



City of Richmond

Report to Council

To: Richmond City Council

Date: April 17, 2013

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2013-Vol 01

Re: Development Permit Panel Meeting Held on April 10, 2013

Staff Recommendation

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

- i. a Development Permit (DP 12-616142) for the property at 8751 Cook Road;
be endorsed, and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 10, 2013.

DP 12-616142 – Matthew Cheng Architect Inc. – 8751 Cook Road
(April 10, 2013)

The Panel considered a Development Permit application to permit the construction of eight (8) three-storey townhouse units on a site zoned High Density Townhouses (RTH3). Variances are included in the proposal for reduced lot area, reduced lot width, and allow tandem parking in seven (7) of the eight (8) units.

Architect, Mr. Matthew Cheng, of Matthew Cheng Architect Inc., and Landscape Architect, Ms. Patricia Campbell, of PMG Landscape Architects, provided a brief presentation of the proposal, including:

- The outdoor amenity space includes: mailboxes, bench, bicycle rack, and two (2) play features.
- Air conditioning is included in the units to comply with the Aircraft Noise Policy.
- One 24 in. Cedar tree will be retained in the southwestern corner of the site. All other trees will be removed and replaced with a mix of 15 coniferous and deciduous trees.
- An existing right-of-way prevents tree planting along the north property line.

In response to queries from the Panel, the following additional information was provided:

- The play area is secured with 42 in. high metal fence and hedge.
- The amenity space is on the south side of the property for maximum sun exposure.
- Garbage and recycling is stored in a south building room and wheeled out for collection.
- One (1) convertible unit is provided, and includes: (i) stacked storage spaces for a future vertical lift; (ii) wheel chair access from the sidewalk; and (iii) accessible parking in the garage.
- A porch and two (2) balconies overlook the street and amenity area for visual interest.

Staff supported the Development Permit application and provided the following information:

- The variances were identified at the time of rezoning.
- The tandem variance enables 15 residential parking spaces to be provided for the development which is in excess of the minimum parking requirements by the Zoning Bylaw.
- The applicant was commended for their efforts to retain the tree on the southwest corner of the site as well as the trees on the neighbouring property.
- Alternate locations were considered for the amenity space and the visitor parking. The amenity space was located along Cook Road to capitalize on the sun exposure in that area.

In response to queries, staff advised:

- The proposal exceeds the 50% limit for tandem parking. However, parking requirements within the City Centre are reduced in comparison to the City as a whole and the proposed tandem parking arrangements accommodates five (5) additional resident parking spaces on the site.
- The convertible unit has wider doors and hallways, and accommodates wheelchair turning in the bathroom, bedroom and kitchen.

Cook Road neighbor, Mr. Ian Stewart, addressed the Panel and expressed his concern that the development may obstruct the sun reaching his residential unit. He also inquired about the proposed setbacks from the street and the west property line for the proposed south building.

In response, staff advised that the proposed 6 m setback from the Cook Road property line is greater than the 4.5 m minimum requirement under the Zoning Bylaw. In addition, the proposed approximately 3 m setback for the west side yard is greater than the minimum setback required in the Zoning Bylaw.

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

The Panel recommends that the Permit be issued.