



**Development Permit Panel
Wednesday, January 13, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cecilia Achiam, Director, Administration and Compliance
Victor Wei, Director, Transportation

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on December 16, 2015, be adopted.

CARRIED

2. Development Permit 13-629399

(File Ref. No.: DP 13-629399) (REDMS No. 4677777)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9040 and 9060/9080 No. 2 Road

INTENT OF PERMIT:

1. Permit the construction of nine (9) townhouse units at 9040 and 9060/9080 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the front yard setback from 6.0 m to 5.0 m;
 - b) allow a total of ten (10) tandem parking spaces in five (5) three-storey townhouse units; and
 - c) replace three (3) standard residential parking spaces with small car spaces.

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Applicant's Comments

Karen Ma, Yamamoto Architecture Inc., briefed the Panel on the proposed development noting that (i) the form and character of the development is consistent with the adjacent neighbourhood, (ii) a cedar hedge row will be planted along the north and south property lines, (iii) windows on the north elevation of Building 2 have been minimized to reduce the overlook potential (iv) two Douglas Fir trees have been identified for retention, (v) three visitor parking spaces have been provided, and (vi) sustainability features and energy efficient appliances will be incorporated into the development.

Meredith Mitchell, M2 Landscape Architecture, briefed the Panel on the landscaping plan, noting that (i) trees behind Building 1 will be retained, (ii) site grades were determined for the internal road with staff, (iii) the plant bed at the driveway edge was widened to enable more landscaping, (iv) the internal road will include planting at each driveway entry, (v) cedar trees along the east property line will be retained, and (vii) bollards will be installed between the drive aisle and the outdoor amenity area.

Panel Discussion

In reply to queries from the Panel, Ms. Mitchell confirmed that (i) the neighbour to the south consented to the removal of two trees situated on the property line, (ii) an electrical room will be situated between the proposed development's two buildings, (iii) low growing shrubs will be planted where visibility is to be maintained, and (iv) the outdoor amenity space, garbage/organic waste/recycling collection facilities, and mailbox are situated and sized appropriately to facilitate shared use with residents of a future development at 6008 and 6028 Francis Road, should they redevelop in the future.

Staff Comments

Wayne Craig, Director, Development, confirmed that three variances related to the proposed application were identified at the time of rezoning. He noted that the setback variances are dictated by the location of the drive aisle and the trees being retained. He further noted that three of the four side-by-side double car garages will have one full size space and one small car space.

Panel Discussion

None.

Correspondence

None.

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Gallery Comments

Harvey Yee, owner of 6008 and 6028 Francis Road, questioned how the project would impact the existing fence on the north side of the subject property and in reply to queries from the Panel, Ms. Mitchell clarified that the plan identified a retaining wall at that location, and the inclusion of a fence. She added that the existing fence will likely be replaced, if the fence is in poor condition.

Donna Wong, 9100 No. 2 Road, questioned if the existing street lighting would be relocated on No. 2 Road, as a result of the proposed development, and in reply to queries from the Panel, Mr. Craig clarified that a servicing agreement is required for infrastructure changes on No. 2 Road, and that the street light location will be determined through the Servicing Agreement design. It was further noted that the Servicing Agreement design can be reviewed with Ms. Wong.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of nine (9) townhouse units at 9040 and 9060/9080 No. 2 Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the front yard setback from 6.0 m to 5.0 m;*
 - b) *allow a total of ten (10) tandem parking spaces in five (5) three-storey townhouse units; and*
 - c) *replace three (3) standard residential parking spaces with small car spaces.*

CARRIED

3. **Development Permit 14-660885**

(File Ref. No.: DP 14-660885) (REDMS No. 4843459 v. 6)

APPLICANT: Rafii Architects Inc. and DYS Architecture on behalf of
Kebet Holdings Ltd., Inc. No. BC0712200

PROPERTY LOCATION: 5580 No. 3 Road

INTENT OF PERMIT:

1. Permit the construction of approximately 132 residential units, which includes 128 units within a residential tower and four (4) two-storey townhouse units above the parking podium, and grade level commercial units along No. 3 Road at 5580 No. 3 Road on a site zoned "Downtown Commercial (CDT1);" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the residential parking rate from the standard City wide parking rate to the City Centre Zone 1 parking rate.

3.

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Applicant's Comments

Foad Raffii, Raffii Architects Inc., accompanied by Norm Chin, DYS Architecture, briefed the Panel on the proposed development noting that (i) the project was mainly residential and was situated on No. 3 Road in front of the Canada Line Station, (ii) access to the proposed development (and to any future development on the adjacent property) was reliant on the neighbouring site's pre-existing lane right-of-way, (iii) the limited commercial component of the project is justified for the location, (iv) four villas are included in the project, located at the top of the parking podium, (v) a green roof is provided on these podium units for visual interest, and (vi) the units proposed at the same elevation as the Canada Line have been designed so they are not oriented towards the Canada Line guide way.

Bruce Hemstock, PWL Partnership, briefed the Panel on the proposed landscaping plan for the proposed development, noting that (i) the landscaping design provided a seamless transition from the concrete public realm of No. 3 Road to the private realm of the development, (ii) a hedge will provide visual screening from the Canada Line guide way, (iii) the residential patio area includes a barbeque area and a children's play area, and (iv) the buffer zone between the townhouses and the amenity patio will be heavily planted.

Panel Discussion

In reply to queries from the Panel, Mr. Raffii and his colleagues noted that:

- the top two levels on the west side of the commercial component of the proposed development, will be amenities and low landscaping will provide screening from the Canada Line guide way;
- the rear lane right-of-way includes a landscaped area, which the strata will maintain;
- a planter will be located between the entrance doors accessing the laneway;
- nine affordable housing units designed to the City's basic universal housing standards (one-bedroom, two-bedroom and studios) are scattered throughout the building; and
- future development on the adjacent property to the north, and its potential parking and access requirements were considered.

Staff Comments

Mr. Craig commented on the proposed development, noting that (i) the nine affordable housing units meet the basic universal guidelines, (ii) a servicing agreement will be required for improvements to No. 3 Road and the rear lane, (iii) a legal agreement will detail the maintenance of the rear lane planting area, (iv) noise attenuation studies considered the proposed development's interface with the Canada Line and aircraft noise, (v) the project will be LEED Silver equivalent, (vi) a Public Art Plan is provided, and (vii) staff support the application of the City Centre Parking rates, given the applicants provision of the affordable housing units.

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Correspondence

None.

Gallery Comments

Louise Uy, 9100 Blundell Road, expressed concern regarding the proposed development's use of the adjacent development's right-of-way, for vehicle access.

The Chair clarified that a prior agreement achieved with the Prada development provided for full vehicle access for the proposed development, along the right-of-way.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. permit the construction of approximately 132 residential units, which includes 128 units within a residential tower and four (4) two-storey townhouse units above the parking podium, and grade level commercial units along No. 3 Road at 5580 No. 3 Road on a site zoned "Downtown Commercial (CDT1);" and*
- 2. vary the provisions of Richmond Zoning Bylaw 8500 to reduce the residential parking rate from the standard City wide parking rate to the City Centre Zone 1 parking rate.*

CARRIED

4. New Business

5. Date of Next Meeting: January 27, 2016

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:25 p.m.

CARRIED

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Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 13, 2016.

Joe Erceg
Chair

Carrie Peacock,
Recording Secretary