



To: Richmond City Council
From: Jeff Day, P.Eng.
Chair, Development Permit Panel
Date: September 16, 2003
File: 0100-20-DPER1
Re: **Development Permit Panel Meeting Held on September 10, 2003**

Panel Recommendation

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

- i) a Development Permit (DP 03-233795) for the property at 8360, 8380 & 8420 No. 2 Road;

be endorsed, and the Permit so issued.

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

Panel Report

The Development Permit Panel considered one item at its meeting held on September 10, 2003.

DP 03-233795 – S-8065 HOLDINGS LTD. – 8360, 8380 & 8420 NO. 2 ROAD

This permit is for the construction of 14 two- storey townhouse units on a site with Comprehensive Development District (CD/123). The permit also proposes to reduce the front yard setback from 6 m to 4.816 m for box windows on two townhouse units and entry porches on eight townhouse units along No. 2 Road. The proposal generated comment from several neighbours regarding traffic, the impact of any change in grade resulting from the proposed development and loss of privacy. The panel was satisfied that the design and placement of the development reasonably addressed all of the concerns raised.

The Panel recommends that the permit be issued.

jd:db



Development Permit Panel

Wednesday, September 10th, 2003

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Jeff Day, General Manager, Engineering and Public Works – Chair
Jim Bruce, General Manager, Finance and Corporate Services
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, August 27th, 2003, be adopted.

CARRIED

2. Development Permit DP 03-233795

(Report: July 28/03; File No.: DP 03233795) (REDMS No. 1046920, 1057277)

APPLICANT: S-8065 Holdings Ltd.

PROPERTY LOCATION: 8360, 8380 and 8420 No. 2 Road

INTENT OF PERMIT:

1. To permit construction of fourteen (14) two-storey townhouse units containing a total floor area of 1,801.182 m² (19,388.4 ft²) on a site with Comprehensive Development District (CD/123); and
2. To vary the provisions of Zoning and Development Bylaw 5300 to reduce the front yard setback from 6 m (19.685 ft.) to 4.816 m (15.8 ft.) for box windows on two (2) townhouse units and entry porches on eight (8) townhouse units along No. 2 Road.

Applicant's Comments

Mr. Tom Yamamoto, architect, with the aid of a model, photoboard, a landscape plan and an artists' rendering, reviewed the project including the development surrounding the site. Information was provided that access to the lane is to be from Danube Road; an existing bus stop is to be converted to a decorative shelter for which a right-of-way is to be granted; the two storey duplex form is compatible to the surrounding neighbourhood is similar in massing; the pedestrian walkway and amenity space along the south property line would provide a good buffer between the subject property and the adjacent single family home; the requested variance allows for small projections into the No. 2 Road setback; tree plantings and the maintenance of a hedge would improve privacy; and that a different design form had been applied to each building which aided the single-family character of the project.

Staff Comments

The Manager, Development Applications, Joe Erceg, indicated that the rezoning application and the development permit would be forwarded to the September 22nd, 2003 Council meeting should the Panel approve the application. Mr. Erceg also indicated that although the existing tree removal from the site had been of issue, the replanting scheme was considered by staff to be satisfactory, as was the attention to buffering.

Correspondence

None.

Gallery Comments

Mr. M. Taylor, 8413 Delaware Road, expressed his concerns about the affect that the change in grade for the proposed development would have on his property and also the proximity of the preload to his fence. Mr. Taylor questioned whether a retaining wall would be built.

Mr. R. Eichorn, 8488 No. 2 Road, said that he was not concerned with the density proposed, but that he was concerned about the natural light filtration to his property, privacy, and the condition of the lane during construction. Further to this, Mr. Eichorn indicated that a fence had been removed without his knowledge.

Mr. D. Liang, 6091 Danube Road, said that he was concerned that Council would allow 14 townhouses and a lane on a small property. Mr. Liang questioned the ability of the lane to accommodate traffic, the loss of quiet and privacy, and the number of public hearing letters that would have issued. Mr. Liang considered Danube Road to be a difficult and dangerous turn from No. 2 Road when parking occurred on both sides of the street.

Ms. C. Taylor, 8413 Delaware Road, said that having recently paid \$20,000 for frontage developments it was her belief that residential parking only should occur on Delaware Road. Ms. Taylor questioned whether a light would be located at No. 2 Road and Danube Road due to the difficulties incurred when attempting a left turn off No. 2 Road onto Danube Road.

Panel Discussion

The General Manager, Parks, Recreation and Culture, Cathy Volkering Carlile, said that discussions between the developer and those impacted by the development should continue, and further, that it should be ensured that no overflow to the neighbouring properties should occur as a result of washing down of the laneway.

The Chair acknowledged the concerns put forth by the public but noted that the developer had made a significant effort to mitigate the impact of the development on neighbouring properties, including by way of moving the massing away from the single-family development. Also noted by Mr. Day were the tree replacement provisions and the accuracy of the Transportation and Traffic review of the site.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 8360, 8380 and 8420 No. 2 Road that would:

- a) permit construction of fourteen (14) two-storey townhouse units containing a total floor area of 1,801.182 m² (19,388.4 ft²) on a site with Comprehensive Development District (CD/123); and*
- b) vary the provisions of Zoning and Development Bylaw 5300 to reduce the front yard setback from 6 m (19.685 ft.) to 4.816 m (15.8 ft.) for box windows on two (2) townhouse units and entry porches on eight (8) townhouse units along No. 2 Road.*

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:02 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, September 10th, 2003.

Jeff Day
Chair

Deborah MacLennan
Administrative Assistant