



City of Richmond

Report to Council

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

Date: February 22, 2012
File: 0100-20-DPER1

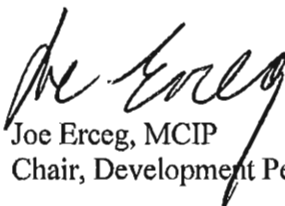
Re: Development Permit Panel Meeting Held on January 25, 2012

Panel Recommendation

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

- i) a Development Permit (DP 11-584282) for the property at 9811 Ferndale Road (formerly 9791 & 9811 Ferndale Road and 6071, 6091 & 6131 No. 4 Road)

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 January 25, 2012.

DP 11-584282 – AM-PRI CONSTRUCTION LTD. – 9811 FERNDALE ROAD
(FORMERLY 9791 & 9811 FERNDALE ROAD AND 6071, 6091 & 6131 NO. 4 ROAD)
(January 25, 2012)

The Panel considered an application to permit the construction of 24 townhouse units on a site zoned “Medium Density Townhouses (RTM2)”. Variances are included in the proposal for a reduced north side yard for an electrical room and tandem parking.

Architect, Taizo Yamamoto, Yamamoto Architect Inc., provided a brief presentation of the proposal, including:

- As a result of neighbourhood concerns, a new access was provided and the proposed development would not use the existing access through the townhouse complex to the west.
- There is one (1) two-storey adaptable unit, and all units have aging-in-place measures.
- The character is subdued with detached home elements, including more of a hip roof and stepping three-storey height down to two (2) storeys at No. 4 Road.
- Each unit has a patio, trees, some lawn space where possible, and sun exposure.
- Materials include Hardi-Board siding and panels, and some vinyl siding for the upper floors.

In response to Panel queries, Mr. Yamamoto provided further information:

- The units facing No. 4 Road feature gables, large porch and bay window to provide depth, and each unit has a punched-in entry.
- The paved amenity area includes benches, lawn area, some trees, and a small climbing play structure for children aged two through six years.
- Staff advised that staff supports the application and the requested variances, and advised:
- The Agricultural Land Reserve (ALR) on the east side of No. 4 Road is respected with a landscaped 6 m setback, which was supported by the City’s Agricultural Advisory Committee;
- The proposed development is buffered from the neighbouring driveway to the west with landscaping that breaks down what could have been an unattractive “bowling lane” design; and
- The proposal addresses adjacencies with stepped building massing, low profile pitched roofs and landscaping, and for this, the best term to apply to the proposed design is “respectful”.

In response to a query from the Chair, staff confirmed that they attempt to steer applicants and architects in the direction of side-by-side stalls for new development applications.

No public input was received regarding the application.

The Panel recommends that the Permit be issued.