



City of Richmond

Report to Council

To: Richmond City Council

Date: February 22, 2011

From: Joe Erceg, MCIP
Chair, Development Permit Panel

File: 0100-20-DPER1

Re: **Development Permit Panel Meetings Held on January 26, 2011 and
February 16, 2011**

Panel Recommendation

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

- i) a Development Variance Permit (DV 10-549791) for the property at 5731 Maple Road;
and
- ii) a Development Permit (DP 10-546272) for the property at 9451 and 9471 Ferndale 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 February 16, 2011, and January 26, 2011.

DV 10-549791 – 664525 BC LTD. – 5731 MAPLE ROAD

(February 16, 2011)

The Panel considered an application to vary the minimum front and rear yard setbacks to permit the construction of a new single-family dwelling on a site zoned Single Detached (RS1/B).

The applicant, Amar Sandhu, of 664525 BC Ltd., and Designer, Rod Lynde, were available to respond to queries from the Panel.

Staff supported the development variance application. Staff advised that the requested variance provided for a City utility along the western perimeter of the subject site. Staff added that the second story of the proposed new single-family dwelling is set back further than the requested 4.5 m.

In response to a query from the Chair, staff advised that the requested variance would ensure that there is some articulation to the proposed residential building, and that when the property was rezoned, the sanitary Statutory Right-of-Way was widened.

No correspondence was received regarding the application.

The Panel recommends that the Permit be issued.

DP 10-546272 – TURNBERRY LANE HOLDINGS LTD. – 9451 AND 9471 FERNDAL ROAD

(January 26, 2011)

The Panel considered an application to permit the construction of 20 townhouse units on a site zoned "Town Housing (ZT69) – North McLennan (City Centre)". Variances are included in the proposal: to reduce the rear yard setback for a raised entry porch; to reduce the front yard setbacks along Ferndale Road and Alder Street for third floor building projections; and to permit tandem parking for two (2) units (4 stalls).

The architect, Wayne Fougere, of Fougere Architecture Inc., and landscape architect, Masa Ito, of Ito & Associates Inc., gave a brief presentation of the proposal, including:

- The approved Phase 1 is "Valencia Gardens", an 18-unit townhouse development, to the north of the subject site.
- The architectural character of Phase 2 is similar to that of Phase 1, but not identical.
- 16 of the townhouse units feature a garage that can accommodate two (2) vehicles parked side-by-side, and four (4) townhouse unit garages can accommodate one (1) car.

In response to the Panel's queries, Mr. Fougere and Mr. Ito advised that:

- There is a pedestrian mews between the Valencia development and the proposed Turnberry development, and it will feature bench elements at both the north and south sides.
- Valencia Gardens is currently under construction.

Staff supports the Development Permit application, the requested variances, and advised that:

- The reduction to the rear yard setback is minor, applying to one (1) porch corner of only one (1) unit.
- The reduction to the front yard setbacks along Ferndale Road and Alder Street are minor, not continuous, and, if granted, would add interest to the buildings.
- The request for a parking variance would allow for two (2) units to have tandem parking.

In response to Panel queries, advice was given that:

- All variances were contemplated during the rezoning process.
- The site design features individual open spaces for individual units.
- The outdoor amenity area includes a play area and a play structure for children.
- Staff and the landscape architect worked together to increase landscaping elements and the visibility of signage to help identify areas of interest.

No Correspondence was received regarding the application.

The Panel recommends that the Permit be issued.