



City of Richmond

Report to Council

To: Richmond City Council
From: Jeff Day, P. Eng
Acting Chair, Development Permit Panel
Date: September 4, 2007
File: 01-0100-20-DPER1-
01/2007-Vol 01
Re: Development Permit Panel Meeting Held on June 13, 2007

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 05-317013) for the property at 8200 Corvette Way;be endorsed, and the Permit so issued.

Jeff Day, P. Eng
Acting Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 13, 2007:

DP 05-317013 – LAWRENCE DOYLE ARCHITECT INC. – 8200 CORVETTE WAY
(June 13, 2007)

The Panel considered a Development Permit application to permit the construction of a mixed-use commercial residential development with two (2) 16-storey residential high-rise towers totalling 231 units and a 14-storey hotel with 176 rooms on a site zoned “Comprehensive Development District (CD/173)”. Variances were included in the proposal to increase building height and decrease the Corvette Way setback

The architect, Mr. Lawrence Doyle, of Lawrence Doyle Young and Wright Architects Inc., provided a brief description of the project and advised that the project included two (2) residential towers and a hotel with an elaborate amenity building on a new alignment of Corvette Way. Parking would be screened from the street and one (1) level was located below grade. A greenway would be built along the west side of the site on a Greater Vancouver Regional District (GVRD) utility corridor. The landscaping also included a landscaped deck for the towers, street trees, feature Sea Island public plaza and frontage improvements all the way to No. 3 Road. The Corvette Way setback variance was a result of the angled site and utilities corridor. A height variance was requested for an elevator shaft to project approximately 2 ft. beyond the permitted height.

Staff advised that the height variance was a result of this application proposing a higher density upon direction from Council, and that the height for this development is still below the maximum allowable height directed by the airport. Staff further advised that the proposed greenway meets the initiatives and vision of the Park’s Department for that area.

In response to a query regarding the height of the back doors and trail in relation to the dyke, staff advised that the GVRD will not allow any fill over the utilities at this time, and once development has occurred along the waterfront, the trail will likely be moved. Staff noted that this application was securing a critical link for bicycle pathways. Staff also noted that the applicant is providing upgrades to the area including lighting and access to Sea Island.

There were no comments from the public on the proposal.

The Panel recommended that the Permit be issued.



Development Permit Panel

Wednesday, June 27, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Andrew Nazareth, General Manager, Business and Financial Services
Victor Wei, Director, Transportation

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 June 13, 2007, be adopted.

CARRIED

2. Development Permit 07-362006

(Report: May 23, 2007 File No.: 07-362006) (REDMS No. 2235817)

APPLICANT: W. T. Leung Architects Inc.

PROPERTY LOCATION: 6351, 6391, and 6491 Minoru Boulevard

INTENT OF PERMIT:

1. To permit the construction of two (2) sixteen storey high-rise buildings over a common parking structure consisting of approximately 224 dwelling units and 253 parking spaces as Phase I of a multi-phase development on a site zoned "Comprehensive Development District (CD/177); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the proportion of allowed small car parking spaces permitted from 30% to 32.4%.

Applicant's Comments

W. T. Leung, architect, defined this as Phase One of a larger, multi-phase project on the 4.5-acre site at 6351, 6391 and 6491 Minoru Boulevard. When all phases are completed, the proposed development will comprise four high-rise residential towers with approximately 448 dwelling units, townhouses, and approximately 614 off-street parking spaces. The Phase One Development Permit application under discussion at present applies to two 16-storey high-rise buildings, a three-storey parking structure, and townhouses surrounding the three-storey parking structure. The two proposed towers include approximately 224 dwelling units and 253 parking spaces. The site for Phase One of this development was left vacant when, approximately five years ago, the low-rise rental apartment building that used to occupy the site was destroyed by fire.

Mr. Leung noted that one of the two towers under discussion is earmarked for the rental market and the second tower will be a strata market sales building. The two towers are oriented on the site to front onto the new east-west road, and architectural shading fins have been incorporated on the west and south to respond to conditions of orientation.

In describing the project Mr. Leung highlighted the following:

- (i) the pedestrian access from Minoru Blvd. to Minoru Park will be relocated, there will be a new east-west road from Minoru Blvd., the existing pathway will be decommissioned, and a new pedestrian greenway connection to Minoru Park will be built, and both the new road and greenway will be lined with trees;
- (ii) the project's three levels of parking will be bordered by townhouses and amenity rooms on three sides;
- (iii) the two towers are articulated with concrete and glazing, and the townhouses and the lower levels of the towers are articulated with brick masonry;
- (iv) the towers' top floors are stepped to create a sculpted effect and to provide a more varied skyline and roofscape.

Mr. Leung remarked that the Phase One rental tower will provide 132 replacement rental units for the loss of 128 existing rental units through the future demolition of the two existing rental apartment buildings in the Phase Two portion of the site. Of those, 22 are earmarked for "Seniors Independent Living". With regard to the seniors who will live in the 22 units, they will have access to the third floor amenity room, a laundry room and associated outdoor amenity area. There are enhanced "aging in place" features that facilitate accessibility throughout the Phase One development, including the landscaped areas.

With regard to the proposed increase to the proportion of allowed small car parking spaces from 30% to 32.4%, Mr. Leung advised that the variance is slight and that it translates into six car spaces. The required radius in which such safety vehicles as fire trucks can turn dictates the increase of 2.4%.

In response to a query from the Chair, staff confirmed that other developers have requested similar variances and that staff has reviewed this variance in comparison with earlier variances granted, and this one is not atypical. In addition, staff stated that the total number of off street parking is 248 spaces and that the bylaw allows that 30% of these be earmarked for small cars. This represents 76, and the variance would go from 76 to 82.

Ms. Jane Durante, landscape architect, gave an overview of the landscaping plans for Phase One and drew the Panel's attention to:

- (i) the proposed green walkway from Minoru Blvd. to Minoru Park which will have an elegant and urban feel, and will offer pedestrians the feeling of walking through a green landscape removed from the traffic;
- (ii) the defining edge between the proposed development and the existing seniors housing development to the north (the Kiwanis Court Housing) will become densely planted to provide the Kiwanis Club property with a more pleasant aspect, and the north facing building face has been developed in coordination and in consultation with representatives of the Kiwanis Club property;
- (iii) the entry plaza to be built in Phase Two will provide a green, leafy lead into the buildings and into the park;
- (iv) the roof terrace at the third level, shared by both towers, will have elevation changes and will provide a series of "outdoor rooms";
- (v) the intent is to provide an opportunity for a setting for a public art installation at the open area at the intersection of Minoru Blvd. and the new east-west road, to create a welcoming statement and an entry to the greenway to the park;
- (vi) unique streetlight standards and street furniture will be used on site.

In response to an inquiry from the Chair, Ms. Durante confirmed that the planting at the north edge of the amenity area is intended to cascade down towards the lower planting.

Staff Comments

Jean Lamontagne, Director of Development, addressed the rental component of the application and advised that there were 128 existing residential rental units onsite, and reiterated that Phase One will provide 132 replacement rental units. Of the 132 rental units, 60% will be affordable rental units, and 22 of the units will be seniors affordable units.

He stated that one condition of the adoption of the rezoning application is for the applicant to have a non-profit partner for the management of the affordable housing units. Discussions on this point with the applicant are ongoing.

Mr. Lamontagne commented that Phase One has to be completed prior to demolition of the two low rise apartment buildings to the west of the Phase One site, and that ample time will be provided for current renters to move into the new development, if they so choose.

In response to a question from the Chair, Mr. Lamontagne confirmed that what Council approved through the rezoning process meets the City's rental and affordable housing agreement, and in addition, that Council will consider a separate bylaw that describes the affordable housing component.

Correspondence

Vera Wong, #608-6088 Minoru Blvd. (Schedule 1)

Manmohan Vij, #810-6631 Minoru Blvd. (Schedule 2)

Sarah Dix, #306-6491 Minoru Blvd. (Schedule 3)

Gallery Comments

Frank Toffin, 6611 Minoru Blvd. commented that the view he enjoys from his home would be impacted in a negative way by the two towers in Phase One. In addition he expressed his opinion that the requested increase from 30% to 32.4% in the proportion of allowed small car parking spaces was not probable or justified. Mr. Toffin remarked that it was a bad idea to have pedestrians, who do not live in the area, use the proposed new greenway.

Theresa Harding, Arlington Group, Planning and Architecture Inc., #1030-470 Granville Street, Vancouver, advised that she spoke on behalf of property owners living at 6551 and 6451 Minoru Blvd., immediately to the south of the new east-west road from Minoru Blvd. and asked if (i) a construction traffic management plan had been prepared, and (ii) if a construction noise mitigation plan been prepared.

Staff advised that conditions for final adoption for rezoning dictates that the applicant must submit for review both a construction traffic management plan and a construction noise mitigation plan. This application, and other applications, cannot be approved until these plans are submitted to City staff and approved. Staff further advised that anyone wishing to review the plans could contact those responsible for creating the plans and could request access to the plans.

Mr. Kramer, 6611 Minoru Blvd. expressed concern that the east-west connection, in addition to both the greenway from Minoru Blvd. and the plaza at the entrance to the park, would attract many pedestrians to the site, and to Minoru Park, and the increased traffic would lessen residents' security.

Mr. Leung addressed the concern and stated that such design approaches as lighting standards along the full length of the walkway, and throughout the plaza, would enhance the sense of security on the site. In addition, the townhouses were designed to encourage residents to participate in passive casual surveillance, thereby potentially discouraging unacceptable behaviour on site. He remarked that with more people living in an area, acts of uncivil behaviour would naturally be deterred.

In response to a query from the Panel, Mr. Leung advised that when the Richmond Advisory Design Panel reviewed the development plans, no security concerns were raised.

Panel Discussion

In response to inquiries Mr. Leung advised that:

- light standards will be placed along the entire length of the planned new greenway leading to Minoru Park, as well as throughout the rest of Phase One; night lighting will be extended to the edge of the park in order to enhance safety and security;
- the applicant proposes unique light standards, which will include unique design features, in order to signal the distinctiveness of the development as well as to delineate the entry into Minoru Park;
- a new traffic light is proposed at the intersection of Minoru Blvd. and the access to the Richmond Centre Mall where at present a pedestrian activated traffic signal is already in place; City transportation staff has reviewed the new traffic light plan and are satisfied with the proposal;
- the applicant is mindful of the tenants in the existing low-rise buildings and for that reason will move as quickly as possible on developing Phase Two; at present discussions are taking place between the applicant, City staff and representatives of BC Housing with the desired outcome being management and an annual subsidy for the 22 units of seniors affordable housing; he clarified that current renters in the low-rise buildings who wish to relocate into a rental unit in the new development will have the first priority, the second priority is for Richmond residents and then the list would open up. Phase One is independent from Phase Two and Phase Three, if development proceeds as a three-phase project. It could be a two or three phase project, but the park access would be constructed in Phase Two; and
- the east-west corridor will be universally accessible and the applicant, in discussions with the Kiwanis Club, has also committed to creating a gated access point from the pathway parallel to the park on the development site to the Kiwanis Club site; the gate is to be located at the common property line and will be controlled by the Kiwanis residents.

In response to a query, Mr. Lamontagne advised that the east-west connecting pathway is an important link, and that it is the City's intention that the existing pathway along the north side of the current site be abandoned. He explained that Crime Prevention Through Environmental Design (CPTED) principles have been incorporated throughout the site to provide a safer and clearer connection to the park. In addition, implementation of CPTED could include incorporating windows in stairwells, separation between resident and visitor parking areas, etc.

In response to an inquiry from the Chair regarding the dimensions of the individual units, Mr. Leung advised that 35 units in Phase I are designed specifically to be easily convertible for wheelchair accessibility, with appropriate bathroom layouts, ample areas for wheelchair turning radii and wider doorways. All units incorporate aging-in-place features and can be easily fitted to respond to seniors needs (i.e. installation of grab bars and other fixtures).

Mr. Leung responded to the Chair's question regarding the landscaped roof of the parking podium by advising that at present there are no plans to incorporate separate garden plots, but that if, in the future residents desire a garden plot, it would be possible to accommodate such a request.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of two (2) sixteen storey high-rise buildings over a common parking structure consisting of approximately 224 dwelling units and 253 parking spaces as Phase I of a multi-phase development at 6351, 6391 and 6491 Minoru Boulevard on a site zoned "Comprehensive Development District (CD/177); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Increase the proportion of allowed small car parking spaces permitted from 30% to 32.4%.*

CARRIED

3. New Business

None.

4. Date Of Next Meeting: Wednesday, July 11, 2007

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:35 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, June 27, 2007.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

6911 No. 3 Road
Richmond, BC V6Y 2C1
Phone 604-276-4007 Fax 604-278-5139

To Development Permit Panel
Date: June 27, 2007
Item # 2
Re: DP 01-362006 No
For a De

Notice of Application For a Development Permit

DP 07-362006

	INT
DW	Dw
GJ	
KY	
DB	
WB	

07-362026

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 27, 2007.

Applicant: W. T. Leung Architects Inc.

Property Location: 6351, 6391, and 6491 Minoru Boulevard

Intent of Permit: To permit the construction of two (2) sixteen storey high-rise buildings over a common parking structure consisting of approximately 224 dwelling units and 253 parking spaces as Phase I of a multi-phase development on a site zoned "Comprehensive Development District (CD/177); and

To vary the provisions of the Zoning and Development Bylaw No. 5300 to:

a) Increase the proportion of allowed small car parking spaces permitted from 30% to 32.4%.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: June 27, 2007
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

To obtain further information on this application, or to review supporting staff reports, **contact the Planning & Development Department**, (604-276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between June 14, 2007 and the date of the Development Permit Panel Meeting. Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2007.htm>.

David Weber
Director, City Clerk's Office

DW:yl

608-6088 Minoru Bldg
Richard B.P. V6Y 4A8
We vote "NO"

385 Thank you. Vera Wong

To Development Permit Panel
 Date: June 27/07
 Item #: 2
 Re: DP 01-36A006

31-27th June, 2007
 Manmohan Vj
 810-6631 Minoru Blvd
 Richmond B.C
 V6Y 1Z1

The Director
 City Clerk's Office
 Richmond, B.C. Hall

Schedule 2 to the Minutes of the
 Development Permit Panel meeting
 held on Wednesday, June 27, 2007.

Ref:- Property location: 6351-6391-6491-Minoru Blvd.

Dear Sir,

As per my opinion These Highrise bldgs
should not be given permission ^{to build} due to the following
 reasons

1. This area will be more congested and The Calmness which gives an air of peace will be spoiled.
2. The Quietness of the area will go away.
3. The area will start looking like downtown and will create lots of traffic problems.
4. As already RAV is coming we should preserve this area and minoru garden as a beautiful green and low rising residential area

I hope Sir, you will read my Considerations and Give some Justice to This Area

Thanking you

Yours Sincerely

Manmohan Vj

Resident - 810-6631 Minoru Blvd

386

Richmond B.C V6Y 1Z1

To Development Permit Panel	
Date: June 27/07	306, - 6491 MINORU Blvd
Item #	2
Re:	Rechnow
	B.C. V6Y1Y8
	DE 01-362006

Director, City Clerk office,

I am unable to attend the
Development Permit Panel meeting on the
27th June 2007

This letter is a submission for this
meeting

Thank you,

M^{rs} Sarah Dix

Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, June 27, 2007.



Development Permit Panel

Wednesday, July 11, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, 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 June 27, 2007, be adopted.

CARRIED

2. Development Permit 06-355443

(Report: June 12, 2007 File No.: 06-355443) (REDMS No. 2243010)

APPLICANT: Sun Life Assurance Company of Canada

PROPERTY LOCATION: 10851 Shellbridge Way

INTENT OF PERMIT:

1. To permit the construction of a 6,330m² three storey office building on a site zoned Business Park Industrial District (I3); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) increase the maximum building height from 12.0 m to 16.7 m;
 - b) reduce the minimum road setback to Shellbridge Way from 6.0 m to 3.85 m, and;
 - c) increase the maximum number of small car parking spaces permitted from 30% to 36%.

Applicant's Comments

Tom Bunting, of Bunting and Cody Architects, advised that he and other members of the development team were in attendance to answer any questions the Panel might have.

Staff Comments

Jean Lamontagne, Director of Development stated that staff supported the requests by the applicant to: (i) increase the maximum building height from 12.0 m to 16.7 m; (ii) reduce the minimum road setback to Shellbridge Road from 6.0 m to 3.85 m.; and (iii) increase the maximum number of small car parking spaces permitted from 30% to 36%. Mr. Lamontagne added that the variances were minor.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to an inquiry, Mr. Bunting explained that the reason for the request for the building height variance (from 12.0 m to 16.7 m) was to accommodate the mechanical penthouse. He further explained that rooftop screening will be provided for the cooling tower, and that the screening material will be an open metal.

Mr. Bunting responded to a further inquiry by confirming that the two significant, and centrally located, Redwood trees would be retained.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 6,330m² three storey office building at 10851 Shellbridge Way (Airport Executive Park Building 6) on a site zoned Business Park Industrial District (I3); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *increase the maximum building height from 12.0 m to 16.7 m;*
 - b) *reduce the minimum road setback to Shellbridge Way from 6.0 m to 3.85 m, and;*
 - c) *increase the maximum number of small car parking spaces permitted from 30% to 36%.*

CARRIED

3. New Business

None.

4. Date Of Next Meeting: Wednesday, July 25, 2007

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:38 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, July 11, 2007.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk



Development Permit Panel

Wednesday, July 25, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Jeff Day, General Manager, Engineering and Public Works
Dave Semple, Director of Parks and Public Works Operations

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 July 11, 2007, be adopted.

CARRIED

2. Development Permit 07-369495

(Report: June 27, 2007 File No.: 07-369495) (REDMS No. 2246720)

APPLICANT: Kenny Lee

PROPERTY LOCATION: 6131 No. 5 Road

INTENT OF PERMIT:

To permit the construction of a single family dwelling with a septic field on a site zoned Agricultural District (AG1) and designated as an Environmentally Sensitive Area.

Applicant's Comments

Kenny Lee advised that he was available to answer questions.

Staff Comments

Jean Lamontagne, Director of Development stated that in 1989 this property, and others in the immediate area, were designated as ESA parcels, due to the forested areas, and that any development proposed on this site has to be considered by the Development Permit Panel.

The proposal by Mr. Lee is similar to a proposal for the property to the north that was approved by Council in January of 2005.

A review was done by a biologist, and the resulting assessment recommended retaining and enhancing a 17 metre deep mature woodland along the western property line, and that this area be preserved and protected through a restrictive covenant to prevent future removal of vegetation, other than hazard trees and invasive species. Eventually, this property wide vegetated strip will be a wildlife corridor.

Mr. Lamontagne added that this zoning district's designation would be reviewed as part of the Official Community Plan review to be undertaken in 2008.

In response to a query from the Chair, Mr. Lamontagne advised that the home is proposed on the east end of the property within the maximum 50 metre residential setback and that no variances were required.

Mr. Lamontagne noted that staff is satisfied that the installation of 23 trees across the property, as well as other enhancement plans by the applicant reflects a sensitive approach to the environmental values at the site.

Correspondence

None.

Gallery Comments

Dr. Jan Knap, 10420 Odlin Road, stated that he owned property west of 6131 No 5 Road, and he asked the Panel the following questions:

- is there any restriction with regard to the placement of the septic field included in the development proposal; and
- what structures can be built outside the district's 50 metre maximum setback area.

In response to Dr. Knap's first question, the Chair stated that the septic field is not restricted. The Chair advised that Dr. Knap communicate with City staff with regard to the second question, and any further queries he may have.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a single family dwelling with a septic field at 6131 No. 5 Road on a site zoned Agricultural District (AG1) and designated as an Environmentally Sensitive Area.

CARRIED

3. New Business

None.

4. Date Of Next Meeting: Wednesday, August 15, 2007

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:44 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, July 25, 2007.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk



Development Permit Panel

Wednesday, August 15, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, Director, Engineering
Kate Sparrow, Director, Recreation & 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, July 25, 2007, be adopted.

CARRIED

2. Development Permit DP 07-360243

(Report: July 24, 2007 File No.: DP 07-360243) (REDMS No. 2256234, 2257840)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8400/8440 Cook Road & 6571 Eckersley Road

INTENT OF PERMIT:

1. Permit the construction of a 28 unit multi-family complex (eight single-level at grade and twenty 2½-storey townhouses over a parking structure) at 8400/8440 Cook Road and 6571 Eckersley Road on a site zoned Comprehensive Development District (CD/178); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the percentage of small parking spaces from 30% per Bylaw to 36% as currently provided.

Applicant's Comments

Architect Matthew Cheng drew the Panel's attention to four aspects of the development that were improved after the design was reviewed by the City's Advisory Design Panel in May and in June, 2007: (i) the rear yard setback and the west side yard setback both exceed the required minimum grade and have been redesigned to better utilize the space; (ii) the site is accessed from the southeast by a 6m lane that will provide access to a covered, secured parking structure; (iii) the street-fronting elevations are articulated with a variety of character-defining elements, and in addition, corners, entrances and fenestration have been reinforced; and (iv) the corner units that face one another and also face the landscaped outdoor amenity space, have windows and entrances located such that their occupants have a sense of being separated from the occupants of the unit next door.

Staff Comments

Wayne Craig, Program Coordinator – Development, advised that the development includes eight affordable units. He also stated that the proposed variance to Zoning and Development Bylaw No. 5300 is meant to ensure the maximum number of parking stalls as possible on site.

Correspondence

Liana Biasutti and Anne Biasutti, 6631 Eckersley Road (Schedule 1)

Shamshudin F. Manji, 6338 45B Avenue, Delta and Dr. Mohamed F. Manji, 4377 Candlewood Drive, Richmond (Schedule 2)

Gallery Comments

Shaif Manji, 6338 45B Avenue, Delta spoke on behalf of the Manji family, owners of property at 6580 Cooney Road, and spoke in opposition to the proposed development at 8400/8440 Cook Road and 6571 Eckersley Road. His concerns are twofold: (1) that the backyard of the family home at 6580 Cooney Road would face a three storey façade of the proposed development and that a shadow effect from the proposed development would fall across the back of the home at 6580 Cooney Road; and (2) in the future, rezoning for the site of the Manji family home could include commercial uses, such as a pub, and could potentially devalue the property.

Mr. Manji further stated that the applicant, Matthew Cheng Architect Inc., should have considered amalgamating 6580 Cooney Road as well as 8360 Cook Road before designing a multi-family complex at 8400/8440 Cook Road and 6571 Eckersley Road, and could have created one large development that would (1) ensure uniformity in the neighbourhood and (2) coordinate with nearby developments undertaken by MacLean Homes Development.

In response to a query by the Chair, Mr. Manji informed the Panel that at present a tenant rents the Manji house located at 6580 Cooney Road.

Faisal Manji, 4377 Candlewood Drive, Richmond, spoke in opposition to the proposed development at 8400/8440 Cook Road and 6571 Eckersley Road and stated that 6580 Cooney Road would be orphaned if a development permit is issued for the proposed townhouses.

In response to a query from the Chair, Mr. Craig advised that the lands adjacent to 8400/8440 Cook Road and 6571 Eckersley Road are zoned for residential development and that City staff are confident that lots at 6580 Cooney Road and 8360 Cook Road could undergo residential, but not commercial, redevelopment.

Shamshu Manji addressed the Panel and stated his concern that the proposed townhouses would create too much congestion in the neighbourhood. He asked that City Council re-think the neighbourhood plan before a development permit be issued for the proposed development.

The Chair advised Mr. Manji that the density of the proposed development complies with the Official Community Plan, the City Centre Area Plan and the City Centre Area Plan Update Study.

Panel Discussion

In response to a query, Mr. Craig advised that the required 6m lane right-of-way to the rear of the proposed development is off Eckersley Road and would provide access to 6580 Cooney Road and 8360 Cook Road. The lane access made future development of the two adjacent lots more viable.

A brief discussion took place with regard to the view occupants of the houses adjacent to the proposed townhouses would have, and the applicant advised that a low retaining wall, enhanced with some low cedar fencing, will aid in screening the townhouse development from the adjacent homes. The Panel noted the applicant's attention to the interface between the proposed development and the adjacent residential homes.

In response to a query, the applicant advised that the eight affordable units would measure 60m² (645ft²) or less, and that they meet the definition of affordable entry-level ownership suites in the zoning district.

The Chair commended City staff in allowing for future development of the two lots that the Manji family defined as potentially "orphaned" lots, as well as the development of an accessible lane right-of-way that would encourage future development of the two lots.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a 28 unit multi-family complex (eight single-level at grade and twenty 2½-storey townhouses over a parking structure) at 8400/8440 Cook Road and 6571 Eckersley Road on a site zoned Comprehensive Development District (CD/I78); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*

- a) *Increase the percentage of small parking spaces from 30% per Bylaw to 36% as currently provided.*

CARRIED

3. Development Variance DV 06-337315

(Report: July 16, 2007 File No.: DV 06-337315) (REDMS No. 2255307)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8140 No. 5 Road

INTENT OF PERMIT:

1. Increase the maximum permitted building height within the Assembly District (ASY) zone from 12 m (39.37 ft.) to 23.6 m (77.43 ft.);
2. Decrease the required side yard setbacks of the Assembly District (ASY) zone along the south and north property lines from 7.5 m (24.6 ft.) to 7.3 m (23.95 ft.);
3. Decrease the manoeuvring aisle between off-street parking stalls from 7.5 m (24.6 ft.) to 6.7 m (22 ft.); and
4. Decrease the side yard setback along the north and south property line to off-street parking stalls from 1.5 m (4.92 ft.) to 0.9 m (2.95 ft.).

Applicant's Comments

Architect Matthew Cheng, accompanied by Lyle Weinstein of Vancouver representing the Thrangu Monastery Association, addressed the Panel and advised that after the May 22, 2007 Public Hearing, during which the proposed Buddhist Temple at 8140 No. 5 Road was discussed, the following issues were addressed by the applicant:

- with regard to the density of the parking stalls at the west end of the property (fronting No. 5 Road), a landscaped curb had been added to that driveway, with a centre aisle created;
- there will be a landscaped island to provide more growing ability for trees in between the parking stalls;
- the City's flood plain elevation requirements of 2.6m for the subject site has dictated a raise in the building's front portion height of approximately 3ft;
- there is covered parking provided close to an entrance at the rear of the building, with appropriate lifts to allow for easy access to the building; parking spaces are accessible to people with disabilities and an elevator will allow for additional provisions of universal access;
- the overall mass of the building reflects Tibetan temple architecture, and in appearance is quite solid, or "mountain-like", with a strong base, a centrally placed celestary and a cupola above;

- the building's side elevations are broken up with horizontal porcelain tiles, in conjunction with decorative molding and cornices, providing strong stone corner articulation;

With regard to the maximum permitted building height within the Assembly District (ASY) zone, Mr. Cheng discussed the method of measuring building height and the change to increase the building height to meet the minimum flood construction level for the interior habitable space in the front portion of the building.

Staff Comments

None.

Correspondence

Mr. and Mrs. G. Taddei, 8100 No. 5 Road (Schedule 3)

Gallery Comments

Mrs. G. Taddei, 8100 No. 5 Road, stated that she resides in a home to the north of 8140 No. 5 Road and she had two concerns: (1) that the proposed height of the temple will cast a shadow onto her property; and (2) that any reduction in the temple's side yard set back will bring the proposed temple closer to her property.

Mrs. Taddei inquired why the temple would place its structures and parking areas along the No. 5 Road edge of their property, when there was a full 5 acres of land that extended behind the proposed structures and parking areas.

In response, the Chair advised that the acreage behind the proposed structures and parking areas was designated as Environmentally Sensitive Area (ESA) and could not be developed. He further advised that the access driveway is located in the centre of the property at 8140 No. 5 Road, and that there are two drive lanes that would extend around the proposed temple to the north and south to access parking to be located at the back of the temple, and that both driveway were of sufficient width to accommodate two way traffic.

Panel Discussion

The Panel queried the applicant on the proposed decrease of the side yard setback, along the north and south property line, to off-street parking stalls, from 1.5 metres to 0.9 metres, to be mitigated by a solid fence and landscaped screen of cedar hedges to run along the entire length of the property. The plans submitted by the applicant did not adequately illustrate the landscaped screen

Mr. Cheng advised that the consulting landscape architect was not present to respond to the inquiry.

Panel Decision

It was moved and seconded

That Development Variance 06-337315, for property at 8140 No. 5 Road, be referred to the next meeting of the Development Permit Panel, to be held in the Council Chambers on Wednesday, September 12, 2007 at 3:30 p.m., in order to:

- (a) further examine the height issue;*
- (b) improve the landscaping design; and*
- (c) explore reducing the width of the drive aisles.*

CARRIED

4. Date Of Next Meeting

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, August 29, 2007 be cancelled, and that the next Development Permit Panel is scheduled for 3:30 p.m., Wednesday, September 12, 2006.

CARRIED

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:33 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, August 15, 2007.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

To Development Permit Panel	
Date:	<u>AUG 15, 2007</u>
Item #:	<u>2</u>
Re:	<u>DP 07-360243</u>

MayorandCouncillors

From: Webgraphics [webgraphics@richmond.ca]

Sent: Tuesday, 7 August 2007 9:06 PM

To: MayorandCouncillors

Subject: Send a Submission Online (response #141)

Schedule 1 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 15, 2007.

Send a Submission Online (response #141)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.city.richmond.bc.ca/CM/WebUI/PageTypes/Survey/Survey.aspx?PageID=1793&PageMode=Hybrid
Submission Time/Date:	2007-08-07 9:05:28 PM

Survey Response

Your Name:	LIANA BIASUTTI AND ANNE BIASUTTI (RES & OWNER)
Your Address:	6631 ECKERSLEY RD RICHMOND
Subject Property Address OR Bylaw Number:	8400/8440 Cook Rd and 6571 Eckersley Road
Comments:	As always, I am completely opposed to the rezoning of the above mentioned properties. My quality of day to day life, commuting and every other activity related to my home shall suffer immensely. I am seriously disappointed in the massive amount of high density rezoning that is occurring in Richmond.

9 August 2007

Mr. David Weber, Director,
City Clerk's Office,
City of Richmond
6911 No. 3 Road,
Richmond BC,
V6Y 2C1

To Development Permit Panel
Date: <u>August 15, 2007</u>
Item # <u>2</u>
Re: <u>DP 01-360243</u>

Schedule 2 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 15, 2007.

Re: permit for the construction on 8400, 8440 Cook Road & 6571 Eckersley Road.

Dear Sir/Madam

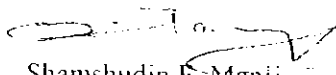
We the undersign own the property located on 6580 Cooney Road since 1987. As you are aware that there was approval given for the construction for townhouses and apartment complex on 6600, 6620 Cooney Road on May 30th 2007.

We the owner of 6580 Cooney Road property want to submit **our strong objection** for allowing multi-family complex on 8400/8440 Cook Road and 6571 Eckersley Road **without proper consideration** of our (6580 Cooney Road) and 8360 Cook Road property adjacent to ours for the following reasons

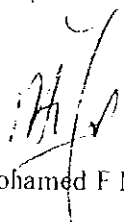
1. Our property, in particular, will be "orphaned" and that is unfair deal for us. We have tried to contact the owner of 8360 Cook Road, but we were unsuccessful as both the owners are overseas and they probably do not know what is going on around their property.
2. We would consider agreeing for approval if The City would grant us the allowance to build multi residential unit on 6580 Cooney solely at the very least.
3. We would recommend that Matthew Cheng Architect Inc make effort to negotiate the purchase 8360 Cook Road and our (6580 Cooney Road) properties and then assemble all 5 lots for a better development project which would suit the area and the City of Richmond.

Please contact us if any more information is required.

Sincerely yours


Shamsudin F. Manji

6338 45B Avenue
Delta BC V4K 4T6
Tel : 604 946 3745


Dr. Mohamed F Manji

4377 Candlewood Dr.
Richmond BC V7C 4V9
Tel : 604 241 1367
cell : 604 761 9399

7308 Jasper Avenue
Vancouver BC
August 13, 2007

To Development Permit Panel	
Date:	Aug 15, 2007
Item #	3
Re:	DP 06-337315

David Weber
Director, City Clerk's Office
City of Richmond
8911 Number Three Road
Richmond, BC V6Y 2C1

Schedule 3 to the Minutes of the
Development Permit Panel meeting
held on Wednesday, August 15, 2007.

		INT
	DW	
✓	GJ	YJ
	KY	
	DB	
	WB	

RE: OPPOSITION to PERMIT DV 06-337315 (8140 No. 5 Road)

As property owners of 8100 Number 5 Road, we object to the variances proposed to 8140 No. 5 Road for the following reasons:

1. Height

Any part of a structure reaching 77.43 feet in height will cast a shadow on our northerly property; this variance is substantially greater than the currently allowed 39.37 feet. This height and mass/bulk effect will decrease the marketability and value of our property. Our property is the only lot left undeveloped; the recently built Chinese Evangelical Church borders us on the north at 8040 No. 5 Road. We believe any prospective purchaser would be concerned regarding an extra-tall structure adjacent to any potential development of 8100 Number 5 Road, our property.

2. Side Yard Set Back Reduction

Any reduction will bring the proposed structure closer to our property. Again, the height and mass/bulk effect will affect our property value.

In order to facilitate the variance approval, we are proposing dividing our property down the middle and selling half to the Chinese Evangelical Church and half to the 8140 owners. This would ease height and side-yard issues as the proposed project would have more frontage space available to it on Number 5 Road. Our other option is for 8140 owners to purchase our entire property at a fair market price.

Please take our position into consideration when making your decision regarding the project.

Thank you.

G. Taddei
Mr and Mrs G. Taddei