



To: Richmond City Council

Date: May 21, 2002

From: David McLellan  
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on May 15, 2002

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**Panel Recommendation**

That the modifications to the amenity building at 5900 Muir Drive be deemed to be in general compliance with the Development Permit (DP 95-000189) issued for that property.

David McLellan  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered one development permit and one matter of general compliance at its meeting held on May 15, 2002. The Permit requires some revised plans and so will be presented to a later meeting of Council.

**DP 95-000189 – INTERFACE ARCHITECTURE INC. – 5900 MUIR DRIVE**

The conversion of the design of the amenity building to reflect a new program for this complex met no resistance from the Panel. It was noted that there is ample provision of play space for children in other areas of the development.

The Panel recommends that the modifications to the amenity building be deemed to be in general compliance with the Development Permit issued.

DJM:dj



## Development Permit Panel

Wednesday, May 15, 2002

Time: 4:00 p.m.

Place: Council Chambers  
Richmond City Hall

Present: David McLellan, General Manager, Urban Development, Chair  
Jeff Day, General Manager, Engineering and Public Works  
Jim Bruce, General Manager, Finance and Corporate Services

The meeting was called to order at 4:00 p.m.

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on April 24, 2002, be adopted.*

**CARRIED**

### 2. Development Permit 01-198839

(Report: April 17/02 File No.: DP-01-198839) (REDMS No. 664749)

APPLICANT: Polygon Leighton Court Ltd.

PROPERTY LOCATION: 7060, 7140, 7180, 7220, 7240 Garden City Road and 7055, 7071, 7091, 7111 Heather Street

INTENT OF PERMIT:

1. To allow the development of 94 townhouse units on a property zoned Comprehensive Development District (CD/128); and that would:
2. Vary the regulations in the Zoning and Development Bylaw to:
  - allow stairs, stairwells, architectural "wing walls" and porches to project a maximum of 2 m (6.562 ft.) into the required setbacks, and to allow entry features and one project sign to have 0 setback.

### **Applicant's Comments**

Mr. Doug Ramsay, Ramsay Worden Architects Ltd., in response to a question from the Chair, with the aid of a materials board, site plans and elevations, said that design variations in the buildings would be created by a vocabulary that pulled out elements of the buildings; which would include end conditions in the middle of the building that would be featured in shingles of various colours. In addition, the plans included a number of different types of units and an emphasis on the pedestrian accesses to all, with the exception of those that abut adjacent single family residences, of the units.

Mr. Chris Barbati, Polygon Development, said that a variety of building types, including a mix of 20 and 16 foot wide buildings, and configurations would help define and break up building scales; the amenity building, a one storey structure with a two storey roof, contained very strong brick elements; the treatment of the ends of buildings along Garden City Road included front facades; a strong identity had been created at the book ends of buildings; changes in roof form throughout the development included roof elements that drop down to the second storey and variations between hip and gable roofs. Mr. Barbati, in response to a question from the Chair, confirmed that the roof pitch would be similar to that of the Stanford project in Terra Nova.

Also in response to a question from the Chair, Mr. Barbati reviewed the indoor space of the amenity building and the outdoor patio area. A discussion then ensued, which included comments from staff, on the lack of outdoor preschool amenities.

### **Correspondence**

None

### **Gallery Comments**

None

### **Panel Discussion**

Mr. Day said that a children's play area should be included in the project as it would allow children to play in close proximity to their home.

The Chair said that an alteration should be made to accommodate a children's play area, designed for preschool children, in the plans and that the Panel would be satisfied with the knowledge that the play area would be developed in co-operation with, and to the satisfaction of, staff.

**Panel Decision**

It was moved and seconded

**Manager's Recommendations**

*That a Development Permit be issued, for the property at 7060, 7140, 7180, 7220, 7240 Garden City Road and 7055, 7071, 7091, 7111 Heather Street that would:*

1. *Allow the development of 94 townhouse units on a property zoned Comprehensive Development District (CD/128); and that would:*

2. *Vary the regulations in the Zoning and Development Bylaw to:*

*allow stairs, stairwells, architectural "wing walls" and porches to project a maximum of 2 m (6.562 ft.) into the required setbacks, and to allow entry features and one project sign to have 0 setback.*

*subject to the submission of revised plans which would include the addition of a toddler play area developed in cooperation with staff prior to the next Council meeting.*

**CARRIED**

**3. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR A GENERAL COMPLIANCE RULING AT 5900 MUIR DRIVE**

(Report: April 29/02 File No.: DP 95-000189) (REDMS No. 699391)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 5900 Muir Drive

**Applicant's Comments**

The applicant was not present.

**Staff Comments**

There were no additional comments to those contained in the staff report.

**Correspondence**

None

**Gallery Comments**

None

**Panel Discussion**

The General Compliance request was considered appropriate.

**Panel Decision**

It was moved and seconded

*That the attached plans for the amenity building at 5900 Muir Drive be considered to be in general compliance with the approved plans for Development Permit #DP 95-000189.*

**CARRIED**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:21 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, May 15, 2002.

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David McLellan  
Chair

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Deborah MacLennan  
Recording Secretary