



City of Richmond

Report to Council

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

Date: Febraury 10, 2005
File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on February 2, 2005

Panel Recommendation

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

- i) a Development Permit (DP 04-271712) for the property at 8080 Cambie Road (formerly 4151 Hazelbridge Way)

be endorsed, and the Permit so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 2, 2005:

DP 04-271712 – FAIRCHILD DEVELOPMENTS LTD. – 8080 CAMBIE ROAD
(FORMERLY 4151 HAZELBRIDGE WAY)

The Panel considered a Development Permit application to permit the construction of an eight-storey, 119 unit, residential tower on a site zoned Comprehensive Development District (CD/86). The architect, Mr. Luciano Zago, provided a brief overview of the proposal including the interface with Aberdeen Centre, the provision of indoor amenity space and private balconies for each dwelling unit. There were no comments from the public on the proposed development.

The Panel requested the applicant provide a status report on the agreement regarding the provision of amenity space, to be allocated to the City that was agreed to as part of the original rezoning application on the site. The applicant, Mr. Danny Leung, indicated that Fairchild Developments Ltd. had provided a written commitment to work cooperatively with the City towards an acceptable agreement regarding this amenity space. The Panel requested staff coordinate the resolution of an agreement on the amenity space and that this agreement be brought forward to Council concurrently with the Development Permit. Staff has now reached an acceptable agreement with Fairchild Developments Ltd. in this regard.

The Panel recommends that the Permit be issued.



Development Permit Panel
Wednesday, February 2nd, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development, Chair
Jeff Day, 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, January 12th, 2005, be adopted.

CARRIED

At this point the Chair indicated that Item 5, Development Permit DP 04-273897, had been withdrawn from the agenda due to an irregularity in the notification.

2. Development Permit 04-271746
(Report: December 14/2004 File No.: DP 04-271746) (REDMS No. 1339904, 1408398)

APPLICANT: Amrik and Mukhtiar Sian

PROPERTY LOCATION: 8171 No. 2 Road

INTENT OF PERMIT:

1. To permit the construction of ten (10) 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 required front yard setback from 6 m to 4.5 m for enclosed room projections at the second and third storey; and
 - b) provide sixteen (16) tandem parking spaces.

Applicant's Comments

Mr. Patrick Cotter was present to answer questions.

Staff Comments

The Director of Development, Raul Allueva, spoke about the referral of this item on January 12th, 2005 due to the pending review of the Arterial Road Redevelopment and Lane Establishment Policies by the Planning Committee on January 18th, 2005. Mr. Allueva indicated that that review had proven inconclusive in terms of this application, and staff were therefore recommending that the application proceed based on its own merits.

Correspondence

None

Gallery Comments

None

Panel Discussion

The Chair said that the intent of referring this application had been in the hope that clarity would be received around the Arterial Road Redevelopment and Lane Establishment Policies, but as that had not occurred, that it would be unfair to penalize the applicant by further delaying the application.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of ten (10) townhouse units 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 required front yard setback from 6 m to 4.5 m for enclosed room projections at the second and third storey; and*
 - b) *provide sixteen (16) tandem parking spaces.*

CARRIED

3. Development Permit DP 04-277201

(Report: December 20/2004 File No.: DP 04-277201) (REDMS No. 1373901, 1407672, 1354536)

APPLICANT:

Integra Architecture Inc.

PROPERTY LOCATION: 8011 Saba Road

INTENT OF PERMIT:

1. To permit the existing (2) two-storey commercial building (approximately 1,601 m²) to be retained, and the development of two (2) 16- storey residential towers, containing approximately 251 apartments above three (3) storeys of parking, approximately 1,293 m² of new commercial units on the ground floor, and a free-standing four-storey parkade (connected by a sky walk on the third level) on this site zoned Downtown Commercial District (C7); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) vary the maximum height of the towers from the permitted 45 m to 45.5 m; and
 - b) reduce the manoeuvring aisle width in the parking structure from 7.5 m to 6.7 m; and
 - c) reduce the required residential parking spaces from 377 to 340, in keeping with the accepted practice in City Centre.

Applicant's Comments

The applicant was present to answer questions.

Staff Comments

The Director of Development, Raul Allueva, provided a brief summary of the two items for review contained in the referral – the effect of the proposed tower location on the development potential of the adjacent sites to the north, and the issue of possible City liability related to the sky-bridge.

In response to questions from the Chair, Mr. Allueva indicated that staff were working to establish an agreement to address any potential liability issue related to the sky bridge, and that this was a condition of approval. Furthermore, discussions had taken place with the owner of the adjacent property to the north. The applicant had submitted further information in support of the proposed development layout, noting that the tower location was reasonable.

Correspondence

None

Gallery Comments

Mr. Hafiz Pirbhai, Collingwood Place, cited the following concerns relating to the project:

- i) the extent of the east/west lane;
- ii) the proposed tower location relative to the possible tower location on the adjacent property to the north; and

- iii) that he would like a letter of undertaking that a reduced road setback as envisioned on Attachment 1 of the report would be found acceptable both now and in the future on his future development.

Mr. Erceg and Mr. Allueva provided a response to those concerns noting that i) an undertaking could not be given on a setback variance; ii) the encouragement of the City Centre guidelines to place towers at key intersections close to the street; iii) although there was a slight jog at the west end of the lane the lane width ensured that the lane would be operational; and. iv) consolidation would be required for development of the property to the north.

Panel Discussion

The Chair said that the project, which had been thoroughly presented at the previous meeting, had been well thought out.

Panel Decision

It was moved and seconded

1. *That a Development Permit be issued that would permit the existing (2) two-storey commercial building (approximately 1,601 m²) to be retained, and the development of two (2) 16- storey residential towers, containing approximately 251 apartments above three (3) storeys of parking, approximately 1,293 m² of new commercial units on the ground floor, and a free-standing four-storey parkade (connected by a sky walk on the third level) on this site zoned Downtown Commercial District (C7); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *vary the maximum height of the towers from the permitted 45 m to 45.5 m;*
 - b) *reduce the manoeuvring aisle width in the parking structure from 7.5 m to 6.7 m; and*
 - c) *reduce the required residential parking spaces from 377 to 340, in keeping with the accepted practice in City Centre.*

4. Development Permit DP 04-271712

(Report: January 13/2005 File No.: DP 04-271712) (REDMS No. 1387795, 1345466)

APPLICANT: Fairchild Developments Ltd.

PROPERTY LOCATION: 8080 Cambie Road (formerly 4151 Hazelbridge Way)

INTENT OF PERMIT:

To permit the development of an eight-storey, 119-unit, residential tower on this site zoned Comprehensive Development (CD/86).

Applicant's Comments

Mr. Luciano Zago, with the aid of a model and other materials, provided a brief summary of the project and especially the interface with the existing Aberdeen Centre.

Mr. Zago also reviewed the amenity areas and the provision of balconies for each unit.

Staff Comments

Staff had no additional comments.

Correspondence

None

Gallery Comments

None

In response to a question from the Panel regarding the status of the agreement for amenity space allocated to the City at the rezoning stage, a discussion ensued among Panel members, staff and Mr. Danny Leung, Vice-President, Fairchild Developments Ltd.

Mr. Leung indicated that a letter had been submitted to the City from Fairchild Developments confirming the commitment that an agreement would be reached.

At the request of the Chair, Mr. Allueva read the contents of the letter, and then indicated that the Manager, Lands, Christine McGilvray had advised that the applicant was working co-operatively towards the finalization of the agreement.

Panel Discussion

The Chair clarified that staff would coordinate the finalization of the agreement on the amenity space in order that the agreement could be brought forward to Council at the same time as the request for approval and issuance of the Development Permit.

Mr. Day and Ms. Volkering-Carlile concurred with the Chair's comments.

Panel Decision

It was moved and seconded

That a Development Permit be issued that would permit the development of an eight-storey, 119-unit, residential tower on this site zoned Comprehensive Development (CD/86) subject to the completion of an acceptable proposal for the provision of community space to the City.

CARRIED

5. **Development Permit DP 04-273897**

(Report: January 4/2005 File No.: DP 04-273897) (REDMS No. 1374407)

APPLICANT: Bosa Properties (Richmond) Inc.

PROPERTY LOCATION: 5811 and 5851 No. 3 Road

INTENT OF PERMIT:

1. To permit one (1) 17-storey residential tower above three (3) levels of parking with 175 dwelling units and 793 m² of commercial area at 5811 and 5851 No. 3 Road, on this site zoned Downtown Commercial District (C7); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - a) reduce the required building setback to No. 3 Road for commercial uses from 3 m to 1.7 m;
 - b) reduce the required building setback along the future Ackroyd Road for the live/work townhouses from 3 m to 2.1 m; and
 - c) vary the required residential parking spaces from 255 to 231 in accordance with the City's practice in City Centre.

Please see Page 1 for action taken on this matter.

6. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:06 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, February 2nd, 2005.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant