site within McLennan South. The Panel felt that this project was an attractive design that incorporated good quality materials and finishing details.

Although there were no comments received from the public the Panel appreciated the fact that the developer had responded to concerns that were raised at Public Hearing by the neighbouring property owner at 7591 Heather Street by reducing the scale and height of one of the buildings, and providing a substantial landscaping screen along the common property line.

The Panel recommends that the permit be issued.

:je



Development Permit Panel

Wednesday, April 14th, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development Division, Chair
Jeff Day, General Manager, Engineering and Public Works
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

The meeting was called to order at 3:32 p.m.

Chair advised that the applicant had requested that Item No. 4 - Development Permit DP 03-247727 be deferred to the next meeting of the Development Permit Panel scheduled to be held on Wednesday, April 28th, 2004.

It was moved and seconded

That Development Permit DP 03-247727 be deferred to the next meeting of the Development Permit Panel to be held on Wednesday, April 28th, 2004 at 3:30 pm in the Council Chambers of Richmond City Hall.

CARRIED

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, March 24th, 2004, be adopted.

CARRIED

2. Development Permit DP 03-243985

(Report: March 17/04 File No.: DP 03-243985) (REDMS No. 1175271)

APPLICANT: Adera Equities Inc..

PROPERTY LOCATION: 7540, 7560 Garden City Road & 7491, 7511, 7531, 7551, 7571 Heather Street

INTENT OF PERMIT: To permit development of 60, three-storey townhouses on a site being rezoned from Single Family (R1/F) to Comprehensive Development District (CD/141).

Applicant's Comments

Mr. Norm Couttie, representing the applicant, advised that he was available to answer questions.

Staff Comments

Mr. Raul Allueva, Director, Development stated that staff supported this application. He advised that the overall development fits within the context of the area plan and the city guidelines.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query from the Panel, Mr. Allueva advised that the rezoning of this site would be finalized on April 26th, 2004. Mr. Erceg, Chair, commended the applicant, who had lived up to his commitment to reduce the height and number of townhouses on this site, thereby minimizing the impact of this development on the neighbouring property.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 7540, 7560 Garden City Road and 7491, 7511, 7531, 7551, 7571 Heather Street to permit development of 60, three-storey townhouses on a site being rezoned from Single Family (R1/F) to Comprehensive Development District (CD/141).

CARRIED

3. Development Permit DP 03-244883

(Report: March 11/04 File No.: DP 03-244883) (REDMS No. 1166458, 1106072, 1126410, 1118676)

APPLICANT: James Lee, Architect

PROPERTY LOCATION: 8711 Alexandra Road

INTENT OF PERMIT:

1. To allow a 880.6 m² (9,480 ft²), three-storey Karaoke building on a site zoned Automobile-Oriented Commercial District (C6) with a shared parking arrangement on a neighbouring site (8740 Alexandra Road) for a minimum of 31 parking spaces; and

2. To vary the regulations in the *Zoning and Development Bylaw* to:
- Reduce the required road setback from 6.0 m to 2.7 m on Alexandra Road and to 5.8 m on Sorensen Crescent;
 - Reduce the minimum required rear yard setback for a three-storey building adjacent to the residential zoning district to the north (R 1/E) from 25.0 m to 14.8 m for the second floor only;
 - Reduce the manoeuvring aisles from 7.5 m to 6 m; and
 - Increase the allowable number of small car spaces from 30% (14 stalls) to 48% (22 stalls).

Applicant's Comments

Mr. Lee, representing the applicant, advised that the issues discussed at the previous meeting of the Development Permit Panel held on January 28th, 2004 were addressed as follows:

- neighbouring residents had been concerned about the impact of the variance in setback at the rear of the building - to minimize the variance, the building had been moved away from the residential lot to the north and shifted closer to the street;
- the roof garden would no longer be accessible to the public;
- noise and privacy issues would be addressed by installing a fence and a 12' cedar hedge, as well as an existing row of trees would provide a buffer to the residence to the north;
- he was attempting to contact the owner of 8631 Alexandra Road to procure the site; however, with the owner's permission, he would install concrete barriers along the entrances of this site to discourage unlawful parking;
- he had secured a formal lease to use up to 40 existing parking spaces from the owner of 8740 Alexandra Road.

Staff Comments

Mr. Raul Allueva, Director of Development advised that since the January 28th, 2004 meeting of the Development Permit Panel, the applicant had made a number of significant changes to address the Panel's concerns. He stated that:

- a lease was secured for up to 40 parking places at 8740 Alexandra Road from 9 p.m – 5 a.m, with the city as a signatory. This would protect against any change in use or redevelopment of the site at 8740 Alexandra Road which affects the parking area covered by the lease;
- the applicant has shifted the building away from the residential lot to the north, thereby minimizing the setback variance being requested;

- a cedar hedge would be planted and fencing built on the site along the property line for privacy and as a sound buffer;

In response to queries from the Panel, Mr. Lee advised that:

- the cedar hedge would be 12' tall, and the strip will be irrigated to ensure that they survive.
- the existing large tree on the site was surrounded by a large permeable paver circle approximately the size of the spread of its foliage, and noted that it was properly drained; and
- he was aware that if the lease for offsite parking lapsed, the karaoke could not remain open.

Correspondence

None.

Gallery Comments

Mr. Caspar Fagel, 8740 Leslie Road, stated that

- the panel should not grant the request for a variance in setback to the north of the property;
- he would like the applicant to install a wire fence with cedar hedging along his property line; and
- the applicant should not be allowed to rent parking offsite.

In response to these concerns, Mr. Allueva stated that:

- the building meets the intent of the zoning bylaw because the 3 storey building element is set back 25';
- there was built in security in the parking lease which would ensure that if the property use changed and the spaces could no longer be leased, the karaoke would not be allowed to operate unless other parking was obtained;
- staff was satisfied with the buffer and other noise mitigation measures.

Mr. Bert Lesage, 8660 Leslie Road noted his concerns about parking, the occupancy of the building at peak times and its effect on parking and noise in the neighbourhood, and the number and size of the karaoke booths.

Mr. Wu, Applicant, stated that:

- the total occupancy of the building at peak times was 160 people;
- there were three types of rooms: small rooms for 2 people; medium rooms – 4 people and 2 party rooms for between 8-10 people. There was also 2 common areas - a large room and a smaller dance floor area;

- he had enough parking spaces available both on and off site for the number of people expected to use this building; and
- he would provide security on site during operating hours to monitor both the parking lot and building.

Panel Discussion

Discussion ensued and it was agreed that the relocation of the building to the south met the intent of the zoning bylaw, and that the increase in buffer space would help alleviate safety and noise concerns. The Panel noted that the applicant had secured adequate parking with a 10 year lease, and although this was not perfect, it was workable, and the lease was legally binding. The applicant had also done as much as possible to buffer the project to the residence to the north

Panel Decision

It was moved and seconded

That a Development Permit be issued for 8711 Alexandra Road that would:

1. *Allow a 880.6 m² (9,480 ft²), three-storey Karaoke building on a site zoned Automobile-Oriented Commercial District (C6) with a shared parking arrangement on a neighbouring site (8740 Alexandra Road) for a minimum of 31 parking spaces; and*
2. *Vary the regulations in the Zoning and Development Bylaw to*
 - *Reduce the required road setback from 6.0 m to 2.7 m on Alexandra Road and to 5.8 m on Sorensen Crescent;*
 - *Reduce the minimum required rear yard setback for a three-storey building adjacent to the residential zoning district to the north (R 1/E) from 25.0 m to 14.8 m for the second floor only*
 - *Reduce the manoeuvring aisles from 7.5 m to 6 m; and*
 - *Increase the allowable number of small car spaces from 30% (14 stalls) to 48% (22 stalls).*

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:45 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, April 14th, 2004.

Joe Erceg, GM, Urban Development Division
Chair

Desiree Wong
Acting Administrative Assistant