



Development Permit Panel

Wednesday, March 28, 2012

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Dave Semple, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
John Irving, Director, Engineering

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, March 14, 2012, be adopted.

CARRIED

2. Development Permit 08-418522

(File Ref. No.: DP 08-418522) (REDMS No. 3467319)

APPLICANT: ATI Investments Ltd.

PROPERTY LOCATION: 6140 Cooney Road (formerly 8420 Westminster Highway and 6140, 6160 and 6180 Cooney Road)

INTENT OF PERMIT:

That a Development Permit be issued which would permit the construction of a ten-storey residential building containing approximately 80 units and parking for 112 cars at 6140 Cooney Road (formerly 8420 Westminster Highway and 6140, 6160 and 6180 Cooney Road) on a site zoned "High Rise Apartment (ZHR6)".

Applicant's Comments

Wayne Leung, Architect, W.T. Architects, Inc., advised that he represented the applicant and provided the following details to describe the proposed ten-storey residential building, containing 80 units, and parking for 112 cars, at a Cooney Road location at Westminster Highway:

- the design abides by all the City's requirements, as outlined in the staff report;
- at the April, 2009 Public Hearing area residents raised a concern regarding the east elevation, and the applicant and architect met with residents to advised that the parapet height has been reduced, and a "green wall" feature was improved to soften the presence of the parking podium to the neighbouring site;
- the proposed structure rises ten stories, and featured upper terraced decks on the south-facing façade and a terraced residential block along Cooney Road, on the west;
- the tallest part of the proposed structure is at the corner of Westminster Highway and Cooney Road;
- the proposed building wraps around the parkade, with units fronting both Westminster Highway and Cooney Road;
- the proposed four-storey podium along Westminster Highway is clad in brick, as well as painted concrete;
- at the corner location where Westminster Highway meets Cooney Road, there is an opportunity for a sculptural glass wall with water as a public art feature;
- the roof treatment of the parkade includes a terrace deck feature, and sustainability features including landscaping elements, including planters;
- residents enjoying the indoor amenity room on the fourth level have direct access to an outdoor roof terrace with gardens that connects to the landscaped roof and the children's play area located one half level below;
- the children's play area is located at the sunniest, southeast corner, and includes equipment for children aged 2 through 6 years;
- aging-in-place principles are used in each units, and features such as backing for future grab bar rails and lever handles ensure units are convertible.

Staff Comments

Brian J. Jackson, Acting General Manager, Planning and Development, advised that the applicant had responded well to issues of adjacencies. In addition applicant was providing almost two times the amount of indoor amenity space than is required, and had provided outdoor amenity space that surpasses the bylaw requirements as well. He noted that the proposed development takes advantage of the sun.

He stated that the applicant had responded well to concerns raised at the Public Hearing, by placing the 10-storey tower as far west as possible, and that concerns regarding adjacency were addressed by significant landscaping elements at grade level. In addition, the planned green wall treatment includes metal screens to facilitate climbers to soften the exposure of the parkade façade.

Mr. Jackson remarked that staff supports the application.

Panel Discussion

In response to queries by the Panel directed to the applicant and to staff, Mr. Leung and Mr. Jackson provided the following additional information:

- the parapet has been reduced;
- the patterns of openings has been reorganized to ensure that there is no direct viewing into the parkade;
- the number of trees proposed has been increased, and the applicant has engaged an arborist to monitor the health of the neighbouring trees;
- the lane along the south end of the neighbouring property at 8440 Westminster Highway will be extended to Cooney Road
- the upper level terrace includes a trellis structure, and space where outdoor activities such as a BBQ can take place;
- the property to the south of the subject site has development potential, and the applicant has adjusted the elevation;
- the south elevation wraps around the corner, at the lane location, and features an improved pattern of parkade openings;
- the proposed public art feature at the corner of Cooney and Westminster is a combination of a water feature, a sculpture, a glass wall, and light elements;
- low e-double glazing is proposed as an energy efficient feature, but triple glazing is not proposed.

Gallery Comments

Cecile French, 8580 General Currie Road inquired whether the children's outdoor play area, on an elevation above street level, would be made secure.

Mr. Jackson advised that lattice fencing would provide security and safety.

Correspondence

Maria Kwong (Schedule 1)

Mr. Jackson advised that Ms. Kwong had concerns regarding traffic in the area and the potential for the proposed development to block sunlight.

Mr. Jackson noted that the following improvements that form part of the proposed development would improve any traffic issues or concerns: (i) road widening; (ii) a new bike lane; (iii) a new, wider sidewalk; and (iv) a new lane to the south of the subject site. He added that these improvements would improve traffic circulation at the corner of Westminster Highway and Cooney Road.

Mr. Jackson stated that by moving the tower as far west as possible, the applicant had minimized the blocking of the sun

In response to a query from the Panel, Mr. Jackson confirmed that the applicant had not applied for a parking variance.

Panel Discussion

There was agreement that the proposed development should be supported.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of a ten-storey residential building containing approximately 80 units and parking for 112 cars at 6140 Cooney Road (formerly 8420 Westminster Highway and 6140, 6160 and 6180 Cooney Road) on a site zoned "High Rise Apartment (ZHR6)".

CARRIED

3. Development Permit DP 11-585139

(File Ref. No.: DP 11-585139) (REDMS No. 3408808)

APPLICANT: Western St. Albans Venture Ltd.

PROPERTY LOCATION: 8399 Jones Road (formerly 7500, 7520, 7540, 7560 St. Albans Road)

INTENT OF PERMIT:

1. Permit the construction of 23 townhouse units at 8399 Jones Road (formerly 7500, 7520, 7540, 7560 St. Albans Road) on a site zoned High Density Townhouses (RTH4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the road setback from 4.5 m to a minimum of 3.0 m on all floors above the main floor, including all projections.

Applicant's Comments

Wayne Fougere, Fougere Architecture Inc. described the proposed development of 23 townhouse units, located on Jones Road, at St. Alban's Road. He provided the following details:

- the proposed townhouse units are three storey, and the site is maintained low in the ground in order to save as many trees as possible;
- on-site healthy trees will be retained at the subject site's northeast corner, and a healthy Beech tree at the southwest corner is also being retained;
- the retention of these on-site trees could only have been done by pushing the site down in the ground;

- the townhouse units backing onto an existing multi-unit building to the east of the proposed development have a lower elevation than their neighbours to the east; and
- the design has a 'rowhouse' concept that fronts both Jones and St. Alban's Roads.

Staff Comments

Mr. Jackson advised that while corner sites are always a design challenge, the applicant has responded appropriately to street fronts and property adjacency issues. Despite constraints with the four-storey, multi-unit residential building located to the east of the subject site as well as a single-family residence at the east entrance of the subject site, the siting of the townhouse units as far away as possible from these structures, has minimized the impact of the proposed development on residents of the single-family home.

Mr. Jackson noted that by pushing the proposed development further from the property line that separates it from the single-family dwelling, the applicant is proposing a 3.2 meter setback for the side yard which exceeds the two meter requirement, and is associated with a requested variance to reduce the road setback from 4.5 meters to 3.0 meters.

Mr. Jackson stated that given the above details, as well as the applicant's efforts to save on-site trees, staff supports the application.

Panel Discussion

In response to queries by the Panel directed to the applicant and to staff, Mr. Fougere and Mr. Jackson provided the following additional information:

- three grading details ensure that neighbouring residents enjoy privacy: (i) the proposed first habitable floor in the townhouse units will be at a lower elevation than the neighbours' first floor; (ii) and the only outdoor living space for the townhouse units is below the lowest living level of the neighbours' homes; and (iii) the townhouse units do not have outdoor living space above the ground level;
- the children play area is in a sunny spot, features open grass, and has play equipment catering to children two through 6 years of age;
- some decorative paving is used on the road surface in order to define the pedestrian area;
- the grade meets the City's objectives, with all living space in the proposed townhouse units above the flood plain; units fronting St. Alban's Road are at least one foot above the highest point of the street, and four steps are used to access these units;
- an wrought aluminum decorative fence, painted to match the railings on the townhouse units, provide a feature at the corner of Jones and St. Alban's Road; and

- due to the busy nature of St. Alban's Road, access to the site is provided from Jones Road, and the access is a safe distance from the busy intersection of Jones and St. Alban's Roads.

Correspondence

Sophie Qiam Lu (Schedule 2)

Mr. Jackson advised that the correspondent had written to advise that she was unable to attend the meeting, but that she had indicated that the Panel would arrive at a decision.

Gallery Comments

Cecile French, 8580 General Currie Road, posed three questions: (i) would an on-site Cedar tree in declining health be replaced with a healthier tree; (ii) would the proposed townhouse units be setback from Jones and St. Alban's Road equidistant as new townhouse units were setback from Blundell Road; and (iii) with regard to traffic/pedestrian safety, would vehicles accessing the Jones road entrance to the subject site be allowed "left only" turns?

Mr. Jackson addressed each query and supplied the following information: (i) staff will meet with Ms. French in order to identify the tree in question, and will review the applicant's plans regarding trees to be retained, and trees to be replaced; (ii) the setback distance for the proposed townhouse units do equal setbacks from other recent townhouse developments in the area, and the upper floors of the proposed townhouses will project closer to the road frontages, than will the ground floors; and (iii) the Jones Road access to the subject site allows for right and left turns.

Kay Ogilvie, 8520 General Currie Road posed two queries: (i) what is the height of the proposed townhouse units; and (ii) would the proposed units fronting the streets rise higher than the proposed units that are at the back of the subject site.

Mr. Jackson and Mr. Fougere advised that: (i) the three-storey townhouse units rise to a maximum height of 12 metres, or, 36 feet; and (ii) the proposed units at the back of the subject site, those closest to the building where Ms. Ogilvie lives, are slightly lower in height than 12 metres. Mr. Jackson added that proposed development's side yard setback of 3.2 meter exceeds the required 2 meter setback.

Mr. Ogilvie, 8520 General Currie Road requested information regarding the distance of the proposed townhouse units from the property line separating the subject site from the adjacent Queen's Gate multi-residence building. His question related to his function as a member of Block Watch, and the accessibility for emergency vehicles. He also inquired regarding the how far balconies on the proposed townhouse units would protrude.

Mr. Jackson advised that the proposed townhouse units are setback from the Queen's Gate building by 5.3 meters, and that the balcony features of the proposed townhouse units are setback 3.2 meters.

**Development Permit Panel
Wednesday, March 28, 2012**

Panel Discussion

There was agreement that the proposed development should be supported.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 23 townhouse units at 8399 Jones Road (formerly 7500, 7520, 7540, 7560 St. Albans Road) on a site zoned High Density Townhouses (RTH4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the road setback from 4.5 m to a minimum of 3.0 m on all floors above the main floor, including all projections.*

CARRIED

4. **New Business:** None.

5. **Date Of Next Meeting:** Wednesday, April 11, 2012

6. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:17 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 28, 2012.

Dave Sample
Chair

Sheila Johnston
Committee Clerk

**Schedule 1 to the Minutes of
the Development Permit
Panel meeting of Wednesday,
March 28, 2012.**

To Development Permit Panel
Date: <u>MAR 28/2012</u>
Item # <u>2</u>
Re: <u>DP 08-418522</u>

From: Maria Kwong [mailto:mariakwong@yahoo.com]
Sent: March 17, 2012 8:44 PM
To: DevApps
Subject: DP08-418522 March 28 2012 3:30pm Hearing

Property Location: 6140 Cooney Road
Applicant: ATI Investments Ltd.
Intent of Permit: 10 storey residential highrise

Dear Sir:

I received the Notice of Application For a Development Permit DP 08-418522 from Mr David Weber. Unfortunately, I will be at work and will be unable to attend the March 28 3:30pm hearing. I would like to email my feedback.

I thought that a highrise had already been approved for that location since the ground preparation has already taken place. I am glad to see that feedback is still being considered.

I am opposed to the highrise development.

1) Traffic. That intersection is busy enough as is. There is already the "Jade" at the northwest corner, "Rosario Gardens" at the southwest corner. Adding another highrise at the southeast corner will add to Cooney Road's traffic.

2) Blocking sunlight. Cooney Road is a narrow road. Adding another highrise will further block out sunlight for the lower storey residences in the surrounding area.

Thank you.

- Maria Kwong 604-303-6424

03/19/2012

Schedule 2 to the Minutes of
the Development Permit
Panel meeting of Wednesday,
March 28, 2012.

To Development Permit Panel	
Date:	MARCH 28, 2012
Item #	3
Re:	DP 11-585139

Hi Edwin,

Thank you for your reading.

I received the letter from Richmond City Hall about the Development Permit Panel meeting. However, I am not able to attend in person due to my work. Sorry about that and I believe you will make the wise decision to Richmond's development and all residents here.

I just leave my note in your front door box and will give you a call to make sure you get it on Monday morning...

Best regards

Gaphier, Brian Lu (778.238.1517)

Mar 25, 2012

