



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: April 7, 2010
File: 0100-20-DPER1

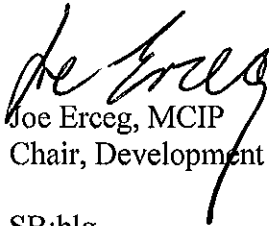
Re: Development Permit Panel Meeting Held on November 25, 2009

Panel Recommendation

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

- i) a Development Permit (DP 09-469909) for the property at 9320, 9340, 9360, 9380 Granville Avenue and 7011, 7031, 7051 Ash Street;

be endorsed, and the Permit so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 25, 2009.

DP 09-469909 – AM-PRI CONSTRUCTION LTD. – 9320, 9340, 9360,
9380 GRANVILLE AVENUE AND 7011, 7031, 7051 ASH STREET
(November 25, 2009)

The Panel considered an application to permit the construction of 40 townhouse units on a site zoned “Town Housing – South McLennan (City Centre) (ZT50)”. Variances are included in the proposal to: increase site coverage, reduce road setbacks for cantilevered balconies and entry roof projections, and permit tandem parking.

Architect, Mr. Taizo Yamamoto, of Yamamoto Architecture Inc., and Landscape Architect, Mr. Masa Ito, of Ito & Associates, provided brief descriptions of the project, including:

- A row house appearance is created; with roof projections, gables, and entry portals.
- Materials include Hardi-board, wood shake finish, vinyl siding and cultured stone.
- Five (5) trees are retained on-site and two (2) off-site street trees.
- Sustainability features include permeable paving, energy efficient appliances, and a building form with shared walls that add to heating efficiency.
- There is private yard area at grade for each unit to provide flexible use.
- The internal drive aisle includes as many landscape elements as possible.
- The outdoor amenity area was divided into two (2) separate program areas, one (1) quiet and passive, and the other more active.

In response to a Chair query, Mr. Yamamoto advised that the amenity area is centrally located.

In response to a Chair query regarding tree removal, Mr. Ito advised that only perimeter trees along Ash Street and Granville Avenue could be saved due to site grades.

Staff supported the application and the variances. Staff noted that:

- The requested variance for the cantilevered balcony projection is supported, as the encroachment is relatively minor and adds to the frontage articulation features; and
- The requested 6 m front yard setback is actually only 4.33 m for each entrance. The entrances provide weather protection and supports the row house streetscape concept.

In response to a Chair query, staff advised that all units have tandem parking, and that no issues are anticipated with this design, based on experience with similar parking designs at similar townhouse developments.

Discussion ensued between the architects and the Panel regarding the following:

- A decorative buffer element at the end of the internal drive aisle provides privacy for the single-family homes to the south of the proposed development.
- The applicant would increase the amount of permeable paved surfaces to improve drainage.
- An existing hedge is to be retained; and

- The public has no direct access through the proposed development to the park to the north, although pedestrians walking east and west along Granville have easy access to the park.

In response to a Chair query, Mr. Yamamoto advised that there is one (1) convertible unit with framing to allow for a lift, blocking for future grab bar installation, turning radius, clearances and lower thresholds. In addition, A1 units can, with minor changes, also be converted.

No public correspondence was received regarding the application.

The Panel recommends that the Permit be issued.