



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: September 21, 2017
File: 01-0100-20-DPER1-
01/2017-Vol 01
Re: **Development Permit Panel Meetings Held on January 27, 2016,
October 12, 2016 and June 14, 2017**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) A Development Permit (DP 13-647517) for the property at 9728 Alberta Road (formerly 9720, 9740 and 9760 Alberta Road);
 - b) A Development Permit (DP 13-633035) for the property at 7088 Heather Street; and
 - c) A Development Permit (DP 15-700007) for the property at 7100 Elmbridge Way;be endorsed, and the Permits so issued.


Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on January 27, 2016, October 12, 2016 and June 14, 2017.

DP 13-647517 – ERIC LAW ARCHITECTS INC. – 9728 ALBERTA ROAD
(FORMERLY 9720, 9740 AND 9760 ALBERTA ROAD)
(January 27, 2016)

The Panel considered a Development Permit application to permit the construction of six two-storey and 14 three-storey townhouse dwellings on a site zoned “Medium Density Townhouses (RTM3)”. Variances are included in the proposal for increased site coverage and tandem parking.

Architect, Eric Law, of Eric Law Architects Inc.; and Landscape Architect, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, noting that:

- Development surrounding the subject site included a lot under a development application for a townhouse project to the east, single family homes and townhouse developments to the north, a single family home to the west, and a school parking lot to the south.
- The roof forms incorporated gables to provide visual interest.
- Two variances are requested: to allow a site coverage increase from 40% to 42%, and to allow an increase in tandem residential parking spaces from 50% to 70%.
- A convertible housing unit is included.
- The design meets EnerGuide 82 criteria for energy efficiency.
- A retaining wall and fencing will be installed on the property line to the south.
- A small playground for young children will include play equipment.
- Different pavement treatments will be used for the patios and walkways and coloured pavers will be installed in the visitors parking and as a decorative strip.

In response to Panel queries, Ms. Dimitrova and Mr. Law advised that:

- Along the west property line, there is a sloped 70 cm grade difference; a fence will be installed on the property line, and a light fixture will be installed adjacent to the fence.
- There will be hose bibs in each of the private yards and the irrigation plan had not yet been completed.
- Columnar conifer trees will be planted to screen neighbour views of townhouse unit #7.
- No direct pedestrian access is proposed to the adjacent school parking lot to the south.

- A 2 ft. retaining wall will be installed along the south property line; on which a 4 ft. fence will be constructed.
- There are only a few small windows in townhouse unit #7 facing the neighbours to the west.

Discussion ensued with regard to the hose bibs in the private yards and shutting off irrigation during drought conditions. In reply to queries from the Panel, staff noted that options for a central control valve for irrigation could be discussed with the applicant.

Staff confirmed that: (i) the proposed development is consistent with the OCP; (ii) no concerns were expressed at Public Hearing on visual impacts of the development or on parking; (iii) the tandem parking variance pre-dates Council's 2013 decision (in new applications, tandem parking cannot exceed 50% of the total parking); (iv) the townhouse development to the east was endorsed in December, 2015; (v) the lot at the corner of Alberta Road has been zoned for townhouse development; and (vi) the proposed development is in keeping with the form and character of the neighbourhood.

No correspondence was submitted to the Development Permit Panel regarding the application.

Subsequent to the meeting, the applicant has advised that they will install a central control for the irrigation of the common areas within the complex. Each individual unit will have its own hose bib and the strata owner will be responsible for compliance with City/regional water restrictions.

The Panel recommends that the Permit be issued.

DP 13-633035 – GERRY BLONSKI – 7088 HEATHER STREET
(October 12, 2016)

The Panel considered a Development Permit application to permit the construction of four three-storey townhouse units at 7088 Heather Street on a site zoned "High Density Townhouses (RTH2)". A variance is included in the proposal for reduced minimum lot area.

Architect, Gerry Blonski, of Gerry Blonski Architect; and Landscape Architect, Clark Kavolinas, of C. Kavolinas and Associates Inc., provided a brief presentation, noting that:

- The outdoor amenity spaces including a children's play area are sited along Heather Street.
- Broadleaf Evergreens provide landscape treatment to the corner of Heather Street and Granville Avenue.
- Decorative permeable paving is introduced along the driveway and front entry walkways.

In response to Panel queries, Mr. Blonski and Mr. Kavolinas advised that:

The current property owners intend to live in the proposed development and have expressed preference for grassed areas over other landscaping treatments.

The applicant will consider the suggestion to introduce larger caliper trees and replace some deciduous planting with conifers to provide more visual interest throughout the year.

Trees to be retained will be protected.

There will be cross-access to the property to the east through the subject property's drive aisle.

Staff noted that: (i) the applicant has undertaken efforts to ensure the retention of trees in the adjacent site such as introducing special grading along the edges of the subject site in proximity to the trees; (ii) the project will be designed to achieve an EnerGuide rating of 82; and (iii) one of the four townhouse units is designed as a convertible unit.

No correspondence was submitted to the Development Permit Panel regarding the application.

Discussion ensued regarding the proposed planting scheme in the proposed development and staff was directed to work with the applicant to review the planting scheme and consider introducing conifers and larger caliper trees.

The Panel commended the applicant for a well thought out project and provision for large outdoor amenity areas in a small project.

Subsequent to the meeting, the applicant revised the landscape design; increasing the caliper size of proposed deciduous trees and replacing a proposed row of deciduous trees with Serbian Spruce coniferous trees along the east property line.

The Panel recommends that the Permit be issued.

DP 15-700007 – LANDA ELMBRIDGE HOLDINGS LTD. – 7100 ELMBRIDGE WAY
(June 14, 2017)

The Panel considered a Development Permit application to permit the construction of a 15-storey, 26,128 m² (281,241 ft²), mixed commercial and residential use tower and podium building on a site zoned "Downtown Commercial (CDT1)". Variances are included in the proposal to use the reduced City Centre Zone 2 parking rate and to allow unenclosed balcony projections into the required front yard.

Architect, Arno Matis, of Arno Matis Architecture, Inc.; and Landscape Architect, Joseph Fry, of Hapa Collaborative Landscape Architects, provided a brief presentation and noted that:

- The terraced tower forms are inspired by Richmond topography and geography.
- The horizontal tower forms incorporate visual break vertical accents and are seamlessly integrated with the podium.
- 14 affordable housing units are proposed for the project.
- Outdoor plaza spaces are proposed along the street frontages; including a corner public plaza and outdoor café seating along the Gilbert Road frontage.

- Sedimentary rock layering and terracing are used to create zones on the podium level which provide outdoor spaces and amenities for residents.
- The dragon's walk, a stone-paved promenade, unifies the podium landscape and provides pedestrian circulation in the entire podium landscape.
- Grade transitions between the sidewalk and the building's ground floor were managed to incorporate outdoor plaza spaces and provide accessibility to building entries.
- Public Art is proposed at the corner of Elmbridge Way and Gilbert Road and a specimen tree will be planted at the corner to replace the tree that was removed due to road widening.

In response to Panel queries, Mr. Matis and Mr. Fry advised that:

- The balconies on building levels 3 to 16 will only project into the required front yard setback at the northwest corner of the building and not beyond the property line of the subject site.
- The BC Hydro and street lighting kiosk midway along the Gilbert Road frontage is approximately 1.5 m high at street elevation and will be screened with soft landscaping to mitigate its impact to adjacent patios.
- The proposed Public Art will be incorporated in an elevated small plaza with feature planter and specimen deciduous tree at the corner of Gilbert Road and Elmbridge Way.
- The Public Art process tentatively located at the corner plaza has yet to be finalized.
- The translucent yellow balcony guardrails provide verticality and visual interest.
- Rooftop decks can be accessed by a roof hatch.

In response to queries from the Panel, Mr. Matis acknowledged that:

- Vehicular entries are provided off Elmbridge Way and the City lane.
- A layby is provided along the City lane and a truck loading space within the building at the north end of the site.
- Garbage and recycling storage areas are proposed to be located within the building at the north and south ends of the development.
- Residential units are located at the City lane elevation on the third, fourth and fifth levels.
- The affordable housing units are proposed to be located throughout the development.

Staff advised that:

- The proposed parking variance is consistent with Council policy for the use of City Centre parking rates in lieu of the standard parking rates where developments provide affordable housing units.
- All of the 14 affordable housing units and 10% of market rental housing units will have Basic Universal Housing (BUH) features.
- The project will be connected to the Oval District Energy Utility.
- The applicant will provide a Public Art contribution of approximately \$212,000.
- The project provides comprehensive indoor amenity spaces.
- The building will be designed to meet the City's aircraft noise requirements.
- There will be Servicing Agreements for frontage improvements along Gilbert Road, Elmbridge Way, and the City lane, as well as upgrading of fronting utilities.

In response to Panel queries, staff noted that: (i) the height of railings on rooftop decks complies with the height restriction; (ii) the applicant supports the installation of hose bibs on rooftop decks for maintenance of plants; and (iii) the City could still review the landscaping in the plaza at the northwest corner of the site after the finalization of the Public Art piece to be installed in the plaza.

Correspondence was submitted by Anne Lerner to the Development Permit Panel regarding the application; expressing concern regarding the parking situation in the City, the proposed balcony encroachments and potential impacts on skyline and views. Ms. Lerner notes that she does not support the proposed parking variance.

In response to Panel queries, staff confirmed that: (i) the proposed variance related to balcony projections into the front yard setback is a result of road widening; and (ii) the proposed parking variance is consistent with Council policy to encourage developments to provide affordable housing units.

The Panel recommends that the Permit be issued.