



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: December 5, 2006
File: 01-0100-20-DPER1-01/2006-Vol 01
Re: Development Permit Panel Meeting Held on November 29, 2006

Staff Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 06-345111) for the property at 10171 No. 1 Road
be endorsed, and the Permit so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on November 29, 2006:

DP 06-345111 – S-8117 HOLDINGS LTD. – 10171 NO. 1 ROAD
(November 29, 2006)

The Panel considered a Development Permit application to permit the construction of 11 townhouse units with vehicle access from the existing rear lane on a site zoned “Townhouse District (R2 – 0.6)”. A variance to increase lot coverage is included in the proposal.

Mr. Ken Chow, of Interface Architects and Mr. Rod Lynde, of Lynde Design, provided brief descriptions of the project which includes a lot coverage variance to accommodate larger open porches on No. 1 Road as requested by the Advisory Design Panel.

There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.



Development Permit Panel

Wednesday, November 15, 2006

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Cathryn Volkering Carlile, Acting Chair
Victor Wei, Director of Transportation
Jerry Chong, Director of Finance

The meeting was called to order at 3:35 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on September 27, 2006, be adopted.

CARRIED

2. Development Permit - 05-317317

(Report: October 23, 2006 File No.: DP 05-317317) (REDMS No. 2034035)

APPLICANT: Rize Alliance (Richmond I) Properties Ltd.
PROPERTY LOCATION: 8080 & 8084 Granville Avenue and 7080 No. 3 Road
INTENT OF PERMIT: To permit the construction of a mixed-use commercial / residential development containing approximately 161 dwelling units and approximately 290 m² of retail fronting Granville Avenue in a 16-storey tower and mid-rise building including five (5) partial levels of parking on a site zoned Comprehensive Development District (CD/176).

Applicant's Comments

With the aid of a model and various display boards, Mr. Bruce Haden, HBBH Architects reviewed the general site context, and explained the challenges of the L shaped site which wraps around the existing gas station. It was explained that recent design changes shown in were not reflected in the display boards. He noted that one of the principle considerations from the applicant's perspective is that the geometry of this site made configuration of double loaded parking difficult. Mr. Haden further noted that the initial development parcel was improved with the acquisition of 8080 Granville Avenue, which was required to go through a rezoning process.

Mr. Haden stated that the general massing strategy reflects the intent to conceal and or inhabit the edges of the parking garages, that there is one tower with two sides of the parkade fronted by sky-homes, and that although the sky-homes are elevated, they will enjoy the same level of amenity as typical townhouses.

He then spoke of the lanes and access to the site, mentioning that the site has three fronts, located along No. 3 Road, the access lane, and Granville Avenue. He spoke of the challenges of re-inhabiting the lane in front of the town houses, and concluded by explaining the relationship of the side lines to the tower.

Mr. Blair Guppy, PFS Landscape Architects, addressed the Panel with regard to the issues related to the tightness of the site such as the orientation of the building as it relates to the site, the main tower access at No. 3 Road, and the intention of providing retail continuity in the design of Granville Avenue. Mr. Guppy further noted that the major traffic issues had been addressed with regard to lane / road treatment, and entrances to the townhouses.

In reviewing the landscape design strategy, Mr. Guppy noted that level six will accommodate an intensive green roof with the focus being placed on creating an amenity space which will include garden plots, a gym, a sauna, a children's play area, a tea house, and a common public area.

Mr. Haden further noted that the open edge of the parkade exposed to Granville Avenue will accommodate a green planted screen until the gas station and adjacent vacant site are developed.

Staff Comments

Mr. Jean Lamontagne, Director of Development, advised the Panel that as a result of Council's comments with regard to placing more greenery on the roof, the older landscape plans display boards that had just been reviewed were not current and that the plans provided in the package were current.

Development Permit Panel
Wednesday, November 15, 2006

In response to a Panel question raised with regard to vehicular and pedestrian access to the site, Mr. Haden responded that the major access is from No. 3 Road for the tower, upper level sky-homes and ground level loft homes, and that a small secondary lobby will be provided for pedestrians for the Granville Avenue units. He referred to a drawing and described the major vehicle access point to the site located on No. 3 Road, the dedicated right of way, the retail access, the loading and garbage servicing area, the guest parking and the gated areas.

In response to a Panel query with regard to the configuration of the lane, Ms. Cecilia Achiam, Senior Planner advised that for the interim, the lane will be a one-way lane. Once the McDonald's site is developed it will be widened to accommodate two-way traffic.

A Panel question was raised with regard to the adjacent property sharing the wide driveway fronting onto Granville Avenue. In response advice was given that once the gas station is re-developed, the one driveway will be the only access for the corner lots, and that a cross-access agreement has been given for the benefit of the gas station site. The edge column has been spaced in such a way that it will accommodate a driveway and future development on the corner site will not be permitted to have vehicular access on either No. 3 Road or Granville Avenue.

Mr. Victor Wei, Director of Transportation suggested that if a shared driveway crossing will exist until the adjacent site is developed, then the detail design of the driveway should incorporate delineation of the two aisles to avoid confusion between the two properties.

A Panel question was posed with regard to the size of the roof top, number of garden plots and height of the garden plot beds in relation to accessibility for someone in a wheelchair. In response advice was given that the roof top is approximately 1500 square meters, that the plots are 24 inch high pre-manufactured planters at a level that accessibility should not be an issue, and that they are modular units.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a mixed-use commercial/residential development containing approximately 161 dwelling units and approximately 290 m² of retail fronting Granville Avenue in a 16-storey tower and mid-rise building including five (5) partial levels of parking at 7080 No. 3 Road and 8080 and 8084 Granville Avenue on a site zoned Comprehensive Development District (CD/176).

CARRIED

Development Permit Panel
Wednesday, November 15, 2006

3. **New Business**

None.

4. **Date Of Next Meeting:** Wednesday, November 29, 2006

5. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:53 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 15, 2006.

Cathryn Volkering Carlile
Acting Chair

Shanon Hamilton
Committee Clerk



Development Permit Panel

Wednesday, November 29, 2006

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Mike Kirk, General Manager, Corporate Services
Robert Gonzalez, Director of Engineering

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 15, 2006, be adopted.

CARRIED

2. Development Permit 06-345111

(Report: October 31, 2006 File No.: 06-345111) (REDMS No.2034823)

APPLICANT: S-8117 Holdings Ltd.

PROPERTY LOCATION: 10171 No. 1 Road

INTENT OF PERMIT:

1. To permit the construction of eleven (11) townhouses at 10171 No. 1 Road on a site zoned "Townhouse District (R2 - 0.6)"; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum permitted lot coverage from 40% to 41%.

Applicant's Comments

Ken Chow of Interface Architects and Rod Lynde of Lynde Design spoke on behalf of the applicant. Mr. Chow stated that the project's eleven (11) townhouses are consistent with neighbouring townhouses to the south and the east. Access to the proposed homes is from the lane.

Mr. Lynde noted that the design team had worked closely with City staff and all the requirements had been accommodated, including larger porches fronting onto No. 1 Road as requested by the Advisory Design Panel, which resulted in a variance for increased lot coverage from 40% to 40.6% to accommodate the larger porches.

Staff Comments

Jean Lamontagne, Director of Development advised the Panel that the applicant had satisfactorily addressed (i) issues that had been identified through the rezoning process and (ii) comments regarding the façade design by the Advisory Design Panel. Staff supported the larger porches which were thought to be well integrated into the design.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query from the Panel Chair, Mr. Lynde advised that everything except a stair glide and grab bars were in place in the two units specifically designed to be convertible for use by occupants who may be disabled. If a double vanity is installed in the master ensuite, one of the sinks would need to be removed as well.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. Permit the construction of eleven (11) townhouses at 10171 No. 1 Road on a site zoned "Townhouse District (R2 - 0.6)"; and*
- 2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum permitted lot coverage from 40% to 41%.*

CARRIED

3. **Date Of Next Meeting:**

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, December 13, 2006 and the Development Permit Panel meeting tentatively scheduled for December 27, 2007 be cancelled, and that the next Development Permit Panel is scheduled for 3:30 p.m., Wednesday, January 10, 2007.

CARRIED

4. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 3:37 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 29, 2006.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk