



To: Richmond City Council
From: David McLellan
Chair, Development Permit Panel
Date: December 5, 2001
File: 0100-20-DPER1
Re: **Development Permit Panel Meeting Held on November 28, 2001**

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of a Development Permit (DP 01-189568) for the property at 8311 Westminster Highway be endorsed, and the Permits so issued.

David McLellan
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered two development permit applications at its meeting held on November 28, 2001. One of the applications was referred back to staff for further review, the other is presented for Council's consideration.

DP 01-189568 – 621874 BC LTD. – 8311 WESTMINSTER HIGHWAY

The proposal to construct a mixed use high rise tower at the north west corner of Westminster Highway and Cooney Road is the third design the Panel has reviewed for this site. There were no public submissions on the application and the variance proposed were consistent with approvals given at other sites in the City Centre. The Panel was very impressed with the quality of the design, including the proposed materials and was satisfied that all of the pertinent design guidelines in the Official Community Plan had been achieved.

The Panel recommends that the permit be issued.

DJM:dj



DEVELOPMENT PERMIT PANEL

Wednesday, November 28, 2001

- Time: 3:30 p.m.
- Place: Council Chambers
- Present: David McLellan, General Manager, Urban Development, 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 November 14, 2001 be adopted.

CARRIED

2. **DEVELOPMENT PERMIT DP 01-116677**

(Report: October 1/01 File No.: DP 01-116677) (REDMS No. 456314, 556155)

Applicant: Tomizo Yamamoto Architect Inc.

Property Location: 7451 and 7471 St. Albans Road

Intent of Permit:

1. To allow the development of seven (7) townhouses with a total building area of 936.246-m² (10,078 ft²); and
2. To vary the provisions of Zoning and Development Bylaw 5300 as follows:
 1. Three porches project a maximum of 1.0-m (3.281 ft) into the required 6.0-m (19.865 ft) front yard setback;
 2. Four (4) buildings project a maximum of 4.8-m (15.748 ft) into the required 6.0-m (19.865 ft) side yard setback;

3. Four (4) buildings project a maximum of 3.0-m (9.843 ft) into the required 6.0-m (19.865 ft) rear yard setback, and;
4. Reduce the number of visitor parking stalls from two (2) to one (1).

APPLICANT'S COMMENTS

Mr. Tom Yamamoto, architect, with the aid of a photoboard, site plan, elevations and a model, reviewed the project. The surrounding properties are comprised of older type duplex and single family homes and also older type townhouses. Variances have been requested for reduced setbacks and a reduced number of visitor parking stalls. Existing trees on the subject property are to be replaced, however, a line of trees a neighbouring property to the south are to be retained in accordance with the wishes of the owners of that property. A four foot protection fence will be placed in front of the trees and the roots of the trees will be covered with bark mulch. An arborist has been retained to monitor the condition of the trees.

Mr. Yamamoto mentioned the difference in grade between the subject property, St. Albans Road and the neighbouring property to the south.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, said the project generally conformed to the townhouse guidelines. The setback variances requested were relatively common and caused no concern to staff. Staff also supported the parking variance as each unit exceeded the bylaw requirement for parking.

In response to questions Mr. Yamamoto provided the information that i) the garbage pickup would be curbside, possible in front of each garage door, with the blue box pickup in the front; and ii) the fence material would be aluminium; and iii) the visitor parking spaces were commonly used for owner overflow and that two car garages were preferable.

GALLERY COMMENTS

Mr. and Mrs. Shewella, 7511 St. Albans Road, objected to the requested variances for reduced setbacks and reduced visitor parking. The reduced setbacks would allow only five feet between the Shewella's garage and one of the subject buildings. Mr. Shewella further thought that the requested setback reductions encompassed twenty percent of the frontage of the subject property.

Mr. Shewella said that he was delighted that the City had worked to preserve the line of trees on his property but did not think the trees would survive although a larger setback could increase the chance of their survival.

Mr. Erceg was asked to provide further clarification of the reductions requested for setbacks.

CORRESPONDENCE

Mr. Peter Si Kun Li , 1609 West 29th Avenue, Vancouver – Schedule 1.

PANEL DISCUSSION

The Chair noted his concerns regarding the reduction in setbacks where there is an impact on a neighbouring property, as in this case to the adjacent property to the south. Mr. McLellan also said that he would not support the reduction to the number of visitor parking stalls.

PANEL DECISION

It was moved and seconded

That the application for a Development Permit at 7451 and 7471 St. Albans Road on a site zoned Townhouse and Apartment District (R3), be referred to staff for identification of possible options for increasing the visitor parking stalls and the south side setbacks.

CARRIED

3. DEVELOPMENT PERMIT DP 01-189568

(Report: November 6/01 File No.: DP 01-189568) (REDMS No. 551708, 556181)

Applicant: 621874 BC Ltd.

Property Location: 8311 Westminster Highway

Intent of Permit:

1. To allow the construction of a high-rise mixed-use (residential, commercial and live-work units) building on the north-west corner of Westminster Highway and Cooney Road; and
2. To vary the regulations in the *Zoning and Development Bylaw* to:
 - increase the allowable height of the building from 45 m (147.638 ft.) to 47 m (154.2 ft.); and
 - reduce the parking requirement from 1.5 stalls per unit to one (1) stall per each one-bedroom, bachelor or live-work unit; and to
 - reduce the width of parking drive-aisles from 7.5 m (24.6 ft.) to 6.65 m (21.818 ft.).

APPLICANT'S COMMENTS

Mr. John Clark, Lund Architecture Ltd., with the aid of a model, introduced the project. Mr. Clark said the parking/manoeuvring was to City of Vancouver standard. A new element has been added to the Westminster Highway corner. The podium space has been greened with accesses provided from both sides. A children's area is located within the amenity space on the podium.

Five two-level live/work studios have been located on the second level of the Cooney Road side, with living area on the second floor and a work studio down. A two level commercial front faces Westminster Highway.

Awnings have been provided for pedestrian coverage. The main entry is very pronounced with a two to three storey vault in the front.

The Chair complimented the excellent choices made by the applicant.

STAFF COMMENTS

The Manager, Development Applications, Joe Erceg, reviewed the report and said that the majority of the staff comments have been addressed. A parking variance, to reduce the parking for small units from 1.5 to 1 per unit, has been requested. The design is consistent with the Official Community Plan and has the approval of the Transportation Department. The extensive frontage improvements along Westminster Highway were noted.

Mr. Erceg said that the applicant had been encouraged to contribute to the public art program.

In response to questions Mr. Clark provided the information that i) the allotted bike storage area was to the City standard; ii) no restaurants would be located in the commercial space; iii) the height variance was required for the roof top mechanical; iv) while the lane width would provide enough room for a moving van to be park while still allowing thru traffic, the majority of move in/out accesses would probably take place from Cooney Road.

GALLERY COMMENTS

There were none.

CORRESPONDENCE

Xiaohong Fu and Jun Chen, 107 – 5800 Cooney Road – Schedule 2.

PANEL DISCUSSION

The Chair noted the Panel's appreciation of the quality of the project and the presentation.

PANEL DECISION

It was moved and seconded

That a Development Permit be issued for a property zoned Downtown Commercial District (C7) at 8311 Westminster Highway that would:

1. **Allow the construction of a high-rise mixed-use (residential, commercial and live-work units) building on the north-west corner of Westminster Highway and Cooney Road; and that would:**
2. **Vary the regulations in the Zoning and Development Bylaw to:**
 - **increase the allowable height of the building from 45 m (147.638 ft.) to 47 m (154.2 ft.); and**
 - **reduce the parking requirement from 1.5 stalls per unit to one (1) stall per each one-bedroom, bachelor or live-work unit; and to**
 - **reduce the width of parking drive-aisles from 7.5 m (24.6 ft.) to 6.65 m (21.818 ft.).**

CARRIED

4. **ADJOURNMENT**

It was moved and seconded

That the meeting be adjourned at 4:50 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, November 28, 2001.

David McLellan
Chair

Deborah MacLennan
Recording Secretary

SCHEDULE ONE TO THE MINUTES
OF THE DEVELOPMENT PERMIT
PANEL MEETING HELD ON
NOVEMBER 28, 2001.

Peter Si Kun Li

1609 West 29th Avenue
Vancouver, B.C., V6J 2Z3

Tel: 604-273-6308 Fax: 604-273-6393

To Development Permit Panel
 Date: Nov. 23. 2001
 Item # 2
 Re: 7451 + 7471 st. Alban

		INT
✓	JFM	
	DW	
	KY	
	AS	
	DB	
	WB	

01-116677

November 19, 2001

City of Richmond
6911 No.3 Road
Richmond, B.C.
V6Y 2C1

Attention: J. Richard McKenna, City Clerk

Dear Sirs / Mesdames,

Re: Development Permit Application DP 01-116677

I am an owner of a property on Jones Road. I have received the attached Notice of Application from your office and I would like to respond to the same as follows.

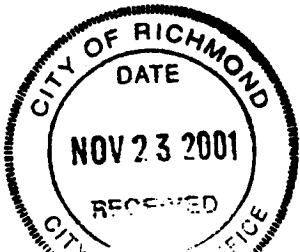
I object to the application for the Development Permit (DP 01-116677) as it is basically an increase of the congestion in the area and the decrease of the proportional number of parking spaces available. There are a lot of townhouses in that area already. Furthermore, there are schools nearby. What we need now for the well being of the community is to reduce congestion and to increase parking spaces. The above mentioned application is just doing the opposite, for the financial benefit of some developer.

Please enter this written submission into the meeting record on November 28, 2001 at 3:30 p.m. in Council Chambers, Richmond City Hall. Thank you for your assistance in the above matter.

Yours truly,



Peter Si Kun Li



SCHEDULE TWO TO THE MINUTES
OF THE DEVELOPMENT PERMIT
PANEL MEETING HELD ON
NOVEMBER 28, 2001.

To Development Permit Panel
 Date: NOV. 28, 2001
 Item # 3
 Re: DP 01-189568

November 19, 2001

**107 - 5800 Cooney Road
Richmond, BC V6X 3A8**

**Re: Notice of Application For a Development
DP 01-189568**

To Whom It May Concern:

Since we are not able to attend the meeting which will be held on Wednesday, November 28, 2001 3:30 p.m. at Council Chambers, Richmond City Hall, we are sending this letter to submit our decision:

✓	DW
	KY
	AS
	DB
	WB

01-189568

We disagree with the whole "Intent of Permit" included in your letter. If you have any questions, please contact Xiaohong (Amanda) Fu at Work: (604) 244-6709
Home: (604) 276-2868

Thanks.

Sincerely,

Xiaohong Fu & *Xiaohong Fu*
Jun Chen *Jun Chen*

