



To: Richmond City Council

Date: December 5, 2012

From: Dave Semple
General Manager, Community Services

File: 01-0100-20-DPER1-
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Re: **Development Permit Panel Meeting Held on October 10, 2012**

Staff Recommendation

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

- i. a Development Permit (DP 12-610759) for the property at 9431, 9451 and 9471 Alberta Road

be endorsed, and the Permit so issued.

Dave Semple
General Manager, Community Services

SB:kt

Panel Report

The Development Permit Panel considered the following item at its meeting held on October 10, 2012.

DP 12-610759 – TOWNLINE DEVELOPMENTS INC. – 9431, 9451 AND 9471 ALBERTA ROAD
(October 10, 2012)

The Panel considered a Development Permit application to permit the construction of 35 townhouses on a site zoned “High Density Townhouses (RTH1)”. The proposal includes variances to reduce Alder Street and Hemlock Drive setbacks for Building 2 and tandem parking.

Architect Taizo Yamamoto, Yamamoto Architects and Landscape Architect Meredith Mitchell, M2 Landscape Architecture, provided a brief presentation, including:

- The proposed development completes this section of Alder Street, develops a portion of Hemlock Drive, and provides frontage improvements along Alberta Road.
- Permeable pavers wrap around the site and create a unified entry to the subject site.
- The architectural style is contemporary, and includes a large gable roof form, a back slope element for pop-up features, and a nice rhythm along the streetscape.
- The townhouse complex to the west has its own drive aisle, precluding any overlook concerns;
- There is one convertible unit with all other units providing aging in place features.
- Hardi-plank material is offset by the use of some Hardi-panel; wood posts and bracket elements are also featured and provide warmth to offset the contemporary nature of the architectural style.
- “Uplights” illuminate the trees in the amenity area.
- Low signage is featured at both the Alberta and Alder entries.
- One on-site tree is to be retained and 80 trees will be planted on site to replace the 18 that are to be removed; some of the new trees will be featured along the internal drive aisle.
- A cedar hedge located at the rear of the site provides screening, privacy, and quiet.

In response to Panel queries, Ms. Mitchell provided the following details:

- Screening to the west is provided by an existing adjacent fence, proposed shrubs and trees.
- Substantial landscaping will provide a buffer between the amenity area and vehicle fumes.
- The walkway five (5) feet wide and can accommodate a wide baby buggy and the amenity area bench can be moved closer to where young children would be playing.
- Each of the townhouse units has its own yard.

Staff supported the Development Permit application and requested variances. Staff noted that an acoustical report shows that the project complies with City guidelines for internal noise levels.

Correspondence was submitted to the Panel regarding the application. Staff stated that Ms. Wang expressed concern regarding the proposed use of the site, but that the zoning was considered by City Council, and was not an issue the Development Permit Panel could address. Staff noted that planning staff has responded to Ms. Wang’s letter and provided additional information to her regarding the nature of the area plan for the neighbourhood.

The Panel recommends that the permit be issued.