



Development Permit Panel

Wednesday, November 12, 2008

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural Services

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, October 15, 2008, be adopted.

CARRIED

2. Development Permit 07-386208

(Report: October 14, 2008 File No.: DP 07-386208) (REDMS No. 2327194)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9700, 9720, 9740, 9760 No. 3 Road

INTENT OF PERMIT:

1. To permit the construction of 20 townhouse units on a site zoned "Townhouse District (R2-0.7)"; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum front yard setback from 6.0 m to 5.10 m for the buildings and 4.30 m for porch/balcony projections; and
 - b) Allow tandem parking spaces in eight (8) of the 20 townhouse units.

Applicant's Comments

Matthew Cheng, architect, reviewed the following features of the proposed development of townhouses on a site that is currently vacant:

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- there are two rows of six units each facing No. 3 Road, plus four duplexes at the rear of the property, for a total of 20 proposed dwellings on the subject site;
- the variance request that addresses the reduction of the minimum front yard setback, from 6.0 metres to 5.10 metres for the buildings and 4.30 metres for the porch/balcony projections, is the result of a road dedication along No. 3 Road;
- the second variance request, for allowance of tandem parking spaces in eight of the 20 proposed townhouse units, is supportable due to the proposed total floor area ratio of 0.643 which is under the maximum of 0.7 as permitted under the zoning;
- to address Advisory Design Panel (ADP) comments, the gatehouse structure houses both the garbage and recycling operations, and the electrical room is located elsewhere on site;
- to address further ADP comments, windows were added to overlook the central amenity area;
- there is one adaptable unit and it includes stairs designed to accommodate a chairlift if necessary;
- to address additional ADP comments, the entrances to the four duplexes located at the rear of the property were pulled out and are close to the drive aisle;
- cross-access is provided to both the north and south adjacent properties; cross-access for fire rescue vehicles is provided to the south adjacent property; the design was adjusted to accommodate a turning radius for rescue vehicles;
- off-street parking consists of: two parking stalls per unit, and four visitor parking stalls including one accessible parking space;
- transformers located in the front yard provide access for hydro and will be screened by new landscaping features.

In conclusion, Mr. Cheng remarked that a special feature of the proposed townhouses, which makes them distinct from other townhouse developments, is that the third floor space is focused in the centre of each residence and integrated into the roof form, thereby giving the building the appearance of a 2½-storey structure.

In addition decks for each home are set into the roof and expressed with a dormer as an architectural expression, instead of being located at the main living area.

Masa Ito, landscape architect, commented on three components of the landscaping theme:

- planting will be done along the No. 3 Road street front;
- landscaping will be maximized in the available spaces along the internal manoeuvring aisle to enhance the centre court;
- existing trees will be retained along the south property line and in the amenity area.

Mr. Ito added that there is an existing utility right of way along the east property line that prevents landscaping with trees.

Staff Comments

Brian Jackson, Director of Development, advised that staff recommends in favour of issuing a development permit for the proposed project. He emphasized that the third floor plan features a unique floor design that is incorporated into the central units only, not the end units.

Mr. Jackson added that the applicant successfully addressed comments made by the Advisory Design Panel.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query regarding whether sustainability features are included in the proposal, Mr. Ito advised that the permeable pavers proposed for the entrance drive aisle area and visitor-parking areas are the only sustainability features on site.

In response to a further inquiry, Mr. Ito remarked that the play equipment in the amenity area includes slides and circular climbing spires, all of which meet standard safety requirements.

The Chair commended the applicant on the design work done on the project and acknowledged that the architectural elements set this proposal apart from other townhouse proposals.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 20 townhouse units at 9700/9720/9740/9760 No. 3 Road on a site zoned "Townhouse District (R2-0.7)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the minimum front yard setback from 6.0 m to 5.10 m for the buildings and 4.30 m for porch/balcony projections; and*
 - b) *Allow tandem parking spaces in eight (8) of the 20 townhouse units*

CARRIED

3. Development Permit 07-396698

(Report: October 21, 2008 File No.: DP 07-396698) (REDMS No. 2515807)

APPLICANT: Townline Ventures 15 Limited

PROPERTY LOCATION: 7660 Acheson Road

INTENT OF PERMIT:

1. To permit the construction of two (2) front-to-back duplexes 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 0.6 m building projections into the rear yard setback;
 - c) Reduce the side yard setback to 0.87 m along the proposed common property line.

Applicant's Comments

Rod Lynde, Lynde Designs Ltd., explained that the proposal is an infill project situated on a 66-foot lot that can accommodate two front-to-back duplex buildings. The proposal is similar in nature to another Lynde Designs and Townline development located at 7562/7566 Acheson Road.

Mr. Lynde noted that the front units of each duplex are accessible by stairs leading to an open area, and complemented with sliding doors.

Masa Ito, landscape architect, noted that one of the two bylaw-sized trees on site is viable for retention, while the other one has suffered decay and poor pruning and is therefore recommended for removal.

Staff Comments

Mr. Jackson expressed support for issuing the development permit and granting the variances the applicant was seeking.

Correspondence

None.

Gallery Comments

None.

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Panel Discussion

Following an inquiry regarding the potential for the inclusion of sustainable features, a brief discussion ensued among panel members, Mr. Lynde, Mr. Ito and Chris Taylor of Townline Ventures 15 Limited, during which the following points were made:

- permeable paving products would reduce potential run-off on site and would thereby be beneficial for the City's infrastructure;
- consideration by the applicant could be given to adding permeable material to the concrete driveways in an effort to eliminate run off.

The Chair asked that staff work with the applicant to explore a redesign of the driveway, including the idea of adding permeable pavers along the edges of the driveways.

Mr. Taylor acknowledged that Townline Ventures would work with staff on the idea of the inclusion of sustainable features.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of two (2) front-to-back duplexes at 7660 Acheson Road 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 0.6 m building projections into the rear yard setback;*
 - c) *Reduce the side yard setback to 0.87 m along the proposed common property line.*

CARRIED

4. New Business

It was moved and seconded

That:

- (1) *the Development Permit Panel meeting tentatively scheduled for Wednesday, December 24, 2008 be cancelled; and*
- (2) *if necessary, a Development Permit Panel meeting be tentatively scheduled for Wednesday, December 17, 2008.*

CARRIED

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5. Date Of Next Meeting: Wednesday, November 26, 2008

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:56 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, November 12, 2008.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk