



## Development Permit Panel

Wednesday, March 2, 2011

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Mike Kirk, Deputy Chief Administrative Officer  
Dave Semple, General Manager, Parks and Recreation

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 Wednesday, February 16, 2011, be adopted.*

**CARRIED**

### 2. Development Permit DP 10-540948

(File Ref. No.: DP 10-540948) (REDMS No. 3114243)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 7491 / 7531 and 7551 No. 2 Rd.

#### INTENT OF PERMIT:

1. Permit the construction of 14 townhouses in two rows with six two storey duplexes at the rear and eight two and three storey units in two clusters at the front of the site at 7491, 7531 and 7551 No. 2 Rd on a site zoned Medium Density Townhouses (RTM3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) Reduce the front yard setback for portions of the second and third floors of the buildings fronting No. 2 Rd. from 6.0m to a minimum of 5.6m.
  - b) Increase the maximum lot coverage for buildings from 40% to 42.2%.
  - c) Reduce the lot area restricted to landscaping live plant material from 30% to 23.5%.
  - d) Permit up to 6 tandem parking stalls.

### **Applicant's Comments**

Taizo Yamamoto, Architect, Yamamoto Architecture Inc., made the following remarks regarding the proposed fourteen 2 and 3 storey townhouse units on No. 2 Road, near Blundell Road:

- the development site is adjacent to single family residential lots, as well as some duplexes;
- due to concerns raised at the November, 2010 Public Hearing, regarding overlook and shadowing, the height of the north end unit of building 1, and have the south end unit of building 2, been reduced from two and a half storeys to two storeys to reduce potential overlook and shadowing of neighbouring lots;
- to further reduce overlook and shadowing, the drive aisle has been located on the north side of the subject site, thereby pushing the building further away from the north property line;
- the outdoor amenity area is located at the south-west corner of the site, a good location should this area be joined in the future by an amenity area for the properties to the south, if they redevelop;
- a large Horse Chestnut tree in the south-west corner of the site could not be preserved as it was in poor condition;
- two of the fourteen units are convertible, and all other units aging in place features such as wood blocking in bathroom walls for grab bars and lever handles;
- the architectural character is reminiscent of row housing; and a combination of gables and hip roof forms lend articulation to the individual units; and
- building materials include: (i) wood batten; (ii) hardi plank shingles; and (iii) wood grain vinyl siding; a warm earth brown pallet unifies the development's appearance.

Allison Goode, Landscape Architect, DMG Landscape Architects, described the following landscape details:

- trees are being retained on the west property line;
- four foot high retaining walls are pulled back to protect trees on lots adjacent to the subject property;
- the outdoor amenity space at the south-west corner of the site included bench seating, and a low picnic table, but now that the Chestnut tree can no longer be retained, a small piece of children's play equipment will be provided;
- a pathway along the southern property setback provides separate pedestrian access to the interior of the site;
- soft plant materials cover approximately 24% of the site, and include a mixture of evergreens, flowers, and perennials, and are in keeping with the single family yard design;

- permeable pavers are featured in: (i) several locations along the drive aisle; (ii) all of the visitor parking stalls; and (iii) adjacent to the mailboxes, garbage/recycling areas;
- the Bylaw requirement of a 2-to-1 replacement tree ratio has been met;
- a six foot high Cedar fence is provided along most of the perimeter of the site, to provide privacy for adjacent neighbours; a lower four foot high fence will be used on top of the four foot retaining wall; and
- an aluminum fence, along the street frontage, will enhance 'eyes on the street' security.

Mr. Yamamoto added that as a result the reduction of the units from two and a half storeys, to two storeys, to reduce potential overlook and shadowing, the proposed development's footprint slightly increased resulting in an increase in the site coverage.

### **Panel Discussion**

A brief discussion ensued between the Panel, Mr. Yamamoto and Ms. Goode, and further details were provided regarding:

- the outdoor amenity area has a small paved area, a gravel path connecting the benches, a picnic table, and an area for a small playhouse, appropriate for children aged 2 through 5 years of age; and
- light from vehicles traveling on the drive aisle in the setback area are mitigated by: (i) increased landscaping elements; and (ii) the extension of a six foot high wood fence at the rear, and along approximately two thirds of each of the two sides of the site;

In response to a request for clarification from the Chair, regarding the extent of the landscaping elements and the fence, Ms. Goode advised that landscaping elements are placed as far east as possible, but when the strip of soil ends, the six foot fence continues east, providing the maximum amount of privacy.

### **Staff Comments**

Brian J. Jackson, Director of Development, advised that staff supports the application, and the requested variances. He noted that: (i) the applicant responded to each of the concerns expressed by neighbours; and (ii) an increase in landscaping elements was part of the solution to stated concerns.

With respect to the two storey unit facing the neighbour living at 7475 No. 2 Road, the three windows on the second floor of the proposed residential unit are not primary windows, but are a den window, a bathroom window and a secondary window. Mr. Jackson added that a wide driveway separates the proposed unit, and the home at 7475 No. 2 Road. These two conditions mitigate any overlook issue.

In response to query from the Chair, Mr. Jackson reported the reduction of the height of the proposed north end unit was undertaken to address the concern with density, raised at the Public Hearing.

**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 14 townhouses in two rows with six two storey duplexes at the rear and eight two and three storey units in two clusters at the front of the site at 7491, 7531 and 7551 No. 2 Rd on a site zoned Medium Density Townhouses (RTM3); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *Reduce the front yard setback for portions of the second and third floors of the buildings fronting No. 2 Rd. from 6.0m to a minimum of 5.6m.*
  - b) *Increase the maximum lot coverage for buildings from 40% to 42.2%.*
  - c) *Reduce the lot area restricted to landscaping live plant material from 30% to 23.5%.*
  - d) *Permit up to 6 tandem parking stalls.*

**CARRIED**

**3. Development Permit DP 10-551711**  
(File Ref. No.: DP 10-551711) (REDMS No. 3141400)

APPLICANT: Polygon Mayfair Place Homes Ltd.

PROPERTY LOCATION: 9331, 9351, 9371, 9391, and 9411 Odlin Road

INTENT OF PERMIT:

1. Permit the construction of 358 unit apartment complex with an indoor amenity building over one level of parking at 9331, 9351, 9371, 9391 and 9411 Odlin Road on a site zoned "Low Rise Apartment (ZLR24) Alexandra Neighbourhood (West Cambie)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) increase the maximum lot coverage from 45% to 46.4%; and
  - b) reduce the parkade setback off of Odlin Road from 3.8 meters to 3.0 meters.

**Applicant's Comments**

Robert Ciccozzi, of Robert Ciccozzi Architecture Inc., introduced Landscape Architect Gerry Eckford, of Eckford and Associates.

Mr. Ciccozzi provided the following details regarding the proposed 358 unit apartment complex on a 4.73 acre site in the West Cambie neighbourhood:

- the achieved Floor Area Ratio (FAR) is 1.68;
- the architecture character is that of traditional English row housing, with an English garden theme in the interior central landscaped court;
- brick is used on the lower levels of the building facing the street to provide a solid massing at the base, and to help anchor the corners of the building at the entrance points;
- vertical massing is highlighted to: (i) identify individual units; and (ii) the main lobby entrance from McKim Way;
- a significant visual landmark feature is located at the south end of Stolberg Street to provide an interesting building treatment at this highly visible portion of the project;
- a large gatehouse on Odlin Road, linked by a glassed-in conservatory connection to the building's façade, assists in bringing down the massing and breaking up the long elevation;
- located in the interior courtyard is a separate indoor amenity building, providing meeting rooms, and is directly connected to: (i) the outdoor swimming pool; (ii) the hot tub; and (iii) outdoor children's play area;
- the finished grade will slope down from the ground floor units to a low retaining wall, along the edges of the pedestrian corridor, to bring the landscaping down to street level along Alexandra Way; and
- the elevated public Alexandra Way walkway connects Odlin Road to McKim Way with access to the landscaped interior courtyard at the mid-point; this is an interim walkway that will be widened and completed at a later date through adjacent redevelopment.

Mr. Eckford drew the Panel's attention to the following landscape elements:

- the central courtyard includes passive space for general, less programmed, activities;
- a multi-layered reflective pool is a unique water element located at the northern end of the outdoor amenity area;
- rich brick materials, with some concrete, define the edges of the courtyard, and the area provides many seating opportunities;
- the perimeter brick retaining walls are punctured with staircases that provide a strong sense of attachment to the individual residential units;

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- the applicant is working with City staff to ensure that the Alexandra greenway is properly articulated along its entire length through the neighbourhood;
- this proposed development has an interim asphalt walkway treatment, but a full greenway design is provided for future widening with development to the east; and
- discussion is taking place between the applicant and City Parks, and Planning staff regarding full unification of the extension of the public pathway.

**Panel Discussion**

In response to queries, Mr. Ciccozzi and Mr. Eckford provided the following additional advice:

- the public walkway, measuring 3.5 metres in width, undergoes a slight elevation as it rises to provide an entrance to the project's central courtyard;
- the plaza areas located along the public walkway, as featured in the West Cambie Neighbourhood Plan, include: (i) landscape elements; (ii) seating areas; and (iii) lighting elements;
- facilities located at the corner entrances to the proposed development are available for use by the general public; and
- the corner of Odlin Road and McKim Way features: (i) soft landscaping; (ii) a small gathering place; and (iii) sitting walls.

**Staff Comments**

Mr. Jackson advised that staff supports the application and the requested variances.

With regard to the requested variance to increase the maximum lot coverage by only 1.4%, Mr. Jackson noted that this would provide a very small increase in lawn coverage.

With regard to the request to reduce the parkade setback, off Odlin Road, from 3.8 metres to 3 metres, Mr. Jackson stated that the applicant had responded well and quickly, to the issues of: (i) ensuring ground level units along the walkway meet grade; and (ii) providing greater access.

Mr. Jackson stated that the applicant has designed a generous public walkway that will measure 10 metres in width when finished. At present the temporary walkway right of way measures five metres in width. He further commented that the applicant has undertaken the design of the entire walkway, to create an attractive walkway. When the adjacent site is developed, the future developer's responsibility is to finish the walkway already designed and undertaken by Polygon.

In conclusion, Mr. Jackson reported that the applicant had made significant improvements with respect to the entrances to the private amenity space.

In response to a queries from the Chair, Mr. Jackson advised that along the public walkway there is: (i) access to the interior courtyard and individual accesses to the walkway-facing units; and (ii) a slight rise and fall that provides visual interest and assists in connecting visually to the interior courtyard.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

There was general agreement that the project was well executed.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of 358 unit apartment complex with an indoor amenity building over one level of parking at 9331, 9351, 9371, 9391 and 9411 Odlin Road on a site zoned "Low Rise Apartment (ZLR24) Alexandra Neighbourhood (West Cambie)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *increase the maximum lot coverage from 45% to 46.4%; and*
  - b) *reduce the parkade setback off of Odlin Road from 3.8 meters to 3.0 meters.*

**CARRIED**

**4. Development Permit DP 08-432193**

(File Ref. No.: DP 08-432193) (REDMS No. 2592297)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 12351 No 2 Road

**INTENT OF PERMIT:**

Permit the construction of a 44-unit townhouse development at 12351 No. 2 Road on a site zoned "Town Housing (ZT48) - Trites Area (Steveston) and South McLennan (City Centre)".

### **Panel Discussion**

The Chair stated that at the February 16, 2011 meeting of the Development Permit Panel, the Interface Architecture application was considered and discussed. At that meeting the Panel referred the application back to staff and the applicant, and requested that the Panel receive information regarding: (i) the compliance of the project with the City's draft Noise Regulation Bylaw; and (ii) how to ensure thermal comfort throughout the summer months to project's units.

The Chair invited the applicant to address the two issues.

### **Applicant's Comments**

Ken Chow, Architect, Interface Architecture Inc., introduced Aaron Peterson, with the Vancouver acoustical engineering firm of Brown Strachan Associates.

In response to queries Mr. Chow and Mr. Peterson provided the following information:

- the proposed 44 townhouse units at 12351 No. 2 Road meet the design noise criteria for the draft Noise Regulation Bylaw;
- the project's design meets the CMHC interior noise level criteria for both dBA and dBC exterior noise levels, as outlined in the draft Noise Regulation Bylaw;
- of the 44 proposed townhouse units, the 26 units that face the industrial property to the south and west of the subject site include additional noise attenuation features;
- mechanical systems were proposed to provide thermal comfort for residents in 26 of the 44 proposed townhouses; and
- at the request of the Panel, the applicant agreed that all townhouse units (including those that do not face the industrial property to the south) will be fitted with noise attenuation and mechanical systems, including exhaust fans, and ceiling fans, to ensure thermal comfort throughout the year with windows closed; this treatment will extend to the entire unit, not just bedrooms.

### **Staff Comments**

Mr. Jackson noted that the applicant should provide the City with written documentation indicating that thermal comfort features would extend to all living spaces, in each of the 44 proposed townhouse units. He advised that this is to be submitted prior to Development Permit Application 08-432193 going forward to a future Council meeting.

### **Correspondence**

None.

### **Gallery Comments**

None.



**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the construction of a 44-unit townhouse development at 12351 No. 2 Road on a site zoned "Town Housing (ZT48) - Trites Area (Steveston) and South McLennan (City Centre)".*

**CARRIED**

**5. New Business**

**6. Date Of Next Meeting:**

**7. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:10 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, March 2, 2011.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk