



City of Richmond

Report to Council

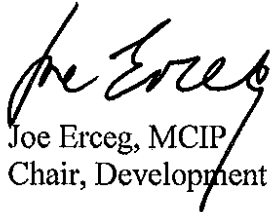
To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: December 16, 2009
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on November 25, 2009 and
October 14, 2009**

Panel Recommendation

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

- i) a Development Permit (DP 09-471540) for the property at 7340 and 7360 Garden City Road; and
- ii) a Development Permit (DP 08-433637) for the property at 9391 Alberta 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 November 25, 2009 and October 14, 2009.

DP 09-471540 – AM-PRI CONSTRUCTION LTD. – 7340, 7360 GARDEN CITY ROAD
(November 25, 2009)

The Panel considered an application to permit the construction of 24 Townhouse units for the property located at 7340 and 7360 Garden City Road, on a site zoned “Town Housing – South McLennan (City Centre) (ZT50)”. Variances are included in the proposal for site coverage, minimum lot size, front yard porch projections, and tandem parking.

Architect, Taizo Yamamoto, Yamamoto Architects Inc., and Landscape Architect, Masa Ito, Ito & Associates, provided brief descriptions of the project, which is an infill townhouse development between two Am-Pri developments that will complete Turnill Street. Finishing materials include horizontal Hardi-board siding beneath vertical board and batten, and painted wood trim. Sustainability features include a permeable paving system in the drive aisle and energy efficient appliances.

Staff supported the Development Permit application and variances. Staff stated that the applicant had satisfactorily addressed the streetscape design for both Garden City Road and Turnill Street. Staff noted that the proposed 36 new trees exceeded a 2:1 replacement ratio, and the development includes a two-story convertible unit with universal accessible renovation potential.

Public correspondence was received regarding the Development Permit application expressing concern regarding the narrow portion of Turnill Street and the impact of the porch projection variance. Staff advised that the applicant is required to widen and upgrade the half road frontage along Turnill Street.

In response to a query from the Chair regarding the variance for porch projections, staff advised that two (2) localized porches projected into the Turnill Street front yard setback.

In response to a query from the Chair, Mr. Ito advised that the sidewalk on Garden City Road will meander around the trees, and that the applicant is responsible for the frontage treatment.

In response to a Panel query regarding garden plots, the design team advised that the project originally proposed individual yard plots, which was revised due to concern regarding the level of maintenance required. A communal location, complete with a watering source, is located in the amenity area.

The Panel recommends that the Permit be issued.

DP08-433637 – HARRY TATLA – 9391 ALBERTA ROAD
(October 14, 2009)

The Panel considered an application to permit the construction of 23 Townhouse units for the property located at 9391 Alberta Road on a site zoned "Townhouses (ZT50)". Variances are included in the proposal for setback reductions along Alberta Road, Hemlock Drive, and the east side yard for a garbage/recycling enclosure.

Architect, Yoshi Mikano of Yamamoto Architecture Inc., provided a brief description of the project. In response to Panel queries, Mr. Mikano advised the following:

- The project included two (2) convertible units with renovation potential for accessibility, with space for a future vertical lift.
- There is an intention to use rainwater in providing irrigation to the landscaping.
- The lights on the wall of the garage help provide lighting along the driveway.
- The amenity area is lit by the lighting in the mailbox area and along the walkway.
- The amenity area has a children's play structure in the middle, a seating area, and an existing Cedar tree which will be retained as a prominent feature in the amenity area.

Staff supported the Development Permit application and variances. Staff advised that the project's rezoning application, which was approved, was the trigger for a new area plan Lot Size Policy. Staff had recommended that the rezoning application of the subject property proceed on its own, as the applicant was not successful in acquiring an adjacent property.

In response to a Panel query regarding the site planning changes made since rezoning, staff confirmed that the site plan had changed, with the drive aisle curve removed and drive aisle straightened out in response to Advisory Design Panel concerns. By straightening out the drive aisle, the applicant reduced the area of pavement by 10% to 20%, consolidated and increased by 10% to 20% the area of the amenity space. The applicant introduced a slight curve and unit pavers to mitigate the impact of the long drive aisle.

In response to a Panel query regarding cross-access, staff advised that the two (2) future access points are secured by covenant for future access to the property to the east of the subject site.

Public correspondence was received regarding the Development Permit application expressing opposition to new development in McLennan North for reasons of inadequate planning, increased congestion, and inadequate high-rise tower parking. In response to the parking concern, staff advised that the development provides two (2) parking spaces per unit and five (5) visitor parking spaces which are in excess of the bylaw requirement.

The Panel recommends that the Permit be issued.