



# City of Richmond

## Report to Council

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**To:** Richmond City Council

**Date:** May 10, 2012

**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

**File:** 0100-20-DPER1

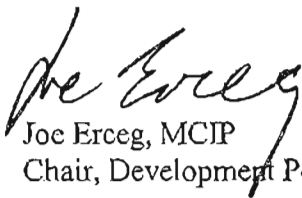
**Re:** Development Permit Panel Meetings Held on October 13, 2010 and  
October 27, 2010

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### Panel Recommendation

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

- i) a Development Permit (DP 07-363924) for the property at 7411 and 7431 Moffatt Road;  
be endorsed, and the Permit so issued.



Joe Erceg, MCIP  
Chair, Development Permit Panel

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### Panel Report

The Development Permit Panel considered the following item at its meetings held on October 13, 2010 and October 27, 2010.

DP 07-363924 – MATTHEW CHENG ARCHITECT INC. – 7411 AND 7431 MOFFATT ROAD

(October 13, 2010 and October 27, 2010)

The Panel considered a Development Permit application to permit the construction of 12 townhouse units at 7411 and 7431 Moffatt Road on a site zoned High Density Townhouse (RTH4). Variances are included in the proposal for a reduced side yard setback and tandem parking.

The application was considered at the October 13, 2010 Development Permit Panel (DPP) meeting and deferred to the next meeting. The application was considered a second time at the October 27, 2010 DPP meeting.

At the October 13, 2010 meeting, Architect, Matthew Cheng, of Matthew Cheng Architect Inc., and Landscape Architect Patricia Campbell, of DMG Landscape Architects, provided a brief presentation, including:

- The outdoor amenity area is located at the entry point in order to create a focal point upon entering the subject site, and could be enlarged with future development to the north.
- The grades surrounding the retention trees will reduce the impact of fill on the trees.
- Proposed building materials include hardie shingle siding and hardie-plank siding, with culture stone features to articulate the facades facing Moffatt Road.
- The setback variance was a result of an additional 2.5 m north setback for tree preservation.

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

- The convertible unit is located beside the handicapped visitor parking stall.
- The colour palette includes a range of earth tones, contrasting trims, and culture stone.
- Two (2) lots to the south of the subject site is a townhouse development, featuring two-storey units in the front, and three-storey units at the rear.
- 24 replacement trees will be planted to replace the trees to be removed due to poor condition, or conflict with site plans.
- A Douglas Fir on the front yard is to be preserved on-site.
- Four (4) London Plane trees on the adjacent property to the south are to be retained, and two (2) other trees on the adjacent property to the north, are to be protected.
- A mix of tree species and ornament plants are included in the landscaping plan.
- The play area is planned so that this development, and a future development to the north, can share a common play space.
- A low fence defines the amenity area and adds protection to the landscaping.
- The amenity space will include play equipment for children aged 2 through 5, including a see-saw, with other play pieces added with future development to the north.

- Three (3) visitor parking spaces are provided throughout the site, including one (1) handicap accessible parking space located at the cross-access at the north end of the subject site.

Staff supports the application and the two (2) variances. Staff noted that:

- The electric closet at the south of the site is adjacent to an existing driveway on property to the south. Trees to the south of the subject site are located at the drive aisle and there is parking in between the trees.
- The applicant had hired an arborist in 2006 to examine the trees and had recommended that two (2) are in good condition, and that two (2) others are not in good condition.
- Prior to final approval of the Development Permit, the applicant has to hire an arborist and must indicate the tree protection plan.

In response to Panel queries, staff advised:

- Garbage trucks and emergency vehicles can access the site.
- The parking space sizes and number meet the bylaw requirements.
- The Arborist Report from 2006 stated that at that time, the trees on the adjacent site can be retained and would remain in place.
- If the applicant's arborist submits a report that states that the construction phase places tree health in jeopardy, staff would recommend to the applicant that he bring the application back to the Development Permit Panel for its approval of the alternative landscaping plan.

The Chair noted that two (2) visitor parking spaces encroach into the dripline of some of the London Plane trees to be retained on the adjacent property. He queried whether the applicant had an arborist examining the situation to ensure the health of the trees is not jeopardized.

Mr. Cheng advised that his client was in the process of having an arborist look at the site design.

The Chair stated that in the Panel's recent experience, applicants had retained trees near planned patios, and the dripline issue had become problematic. He queried whether a retaining wall would also be constructed within the dripline.

The landscape architect advised that the existing retaining wall along the west and south property lines on the adjacent property would remain in place.

Public correspondence was received regarding the application from the adjacent neighbour to the north, Leonore Haudin, and Moffatt Road residents, Tony Thomas and Elizabeth Tan. Concerns were expressed in the letter regarding:

- The number of parking spaces per townhouse unit and where extra vehicles would be parked.
- Exiting Moffatt Road.
- Residents converting a tandem parking space into extra habitable rooms, or storage space.
- The small proposed side yard setback.
- The total number of tandem parking spaces on the site.

In response, staff advised:

- Transportation Division staff had examined the concerns raised.
- The proposed parking exceeds the bylaw requirements.
- A restrictive covenant is in place to prevent conversion of tandem parking. After the construction is complete, if neighbours complain to the City about parking stalls being enclosed, staff then investigates the alleged use of parking spaces for residential or storage purposes.

Discussion ensued with regard to the status of the four (4) London Plane trees on the adjacent property to the south that are to be retained. Comments were made that:

- The Panel wanted to hear from an arborist regarding the health and hardiness of the trees.
- The advantage of the applicant's original site plan was that parking spaces would not encroach into the driplines of existing trees.
- Feasibility of parking spaces between two (2) trees should be explored by an arborist.
- The applicant's landscape survey indicates that trees are close to the property lines and are at different grades; an arborist's report could clarify the location of the tree's limbs.

The application was deferred to the next Panel meeting and referred back to staff to further explore tree retention, and the submission by the applicant of an Arborist's Report.

At the October 27, 2010 Panel meeting, Arborist, Catherine MacDonald, advised that:

- There are four (4) London Plane trees on the adjacent property to the south.
- The health and hardiness of trees 2 and 3 would not be adversely affected by the parking spaces.
- The health and hardiness of trees 1 and 4 would not worsen during construction of the proposed townhouse units and affiliated parking spaces.
- London Plane trees are hardy, and it is highly unlikely that they would have rooted down past the retaining wall along the property line, so should not be adversely affected by construction.

In response to a query from the Chair, Ms. MacDonald advised that trees 1 and 4 have some decay, and trees 2 and 3 are healthier.

A brief discussion ensued between the Panel, Mr. Cheng, and Ms. Campbell, with regard to the proposed wall finished grade, which would be lower than the existing retaining wall along the west and south property lines on the adjacent property.

Ms. Campbell noted that the existing Fir tree on Moffatt Road is at a 0.67 grade, and in order to retain the tree, and the grade, four (4) steps up to the townhouse unit front porch were designed.

Staff noted that the applicant and the arborist have addressed the concerns raised at the October 13, 2010 meeting of the Development Permit Panel to the satisfaction of staff.

Public correspondence was not received regarding the application.

The Chair stated that he was pleased with the additional information regarding landscaping provided.

The Panel recommends that the Permit be issued.