



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel

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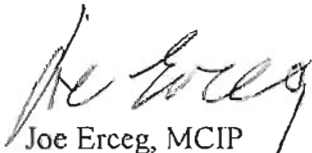
Re: Development Permit Panel Meeting Held on August 22, 2012

Staff Recommendation

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

- i) a Development Permit (DP 11-588094) for the property at 6011 and 6031 No. 1 Road;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg/kl

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 22, 2012.

DP 11-588094 – CENTRO TERRA WEST DEVELOPMENT LTD. –
6011 AND 6031 NO. 1 ROAD
(August 22, 2012)

The Panel considered a Development Permit application to permit the construction of a four-storey mixed-use building consisting of 36 dwelling units over ground level commercial space on a site zoned Commercial Mixed-Use (ZMU21) – Terra Nova. No variances are included in the proposal.

The architect, Mr. Rob Whetter, of Cotter Architects, and landscape architect, Mr. Mark Synan, of Van Der Zalm & Associates Inc., provided a brief presentation, including:

- Due to adjacencies of townhouse buildings to the west and south, the proposed development has been “pushed up” to the north-east corner of the site, providing for increased separation.
- A taller building height at the corner of No. 1 Road and Westminster Highway provides a landmark gateway into the Terra Nova neighbourhood.
- A parking area that serves both residential and retail needs is accessed from Westminster Highway, and a secured residential parking area is accessed from No. 1 Road. The lower parking level is partially buried; the outdoor amenity space provides partial screening to the upper open parking level; and a berm provides buffering to the parking structure.
- The architectural character is “contemporary west coast”, with heavier materials on the ground level, and lighter cladding material at the upper levels; vertical appearance is emphasized on the proposed building’s corners.
- Existing neighbouring cherry trees will be retained, with additional landscape elements added to enhance and provide openness to the adjacent walkways while screening the parkade.
- The amenity area is fully accessible, and it includes seating spaces and a small play space.
- The open parking area includes permeable paving and trellis screening with climbing vines.
- The sidewalk is treated with granite edging, and pavers to reflect local character.

Staff supported the Development Permit application and advised that the building was designed acoustically regarding the impact of aircraft noise and there is provision for electrical vehicle plug-ins for 20% of the residential parking.

Neighbour, Mr. John Tsang, addressed the Panel and submitted correspondence to the Panel, expressing his concerns regarding: (i) impact on the Terra Nova nature park; (ii) increase in density in the area due to the 36 housing units; (iii) increased traffic at an intersection that is already heavily used; (iv) the potential for traffic and/or pedestrian accidents at the intersection of No. 1 Road and Westminster Highway; and (v) privacy of the adjacent residents.

A resident addressed the Panel, expressing her concerns regarding: (i) lack of separation between her townhouse unit and the proposed development; (ii) increased noise; (iii) increased pollution; (iv) the smell of gas; and (v) four-storey building height.

In response to a query from the Chair, staff advised that the concerns expressed by the two (2) speakers were considered and addressed at a Public Hearing held on April 16, 2012.

In response to Panel queries, the following advice was provided:

- The west-facing outdoor amenity area will be cooled by shading from climbing vines on the trellis and some tree planting.
- Only residents have access to the outdoor amenity area, which was wheelchair accessible.
- The commercial level is differentiated with a brick base to guardrail height. The residential units are recessed, with deck space behind the brick parapet.
- Weather protection is provided for pedestrians with timber and glass canopies at featured areas, as well as by low canvas awnings for the bays in between the canopies.
- The proposed residential units are set back from the property lines by more than three (3) times the 3 m distance required by the Zoning Bylaw, allowing for more privacy, as well as for more natural light, for adjacent residents.
- To enhance privacy for adjacent residents, the landscape scheme includes: (i) a trellis and evergreen climbing vines, around the edge of the parking structure; and (ii) trees and evergreen and deciduous shrubs that will mature in time.

The Chair reiterated that the mandate of the Development Permit Panel is to deal with form and character issues, and that questions of density and height is determined through rezoning.

The Chair advised that traffic in the area was addressed by the Transportation Department and that additional traffic was taken into account.

The Chair noted that the concerns raised at the April 16, 2012 Public Hearing were factored into the design of the proposed project. There was general agreement that the project was a good one, and it was noted that no variances were requested as part of the application.

The Panel recommends the Permit be issued.