



City of Richmond

Report to Council

To: Richmond City Council

Date: December 7, 2004

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: Development Permit Panel Meetings Held on November 24, 2004

Panel Recommendation

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

- i) a Development Permit (DP 04-274282) for the property at 7571 and 7611 Alderbridge Way

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 item at its meeting held on November 24, 2004:

DP 04-274282 – LAWRENCE DOYLE ARCHITECT INC. – 7571 and
7611 ALDERBRIDGE WAY

The Panel considered a Development Permit application to permit the construction of three (3) 15-storey residential towers including three (3) levels of parking and ten (10) three-storey townhouses, containing a total of 256 dwelling units, on this site zoned Downtown Commercial District (C7). Included in the proposed development are variances to permit tandem parking, to reduce the minimum driveway aisle width in the parking structure and to reduce the minimum number of required parking spaces in accordance with the past practice in the City Centre. In response to questions from the Panel, staff advised that the applicant had amended the proposal since the rezoning stage by reducing the number of units and increased the parking area to ensure adequate parking is provided. Staff had no additional comments and there were no comments from the public on the proposed development.

The Panel recommends that the permit be issued.



Development Permit Panel

Wednesday, November 24th, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, 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 Wednesday, November 10th, 2004, be adopted.

CARRIED

2. Development Permit DP 04-274282

(Report: November 1/04 File No.: DP 04-274282) (REDMS No. 1347434, 1320974)

APPLICANT: Lawrence Doyle Architect Inc.

PROPERTY LOCATION: 7571 and 7611 Alderbridge Way

INTENT OF PERMIT:

1. To permit three (3) 15-storey residential towers including three (3) levels of parking and ten (10) three-storey townhouses, containing a total of 256 dwelling units, on this site zoned Downtown Commercial District (C7); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - a) reduce the required residents' parking from 384 to 366 in accordance with the City Centre Parking Policy; and
 - b) provision of 122 spaces in tandem arrangement; and
 - c) reduce the manoeuvring aisle width in the parking structure from 7.5 m to 6.7 m.

Applicant's Comments

Mr. Lawrence Doyle, architect, had no further information to provide.

Staff Comments

The Director of Development, Raul Allueva, had no further comments.

In response to questions from the Panel, Mr. Allueva indicated that at the rezoning stage, the developer had been directed to either increase the number of parking stalls, reduce the size of the project, or introduce a car-share program. In response, the applicant had increased the total parking area and reduced the number of units in order to achieve the appropriate number of parking spaces. A car-share program was not introduced, as the applicant was concerned about marketing this concept. Overall, the parking proposed meets the amount of parking required in the City Centre. Staff also noted that access from the lane will be directly to Gilbert Road.

Correspondence

None

Gallery Comments

None

Panel Discussion

The Chair said that this was a high quality project for a new area just opening up.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit three (3) 15-storey residential towers including three (3) levels of parking and ten (10) three-storey townhouses, containing a total of 256 dwelling units, on this site zoned Downtown Commercial District (C7); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:*
 - a) *reduce the required residents' parking from 384 to 366 in accordance with the City Centre Parking Policy;*
 - b) *provision of 122 spaces in tandem arrangement; and*
 - c) *reduce the manoeuvring aisle width in the parking structure from 7.5 m to 6.7 m.*

CARRIED

3. Development Permit DP 04-275637

(Report: October 27/04 File No.: DP 04-275637) (REDMS No. 1339905)

APPLICANT: Douglas L. Massie, Architect

PROPERTY LOCATION: 8191 St. Albans Road

INTENT OF PERMIT:

1. To permit the construction of a two-storey building with a licensed child care facility on the ground floor and two (2) ancillary dwelling units above at 8191 St. Albans Road on a site zoned Comprehensive Development District (CD/151); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit five (5) small parking spaces.

Applicant's Comments

Mr. Douglas Massie, Architect, with the aid of a model, briefly reviewed the building, the site context, and the exterior materials. In response to comments from the Advisory Design Panel to make the building more vibrant, red window trims were added.

In response to questions from the Panel, Mr. Massie provided further details on the proposed perimeter fencing, the landscaping and the exterior colours.

Staff Comments

The Director of Planning, Raul Allueva, said that the applicant and the owner had been extremely co-operative and that it had been very pleasurable to deal with them.

Mr. Massie then responded to further questions from the Panel regarding the location for the washer and dryer, which was not yet determined, the relationship between the upper and lower floors, and, the number of small car parking spaces.

Correspondence

None

Gallery Comments

None

Panel Decision

Advice was given that the Panel appreciated the careful attention given to the design of this project.

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a two-storey building with a licensed child care facility on the ground floor and two (2) ancillary dwelling units above at 8191 St. Albans Road on a site zoned Comprehensive Development District (CD/151); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit five (5) small parking spaces.*

CARRIED

4. Adjournment

It was moved and seconded
That the meeting be adjourned at 3:50 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 24th, 2004.

Joe Erceg
Chair

Deborah MacLennan
Administrative Assistant