



Development Permit Panel

Wednesday, August 15, 2007

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, Director, Engineering
Kate Sparrow, Director, Recreation & 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 25, 2007, be adopted.

CARRIED

2. Development Permit DP 07-360243

(Report: July 24, 2007 File No.: DP 07-360243) (REDMS No. 2256234, 2257840)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8400/8440 Cook Road & 6571 Eckersley Road

INTENT OF PERMIT:

1. Permit the construction of a 28 unit multi-family complex (eight single-level at grade and twenty 2½-storey townhouses over a parking structure) at 8400/8440 Cook Road and 6571 Eckersley Road on a site zoned Comprehensive Development District (CD/178); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Increase the percentage of small parking spaces from 30% per Bylaw to 36% as currently provided.

Applicant's Comments

Architect Matthew Cheng drew the Panel's attention to four aspects of the development that were improved after the design was reviewed by the City's Advisory Design Panel in May and in June, 2007: (i) the rear yard setback and the west side yard setback both exceed the required minimum grade and have been redesigned to better utilize the space; (ii) the site is accessed from the southeast by a 6m lane that will provide access to a covered, secured parking structure; (iii) the street-fronting elevations are articulated with a variety of character-defining elements, and in addition, corners, entrances and fenestration have been reinforced; and (iv) the corner units that face one another and also face the landscaped outdoor amenity space, have windows and entrances located such that their occupants have a sense of being separated from the occupants of the unit next door.

Staff Comments

Wayne Craig, Program Coordinator – Development, advised that the development includes eight affordable units. He also stated that the proposed variance to Zoning and Development Bylaw No. 5300 is meant to ensure the maximum number of parking stalls as possible on site.

Correspondence

Liana Biasutti and Anne Biasutti, 6631 Eckersley Road (Schedule 1)

Shamshudin F. Manji, 6338 45B Avenue, Delta and Dr. Mohamed F. Manji, 4377 Candlewood Drive, Richmond (Schedule 2)

Gallery Comments

Shaif Manji, 6338 45B Avenue, Delta spoke on behalf of the Manji family, owners of property at 6580 Cooney Road, and spoke in opposition to the proposed development at 8400/8440 Cook Road and 6571 Eckersley Road. His concerns are twofold: (1) that the backyard of the family home at 6580 Cooney Road would face a three storey façade of the proposed development and that a shadow effect from the proposed development would fall across the back of the home at 6580 Cooney Road; and (2) in the future, rezoning for the site of the Manji family home could include commercial uses, such as a pub, and could potentially devalue the property.

Mr. Manji further stated that the applicant, Matthew Cheng Architect Inc., should have considered amalgamating 6580 Cooney Road as well as 8360 Cook Road before designing a multi-family complex at 8400/8440 Cook Road and 6571 Eckersley Road, and could have created one large development that would (1) ensure uniformity in the neighbourhood and (2) coordinate with nearby developments undertaken by MacLean Homes Development.

In response to a query by the Chair, Mr. Manji informed the Panel that at present a tenant rents the Manji house located at 6580 Cooney Road.

Faisal Manji, 4377 Candlewood Drive, Richmond, spoke in opposition to the proposed development at 8400/8440 Cook Road and 6571 Eckersley Road and stated that 6580 Cooney Road would be orphaned if a development permit is issued for the proposed townhouses.

In response to a query from the Chair, Mr. Craig advised that the lands adjacent to 8400/8440 Cook Road and 6571 Eckersley Road are zoned for residential development and that City staff are confident that lots at 6580 Cooney Road and 8360 Cook Road could undergo residential, but not commercial, redevelopment.

Shamshu Manji addressed the Panel and stated his concern that the proposed townhouses would create too much congestion in the neighbourhood. He asked that City Council re-think the neighbourhood plan before a development permit be issued for the proposed development.

The Chair advised Mr. Manji that the density of the proposed development complies with the Official Community Plan, the City Centre Area Plan and the City Centre Area Plan Update Study.

Panel Discussion

In response to a query, Mr. Craig advised that the required 6m lane right-of-way to the rear of the proposed development is off Eckersley Road and would provide access to 6580 Cooney Road and 8360 Cook Road. The lane access made future development of the two adjacent lots more viable.

A brief discussion took place with regard to the view occupants of the houses adjacent to the proposed townhouses would have, and the applicant advised that a low retaining wall, enhanced with some low cedar fencing, will aid in screening the townhouse development from the adjacent homes. The Panel noted the applicant's attention to the interface between the proposed development and the adjacent residential homes.

In response to a query, the applicant advised that the eight affordable units would measure 60m² (645ft²) or less, and that they meet the definition of affordable entry-level ownership suites in the zoning district.

The Chair commended City staff in allowing for future development of the two lots that the Manji family defined as potentially "orphaned" lots, as well as the development of an accessible lane right-of-way that would encourage future development of the two lots.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of a 28 unit multi-family complex (eight single-level at grade and twenty 2½-storey townhouses over a parking structure) at 8400/8440 Cook Road and 6571 Eckersley Road on a site zoned Comprehensive Development District (CD/178); and***
- 2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:***

- a) *Increase the percentage of small parking spaces from 30% per Bylaw to 36% as currently provided.*

CARRIED

3. Development Variance DV 06-337315

(Report: July 16, 2007 File No.: DV 06-337315) (REDMS No. 2255307)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8140 No. 5 Road

INTENT OF PERMIT:

1. Increase the maximum permitted building height within the Assembly District (ASY) zone from 12 m (39.37 ft.) to 23.6 m (77.43 ft.);
2. Decrease the required side yard setbacks of the Assembly District (ASY) zone along the south and north property lines from 7.5 m (24.6 ft.) to 7.3 m (23.95 ft.);
3. Decrease the manoeuvring aisle between off-street parking stalls from 7.5 m (24.6 ft.) to 6.7 m (22 ft.); and
4. Decrease the side yard setback along the north and south property line to off-street parking stalls from 1.5 m (4.92 ft.) to 0.9 m (2.95 ft.).

Applicant's Comments

Architect Matthew Cheng, accompanied by Lyle Weinstein of Vancouver representing the Thrangu Monastery Association, addressed the Panel and advised that after the May 22, 2007 Public Hearing, during which the proposed Buddhist Temple at 8140 No. 5 Road was discussed, the following issues were addressed by the applicant:

- with regard to the density of the parking stalls at the west end of the property (fronting No. 5 Road), a landscaped curb had been added to that driveway, with a centre aisle created;
- there will be a landscaped island to provide more growing ability for trees in between the parking stalls;
- the City's flood plain elevation requirements of 2.6m for the subject site has dictated a raise in the building's front portion height of approximately 3ft;
- there is covered parking provided close to an entrance at the rear of the building, with appropriate lifts to allow for easy access to the building; parking spaces are accessible to people with disabilities and an elevator will allow for additional provisions of universal access;
- the overall mass of the building reflects Tibetan temple architecture, and in appearance is quite solid, or "mountain-like", with a strong base, a centrally placed celestory and a cupola above;

- the building's side elevations are broken up with horizontal porcelain tiles, in conjunction with decorative molding and cornices, providing strong stone corner articulation;

With regard to the maximum permitted building height within the Assembly District (ASY) zone, Mr. Cheng discussed the method of measuring building height and the change to increase the building height to meet the minimum flood construction level for the interior habitable space in the front portion of the building.

Staff Comments

None.

Correspondence

Mr. and Mrs. G. Taddei, 8100 No. 5 Road (Schedule 3)

Gallery Comments

Mrs. G. Taddei, 8100 No. 5 Road, stated that she resides in a home to the north of 8140 No. 5 Road and she had two concerns: (1) that the proposed height of the temple will cast a shadow onto her property; and (2) that any reduction in the temple's side yard set back will bring the proposed temple closer to her property.

Mrs. Taddei inquired why the temple would place its structures and parking areas along the No. 5 Road edge of their property, when there was a full 5 acres of land that extended behind the proposed structures and parking areas.

In response, the Chair advised that the acreage behind the proposed structures and parking areas was designated as Environmentally Sensitive Area (ESA) and could not be developed. He further advised that the access driveway is located in the centre of the property at 8140 No. 5 Road, and that there are two drive lanes that would extend around the proposed temple to the north and south to access parking to be located at the back of the temple, and that both driveway were of sufficient width to accommodate two way traffic.

Panel Discussion

The Panel queried the applicant on the proposed decrease of the side yard setback, along the north and south property line, to off-street parking stalls, from 1.5 metres to 0.9 metres, to be mitigated by a solid fence and landscaped screen of cedar hedges to run along the entire length of the property. The plans submitted by the applicant did not adequately illustrate the landscaped screen

Mr. Cheng advised that the consulting landscape architect was not present to respond to the inquiry.

Panel Decision

It was moved and seconded

That Development Variance 06-337315, for property at 8140 No. 5 Road, be referred to the next meeting of the Development Permit Panel, to be held in the Council Chambers on Wednesday, September 12, 2007 at 3:30 p.m., in order to:

- (a) further examine the height issue;*
- (b) improve the landscaping design; and*
- (c) explore reducing the width of the drive aisles.*

CARRIED

4. Date Of Next Meeting

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, August 29, 2007 be cancelled, and that the next Development Permit Panel is scheduled for 3:30 p.m., Wednesday, September 12, 2006.

CARRIED

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:33 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, August 15, 2007.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk