



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** February 9, 2011  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meetings Held on January 26, 2011 and  
December 15, 2010**

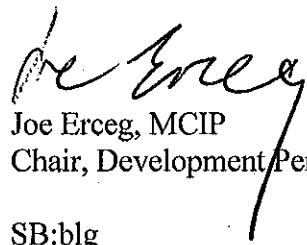
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### Panel Recommendation

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

- i) a Development Variance Permit (DV 10-554163) for the property at 80/100 Lancaster Crescent; and
- ii) a Development Permit (DP 10-539751) for the property at 9651 Alberta Road;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on January 26, 2011 and December 15, 2010.

**DV 10-554163 – CHRIS HAWKEY – 80/100 LANCASTER CRESCENT**  
(January 26, 2011)

The Panel considered an application to vary minimum local road construction standards for Lancaster Crescent (i.e. pavement width, sidewalk, curb and gutter, ornamental street lighting, boulevard street trees and storm sewer) contained in Subdivision Control Bylaw 6530 to allow for a two-lot subdivision at 80/100 Lancaster Crescent.

The applicant and co-owner, Chris Hawkey, advised the Panel that his family purchased the site in 2004 and are living in the duplex. His intention is to subdivide and construct two (2) homes on the property.

Staff supported the development variance application. Staff advised that the application is unique, and requires no proposed design. The variance is to not provide frontage improvements on the site to ensure that the unique rural character of Burkeville was maintained.

In response to the Chair's queries, staff advised that:

- The present streetscape on Lancaster Crescent includes bushes, hedges, small landscape features and no street trees; and
- The rezoning of the site included the addition of two (2) large trees and four (4) smaller trees, located in the front and the back of the property.

No correspondence was received regarding the application.

The Panel recommends that the Permit be issued.

**DP 10-539751 – CENTRO PARKSIDE DEVELOPMENT LTD. – 9651 ALBERTA ROAD**  
(December 15, 2010)

The Panel considered an application to permit the construction of 22 three-storey townhouse units on a site zoned "High Density Townhouses (RTH1)". Variances are included in the proposal for: reduced Hemlock Drive setback for a front balcony, reduced lot width, reduced landscaped area, and tandem parking.

The applicant, Kush Panatch; the architect, Taizo Yamamoto, Yamamoto Architecture Inc.; and landscape architect, Meredith Mitchell, DMG Landscape Architects, provided brief presentations of the proposal, including:

- The project provided a 3 m right-of-way (ROW) walkway on the east edge, which would be widened to 6 m with future development to the east;
- The internal drive aisle shifts from the west edge to the east to reduce the long view corridor;
- The architectural row house design creates: (i) a robust appearance, and (ii) rhythm;

- Each unit is accentuated with brick cladding, planters, and painted shutters on the windows;
- Sustainability features include efficient appliances and water faucets, areas of permeable paving system, and proximity to public transportation routes,
- The central amenity area enjoys southern exposure and includes childrens' play equipment;
- Public Art gateways identify each end of the pedestrian corridor; and
- The garbage and recycling enclosure is centrally located, and future adjacent development would result in easy truck servicing with a continuous drive aisle loop.

Discussion ensued between the Panel and the presenters regarding the following details:

- The Arborist's Report called for the removal of 26 on-site trees, and one (1) border tree located to the east, due to: (i) location within the development footprint; and (ii) increased grade to meet the City's Flood Protection Bylaw requirements;
- One (1) townhouse unit is convertible, with a pit depression and framing for a vertical lift, clearances for wheelchair turns, and is located close to the accessible visitor parking stall. The other units include wall blocking in all washrooms for future grab bar installation;
- Walkway cost sharing is equitable with the design, permanent lighting, signage, and artwork being provided;

Staff supports the Development Permit application and variances. The applicant had responded well to the unique conditions and dimensions of the subject site.

In response to a Chair query, staff advised that the front yard setback variance would allow each Hemlock Drive unit to include a pedestrian-oriented front entry. Mr. Yamamoto added that the variance was limited to the porch and the building façade was set further back.

Correspondence was received regarding the application from neighbourhood resident, Ms. Vicky Shen. Staff noted that the correspondent was concerned about traffic in the area and the narrowing of Birch Street.

The following information was provided through discussion:

- Traffic patterns had been discussed during the rezoning for the subject site. The extension of Birch Street through the subject site was previously envisioned to be a vehicular street and would now be constructed as a pedestrian pathway;
- The applicant would dedicate 10 m to widen Hemlock Drive, and that Hemlock Drive would be further widened with future development to the west; and
- Hemlock Drive would be widened, and the existing Birch Street would not be narrowed.

The Panel recommends that the Permit be issued.