



City of Richmond

Report to Council

To: Richmond City Council

Date: December 16, 2010

From: Joe Erceg, MCIP
Chair, Development Permit Panel

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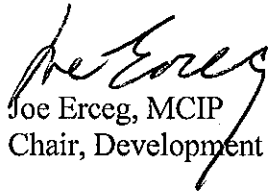
Re: Development Permit Panel Meetings Held on June 16, 2010 & June 30, 2010

Panel Recommendation

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

i) a Development Permit (DP 07-361642) for the property at 22331 Westminster Highway;

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 item at its meetings held on June 16, 2010 and June 30, 2010.

DP 07-361642 – DENIS TURCO ARCHITECT INC. – 22331 WESTMINSTER HIGHWAY
(June 16, 2010 and June 30, 2010)

The Panel considered an application to permit the construction of six (6) townhouse units on a site zoned “Town Housing (ZT61) – Hamilton”. Variances are included in the proposal for a reduced side yard setback to the adjacent townhouse development and reduced front and side yard setbacks for a garbage and recycling enclosure.

Ms. Elena Oanta, of Denis Turco Architect Inc., provided a brief presentation, including:

- The subject site is an orphan lot surrounded by townhouse development;
- Vehicle access is from Sharpe Avenue through a cross-access easement. There is pedestrian access to the subject site from Westminster Highway, but not vehicular;
- The proposed design accommodates and respects the design already in the neighbourhood;
- Interlocking pavers and natural vegetation bordering the narrow asphalt pedestrian walkway provide sustainability features;
- Colours, such as sage and dark green, provide subtle contrast for an attractive streetscape along Westminster Highway and rear façade;
- On-site trees will be replaced with Maple and Spruce trees located mainly at the north end of the site and at the central courtyard;
- A new hedge along the east side will act as a buffer along Westminster Highway; and
- The central courtyard features a variety of pavers, colours and textures.

Staff supported the Development Permit application and the variances. Staff stated that the requested west side yard setback was adjacent to a drive aisle on the neighbouring townhouse site and has no immediate impact on the townhouse residential units to the west.

Mr. Brian Jackson, Director of Development, noted that the reduction of the minimum front and side yard setbacks for the accessory garbage and recycling enclosure for the proposed development means that the enclosure would be immediately adjacent to the garbage pick-up station on the adjacent site and garbage collection lay-by area on Westminster Highway.

No public correspondence was received regarding the application.

Discussion ensued among the Panel, Ms. Oanta and staff, and the following advice was given:

- A buffer element separates the children’s play area from the garbage and recycling enclosure; and the play area structure includes a playhouse component; and
- Cedar hedges, small shrubs and existing fencing will act as a buffer to neighbouring developments;

- The previously planned convertible unit was removed due to cost; and
- Each of the townhouse units has aging in place features.

The Chair noted that during the rezoning process for the subject site, the project was to include one (1) convertible unit as a condition of rezoning, but that the application considered by the Development Permit Panel did not include the convertible unit.

Discussion ensued among Panel members, and the Development Permit application was referred back to staff for the purpose of further discussions with the applicant.

The application was considered a second time at the Development Permit Panel meeting on Wednesday, June 30, 2010. At this meeting, Ms. Oanta presented a revised proposal, including a convertible unit in the project design.

Panel members commented that the revision to the plans to include a convertible unit was acceptable.

The Panel recommends that the Permit be issued.