City of Richmond

Report to Council

To:	Richmond City Council	**Date:**	November 13, 2019
From:	John Irving Chair, Development Permit Panel	**File:**	01-0100-20-DPER1-01/2019-Vol 01
Re:	**Development Permit Panel Meeting Held on May 30, 2018**		

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-772227) for the property at 11671 and 11691 Cambie Road be endorsed, and the Permit so issued.

John Irving
Chair, Development Permit Panel
(604-276-4140)

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on May 30, 2018.

DP 17-772227 – INTERFACE ARCHITECTURE INC. – 11671 AND 11691 CAMBIE ROAD (May 30, 2018)

The Panel considered a Development Permit application to permit the construction of a 20 townhouse unit complex with driveway access from Cambie Road on a site zoned "Low Density Townhouses (RTL4)". Variances are included in the proposal for reduced minimum lot width, reduced front yard setback to Cambie Road and reduced rear yard setback to Mellis Drive.

Architect, Ken Chow, of Interface Architecture; and Landscape Architect, Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation, including:

- The proposed townhouse site has a double frontage on Cambie Road and Mellis Drive, an existing 3 m wide sanitary right-of-way (ROW) along the west property line and an existing 6 m wide east-west sanitary ROW which bisects the site.
- A 3.5 m wide public walkway is proposed, connecting to Cambie Road and Mellis Drive.
- In response to neighbours' concern regarding potential increase in traffic and on-street parking along Mellis Drive, vehicle access is located on Cambie Road and no direct vehicular access to Mellis Drive through the internal drive aisle is permitted.
- The two-storey end units fronting onto Mellis Drive provide an appropriate interface with the existing single-family homes to the west and across Mellis Drive and the north-south orientation of the townhouse buildings allow sunlight penetration into the site.
- A cross-access easement is proposed allowing access through the subject site to/from the adjacent future development sites on Cambie Road located west of the subject site.
- Two convertible units are proposed for the project.
- Public Art is being considered for the Cambie Road entrance to the public walkway.
- A landscaped area including a feature tree is proposed at the north end of the drive aisle.
- Trees in movable planters and movable play structures are proposed in the outdoor amenity area which is located along the east-west sanitary ROW and a slightly raised area is proposed on the drive aisle adjacent to the outdoor amenity area for traffic calming.
- Overlook and privacy concerns for the neighbouring homes have been properly addressed through: (i) reducing the height of units adjacent to single-family homes from three to two storeys; (ii) incorporating solid fencing along the east and west property lines; and (iii) planting landscape screening.

In response to Panel queries, the design team noted that: (i) the provision of green space at the south end of the site was not a factor in the proposal for a reduction of rear yard setback to Mellis Drive; (ii) the proposed equipment for heating and cooling system will be located as far as possible from adjacent developments; and (iii) installing sod is proposed on lawn areas as it is more practical than seeding.

Staff advised that: (i) the proposed variance to reduce the minimum lot width on a major arterial road is a technical variance; (ii) the proposed variance to reduce the front yard setback to Cambie Road and rear yard setback to Mellis Drive is a function of road dedication along Cambie Road as well as the provision of a public walkway along the eastern edge of the site; (iii) the two proposed variances were identified at rezoning stage and no comments were received at the Public Hearing; (iv) there will be a Servicing Agreement for frontage works along both road frontages and the provision of site services and the public walkway; and (v) the project has been designed in accordance with the City's Aircraft Noise Policy and EnerGuide 82 requirement.

Correspondence was submitted by Bryan and Isabel Alexander to the Panel regarding the Development Permit application, expressing concern regarding the proposed reduction of rear yard setback to Mellis Drive and the project's interface with the immediately adjacent single-family home to the west.

In response to Mr. and Ms. Alexander's concerns, the design team noted that: (i) the reduced 4.5 m rear yard setback to Mellis Drive is staggered and not uniform; (ii) the end units fronting Mellis Drive are designed to have a single-family scale; (iii) trees are not allowed to be planted within the 3 m wide ROW along the west property line; however, a six-foot high wooden fence and hedging is proposed along the west property line; and (iv) the applicant will consider increasing the height of the hedging along the west property line to improve the project's interface with the adjacent single-family home to the west.

The Panel expressed support for the project, noting that: (i) the applicant has provided public amenities especially the proposed public walkway which will enhance the accessibility of public transit for the neighbourhood; and (ii) the applicant should consult with the owner of the adjacent single-family home to the west for possible landscaping enhancement, e.g., increasing the height of hedging, to improve the project's interface with the adjacent single-family home.

Subsequent to the Panel meeting, the applicant contacted the adjacent home owner to review options to improve the project's interface with the adjacent single-family home. The west facing second floor windows of proposed unit 14 have been changed to incorporate a frosted treatment to address concerns related to privacy. The City has received a letter of agreement signed by the development and neighbour.

The Panel recommends the Permit be issued.