



# City of Richmond

## Report to Council

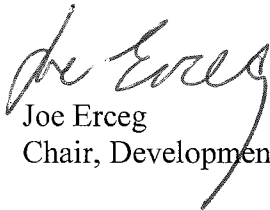
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<b>To:</b>	Richmond City Council	<b>Date:</b>	October 19, 2016
<b>From:</b>	Joe Erceg Chair, Development Permit Panel	<b>File:</b>	01-0100-20-DPER1- 01/2016-Vol 01
<b>Re:</b>	<b>Development Permit Panel Meetings Held on December 16, 2015 and June 29, 2016</b>		

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### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
  - a. A Development Permit (DP 11-584805) for the property at 9780 Alberta Road; and
  - b. A Development Permit (DP 15-703204) for the property at 7751 Heather Street;be endorsed, and the Permits so issued.



Joe Erceg  
Chair, Development Permit Panel

### Panel Report

The Development Permit Panel considered the following items at its meetings held on December 16, 2015 and June 29, 2016.

DP 11-584805 – MARINE STAR HOMES CORPORATION – 9780 ALBERTA ROAD  
(December 16, 2015)

The Panel considered a Development Permit application to permit the construction of six (6) three-storey townhouse units on a site zoned “Town Housing (ZT60) – North McLennan (City Centre).” No variances are included in the proposal.

Landscape Architect Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation, noting that: (i) vehicle access to the site is through a cross-access easement along the neighbouring property, (ii) the site’s grade will be raised, (iii) amenities will include green space and the children’s play area will be lit with bollard lighting, (iv) landscaping will include hedges, and (v) the proposed architectural form and character of the development is consistent with the surrounding neighbourhood.

Staff advised that: (i) the proposal includes one (1) convertible unit; (ii) the proposal will be designed to meet EnerGuide 82 standards; and (iii) with the exception of the convertible unit, all units will include a side-by-side garage.

In reply to queries from the Panel, Ms. Mitchell noted that due to the density of the site, the amenity area will be located adjacent to the drive aisle.

In response to Panel queries, staff advised that: (i) three (3) on-site trees will be removed and replacement trees will be provided; and (ii) there is a rezoning application on the adjacent three (3) properties to the west for a townhouse development.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.

DP 15-703204 – MATTHEW CHENG ARCHITECT INC. – 7751 HEATHER STREET  
(June 29, 2016)

The Panel considered a Development Permit application to permit the construction of five (5) townhouses on a site zoned “High Density Townhouses (RTH2)”. A variance is included in the proposal to permit one (1) small car resident parking space.

Architect Matthew Cheng, of Matthew Cheng Architect Inc., and Landscape Architect Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, noting that:

- The proposed architectural form and character complements the surrounding townhouse developments.
- The proposed single vehicle access point to the site is from Turnill Street.

- A convertible unit and aging-in-place features for townhouse units are provided.
- The townhouse units are designed to achieve an EnerGuide 82 rating.
- Each townhouse unit is provided with a private yard, small patio and shade tree;
- The outdoor amenity space includes a small play area for younger children, a bicycle rack, a bench and mailbox kiosk.
- Permeable paving is introduced at the driveway entrance adjacent to the outdoor amenity space and at the visitor surface parking stall.

Staff advised that (i) there will be off-site frontage improvements associated with the proposed development through City Work Order, and (ii) two (2) existing boulevard trees will be relocated within the boulevard.

In response to a Panel query, Ms. Dimitrova stated that (i) the proposed outdoor amenity space is separated from the concrete sidewalk on the north by a 42-inch tall transparent fence and planting strip and (ii) the applicant will consider the suggestion to introduce permeable pavers adjacent to the visitor parking space to provide an end treatment to the internal drive aisle.

In response to Panel queries, staff confirmed that: (i) the proposed variance is for the small parking space in the garage of the southwest unit, which is larger than a small car parking space, but approximately a foot short of the required length of a standard parking space; (ii) the density of the proposed development is consistent with the Zoning Bylaw and (iii) the applicant is providing a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund.

Correspondence was submitted to the Development Permit Panel regarding the application, expressing concern regarding the rezoning of the subject site due to insufficiency of parking in the area.

In response to a query from the Panel, staff confirmed that the proposed development complies with the Zoning Bylaw's parking requirement, except for the requested variance to the size of one (1) required resident vehicle parking space.

Subsequent to the meeting, the applicant revised the landscape design to introduce permeable pavers adjacent to the visitor parking space to provide an end treatment to the internal drive aisle as suggested by the Panel.

The Panel recommends that the Permit be issued.