



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: March 22, 2006
File: 08-4105-06-01/
2006-Vol 01
Re: **Development Permit Panel Meetings Held on January 25, 2006 and
March 15, 2006**

Panel Recommendation

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

- i) a Development Permit (DP 04-267205) for the property at 6468 Cooney Road (formerly 6440, 6460 and 6480 Cooney Road);
- ii) a Development Permit (DP 05-312653) for the property at 12251 No. 2 Road; and
- iii) a Development Permit (DP 05-302414) for the property at 6288 Katsura Street and 9371 Hemlock Drive;

be endorsed, and the Permits so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on March 15, 2006 and January 25, 2006:

DP 04-267205 – PAUL LEONG ARCHITECT INC. – 6468 COONEY ROAD (March 15, 2006)

The Panel considered a Development Permit application to permit the construction of 20 townhouse units on a site zoned Comprehensive Development District (CD/133). Included in the proposal is a variance to reduce the rear yard setback for the building's ground floor only. Mr. Paul Leong provided an overview of the project including site context, building design, exterior building materials, on-site parking and outdoor amenity space. Mr. Leong then provided information on the proposed variance and how an existing hedge, along with the proposed landscaping, would effectively screen the building's ground floor from the adjacent site.

In response to queries from the Panel, Mr. Leong and Mr. Clark Kavolinas, the landscape architect, provided additional information on private and communal outdoor amenity areas, landscaping and accessible units. Staff indicated that the project would include enhanced accessibility features throughout the development. A letter from some residents of the townhouse complex at 8431 Cook Road was submitted and Mr. Wong, a signatory of this letter, was present to state concerns over the proposed setback variance. In response to a further Panel query regarding the setback variance, staff and the applicant indicated that the proposal was consistent with that presented during the site rezoning.

The Panel recommends that the Permit be issued.

DP 05-312653 – PATRICK COTTER ARCHITECT INC. – 12251 NO. 2 ROAD
(January 25, 2006 DP Panel/February 13, 2006 Council/March 15, 2006 DP Panel)

The Panel considered a Development Permit application to permit the construction of a 36-unit townhouse complex on a site zoned Townhouse District (R2-0.7). Variances to increase the lot coverage, to reduce the south rear yard setback, and to allow tandem parking are included in the proposal. The Panel previously recommended that the Permit be issued at the January 25, 2006 meeting. Council, on February 13, 2006, referred the Development Permit back to the Development Permit Panel for reconsideration due to project landscaping concerns.

Mr. Patrick Cotter, the architect, along with Mr. Clark Kavonlinas, the landscape architect, provided an overview of the revised landscaping including the addition of new tree planting, tree species changes and a revised pedestrian entry into the site, which is now incorporated into driveway design. In response to queries from the Panel, Mr. Cotter and Mr. Kavonlinas, identified that trees could not be provided adjacent to some unit garages due to space limitations, that the trees were sized appropriately to have an immediate effect and that the planting currently proposed meets or exceeds the intensity of planting shown during the site rezoning. Staff advised that the applicant for the townhouse site to the south had confirmed they were satisfied with the revised landscaping. There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.

DP 05-302414 – AH TEN HOLDINGS LTD. &
HEMLOCK DRIVE DEVELOPMENT LIMITED PARTNERSHIP
– 6288 KATSURA STREET & 9371 HEMLOCK DRIVE (January 25, 2006)

The Panel considered a Development Permit application to permit the construction of two (2) five-storey residential buildings over a single-storey parking structure on a site zoned Comprehensive Development District (CD/68). Variances to increase the maximum building height, to allow four (4) tandem parking spaces, to reduce the parking structure manoeuvring aisle width and to allow two (2) entry canopies to project into the Hemlock Drive setback are included in the proposal. The architect, Mr. Rositch, gave a project overview and provided specific details on the building height variance along with the interface to Katsura Park to the north. Ms. Nadia Said then described the building form and character, site planning and amenity spaces being provided. Staff advised an area resident had submitted a letter citing concerns over the proposed building height. In response to the letter and a Panel query, staff advised that the proposed building height was established during the site rezoning, the variance requested was minor in scope and that the building form was compatible with the surrounding developments. There were no additional comments from staff or the public on the proposal.

The Panel recommends that the Permit be issued.



Development Permit Panel

Wednesday, March 15th, 2006

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development Division, Chair
Mike Kirk, General Manager, Human Resources
Robert Gonzalez, Director of Engineering,

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 February 15th, 2006, be adopted.

CARRIED

2. Development Permit DP 04-267205

(Report: February 21, 2006; File No.: DP 04-267205) (REDMS No. 1767509)

APPLICANT: Paul Leong Architect Inc.

PROPERTY LOCATION: 6468 Cooney Road (formerly 6440, 6460 & 6480 Cooney Road)

INTENT OF PERMIT:

1. To permit the construction of twenty (20) townhouse units at 6468 Cooney Road (formerly 6440, 6460 & 6480 Cooney Road) on a site zoned Comprehensive Development District (CD/133); and
2. To vary the provisions of the Zoning and Development Bylaw No 5300 to reduce the rear yard setback from 6.55 m (21.5 ft.) to 5.4 m (17.8 ft.) for the building's ground floor only.

Applicant's Comments

Mr. Leong, Architect, advised that this project consisted of 20 three-storey townhouses built on a parking podium, which would be screened at the rear of the site by a landscape berm and a wooden fence. An amenity play area and additional liveable green space was provided on the parking podium. There was also additional greenery provided between unit entries. Each unit had access to an individual garage. Brick veneer and vinyl material would be used to create a strong podium design. At grade living space, front entries and additional landscaping had been provided to units along Cooney Road to maintain the pedestrian character of the area.

He advised that a letter had been received from neighbours to the east raising concerns about the variance requested. He stated that area in which the variance was requested was not liveable space, it faced the garages and driveways of neighbouring townhouses. He also noted that the hedges along the common property line, which had been accidentally removed by the demolition company, had now been replaced and this hedge would completely screen the proposed setback area.

In response to queries from the Panel, Mr. Leong advised that:

- the amenity area was on the podium level, it consisted of a rubberized surface and included a climbing structure and a slide, which had been modified to fit the space.
- the project met the city's standards for amenity space provided, and noted that this measurement did not include the bermed area at the back of the site;
- this project would be marketed primarily to young couples without families;
- there was no private green space for the rear units, however, the area in the future lane rights-of-way could be used for lawns until the lane is constructed;
- this project was not density driven, it was laid out in such a way that if/when the future lane was built, the buildings would have a buffered setback;

The Chair then advised that while not opposed to the project's rear yard design in his opinion, other recent townhouse developments had provided better useable private outdoor space at grade. In response to further queries from the Panel, Mr. Leong advised that.

- there were two accessible corner units which had enlarged washrooms and accessible stairs; all other units were designed to be converted into accessible units if needed as all stairways would accommodate a lift if required;
- if the adjacent site to the south is developed, the existing Cooney Road access would be closed and converted to a visitor parking and landscape area. A new shared driveway with the corner site to the south would be provided with the ultimate driveway access from Cook Road;
- the design had not changed between the rezoning stage and the Development Permit stage. Mr. Terry Brunette, Planner, corroborated that the design was consistent with that presented during the rezoning.

Staff Comments

Mr. Jean Lamontagne, Director of Development, advised that the applicant had reviewed the letter received from the owners of 8431 Cook Road who were concerned about the reduction of the rear yard setback variance requested. Staff also noted that enhanced accessibility features would be provided throughout the development.

Correspondence

Petition from 7 owners of townhouses at 8431 Cook Road (Schedule 1).

Gallery Comments

Mr. Man Kam Wong, representing owners of Units 1-6, 8431 Cook Road stated their concerns about the setback variance requested by the applicant. He advised that if this request were granted, the units on the site would be too close to the existing townhouse units at 8431 Cook Road.

Panel Discussion

Chair stated he was satisfied that this project had not changed since rezoning. He noted that the variance requested should not have an impact on the neighbouring townhouse site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of twenty (20) townhouse units at 6468 Cooney Road (formerly 6440, 6460 & 6480 Cooney Road) on a site zoned Comprehensive Development District (CD/133); and*
2. *Vary the provisions of the Zoning and Development Bylaw No 5300 to reduce the rear yard setback from 6.55 m (21.5 ft.) to 5.4 m (17.8 ft.) for the building's ground floor only.*

CARRIED

3. Development Permit DP 04-279805

(Report: February 17th, 2006; File No.: DP 04-279805) (REDMS No. 1765444)

APPLICANT: Andrew Cheung Architects Inc.

PROPERTY LOCATION: 9231 Beckwith Road

INTENT OF PERMIT:

1. To permit the construction of 472 m² (5,080 ft²) restaurant building (teahouse/café) at 9231 Beckwith Road on a site zoned Automobile-Oriented Commercial District (C6); and

2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum required Road Setback from 6 m (19.685 ft) to 3 m (9.842 ft) for the building and permit fabric awnings to project a further 1.07 m (3.5 ft); and
 - b) Reduce the width of manoeuvring drive aisles from 7.5 m (24.6 ft) to 6 m (20 ft).

Applicant's Comments

Francis Lao, Architect, representing the applicant, provided a brief overview of the site context and advised that this was a small coffee/tea shop development, with limited cooking facilities on a small site. He stated that the design was a British inspired Tea House and that the building had been sited close to the street to enhance the pedestrian environment. It was further noted that all parking was situated at the rear of the site.

Staff Comments

Mr. Jean Lamontagne, Director of Development, advised that the site was close to a trail right way to the north. The applicant would have bicycle parking available, and it was possible to have a link from the back of the site to the trail if the applicant wished to do so.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 472 m² (5,080 ft²) restaurant building (teahouse/café) at 9231 Beckwith Road on a site zoned Automobile-Oriented Commercial District (C6); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the minimum required Road Setback from 6 m (19.685 ft) to 3 m (9.842 ft) for the building and permit fabric awnings to project a further 1.07 m (3.5 ft); and*

- b) *Reduce the width of manoeuvring drive aisles from 7.5 m (24.6 ft) to 6 m (20 ft).*

CARRIED

4. Development Permit DP 05-312653

(Report: February 28th, 2006; File No.: DP 05-312653) (REDMS No. 1774654, 1764306, 1765543)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 12251 No. 2 Road

INTENT OF PERMIT:

1. To permit the construction of 36 townhouse units at 12251 No 2 Road 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) Increase permitted lot coverage from 40% to 43.2%;
 - b) Reduce the minimum required rear yard setback from 3 m to 2.25 m for 0.75 m deep room projections limited to the first storey only on the southwest building; and
 - c) Permit 40 tandem parking spaces in 20 townhouse units.

Applicant's Comments

Mr. Patrick Cotter, Applicant, advised that the landscape plans for this project had now been revised in accordance with Council's request. Additional trees (9 evergreens), had been added. Two trees had been changed from evergreen to deciduous. A pedestrian pathway into the site had been incorporated into the driveway design and additional landscaping was provided along the common drive aisle.

In response to a query from the Panel,

- Mr. Kavolinas, Landscape Architect, advised that trees adjacent to the garages of the units along the north property line could not be provided because space was limited due to the increased north yard setback.
- Mr. Kavolinas also advised that trees would be between 5 cm for deciduous or 3.0 m for evergreen and that this size tree should provide an immediate presence.
- Mr. Cotter also advised that the planting being proposed meets or exceeds the amount and intensity of planting shown during the rezoning stage.

Staff Comments

Mr. Jean Lamontagne, Director of Development, advised that the applicant had been requested to address the concerns of Fairwind Ventures Ltd., owners of the property to the south of this site, and noted that this had been satisfactorily accomplished.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 36 townhouse units at 12251 No 2 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) *Increase permitted lot coverage from 40% to 43.2%;*
 - b) *Reduce the minimum required rear yard setback from 3 m to 2.25 m for 0.75 m deep room projections limited to the first storey only on the southwest building; and*
 - c) *Permit 40 tandem parking spaces in 20 townhouse units.*

CARRIED

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4.15 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, March 15th, 2006.

Joe Erceg, General Manager,
Urban Development Division
Chair

Desiree Wong
Committee Clerk

Schedule 1 to the minutes of the
Development Permit Panel Meeting held
on Wednesday, March 15th, 2006

DP 04-267205

Received 3/13/06

Cook Road

Richmond B.C.

13th March 2006

City of Richmond
6911 No. 3 Road
Richmond B.C. V6Y 2C1

ATTENTION: Mr. David Weber, Director, City Clerks Office

Re: Development Property Location 6468 Cooney Road Richmond

1. The construction of 20 townhouse units replacing three single family house would be too cluttered and crowded both for homes for families and other traffi
2. We do not agree to allow a relaxation of By-law #5300 to reduce the rear yard set Back from 6.55m to 5.4m By-laws are put in place to allow conformity in development and construction for the good of the entire community.

6.55 m
- 5.40 m

1.15 m
2.32 m
3.773 m

There is already too little yard area or space between buildings and developments. This particular location borders in the back side of our townhouse. Our location was developed according to By-laws in place and it would not be right to expect our agreement to relax By-laws for a new development pushing buildings ever closer to neighbouring property.

Any advantage gained by relax of variance would only be to the benefit of the developer who would be long gone after construction completion and leaving residents and neighbours living on top of each other with no space for outside living or enjoyment.

No we do not think that the request of any variance should be granted. The developers and their architects were aware of the limitations and By-laws when they purchased the property for the development.

The answer is NO THANK YOU.

Yours truly,

Hong Man Kam (OWNER OF Unit No. 3)
 Chushouan Lee (" " " " 05)
 Ronald Manelino Daniel Mendis (owner of unit 04)
 Felimon Tex (Unit # 1)
 Simon the King (Unit # 2)
 Edwin Su (UNIT # 6) OWNER

To Development Permit Panel	
Date:	March 15, 2006
Item #	2
Re:	6468 Cooney Rd #10 - 8451 Cook Road Richmond B.C. V6Y1V6

		INT
<input checked="" type="checkbox"/>	DW	<input checked="" type="checkbox"/>
	GJ	
	KY	
	DAW	
	DB	
	WB	

04-267205

City of Richmond
6911 No. 3 Road
Richmond B.C. V6Y 2C1

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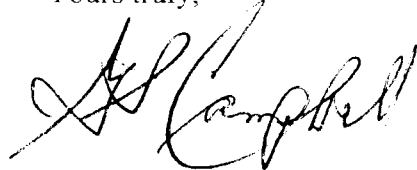
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No we do not think that the request of any variance should be granted. The developers and their architects were aware of the limitations and By-laws when they purchased the property for the development.

The answer is NO THANK YOU.

Yours truly,



G.S. Campbell