



City of Richmond

Report to Council

To: Richmond City Council
From: Robert Gonzalez
Chair, Development Permit Panel
Date: January 21, 2015
File: 01-0100-20-DPER1-
01/2015-Vol 01
Re: **Development Permit Panel Meetings Held on November 12, 2014 and
November 26, 2014**

Staff Recommendation

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

1. A Development Permit (DP 13-652010) for the property at 8400 General Currie Road and 7411/7431 St. Albans Road be endorsed, and the Permit so issued.

A handwritten signature in blue ink, appearing to be "RG", followed by a long horizontal line extending to the right.

Robert Gonzalez
Chair, Development Permit Panel

SB:rg

Panel Report

The Development Permit Panel considered the following item at its meetings held on November 12, 2014 and November 26, 2014.

DP 13-652010– ZHAO XD ARCHITECT LTD. – 8400 GENERAL CURRIE ROAD AND 7411/7431 ST. ALBANS ROAD

(November 12, 2014 and November 26, 2014)

The Panel considered a Development Permit application to permit the construction of 12 three-storey townhouse units on a site zoned “High Density Townhouses (RTH2)”. Variances are included in the proposal to increase the rate of tandem parking spaces from 50% to 67% to allow a total of 16 tandem parking spaces in eight (8) three-storey townhouse units.

The application was considered at both the November 12, 2014 and November 26, 2014 Development Permit Panel meetings.

At the November 12, 2014 Panel meeting, Architect, Xuedong Zhao, of Zhao XD Architect Ltd., provided a brief overview of the proposed application regarding: (i) urban design, (ii) the location of the driveway, (iii) landscape design, and (iv) architectural form and character.

In reply to queries from the Panel, Mr. Zhou noted that the landscape architect was not in attendance.

Mr. Zhao spoke of the conditions of adjacency and advised that the architectural form and character of the proposed development is consistent with other properties in the neighbourhood and that the adjacent townhouse properties are two-storeys.

In reply to queries from the Panel, staff advised that: (i) the proposed development will require a Servicing Agreement for frontage improvements, (ii) a development variance is proposed to increase the number of tandem parking garages from 6 to 8, allowing every townhouse unit to have 2 resident parking spaces, which exceeds the bylaw requirement of 1.4 resident parking spaces per unit, (iii) the application of the proposed variance enables the site to provide 27 parking spaces in total which exceeds the bylaw requirement of 20 parking spaces for the site, (iv) the proposed development is anticipated to achieve an EnerGuide rating of 82, and (v) there will be one (1) convertible unit.

In response to Panel queries, Mr. Zhou advised that landscaping in the amenity area will include bushes and, that benches will be located outside of the landscaped perimeter to maximize the amenity area. He added that the landscaping will consist of low vegetation to maximize visibility of the play area.

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

Discussion ensued with respect to the applicant’s presentation and it was noted that the presentation was not comprehensive; therefore the Panel was not provided with sufficient information to consider the proposed recommendation.

Discussion then ensued regarding the conditions of adjacency and the Panel requested that the applicant provide more information regarding the adjacent properties and the potential impact of the proposed development in the area.

The Panel referred the application to the November 26, 2014 Development Permit Panel meeting.

At the November 26, 2014 Panel meeting, Architect, Xuedong Zhao, of Zhao XD Architect Ltd., and Landscape Architect, Denitsa Dimitrova, of PMG Landscape Architects, provided an overview of the proposed application regarding: (i) conditions of adjacency, (ii) urban design, (iii) landscape and open space design, and (iv) architectural form and character.

Mr. Zhao spoke of the proposed development's sustainability features and noted that the proposed development is anticipated to meet EnerGuide 82 standards.

Ms. Dimitrova spoke of the landscape design and noted that: (i) units will have private yards, (ii) Cedar hedges and fencing will provide privacy from the adjacent properties, (iii) the development will have a children's play area, (iv) there will be a trail and pedestrian entrance, (v) permeable pavers will be used on the internal driveways, and (vi) a bike rack will be installed.

Staff supported the proposed Development Permit application and the proposed variance to increase the total number of tandem parking spaces. The variance enables the site to increase the number of parking spaces provided, which will exceed zoning bylaw requirements.

Discussion then ensued with regard to installing a traditional playground and the applicants were directed to discuss with staff options to enhance the children's play area with natural play elements.

Discussion then ensued with regard to the proposed development's sustainability features and architectural form and character.

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

Subsequent to the Panel meeting, the applicant reviewed the outdoor amenity landscaping design and was not able to incorporate additional natural play elements due to the clearance requirements for the traditional play equipment. If natural play elements are incorporated into the outdoor amenity area, the scale of the traditional play equipment would be reduced, which is considered to be undesirable. After careful consideration, the applicant proposes to retain the larger, multi-functional traditional play equipment.

The Panel recommends that the Permit be issued.