



**Development Permit Panel
Wednesday, January 27, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Cathryn Volkering Carlile, General Manager, Community Services

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 January 13, 2016, be adopted.

CARRIED

2. Development Permit 13-647517

(File Ref. No.: DP 13-647517) (REDMS No. 4595032 v. 4)

APPLICANT: Eric Law Architects Inc.

PROPERTY LOCATION: 9728 Alberta Road (formerly 9720, 9740 and 9760 Alberta Road)

INTENT OF PERMIT:

1. Permit the construction of six (6) two-storey and fourteen (14) three-storey townhouse dwellings on 9728 Alberta Road (formerly 9720, 9740 and 9760 Alberta Road) and zoned "Medium Density Townhouses (RTM3);" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) allow site coverage increase from 40% to 42%; and
 - b) allow an increase in tandem residential parking spaces from 50% to 70% (i.e. 28 of 40 spaces).

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Applicant's Comments

Eric Law, Eric Law Architects Inc., briefed the panel on the proposed development, noting that:

- development surrounding the subject site included a lot under a development application for a townhouse project to the east, single family homes and townhouse developments to the north, a single family home to the west, and a school parking lot to the south;
- the roof forms incorporated gables to provide visual interest;
- two variances are requested: to allow a site coverage increase from 40% to 42%, and to allow an increase in tandem residential parking spaces from 50% to 70%;
- a convertible housing unit is included; and
- the design meets EnerGuide 82 criteria for energy efficiency.

Denitsa Dimitrova, PMG Landscape Architects, briefed the panel on the landscaping plan, noting that:

- each unit will have a private yard;
- fencing will help address privacy issues;
- a retaining wall and fencing will be installed on the property line to the south;
- a small playground for young children will include play equipment;
- different pavement treatments will be used for the patios and walkways; and
- coloured pavers will be installed in the visitors parking and as a decorative strip.

Panel Discussion

In reply to queries from the Panel, Ms. Dimitrova confirmed that (i) on the property line between the subject site and the property to the west, there is a sloped 70 centimetre grade difference, a fence will be installed on the property line, and a light fixture will be installed adjacent to the fence, (ii) there will be hose bibs in each of the private yards, (iii) the irrigation plan had not yet been completed, and (iv) columnar conifer trees will be planted to minimize the adjacent neighbour's view of Townhouse unit 7.

In reply to further queries from the Panel, Mr. Law confirmed that (i) no pedestrian access has been provided from the subject site to the adjacent school parking lot to the south, (ii) a two-foot retaining wall will be installed on the property line to the south, on which a 4-foot fence will be constructed, and (iii) there are only a few small windows in Townhouse unit 7 facing the adjacent neighbours to the west.

Discussion ensued with regard to the hose bibs in the private yards and shutting off irrigation during drought conditions. In reply to queries from the Panel, Mr. Konkin noted that staff can discuss options for a central control valve for irrigation with the applicant.

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Staff Comments

Barry Konkin, Program Coordinator, Development, confirmed that (i) the proposed development is consistent with the OCP, (ii) no concerns were expressed at Public Hearing on visual impacts of the development or on parking, (iii) the tandem parking variance pre-dates Council's 2013 decision (in new applications, tandem parking cannot exceed 50% of the total parking), (iv) the townhouse development to the east was endorsed in December 2015, (v) the lot at the corner of Alberta Road has been pre-zoned for townhouse development, and (vi) the proposed development is in keeping with the form and character of the neighbourhood.

Panel Discussion

None.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of six (6) two-storey and fourteen (14) three-storey townhouse dwellings on 9728 Alberta Road (formerly 9720, 9740 and 9760 Alberta Road) and zoned "Medium Density Townhouses (RTM3);"* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *allow site coverage increase from 40% to 42%; and*
 - b) *allow an increase in tandem residential parking spaces from 50% to 70% (i.e. 28 of 40 spaces).*

CARRIED

3. Development Variance 15-708883

(File Ref. No.: DV 15-708883) (REDMS No. 4741772 v. 2)

APPLICANT: 0983101 BC Ltd.

PROPERTY LOCATION: 12208, 12222 and 12228 Trites Road

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INTENT OF PERMIT:

Vary sections 4.18.2.a. and 8.1.7.4.a. of Richmond Zoning Bylaw 8500 to permit maximum building height "residential vertical lot width envelope" and "residential vertical lot depth envelope" to be measured from the required Flood Construction Level (2.9 m GSC) in order to allow construction of new single detached houses at 12208, 12222 and 12228 Trites Road on sites zoned "Single Detached (RS2/A)."

Applicant's Comments

Rod Lynde, Lynde Designs Ltd., briefed the panel on the proposed variance application noting that (i) the site was previously subdivided into three single family lots, (ii) measuring the building height from the flood construction level, rather than from finished site grade, significantly impacts the allowable building height and width, and (iii) without the variance, the 2,000 square foot two-storey homes designed for the site, cannot be constructed without significant changes (i.e. inseting the second floor).

Panel Discussion

In reply to queries from the Panel, Mr. Lynde confirmed that (i) without the variance, the second floor square footage would reduce by approximately 700 square feet, (ii) the property to the east was measured from the flood construction level, (iii) no changes have been made to the design of the homes (form, character, height and elevation remain the same), (iv) the homes will be accessed from the rear of the property, (v) the ceiling heights were reduced to nine feet, (vi) a retaining wall on the property line adjacent to the neighbouring property will accommodate a grade change of 0.9 metres, and (vii) a fence will be installed on the retaining wall.

Staff Comments

In reply to queries from the Panel, Mr. Konkin noted that the adjacent homes were built prior to the new elevation levels and that new homes in the neighbourhood will rebuild at a higher level (measured from finished grade and meeting the 2.9 metre FCL requirements). He added that options to adjust the building heights for the subject properties could be considered, including a reduced roof pitch, a 10 feet floor height on the first floor and a 9.5 feet floor height on the second floor.

Correspondence

None.

Gallery Comments

Brittany Folks, 12260 Trites Road, expressed concern as to whether the height change resulting from approval of the variance would negatively impact the privacy of her home and yard.

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Panel Discussion

The Chair noted that some adjustments could be considered to reduce the variance with respect to lower ceilings and different rooflines, and that he was unwilling to support the application as presented, given some anomalies in the information provided.

Panel Decision

It was moved and seconded

That the staff report titled Application by 0983101 BC Ltd. for a Development Variance Permit at 12208, 12222 and 12228 Trites Road, dated December 17, 2015, from the Director, Development, be referred back to staff to:

- 1. work with the applicant to reconcile anomalies in their information and clarify details related to the application; and*
- 2. examine the feasibility of minimizing the variance without completely changing the design (i.e. adjusting the roof lines of the homes); and*

report back to the February 10, 2016 Development Permit Panel meeting.

CARRIED

4. New Business

5. Date of Next Meeting: February 10, 2016

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:30 p.m.

CARRIED

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 27, 2016.

Joe Erceg
Chair

Carrie Peacock
Recording Secretary