



City of Richmond

Report to Council

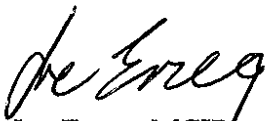
To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: January 20, 2010
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on January 13, 2010,
December 16, 2009 and May 30, 2007**

Panel Recommendation

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

- i) a Development Permit (DP 08-432203) for the property at 9631, 9651, 9691, 9711, 9731, 9751 & 9791 Alexandra Road and 4471, 4511, 4531 & 4551 No. 4 Road;
- ii) a Development Permit (DP 09-471758) for the property at 9460 and 9480 Westminster Highway; and
- iii) a Development Permit (DP 06-347920) for the property at 9451 Blundell Road;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on January 13, 2010, December 16, 2009, and May 30, 2007.

DP 08-432203 – POLYGON DEVELOPMENT 225 LTD. – 9631, 9651, 9691, 9711, 9731, 9751 & 9791 ALEXANDRA ROAD AND 4471, 4511, 4531 AND 4551 NO. 4 ROAD
(January 13, 2010)

The Panel considered an application to permit the construction of a 141-unit, three-storey townhouse development in 25 buildings, plus a free-standing amenity building on a site zoned “Townhouses (ZT67)”. There is a variance associated with the proposal to reduce the north Tomicki Avenue setback.

Architect, James Bussey, of Formwerks Architects, and developer, Steve Jedreicich, Vice-President for Development, Polygon Development 222 Ltd., provided a brief description of the West Cambie Alexandra neighbourhood project, including:

- raising the site and roads in West Cambie for flood proofing, widening No. 4 Road, and future decommissioning of Alexandra Road;
- a significant English Oak tree will be retained, centered in the south entry amenity space;
- the design was improved in response to Advisory Design Panel comments, including larger windows, and frontage character for end units;
- there are many sustainability measures including: energy efficient tank-less hot water heaters for two (2) of the buildings, LEED Certified equivalent building design, and recycling management for construction waste;
- the one-storey amenity building includes an exercise facility, kitchen, office, and mailboxes;
- the arts and crafts architectural form and character creates an appropriate entry into the Alexandra neighbourhood; and
- 11 affordable housing units were transferred offsite and will be constructed as part of Polygon’s nearby Cambridge Apartments development.

In response to a query from the Chair, Mr. Bussey advised that a change in the materials has reduced areas of vinyl siding along the streetscapes. Cedar shingles replace what was once vinyl shingles, red brick is to be used, and projections are of Hardi panel with wood details.

Staff supported the Development Permit application and the variance. Staff stated that the applicant has demonstrated commitment to Richmond and especially to the West Cambie neighbourhood. Staff noted that recent changes in the design include higher quality materials, than were originally chosen and that 92 existing trees removed from the site will be replaced with more than 450 new trees. Staff further noted that the applicant has undertaken additional research and has found ways to incorporate accessibility into the units.

Staff noted that the applicant has worked with staff to respond to the following issues raised at a Public Hearing:

- A Polygon contact and telephone has been posted on-site should issues of (i) speeding trucks in the area during construction cause safety concerns, and/or (ii) construction debris need removal; and
- Polygon has a plan to ensure the survivability of trees, and City staff will monitor the area to ensure tree are not in distress before returning securities to the developer.

Discussion took place between Panel members, the presenters and staff regarding:

- signs notifying the public access along the communal pedestrian pathway from Tomicki Avenue to Alexandra Road will be posted at both entry points;
- each living space within the individual units feature a ceiling fan to circulate the air, fresh air intakes, and manually adjustable transfer grilles; these have louvers that can be open and shut, and a roof fan to exhaust air out of the units is also a feature;
- a review of ventilation and cooling systems identified that air conditioning or equivalent building technologies are available. The proposal is consistent with the comfort levels sought in the Official Community Plan (OCP);
- the applicant is in discussion with the City's Public Art planner regarding an appropriate location on the site for a Public Art installation; and
- staff, the architect, and the developer have discussed "aging in place" features that are included in all the units, such as lever handles and blocking in walls of all washrooms for future potential grab bar installation.

In response to a query from the Chair regarding the applicant's commitment to provide tank-less hot water heaters for two (2) of the 25-townhouse block buildings, Mr. Jackson advised that Polygon would abide by the agreement outlined in the rezoning application.

Mr. Freebold, Vancouver resident, expressed concern regarding flood control issues and the removal of large trees along the periphery of the subject site.

In response, staff provided details regarding the City's Flood Plain Designation and Protection Bylaw No. 8204 and the City's Tree Bylaw.

Ms. Bell, Richmond resident, expressed concern regarding the variance that the townhouses would be too close to the street and not aesthetically pleasing.

In response, staff advised that the request for the reduced setback does not apply to all townhouses planned to front Tomicki Avenue, but that because of the curvature of the street, only those townhouses at the ends of the row would approach the minimum 4.5 m setback.

Correspondence was received by the Panel regarding the Development Permit application from the applicant indicating that, subsequent to the staff report, Polygon has identified an elevator vendor and as a result, is able to provide eight (8) convertible units.

A comment was made that Ms. Bell's remarks regarding setbacks be noted, and that the Panel was cognizant of her comments that the streetscape should not feel crowded.

The Chair remarked that Tomicki Avenue is not an arterial road and that on average; the setback would be 5 m. He noted that tree retention is not always achievable, but that the applicant had provided a solid design for both open space and landscaping.

The Chair concluded with the remark that he appreciated that the applicant had improved the quality of the materials to be used in the development and that the plans should be updated prior to the future Council Meeting.

Subsequent to the Panel meeting the Development Permit plans were updated to include the improved building materials and convertible unit plans.

The Panel recommends that the Permit be issued.

DP 09-471758 – VALENCIA GARDEN LIMITED PARTNERSHIP
– 9460 AND 9480 WESTMINSTER HIGHWAY
(December 16, 2009)

The Panel considered an application to permit the construction of 18 townhouse units plus three (3) secondary units on a site zoned "Town Housing (ZT 69) – North McLennan (City Centre)". Variances are included in the proposal for tandem parking, and porch projections.

Architect, Wayne Fougere, provided a brief description of the project, including:

- three (3) of the homes have potential as rental units;
- the development interfaces well with the lot to the east at 9500 Westminster Highway which may be developed in the future to feature townhouse units;
- hip-roofs are an architecture feature and finishing materials includes hardi-board at the lower levels with horizontal vinyl board and shake vinyl on the upper levels; and
- interface between pedestrian and vehicular traffic is minimal and there is pedestrian access throughout the site, including along the perimeter of Alder Street, as well as internal paths along the eastern and southern edges of the property.

In response to queries, Mr. Fougere advised that:

- current plans include door-to-door garbage collection, and that there is a garbage collection depot located at the front entry drive, with recycling adjacent for optional garbage pick up;
- the play area includes furniture such as benches, and a soft surface; and
- to address privacy concerns expressed by a neighbour to the east, a 6 ft. fence, topped with a trellis and featuring softening landscaping elements, would be erected; in addition large coniferous plants would be installed, and no windows are featured in the proposed townhouse unit overlooking the neighbour's yard. The neighbour's yard area, not the home, is adjacent to the subject site.

Staff supported the Development Permit application and the variances. Staff noted that the applicant has: (i) proposed 51 trees be planted, which is a surplus of five (5) more than is required; (ii) provided an outdoor amenity area with ample space for activities; (iii) included fencing along the perimeter; and (iv) provided one (1) unit that can be easily converted for universal access.

Staff added that Council has expressed an interest in the applicant's three (3) rental units and has asked that the applicant arrange a tour of the units upon completion of the development.

Correspondence was received by the Panel regarding the Development Permit application from an area resident. Staff advised that the letter expressed concern regarding parking on Alder Street. The Panel was advised that at present Alder Street is a half street, but that as a result of Valencia Garden's application, Alder Street would: (i) become a full street, and (ii) be widened. More parking would be available upon completion of the upgrades to Alder Street.

The Chair complimented the applicant and the staff on the work that had been done during the Development Permit process.

The Panel recommends that the Permit be issued.

DP 06-347920 – ARCADIAN ARCHITECTURE – 9451 BLUNDELL ROAD
(May 30, 2007)

The Panel considered an application to permit the construction of a six (6) unit townhouse complex on a site zoned "Infill Residential (RI1)" (formerly "Comprehensive Development District (CD/28)"). There are no variances associated with the proposal.

Andrew Nodzykowski, Director, Arcadian Architecture, provided a brief description of the project, including:

- a "Mansion" facing Blundell Road, and a smaller "Coach-house" facing the lane, featuring a rural estate dwelling pattern;
- two (2) of the proposed units meet the zoning district affordable housing small unit size criteria, and two (2) units are designed to (i) ensure convertibility and (ii) to accommodate ageing in place;
- there are 10 off-street parking spaces, and two (2) visitor spaces; and
- six (6) replacement trees compensate for the removal of three (3) existing trees.

No staff comments were provided.

No correspondence was received by the Panel regarding the Development Permit application.

The Panel recommends that the Permit be issued.