



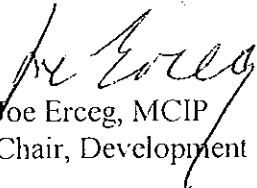
To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: January 23, 2008
File: 0100-20-DPER1
Re: Development Permit Panel Meetings Held on August 15, 2007 and
December 12, 2007

Panel Recommendation

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

- i) a Development Permit (DP 07-360243) for the property at 8400/8440 Cook Road and 6571 Eckersley Road; and
- ii) a Development Permit (DP 07-363023) for the property at 9628 Ferndale Road.

be endorsed, and the Permits so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel

SB/WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on August 15, 2007 and December 12, 2007:

DP 07-360243 – MATTHEW CHENG ARCHITECT INC. – 8400/8440 COOK ROAD AND
6571 ECKERSLEY ROAD
(AUGUST 15, 2007)

The Panel considered a Development Permit application to permit the construction of a 28-unit multi-family complex (eight (8) single-level at grade and twenty (20) 2½-storey townhouses over a parking structure) on a site zoned “Comprehensive Development District (CD/178)”. A variance was included in the proposal to increase the percentage of small parking spaces.

The architect, Mr. Matthew Cheng, provided a brief description of the project and advised that the design had been improved in response to comments from the City’s Advisory Design Panel in May, 2007 and again in June, 2007.

Staff advised that the development included eight (8) affordable units and that the proposed variance was intended to maximize the number of parking stalls achievable on site.

Two public letters were received regarding the proposal and there were comments from the public on the proposal at the Panel meeting. Concerns regarding the form and character of the proposal were expressed about the adjacency to two (2) existing single-family homes and the impact to future redevelopment potential of those lots.

In response to a query from the Chair, staff advised that the required new 6 m lane right-of-way (ROW) off Eckersley Road would provide additional access to 6580 Cooney Road and 8360 Cook Road. The lane access made future redevelopment of the two (2) adjacent lots viable.

In response to a query from the Chair, Mr. Cheng advised that a low retaining wall, enhanced with some Cedar fencing, would aid in screening the townhouse development from the adjacent homes. He further advised that the eight (8) affordable units would measure 60 m² (645 ft²), or less, meeting the zoning district’s definition of affordable entry-level ownership suites.

The Panel recommended that the Permit be issued.

DP 07-363023 – MATTHEW CHENG ARCHITECT INC. – 9628 FERNDAL ROAD
(DECEMBER 12, 2007)

The Panel considered a Development Permit application to permit the construction of a 47-unit townhouse development on a site zoned Comprehensive Development District (CD/168). A variance is included in the proposal to reduce the minimum setback from Hemlock Drive.

The architect, Mr. Matthew Cheng, and landscape architect Mr. Fred Liu, provided brief descriptions of the project. Mr. Cheng advised that electrical closets were situated at various locations in order to increase landscaping elements, residents will use private, door-to-door garbage collection, and there was a 1.5 m pedestrian easement along the east side of the site that was shared with the neighbouring development. Efforts were made to orient townhouse front

doors toward the walkway and other design improvements in response to comments received from the Advisory Design Panel. One (1) adaptable unit was included. He advised that the variances were requested to provide additional amenity space as well as visitor parking at the centre of the project.

In response to a query from the Chair regarding the level of effort to retain some of the 45 bylaw-size trees slated for removal, Mr. Liu explained that: (i) the majority of the trees were Birch, which are sensitive to change in conditions, in decline, and not recommended for saving; and (ii) the large coniferous tree on Ferndale Road conflicted with the required road widening. Mr. Liu explained that the Fir tree, located on the east property line, was in decline, and that the arborist recommended it be removed. He added that the applicant would replace the 45 declining trees with 90 replacement trees that are in good health, and that the replacement trees, at a ration of 2-1, would better fit the new use. Mr. Liu concluded by assuring the Panel that an independent arborist gave an assessment of the trees on-site, and that he, as a landscape architect, would not propose to destroy trees that he felt were worth saving.

A public letter was received by the City from a resident in the neighbouring townhouse development at 6233 Birch Street, expressing concerns regarding the proposed height and the proximity of the proposed driveway to his house.

Staff advised that the applicant was providing a voluntary contribution of \$345,000 through the rezoning process. Staff further advised that there was no height variance, the units were stepped down and did not exceed the height of adjacent homes. It was further explained that there was no cross-access, that the driveway was not adjacent to the neighbouring development, and the drive aisle terminus would be used only by the residents of the duplex building.

In response to a query from the Chair, Mr. Cheng stated that his client has decided to not construct a garbage room on-site, but that if the Strata decides to do so in the future, a potential location for a future garbage room had been identified.

The Panel recommends that the Permit be issued.