



To: Richmond City Council

Date: December 7, 2010

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on September 30, 2009

Panel Recommendation

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

i) a Development Permit (DP 09-463340) for the property at 7531 No. 4 Road

be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read 'Joe Erceg', written over the typed name and title.

Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on September 30, 2009.

DP 09-463340 – MATTHEW CHENG ARCHITECT INC. – 7531 NO. 4 ROAD
(September 30, 2009)

The Panel considered an application to permit the construction of five (5) townhouse units on a site zoned “Townhouses (ZT16)”, (formerly “Comprehensive Development District (CD/35)”). Variances are included in the proposal for a reduced side yard setback and tandem parking.

Architect, Matthew Cheng, and Landscape Architect, Pat Campbell, of DMG Landscape Architects, provided a brief presentation, including:

- Access is provided by cross-access through the townhouse project at 7511 No. 4 Road;
- The architectural design of the project matches that of the surrounding townhouse project;
- The three (3) three-storey townhouses fronting No. 4 Road have a substantial setback of the third floor, resulting in the appearance of 2 ½-storey;
- In keeping with the country estate character of homes in the neighbourhood, the triplex building is designed to appear as a single estate home with a consolidated gable feature;
- To break down the massing, a six-inch siding is proposed on the ground floor, with different siding on the upper floor; the colour scheme on the ground floor will be a slightly darker earth tone, with a slightly lighter earth tone applied on the upper floors.
- The landscape plan proposes a residential landscape to provide each of the townhouse units with its own private fenced space within the proposed development;
- 21 new trees will be planted; and
- The drive aisle courtyard will feature porous pavers to: (i) provide texture and enhance the courtyard feel; and (ii) provide storm water management on-site.

In response to queries from the Chair regarding the design of the outdoor amenity area, advice was given that:

- The small amenity area is designed to appeal to new mothers with younger children and includes play equipment that promotes imaginative and physical play; and
- The proposed amenity space is separate from the neighbouring amenity space, which suits the neighbouring Strata Council.

Staff supported the Development Permit application and variances requested. Staff advised that:

- The proposed infill project was anticipated when the surrounding development was designed.
- The reduced north side yard setback for the triplex building along No. 4 Road would not impact the provided desired physical separation between the buildings of the adjacent developments, and the single-storey garbage/recycling enclosure was limited in size and enclosed with screening.

- Tandem parking spaces in all of the five (5) proposed townhouse units is acceptable as a covenant restricts conversion of the space.
- The applicant responded reasonably well to integrate with the surrounding development and very well with the landscaping design and sustainability elements. The permeable pavers and plant material included in the design are in excess of those used in most other developments.

In response to queries from the Chair, staff advised that:

- The existing Cedar hedge would be retained; and
- The substantial third floor setback from the floor below creates the appearance of a 2 ½-storey massing fronting onto No. 4 Road.

In response to a Panel query regarding bike storage, the applicant noted that there is space for bike storage inside each townhouse.

In response to the Chair's query regarding the applicant's action after the March 16, 2009 Public Hearing, during which concerns were expressed about increased traffic at the entry driveway of 7511 No. 4 Road when the five (5) proposed townhouses are occupied, the developer, Mr. Azim Bhimani, advised that:

- A meeting was held with the neighbouring Strata Council to address the concern;
- The Strata Council's covenant on the property included information that the access would be shared with occupants of a future "infill" development; and
- The Strata Council membership seemed satisfied that the "infill" development would use the entry driveway, and that only five (5) new residential units would be added to the site.

The Panel recommends that the Permit be issued.