



City of Richmond

Report to Council

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


Date: September 22, 2005
File: 0100-20-DPER1-
01/2005-Vol 1

Re: **Development Permit Panel Meetings Held on September 14, 2005,
August 24, 2005, November 10, 2004 and October 27, 2004**

Panel Recommendation

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

- i) a Development Permit (DP 05-293519) for the property at 9600 No. 3 Road;
 - ii) a Development Permit (DP 04-287774) for the property at 11100 No. 1 Road; and
 - iii) a Development Permit (DP 03-254303) for the property at 3771 Chatham Street;
- 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 September 14, 2005, August 24, 2005, November 10, 2004 and October 27, 2004:

DP 05-293519 – PATRICK COTTER ARCHITECT INC. – 9600 NO. 3 ROAD
(September 14, 2005)

The Panel considered a Development Permit application to permit the construction of a 16-unit townhouse complex on a site zoned Townhouse District (R2-0.7). Included in the proposal are variances to increase the maximum lot coverage, reduce the front yard setback to No. 3 Road and to permit tandem parking. The applicant, Mr. Patrick Cotter, provided a brief overview of the project including how the project was redesigned in response to concerns expressed at the Public Hearing for the site rezoning. Mr. Cotter indicated that the number of units proposed had been reduced, the front yard setback variance enabled a larger rear yard setback to the existing single-family development adjacent to the site and maintaining a two-storey building height resulted in the minor lot coverage variance. In response to a query from the Panel, Mr. Cotter advised that the existing street trees along No. 3 Road were in poor health and would be removed but replacement tree planting would establish a new streetscape. There were no additional comments from staff or the Public on the proposed development.

The Panel recommends that the Permit be issued.

DP 04-287774 – ATI CONSTRUCTION LTD. – 11100 NO. 1 ROAD
(August 24, 2005)

The Panel considered a Development Permit application to permit the construction of a 17-unit townhouse complex on a site zoned Townhouse District (R2-0.6). Included in the proposal is a setback variance to allow a combined mailbox/recycling enclosure and project sign adjacent to the site driveway. The applicant, Mr Yamamoto, provided a brief overview of the project including details on the overall development form and character, the combined mailbox/recycling enclosure and the outdoor amenity area. Staff advised that some existing trees along the No. 1 Road frontage were being retained and that the proposal included four (4) adaptive units. In response to a query from the Panel, the applicant indicated an agreement to plant landscaping within the servicing rights-of-way would be obtained and the individual property owners would be responsible for maintaining this landscaping. There were no comments from the Public on the proposed development.

The Panel recommends that the Permit be issued.

DP 03-254303 – CHATHAM DEVELOPMENT LTD. – 3771 CHATHAM STREET
(November 10, 2004 & October 27, 2004)

The Panel considered a Development Permit application to permit the construction of a three-storey building containing approximately 140 m² (1,510 ft²) of commercial space at grade and two (2) dwelling units on a site zoned Steveston Commercial (Three-Storey) District (C5). Included in the proposal are variances to permit four (4) tandem parking spaces and three (3) small-car parking spaces. The application was originally submitted to the Development Permit Panel on October 27, 2004; however, two area residents attended the meeting to express concerns over the proposed development. Due to the concerns expressed on the originally proposed parking layout, parking space access, public safety and exterior building material, the Panel recommended that the proposed development be referred back to staff to specifically review the parking lot access and configuration.

A revised proposal was presented to the Panel at the November 10, 2004 meeting. The applicant and architect provided an overview of the revised proposal specifically highlighting the revised parking lot layout and exterior building materials. Staff indicated that the revised proposal had addressed the concerns expressed at the October 27, 2004 Panel meeting. There were no additional comments from the Public on the revised submission.

This Development Permit was processed by staff prior amendments to the Steveston Area Plan Development Permit Guidelines that Council adopted on January 17, 2005; however, the proposal is generally in accordance with current guidelines with the exception of providing some vehicle parking along Chatham Street. The Development Permit was not presented to Council for issuance previously, as the applicant did not provide the required cash-in-lieu contribution for two (2) on-site parking spaces and the landscaping Letter of Credit until recently.

The Panel recommends that the Permit be issued.



Development Permit Panel

Wednesday, July 27th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development Division, 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, July 13th, 2005, be adopted.

CARRIED

2. Development Permit DP 05-294607

(Report: June 20th, 2005 File No.: DP 05-294607) (REDMS No. 1601058)

APPLICANT: Palladium Productions Inc./Palladium Development Corp.

PROPERTY LOCATION: 9491, 9531, 9551 Ferndale Road and 9520, 9540 Westminster Highway

INTENT OF PERMIT:

1. To permit the construction of 58 Townhouse Dwellings at 9491, 9531, 9551 Ferndale Road and 9520, 9540 Westminister Highway on a site zoned Comprehensive Development District (CD/145); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum north side yard setback from 4.5 m to 3 m and to permit 0.6 m building projections into the setback area.

Applicant's Comments

Mr. Tom Morton, representing the applicant stated that new detailed drawing plans had been provided to the City to address concerns raised by staff. He stated that the applicant had agreed to provide a sewer right-of-way connecting the sanitary sewer for the property to the northwest of this site (9500 Westminster Highway) at no cost to the owner. He also stated that 4 units were designed for wheelchair accessibility on the ground floor. In response to queries from the Panel he advised that:

- the entry fountain was marginally elevated;
- the 4 accessible units had 2 parking stalls;
- entries to these wheelchair accessible units was at the ground level and would accommodate a large wheelchair turning radii. Each unit also had a bedroom and washroom on this level;
- walls had extra backing so that a lift could be attached to the stair for access to the second floor;
- the walkway between units 5 and 6 provided easy entry to those units;
- the elevation to Westminster Highway had been changed to appear as front door entrances. A landscape trellis would be placed in this area to soften the edge.

Staff Comments

Mr. Holger Burke, Acting Director of Development advised that the sanitary sewer right-of-way on 9500 Westminster Highway would be provided at the time the Building Permit was obtained, and noted that the rezoning on this site had been approved.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Panel agreed that this was a well designed project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 58 Townhouse Dwellings at 9491, 9531, 9551 Ferndale Road and 9520, 9540 Westminster Highway on a site zoned Comprehensive Development District (CD/145); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to*
 - a) *Reduce the minimum north side yard setback from 4.5 m to 3 m and to permit 0.6 m building projections into the setback area.*

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:45 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 27th, 2005.

Joe Erceg
Chair

Desiree Wong
Recording Secretary



Development Permit Panel

Wednesday, September 14th, 2005

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, General Manager, Urban Development Division, 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, August 24th, 2004, be adopted.

CARRIED

2. Development Permit DP 05-293519

(Report: August 23rd, 2005 File No.: 05-293519) (REDMS No. 1605401)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 9600 No. 3 Road

INTENT OF PERMIT:

1. To permit the construction of sixteen (16) townhouses at 9600 No. 3 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 the maximum lot coverage from 40% to 41.6%;
 - b) Reduce the front yard setback from 6 m to 5 m for the buildings and 4.2 m for porch/balcony projections; and
 - c) Permit 24 tandem parking spaces.

Applicant's Comments

Mr. Patrick Cotter, Applicant, stated that the project being presented was a redesign of the original project presented during at the Public Hearing for the subject site rezoning. He noted that concerns expressed at the Public Hearing had been addressed through the redesigned project as follows:

- the number of units had been reduced from 18 to 16;
- the height of the project was reduced;
- the depth of the property was used to create an internal driveway;
- porches and gateways were placed along the internal drive aisle giving it the appearance of a streetscape;
- on the advice of the Advisory Design Panel, the buildings were moved closer to No. 3 Road reducing the front yard setback, thereby increasing the rear yard setback to the existing single-family residential lots to the east and improving the site's liveability;
- the tandem parking variance was typical of those requested for townhouse parking; and
- the lot coverage for the project was marginally increased because of the decrease in building height.

Staff Comments

Mr. Wayne Craig, Program Coordinator - Development, advised that the rezoning for this property had been adopted by Council and that the applicant had worked closely with staff to address concerns expressed at Public Hearing.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query from the Panel, Mr. Cotter advised that the trees along No. 3 Road were mature but in very bad condition due to pruning conducted as a result of the overhead power lines. He stated that the applicant would re-establish a new streetscape program with appropriate species and properly spaced trees.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit the construction of sixteen (16) townhouses at 9600 No. 3 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 the maximum lot coverage from 40% to 41.6%;*
 - b) *Reduce the front yard setback from 6 m to 5 m for the buildings and 4.2 m for porch/balcony projections; and*
 - c) *Permit 24 tandem parking spaces.*

CARRIED

3. Development Permit DP 05-298114
(Report: August 24th, 2005 File No.: 05-298114) (REDMS No. 1595978)

APPLICANT: Timothy Tse/Woodridge Developments

PROPERTY LOCATION: 7751 Acheson Road

INTENT OF PERMIT:

1. To permit the construction of four (4) dwelling units at 7751 Acheson Road on a site zoned Comprehensive Development District (CD/120).
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum lot size from 360 m² to 334 m² on the proposed east lot and to 351 m² on the proposed west lot;
 - b) Reduce the side yard setback for the proposed garage from 1.2 m to 0.6 m along the common property line; and
 - c) Permit the attic gable end and bay windows to project approximately 1.8 m horizontal and 3.7 m vertical beyond the residential vertical envelope to Acheson Road.

Applicant's Comments

Mr. Timothy Tse, Applicant, advised that the design of this project was consistent with residences along Acheson Road and Bennett Road. He stated that variances requested were partly due to the amount of property provided for lane dedication and the variances improved the overall design of the project. In response to a query from the Panel, he advised that the applicant would be replacing trees on a 1 to 1 ratio due to site area constraints and would be providing a cash contribution to the City in lieu of achieving the City's goal of a 2:1 ratio for tree replacement planting.

Staff Comments

In response to a query from the Panel, Mr. Wayne Craig advised that the chestnut tree at the front of the site would be retained, and that the permanent entrance off Acheson Road would be shared by both the subject site and an adjacent site to the west.

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 four (4) dwelling units at 7751 Acheson Road on a site zoned Comprehensive Development District (CD/120).*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the minimum lot size from 360 m² to 334 m² on the proposed east lot and to 351 m² on the proposed west lot;*
 - b) *Reduce the side yard setback for the proposed garage from 1.2 m to 0.6 m along the common property line; and*
 - c) *Permit the attic gable end and bay windows to project approximately 1.8 m horizontal and 3.7 m vertical beyond the residential vertical envelope to Acheson Road.*

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:45 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 14th, 2005.

Joe Erceg
Chair

Desiree Wong
Committee Clerk