



City of Richmond

Report to Council

To: Richmond City Council
From: Jeff Day, P. Eng.
Acting Chair, Development Permit Panel
Date: October 19, 2005
File: 0100-20-DPER1-
01/2005-Vol 1
Re: **Development Permit Panel Meetings Held on October 12, 2005 and
July 27, 2005**

Panel Recommendation

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

- i) a Development Permit (DP 04-280393) for the property at 6211 No. 3 Road;
- ii) a Development Permit (DP 05-290431) for the property at 9660, 9680, 9700 and 9720 Westminster Highway; 6051 No. 4 Road; 9671 Ferndale Road and a portion of 9651 Ferndale Road;
- iii) a Development Permit (DP 05-292001) for the property at 9180/9186, 9200 and 9220 Westminster Highway; and
- iv) a Development Permit (DP 05-294607) for the property at 9491, 9531, 9551 Ferndale Road and 9520, 9540 Westminster Highway;

be endorsed, and the Permits so issued.

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

WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on October 12, 2005 and July 27, 2005:

DP 04-280393 – ANDREW CHEUNG ARCHITECTS INC. – 6211 NO. 3 ROAD
(October 12, 2005)

The Panel considered a Development Permit application to permit the construction of a 16-storey residential building containing 104 dwelling units, ground floor retail space and 174 parking space in a three-level parking structure on a site zoned Downtown Commercial District (C7). Included in the proposal are variances to allow a maximum building height of 46.78 m; to increase the ratio of small car parking spaces permitted; and to reduce the residential parking requirement from 156 to 154 parking spaces. The architect, Mr. Cheung, with the aid of a model, provided an overview of the project. Mr. Cheung provided specific details on the building design, setbacks, amenity space and landscaping. Staff advised that the project included two (2) accessible units with all other units including enhanced accessibility features. In response to a Panel query, Mr. Cheung advised that the building exterior would be painted concrete. There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.

DP 05-290431 – HAMPTONS WESTMINSTER DEVELOPMENT LIMITED PARTNERSHIP
& CR 38 HOLDINGS LTD. – 9660, 9680, 9700 & 9720 WESTMINSTER HIGHWAY;
6051 NO. 4 ROAD; 9671 FERNDAL ROAD AND A PORTION OF
9651 FERNDAL ROAD) (October 12, 2005)

The Panel considered a Development Permit application to permit the construction of 59 townhouse dwelling units on a site zoned Comprehensive Development District (CD/153). Included in the proposal are variances to increase the maximum lot coverage and reduce the building setback to No. 4 Road. The architect, Mr. Bill Rositch, with the aid of a model and presentation boards, provided an overview of the project. Specific details were provided on the site context, the interface with the existing single-family lots abutting the site, building materials and adaptive unit floor plans. Mr. Rositch provided additional details on site access conditions, including temporary and permanent driveway locations and emergency vehicle access. Mr. Thom, 6071 No. 4 Road, inquired about the proposed interface with his property. In response to Mr. Thom's inquiry, Mr. Rositch advised that townhouse unit rear yards would abut Mr. Thom's property and that the No. 4 Road driveway was restricted to emergency vehicles. There were no additional comments from the public or staff on the proposed development.

The Panel recommends that the Permit be issued.

DP 05-292001 – ADERA EQUITIES INC. – 9180, 9186, 9200 &
9220 WESTMINSTER HIGHWAY (October 12, 2005)

The Panel considered a Development Permit application to permit the construction of a four-storey residential apartment building over a single-storey parking structure on a site zoned Comprehensive Development District (CD/166). Included in the proposal are variances to reduce the Katsura Street setback and the side and rear yard setbacks for various portions of the building. Mr. Darren Chung, representing the applicant, provided an overview of the project. Mr. Chung provided specific details on the site context, building design, amenity spaces, and landscaping. Staff advised that enhanced accessibility features were being provided throughout the development. In response to a query from the Panel, the applicant advised that rubberized asphalt would be used in the children's play area. There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.

DP 05-294607 – PALLADIUM PRODUCTIONS INC./PALLADIUM DEVELOPMENT
CORP. – 9491, 9531, 9551 FERNDAL ROAD & 9520, 9540 WESTMINSTER HIGHWAY
(July 27, 2005)

The Panel considered a Development Permit application to permit the construction of 58 townhouse dwelling units on a site zoned Comprehensive Development District (CD/145). A variance to reduce the north side yard setback and to permit building projections into the setback area is included in the proposal. Mr. Tom Morton, representing the applicant, indicated that the proposal responded to staff comments and includes four (4) units with wheelchair accessible ground floors. Mr. Morton further stated that the applicant would be providing a sanitary sewer connection to 9500 Westminister Highway. In response to queries from the Panel, Mr. Morton provided additional information on the accessible units; indicated that the entry fountain was marginally elevated; that the Westminister Highway frontage has street fronting character; and a landscape trellis provided along Westminister Highway would soften the site edge. Staff advised that the sanitary sewer connection to 9500 Westminister Highway would be provided as part of the Building Permit process. There were no comments from the public on the proposed development.

The Panel recommends that the Permit be issued.



Development Permit Panel

Wednesday, October 12th, 2005

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Jeff Day, General Manager, Engineering and Public Works, Chair
Mike Kirk, General Manager, Human Resources
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 September 28th, 2005, be adopted.

CARRIED

2. Development Permit DP 04-280393

(Report: September 15th, 2005; File No.: DP 04-280393) (REDMS No. 1618006)

APPLICANT: Andrew Cheung Architects Inc

PROPERTY LOCATION: 6211 No. 3 Road

INTENT OF PERMIT:

1. To permit the construction of a 16-storey residential tower containing 104 dwelling units, including 174 parking spaces in three (3) levels of parking and ground floor commercial at 6211 No. 3 Road on a site zoned Downtown Commercial District (C7); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Vary the maximum allowable height from 45 m to 46.78 m;
 - b) Vary the required residential parking from 156 spaces to 154 spaces; and
 - c) Increase the small car ratio from the maximum allowable 30% to 34%.

Applicant's Comments

Mr. Cheung, Architect, representing the applicant, advised with the aid of a model and presentation boards that the site was located at the southwest corner of Saba Road and No. 3 Road close to Richmond Centre. The proposed development responded in scale and rhythm to other buildings in the neighbourhood. The tower was set on a parking podium with commercial space facing No. 3 Road. The building was setback appropriately from No. 3 Road because of the anticipated rapid transit system slated for No. 3 Road (RAV). The 16-storey building included an L shaped podium to provide a 5-storey streetwall along Saba Road. The building includes 104 units, an indoor amenity space as well as an outdoor amenity space that includes a children's play area. The walls of the parkade facing Richmond Centre will be treated with landscaping to soften the edges.

Staff Comments

Mr. Wayne Craig, Program Coordinator – Development, advised that the rezoning bylaw for the site was adopted by Council and that the development had 2 accessible units with enhanced accessibility features being provided in all the other units.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query from the Panel, Mr. Cheung advised that the façade was painted concrete.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 16-storey residential tower containing 104 dwelling units, including 174 parking spaces in three (3) levels of parking and ground floor commercial at 6211 No. 3 Road on a site zoned Downtown Commercial District (C7); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Vary the maximum allowable height from 45 m to 46.78 m;*
 - b) *Vary the required residential parking from 156 spaces to 154 spaces; and*
 - c) *Increase the small car ratio from the maximum allowable 30% to 34%.*

CARRIED

3. Development Permit DP05-290431

(Report: September 20th, 2005; File No.: DP 05-290431) (REDMS No. 1616104)

APPLICANT: Hamptons Westminster Development Limited Partnership
and CR 38 Holdings Ltd

PROPERTY LOCATION: 9660, 9680, 9700 and 9720 Westminster Highway; 6051 No.
4 Road; 9671 Ferndale Road and a portion of 9651 Ferndale
Road

INTENT OF PERMIT:

1. To permit the construction of 59 three-storey townhouse units at 9660, 9680, 9700 and 9720 Westminster Highway; 6051 No. 4 Road; 9671 Ferndale Road and a portion of 9651 Ferndale Road on a site zoned Comprehensive Development District (CD/153); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the maximum permitted lot coverage from 30% to 33.5% for porches, patios and balconies.
 - b) Reduce the No. 4 Road setback from 10 m to 8.65 m

Applicant's Comments

Mr. Bill Rositch, Architect, representing the applicant, with the aid of artist renderings described the site, which is located near the corner of Westminster Highway and No 4 Road in the McLennon North Sub-Area. The site is already rezoned and the project consisted of 59 3-storey townhouse units. The project was downscaled and designed to blend with single-family houses abutting the site. Temporary ingress/egress to this site would be from a driveway extending to Ferndale Road with permanent access being provided from Birch Road when this road is fully developed. The temporary entrance would be converted to an emergency vehicle access once Birch Street is developed. No vehicle access was provided from Westminster Highway or No. 4 Road, except for an emergency vehicle access to No. 4 Road. High quality material was used on the facades and all type 1 units were designed to be easily converted to accessible units.

Staff Comments

None.

Correspondence

None.

Gallery Comments

In response to a query from Mr. Thom, 6071 No. 4 Road, concerning access on No 4 Road, Mr. Rositch advised that this would be used only for emergency vehicles and that townhouse rear yards would abut his property.

Panel Discussion

Panel complemented Mr. Rositch on the high quality of the development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 59 three-storey townhouse units at 9660, 9680, 9700 and 9720 Westminster Highway; 6051 No. 4 Road; 9671 Ferndale Road and a portion of 9651 Ferndale Road on a site zoned Comprehensive Development District (CD/153); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Increase the maximum permitted lot coverage from 30% to 33.5% for porches, patios and balconies.*
 - b) *Reduce the No. 4 Road setback from 10 m to 8.65 m.*

CARRIED

4. Development Permit DP 05-292001

(Report: September 21st, 2005) (File No.: DP 05-292001) (REDMS No. 1615408)

APPLICANT: Adera Equities Inc.

PROPERTY LOCATION: 9180/9186, 9200 and 9220 Westminster Highway

INTENT OF PERMIT:

1. To permit the construction of an eighty-four unit four-storey apartment over a one level parkade at 9180/9186, 9200 and 9220 Westminster Highway on a site zoned Comprehensive Development District (CD/166); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum Katsura Street setback from 4.5 m to 3.8 m to permit building projections into the setback area;
 - b) Increase the maximum projection into the Katsura Street setback from 2.0 m to 3.3 m to permit entry porch and cantilevered roof projections into the setback area; and
 - c) Reduce the minimum side and rear yard setbacks from 6.0 m to 5.0 m to permit building projections into the setback area.

Applicant's Comments

Mr. Darren Chung, representing the applicant, advised that this was a four-storey u shaped apartment building sitting on a single storey parkade. The building faced west for maximum sunlight exposure. The building was based on a Yaletown hotel boutique theme which complimented the heritage look of the area. Mr Chung further noted the site context and identified that the lots to the south were currently under a development application for a similar style development and that access agreements for shared amenity space were being investigated. He further noted that amenity spaces provided on-site included an indoor space and an outdoor space with a children's play area.

Staff Comments

Mr. Wayne Craig, Development Coordinator, advised that the building was designed to include accessibility features in all units.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query from the Panel, Mr. Chung advised that rubberized asphalt was used in the children's play area. The Panel complemented Mr. Chung on the quality of the development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of an eighty-four unit four-storey apartment over a one level parkade at 9180/9186, 9200 and 9220 Westminster Highway on a site zoned Comprehensive Development District (CD/166); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the minimum Katsura Street setback from 4.5 m to 3.8 m to permit building projections into the setback area;*
 - b) *Increase the maximum projection into the Katsura Street setback from 2.0 m to 3.3 m to permit entry porch and cantilevered roof projections into the setback area; and*
 - c) *Reduce the minimum side and rear yard setbacks from 6.0 m to 5.0 m to permit building projections into the setback area.*

CARRIED

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3.55 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, October 12th, 2005.

Jeff Day, General Manager, Engineering
and Public Works
Chair

Desiree Wong
Committee Clerk