



Development Permit Panel

Wednesday, April 14, 2010

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Jeff Day, General Manager, Project Development & Facilities Services
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 Wednesday, March 24, 2010, be adopted.

CARRIED

2. Development Permit 09-493613

(File Ref. No.: 09-493613) (REDMS No. 2848957)

APPLICANT: Penta Homes (Princess Lane) Ltd.

PROPERTY LOCATION: 6451 Princess Lane

INTENT OF PERMIT:

1. Permit the construction of 18 apartment housing units over a parking structure at 6451 Princess Lane on a site zoned Town Housing (ZT43); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for apartment housing from 35% to 36.4%.

Applicant's Comments

Dana Westermarck, Applicant, provided the following information with regard to the proposed development of three distinct buildings each with four two-level townhouse units on the bottom levels and two single-level apartment penthouses, over a shared single parking structure:

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- the subject site is the last piece of undeveloped property in the London Landing area and is situated to the east of Dyke Road;
- the architectural form and character respects, and is consistent with, other residential buildings in the London Landing neighbourhood;
- to the north are two single-family homes developed over the past couple of years; to the south is a heritage style duplex; and to the west are recently developed detached townhouses;
- to the east of the proposed development is the London Farm property, and Agricultural Land Reserve (ALR) land;
- the landscaping on the required ALR buffer along the east property line is consistent with other landscaping elements on site, and includes a Cedar hedge, a screening row of deciduous tree, and three rows of shrubs;
- a passive public plaza space has been created along the London Road frontage of the proposed development where it has maximum exposure to the street; it is designed to be a gathering area for (i) the general public and (ii) residents of the proposed development;
- each townhouse unit has a large yard, suitable for an outdoor play area for children; and
- the upper, one level units are geared toward “empty-nester” residents and have elevator access from the underground parkade.

Staff Comments

Brian J. Jackson, Director of Development, stated that staff supports the Development Permit application and the variance to increase the maximum lot coverage for the upper level apartment unit housing, from 35% to 26%.

Mr. Jackson noted that the applicant is proposing a hybrid development, comprising a combination of townhouses with condominium units above. This sets a new model for how future housing can develop in the City. He added that all six upper penthouse units are designed to be fully accessible, and that the six units provide an alternative to townhouses for residents in the area.

Mr. Jackson reported that instead of a play area for the development’s residents confined to the rear of the proposed development, the plaza facing London Road is accessible to residents and the general public alike. In addition to providing the appropriate square footage for an outdoor amenity space, the applicant has provided additional land in the plaza area, resulting in a publicly accessible plaza area that is larger than a typical children’s play area.

Panel Discussion

In response to a query regarding the design of the plaza area, Mark van der Zalm, Landscape Architect, noted that the plaza encourages social interaction among residents and neighbour. He stated that the plaza:

- was designed to create a gathering place for the neighbourhood;
- is a location where families that live in the townhouses and the penthouse units would meet friends before leaving the area to enjoy neighbourhood attractions;
- is a natural location to drop off, or pick up, vehicle passengers;
- lends itself as the location for a street party for the area;
- is a terminus point along the lane, providing good visibility;
- has no fence or gate, and is separated from the road by a roll-over curb; and
- a Chinese Empress tree is proposed at the centre of the main planter in the plaza to create a landscaping landmark for the neighbourhood, and would be protected by a surrounding concrete seat wall. The plaza contained textured paving surface.

Mr. Westermarck advised that the plaza would include seating places, and he further remarked that the plaza is consistent with the approach applied throughout the whole neighbourhood, with each development contributing different amenities to the community. He stated that a conscious effort was made to include amenities not for individual developments, but rather for the entire neighbourhood.

In response to further queries, Mr. Westermarck advised that:

- penthouse unit residents who arrive on site in their vehicle could access the elevator to their suite from the parkade level;
- penthouse unit residents who arrive on site on foot would go up a set of stairs to the lobby area, and gain access to the elevator to their suite from the lobby level; and
- residents in each unit, whether a townhouse or a penthouse unit, would have membership in the strata council.

Correspondence

None.

Gallery Comments

None.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 18 apartment housing units over a parking structure at 6451 Princess Lane on a site zoned Town Housing (ZT43); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for apartment housing from 35% to 36.4%.*

CARRIED

3. New Business

None.

4. Date Of Next Meeting: Wednesday, April 28, 2010

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:44 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, April 14, 2010.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk