



Development Permit Panel

Wednesday, March 26th, 2008

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Andrew Nazareth, General Manager, Business & Financial Services

The meeting was called to order at 3:38 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on March 12th, 2008, be adopted.

CARRIED

2. Development Permit DP 05-296823

(Report: February 5, 2008 File No.: DP 05-296823) (REDMS No. 2079701, 2349676)

APPLICANT: Gerry Blonski Architect

PROPERTY LOCATION: 9000 Granville Avenue and 7040 Garden City Road

INTENT OF PERMIT:

1. Permit the construction of twelve (12) townhouses at 9000 Granville Avenue and 7040 Garden City Road on a site zoned Comprehensive Development District (CD/128); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the Public Road Setback on Garden City Road from 6 m to 4.50 m for Building 'A' and to 3.9 m for Building 'B';
 - b) increase the permitted maximum balcony and porch projection into the setback on Granville Avenue from 1 m to 1.83 m for Building 'A'; and

- c) permit landscape trellis structures within 2 m of the property line at Garden City Road and at the corner of Garden City Road and Granville Avenue.

Applicant's Comments

Gerry Blonski, Architect, spoke about road dedications, particularly along Garden City Road which had resulted in the need for setback variances. The requested variance, which was 13 feet at the narrowest, was less than the building set back of six feet in the development to the south. He advised that the stairs previously shown in the model had been removed, and access would be provided from Garden City Road. He also advised that the development would have two parking stalls in each unit, three visitor parking stalls and one accessible parking stall. An adaptable unit was provided. Three bedroom units were proposed.

Staff Comments

Brian J. Jackson, Director of Development, reported that the applicant had changed the proposal to address all the items of concern to the neighbours and comments made about the development during a Public Hearing held in 2006. He advised that he was in favour of issuing a development permit, and granting the variances the applicant was seeking.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

1. *Permit the construction of twelve (12) townhouses at 9000 Granville Avenue and 7040 Garden City Road on a site zoned Comprehensive Development District (CD/128); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the Public Road Setback on Garden City Road from 6 m to 4.50 m for Building 'A' and to 3.9 m for Building 'B';*
 - b) *increase the permitted maximum balcony and porch projection into the setback on Granville Avenue from 1 m to 1.83 m for Building 'A'; and*
 - c) *permit landscape trellis structures within 2 m of the property line at Garden City Road and at the corner of Garden City Road and Granville Avenue.*

CARRIED

3. Development Permit DP 06-345763

(Report: March 4, 2008 File No.: DP 06-345763) (REDMS No. 2349095)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 12020 1st Avenue

INTENT OF PERMIT:

1. Permit the construction of a three-storey mixed-use building at 12020 1st Avenue on a site zoned “Steveston Commercial (Three-Storey) District (C5)”; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) increase the maximum building height from 12 m to 12.8 m for stair access to the roof decks;
 - b) reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m;
 - c) permit 27% of off-street parking spaces to be for small cars (3 of 11 total parking spaces); and
 - d) reduce the minimum parking setback from 3 m to 0.6 m to the lane, and from 1.5 m to 0.6 m to the north property line and 0 m to the south property line.

Applicant’s Comments

Ken Chow, Architect, advised that the proposed development consisted of three storeys, with two commercial units below and four apartments above. He spoke about several design revisions including pushing back the main floor for the purpose of creating an arcade, and the use of wood siding and windows, as well as black metal railings.

Staff Comments

Brian J. Jackson, Director of Development, reported that the applicant had responded well to the unique characteristics of the Moncton Street sub-area. The design complied with the design guidelines for Steveston Village and the Heritage Commission’s Draft Steveston Village Conservation Program. The application had been reviewed by the Heritage Commission and the Advisory Design Panel, and the applicant had responded well to the guidelines and comments. Mr. Jackson advised that he was in favour of issuing a development permit, and granting the variances the applicant was seeking.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In answer to questions from Panel members related to provisions for parking, the applicant advised that there were eleven parking stalls provided on site, including three small car stalls and cash had been provided in lieu of two additional parking stalls.

Landscape Architect, Fred Liu, briefly reviewed the landscape scheme, noting that the development would have some landscaping on the rooftop, a permeable paving area in the parking lot, screening from the adjacent residential lot with planting, a privacy fence and lattice screen elements.

In response to a query regarding the reduced parking setback, Mr. Liu confirmed that in addition to screening, planting under the car overhangs and vines that could overhang parked cars would be provided. The trees had been located between the parking spaces to better protect them. Mr. Liu was confident that the trees would survive in the parking area.

With regard to the rooftop, Mr. Liu advised that five planters would be setback from the roof edge, vines would be used to provide maximum screening, and the four units would have their own patio areas. Mr. Chow further advised that air handling units would be located in the gravel roof area, which was surrounded with roof parapets.

In response to a query regarding the height variance, Mr. Chow confirmed that variance was only needed for the stair access, which was localised in the central portion of the roof. The stair access was kept as small and low as possible.

In conclusion, the Chair noted that the project complied with the Steveston Village design guidelines. He commended the applicant and staff for the design detail, materials used and fenestration pattern which all reflected the uniqueness of Steveston Village.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a three-storey mixed-use building at 12020 1st Avenue on a site zoned "Steveston Commercial (Three-Storey) District (C5)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *increase the maximum building height from 12 m to 12.8 m for stair access to the roof decks;*
 - b) *reduce the minimum manoeuvring aisle width from 7.5 m to 6.7 m;*
 - c) *permit 27% of off-street parking spaces to be for small cars (3 of 11 total parking spaces); and*
 - d) *reduce the minimum parking setback from 3 m to 0.6 m to the lane, and from 1.5 m to 0.6 m to the north property line and 0 m to the south property line*

CARRIED

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:56 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 26th, 2008.

Joe Erceg
Chair

Shanan Dhaliwal
Executive Assistant, City Clerk's Office