



City of Richmond

Report to Council

To: Richmond City Council
From: Victor Wei
Development Permit Panel

Date: March 4, 2015
File: 01-0100-20-DPER1-
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Re: Development Permit Panel Meeting held on February 26, 2014

Staff Recommendation

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

1. A Development Permit (DP 13-627880) for the property at 7451 and 7471 No. 4 Road, a No Access Property on General Currie Road, and a Lane to be Closed;

be endorsed, and the Permit so issued.

Victor Wei
Development Permit Panel

SB:rg

Panel Report

The Development Permit Panel considered the following items at its meeting held on February 26, 2014.

DP 13-627880 – MATTHEW CHENG ARCHITECT INC. – 7451 AND 7471 NO. 4 ROAD, A NO ACCESS PROPERTY ON GENERAL CURRIE ROAD, AND A LANE TO BE CLOSED
(February 25, 2015)

The Panel considered a Development Permit application to permit the construction of a 20 unit townhouse complex on a site zoned “Medium Density Townhouses (RTM3)”. The proposal includes a variance to increase the percentage of parking stalls provided in a tandem arrangement from 50 percent to 70 percent.

Architect Matthew Cheng, Matthew Cheng Architect Inc., and Landscape Architect Rebecca Colter, PMG Landscape Architects, provided a brief presentation and provided the following information:

- The proposed building heights and massing along No. 4 Road and General Currie Road conform to the area plan guidelines and the townhouse units are clustered in two (2) and three (3) unit building clusters to respect the neighbouring properties.
- The outdoor amenity space provides a focal point in the proposed development.
- Permeable pavers will be installed at the site entrance, outdoor amenity space, visitor parking stalls, pedestrian walkway and other sections of the internal drive aisle.
- The proposed planting along the street frontages provides a modern landscaping character.

Staff supported the Development Permit application and requested variance, noting: (i) the project’s landscaping plan includes an agricultural buffer on the east side which was reviewed and supported by the Agricultural Advisory Committee; (ii) two street trees will be retained along the No. 4 Road frontage as part of the Servicing Agreement; (iii) a large hedge planting along the south property line is proposed to provide separation from the adjacent townhouse development to the south of the subject site; and (iv) the requested tandem parking variance will provide an additional 12 resident parking spaces beyond the Bylaw requirement.

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

Delta resident John Doughty addressed the Panel with queries regarding whether General Currie Road will be developed right through to No. 4 Road and traffic signalization. In response to the query, staff advised: (i) a two-way half road will be constructed along a portion of General Currie Road between LeChow Street and No. 4 Road fronting the subject development; (ii) there were development proposals which will open up a portion of General Currie Road between Ash and Bridge Streets; (iii) over time, General Currie Road will connect from Ash Street to No. 4 Road; and (iv) traffic improvement measures are being proposed as per development proposals on Bridge Street and No. 4 Road and over time, a traffic light may be installed at the General Currie Road and No. 4 Road intersection if warranted by the traffic volume in the area.

A Richmond resident, with the aid of an interpreter, addressed the Panel with a question regarding the proposal for a lane closure on the subject site. In response to the query, Mr. Cheng pointed out the proposed road improvements.

A No. 4 Road resident addressed the Panel with a question regarding the extent of the separation between the subject development and the adjacent townhouse development to the south. In reply to the query, staff advised that (i) the buildings on the south side would have a minimum of three meters setback from the south property line; (ii) a six foot high wood fence is proposed along the south property line; (iii) a ten-foot hedge planting is proposed between the property line and the building face; and (iv) the adjacent townhouse buildings to the south of the subject development have setbacks ranging from three to five meters from their own property line.

In response to Panel queries, Mr. Cheng and Ms Colter provided the following information:

- Children can access the children's play area through the driveway edge marked with permeable pavers to indicate that it is an interior pedestrian walkway.
- There is limited space available for play equipment; however the proposed play equipment has play value.
- The appearance of the four single garage doors on the south elevation of Building A could be improved through further design development and would result in the provision of an indoor handicapped parking stall. In addition, lighting fixtures will be installed on the exterior wall of the garages and the landscaping plan includes upright planting and ground covers in between the individual garage doors which are not shown in the elevation.
- The 2 ½ storey building to the south of the proposed development will not shadow the outdoor amenity area.

The Panel noted the positive design features of the proposed development such as the treatment of the end units; however, the Panel reiterated the necessity for the applicant to make a thorough redesign of the row of garage doors in all of the buildings.

In response to the comments of the Panel, Mr. Cheng expressed willingness to work with staff in the redesign of the garage doors prior to the Development Permit being forwarded to Council.

Subsequent to the Panel meeting, the applicant revised the design of garage doors to introduce visual interest with a mix of garage door styles and the addition of building mounted lighting fixtures along the internal drive aisle.

The Panel recommends that the Permit be issued.