



To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: July 9, 2008
File: 0100-20-DPER1
Re: **Development Permit Panel Meetings Held on June 25, 2008, March 26, 2008,
February 13, 2008 and May 30, 2007**

Panel Recommendation

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

- i) a Development Permit (DP 06-352004) for the property at 3900 Moncton Street;
- ii) a Development Permit (DP 05-296823) for the property at 9000 Granville Avenue and 7040 Garden City Road; and
- iii) a Development Permit (DP 07-361966) for the property at 6600, 6620 Cooney Road and 6591, 6611 Eckersley Road;

be endorsed, and the Permits so issued.

FOR Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on June 25, 2008, March 26, 2008, February 13, 2008 and May 30, 2007.

DP 06-352004 – ANDREW CHEUNG ARCHITECT INC. – 3900 MONCTON STREET
(February 13, 2008 and June 25, 2008)

The Panel considered a Development Permit application to permit the construction of a two-storey mixed-use development at 3900 Moncton Street on a site zoned “Steveston Commercial (Two-Storey) District (C4)”. Variances are included in the proposal to: increase the building height for false front parapets, reduce the parking setbacks, permit small car parking spaces, and for a parking reduction.

The Architect, Mr. Andrew Cheung, of Andrew Cheung Architect Inc., provided a brief summary of the changes that had been incorporated to address Council’s concern on May 26, 2008 about the corner cut and recessed corner plaza. Mr. Cheung advised that the building had been moved up to the property line to create a continuous line along the commercial storefronts. A small diagonal corner 12 ft. setback was provided at the ground floor.

Mr. Cheung further advised that there had been a small increase to the overall ground floor commercial area, increasing required commercial parking space by one (1) additional space. The additional parking space could not be accommodated on-site and Mr. Cheung stated that a cash-in-lieu payment would be made to the City.

The Chair thanked Mr. Cheung for his cooperation in addressing the issues raised by City Council.

Public letters were received, expressing concerns regarding parking and building height. No public comments were received at the Panel Meeting.

Staff recommended approval of the issuance of the Permit and the variances. In response to the concerns expressed about parking, staff advised that the applicant had provided as much parking as possible on the subject property and that the applicant would be providing cash-in-lieu for the spaces which could not be accommodated on the property. A co-op car and space would also be provided.

In response to the concern with building height, staff advised that only a small portion of the building façade would be at the maximum height of 10.06 m.

Reference was made by the Chair to the concerns voiced by City Council about the requirement for corner cuts. In response, information was provided on the rationale for requiring these cuts. Further information was provided that as a result of a survey undertaken by Transportation Department staff, a report would be submitted to the Planning Committee identifying those areas in Steveston where corner cuts were still required. It was noted that the subject property was one of those sites which required a corner cut.

The Panel recommends that the Permit be issued.

DP 05-296823 – GERRY BLONSKI, ARCHITECT – 9000 GRANVILLE AVENUE AND
7040 GARDEN CITY ROAD

(March 26, 2008)

The Panel considered a Development Permit application to permit the construction of 12 townhouses at 9000 Granville Avenue and 7040 Garden City Road on a site zoned “Comprehensive Development District (CD/128)”. Variances are included in the proposal to: reduce the Garden City Road setback, increase balcony and porch projections, and permit a landscape trellis structures in the road setbacks.

The Architect, Mr. Gerry Blonski, of Gerry Blonski Architects, provided a brief summary of the proposal.

Staff advised that the applicant had addressed all items of concern to neighbours and responded well to comments made about the development during a Public Hearing held in 2006. Staff recommended issuing a Development Permit, and granting the variances sought.

No public comments were received.

The Panel recommends that the Permit be issued.

DP 07-361966 – MACLEAN HOMES COONEY ROAD LTD. – 6600, 6620 COONEY ROAD AND
6591, 6611 ECKERSLEY ROAD

(May 30, 2007)

The Panel considered a Development Permit application to permit the construction of 13 three-storey townhouse units and 37 units in a four-storey apartment building over a parking level on a site zoned “Comprehensive Development District (CD/180)”. Variances are included in the proposal to: reduce residential off-street parking and reduce the Eckersley Road setback for an entry canopy.

Mr. David Webster of MacLean Homes provided a brief description of the project, which included Public Art, affordable housing market units, and a co-op car with parking.

The architect, Mr. Mike Huggins, of Burrowes Huggins Architects provided a brief description of the project, advising that it was a contemporary urban design in a transit-oriented neighbourhood. The project included a park landscape roof, bicycle parking, two (2) adaptable units, and all units accommodated ageing in place.

Staff advised that this was the first development to accommodate the City’s affordable housing strategy, and the first to include a co-op car.

Public correspondence was received regarding the density and land use.

Mr. K. Jang, solicitor for Mr. Chang (owner of the neighbouring three lots to the north-8400/8440 Cook Road and 6571 Eckersley Road), expressed concern that the MacLean project had proceeded ahead of the neighbouring Development Permit application and that the MacLean Homes' application assumes driving access is available through the property owned by his client, which has not yet been resolved. His client was going to put his proposal on hold.

Mr. Chang expressed concern with the Development Permit application process.

In response to the concerns expressed by Mr Jang and Mr. Change, Mr. Webster expressed his apologies to the Panel and noted that previous to the Panel Meeting, he was unaware of this issue.

The Chair stated that the previous owners of 8400/8440 Cook Road and 6571 Eckersley Road had agreed to a 6 m lane and that anything less than that was unworkable.

In response to a Panel query, staff recommended that the MacLean Homes' application move forward, including the requirement of a 6 m wide right-of-way on the northern adjacent parcel to secure access to the site.

The Panel recommends that the Permit be issued.