



City of Richmond

Report to Council

To: Richmond City Council

Date: March 21, 2016

From: Joe Erceg
Chair, Development Permit Panel

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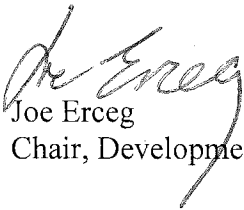
Re: Development Permit Panel Meetings Held on May 15, 2013 and
September 16, 2015

Staff Recommendation

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

1. A Development Permit (DP 09-506645) for the property at 7840 Bennett Road; and
2. A Development Permit (DP 14-674133) for the property at 9211 and 9231 No. 2 Road;

be endorsed, and the Permits so issued.



Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on May 15, 2013 and September 16, 2015.

DP 09-506645 – TIMOTHY TSE – 7840 BENNETT ROAD
(May 15, 2013)

The Panel considered a Development Permit application to permit the construction of two (2) back-to-back duplexes on a site zoned “Infill Residential (RI2).” A variance is included in the proposal to permit a 0.83 m building projection beyond the vertical height envelope.

Architect, Timothy Tse, and Landscape Architect, Keith Ross provided a brief presentation, noting:

- Approximately 14 front-to-back orientated duplex units had been developed in the area.
- The proposed development is compatible in character, form, scale and material to the existing duplex buildings in the area; providing a consistent streetscape.
- The requested variance would allow a gable roof facade that is consistent with other similar projects in the area.
- An existing Honey Locust tree on the adjacent property will be protected.

In response to Panel queries, it was noted that no common amenity space is proposed for the development, as each unit has private space and there are a total of three (3) parking spaces provided per duplex lot.

Staff advised that the development includes a Servicing Agreement for frontage improvements along Bennett Road (i.e. curb, gutter, boulevard and sidewalk improvements including culvert/ditch infilling) and the construction of the rear lane. The variance is consistent to other variances that have been granted in the area. There are two (2) convertible units included in the proposal and all units have aging-in-place features.

Correspondence was submitted to the Development Permit Panel regarding the application.

In response to the correspondence, staff confirmed that there is no on-street parking on the north side of Bennett Road and staff were advised by Community Bylaws that an average of two (2) parking complaints are received each year for this area. It is standard procedure that the development drawings not include any proposed frontage improvements, as the drawings are intended to reflect the on-site development. The clustering of trees in question at the northwest corner of the site are hedge and shrub plantings and not tree plantings. The last concern related to a desire to have an existing hydro and telephone pole removed; however, until the entire hydro line along Bennett Road has been placed underground, BC Hydro is unlikely to remove individual poles.

The Panel was in support of the project; noting the compact design and use of the site.

The Panel recommends that the Permit be issued.

DP 14-674133 – WESTERN VERONA GARDEN HOLDINGS LTD.
– 9211 AND 9231 NO. 2 ROAD
(September 16, 2015)

The Panel considered a Development Permit application to permit the construction of 10 townhouse units on a site zoned “Low Density Townhouses (RTL4).” No variances are included in the proposal.

Architect, Wayne Fougere, of Fougere Architecture Inc., and Landscape Architect, Daryl Tyacke, of ETA Landscape Architecture, provided a brief presentation, noting that:

- Existing trees along the north-west corner of the site will be retained.
- The proposed amenity space will be designed for use by a future development.
- Removable perimeter fencing would be utilized in the event that No. 2 Road is widened.
- The play area is located on two levels, connected via a slide and a sloped walkway.
- Garage aprons will utilize permeable pavers.
- Hedges along the western portion of the site will be utilized for screening.

Staff noted that: (i) existing trees on-site will be retained; (ii) open space was oversized to accommodate potential future development of the properties north of the site; (iii) additional visitor vehicle parking was included; (iv) the proposed development will meet EnerGuide 82 standards; and (v) a Servicing Agreement was secured for No. 2 Road frontage improvements.

In response to Panel queries, staff advised that the City has secured a right-of-way for potential future road widening of No. 2 Road.

In response to Panel queries, Mr. Fougere and Mr. Tyacke noted that: (i) the two-bedroom, tandem unit will be used as the convertible unit; (ii) the play area would be surfaced with rubber flooring; (iii) trees will have an open canopy; and (iv) most of the plantings will include grasses and low plant material.

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

Mandy Mach addressed the Panel, expressing concern with regard to the future sewage connections from the proposed development.

In response to Panel queries, staff advised that service connections will be located along the north-west portion of the site, however; connection designs have not been finalized.

The Chair spoke on potential service connections, noting that design for service connections have not been finalized and adjacent property owners would be notified should any future service connects impact adjacent properties.

The Panel recommends that the Permit be issued.