



Development Permit Panel

Wednesday, April 25, 2012

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Dave Semple, General Manager, Parks and Recreation
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, April 11, 2012, be adopted.

CARRIED

2. Development Permit 09-466065

(File Ref. No.: DP 09-466065) (REDMS No. 3360548)

APPLICANT: Thomas Chalissery

PROPERTY LOCATION: 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road)

INTENT OF PERMIT:

1. Permit the construction of 10 townhouse units at 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road) on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architect Inc., spoke on behalf of the applicant regarding the proposed 10-unit townhouse development on Williams Road, opposite the South Arm Community Centre. The layout is organized around a driveway that provides access from Williams Road, as well as an east-west drive aisle to provide access to all unit garages. Mr. Yamamoto provided the following details:

- the massing of the proposed development respects the context of the single-family dwellings to the north, east and west of the subject site;
- three-storey units are proposed at the centre of the project, while two-storey units are at the east and west ends of the project;
- the outdoor amenity space is within the central portion of the site;
- permeable pavers in the drive aisle connect to the outdoor amenity area; pavers also distinguish the drive aisle ends;
- a small play structure, with climbing apparatus, is located in the outdoor amenity area, an area that also features seating and a trellis structure;
- proposed building material is Hardie-Plank siding, in a variety of forms;
- a warm colour palette of tans and grays, with darker coloured trims, is planned, with a truss element meant to create some shadow on the units' facades;
- the second storey roof form is emphasized, to create an illusion of a smaller form;
- sustainable measures include, among others, low e-glass windows, and energy efficient appliances;
- one convertible unit is included in the design, and all other units have blocking, for future aging-in-place fixtures.

Mr. Yamamoto concluded his remarks by stating that the requested variances were both parking-related.

Staff Comments

Holger Burke, Development Coordinator, advised that staff supports the application, and noted that, with respect to the request to allow tandem parking stalls, this type of parking configuration is a common feature of townhouse unit developments.

Mr. Burke added that the request to provide a small-car parking stall in five of the townhouse units would allow an increase of space in the outdoor amenity area.

Panel Discussion

Discussion ensued between the Panel and staff, and the following advice was provided by Mr. Burke and Edwin Lee, Planning Technician:

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- it is envisioned that both neighbouring 8551 Williams Road and 8491 Williams Road will be developed in the future as extensions to the subject site, with potential cross-access through the subject site;
- end units of the proposed development, on either side, step down to two-storeys to be consistent in height with the existing older home to the east, as well as other homes in the area;
- cross-access for the purposes of the proposed garbage and recycling facility on the subject site benefits future development to the east, but not the future development to the west of the subject site; and
- the facilities are appropriately sized.

The Panel requested that Masa Ito, of Ito and Associates Landscape Architects, provide details of the landscape design scheme. Mr. Ito advised that:

- the Williams Road street frontage will be as lush as possible and will feature an assortment of shrubs, ground covers, perennials and grasses associated with different seasons of the year;
- all front yards along the street frontage will have a picket fence element;
- each unit will have a private yard at the back where pavers will be a feature of the patio surface;
- flowering trees will be provided along the back of the units, along with other elements to provide a visual buffer between neighbouring properties to the north; and
- the outdoor amenity area, that shares an entrance to the units, features children's play equipment that has a sculptural element.

In response to a query, Mr. Yamamoto used display boards to indicate the location of the visitor-parking stall.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

There was general agreement that the proposed development was a good one, and that the sculptured feature of the children's play equipment was an asset.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 10 townhouse units at 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road) on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.*

CARRIED

3. Development Permit 11-594282

(File Ref. No.: DP 11-594282) (REDMS No. 3491300)

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 7600 Garden City Road

INTENT OF PERMIT:

1. Permit the construction of a 23-unit town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the South side yard from 3 m to 2.2 m for a ground level enclosed garbage and recycling room;
 - b) permit 0.6 m balcony projections into the South side yard for eight (8) second floor balconies; and
 - c) permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architect Inc., spoke on behalf of the applicant regarding the proposed 23 unit, three-storey townhouse development on Garden City Road, near Jones Road. The layout includes five separate three-story buildings on a deep site. Mr. Yamamoto provided the following details:

- the site is an 'orphaned lot' that remains after development on adjacent properties;
- the proposed units' massing is in keeping with the neighbouring three-story town house developments to the north and to the south, and viewed from the street, the massing is broken down into smaller scale;
- access to the subject site is from Turnill Street;

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- architectural design features, such as stairs leading to the porch and gable treatments, complement the existing townhouse units on the neighbouring sites;
- the Garden City Road frontage features a meandering greenway and a communal pedestrian entry to the site;
- townhouse units are all street-facing along Garden City Road and Turnill Street; units along Turnill Street have a second level balcony, and those along Garden City Road have ground floor porches;
- concrete pavers emphasize the vehicular entry, and are also a feature of the outdoor amenity area; pavers are featured in all visitor parking stalls, and enhance permeability;
- the colour palette for the townhouse units include a mix of neutral tones, and accents are created by the use of brick;
- the outdoor amenity area is in the centre of the subject site, a location away from the enclosed garbage and recycling room, and includes mailboxes, a children's play area with lawn, and seating; and
- sustainable measures include, among others, low e-glass windows, energy efficient appliances, and enhanced site permeability by the use of permeable pavers.

Mr. Yamamoto then addressed the requested variances and advised that:

- the request to reduce the south side yard is meant to address the recycling area only, not the garbage area, and a lower enclosure is the desired outcome; and
- the request to permit a 0.6 metre projection of balconies into the side yard is for eight of the 23 proposed townhouse units, and if granted, the variance would not impact the privacy of the residents of adjacent units; and
- the project includes one adaptable unit, and all other units include aging-in-place features.

Masa Ito, Ito and Associates Landscape Architects, provided the following information regarding the proposed landscape design:

- on-site landscaping along Garden City Road and Turnill Street include lush landscaping, with a variety of flowering trees and plants;
- the Garden City greenway includes new trees;
- adjacent properties feature existing trees, such as an Oak, and Pine trees, as well as plant material that is complemented by the proposed landscape scheme for the subject site; and
- the outdoor amenity area includes shrubs, trees, as well as a large open space for more physical play.

Staff Comments

Mr. Burke advised that staff supports the application, and noted that:

- the requested variances address setbacks and involve the south side yard;
- the primary reason for the requested variances is the retention of five on-site trees along the north property line, and the desire to provide enough room for them to thrive; and
- the project will: (i) complete a portion of Turnill Street with road dedication and will help with traffic flow in the area; and (ii) complete a portion of the Garden City Road greenway.

Panel Discussion

In response to queries, staff advised that the on-site accessible parking stall meets the zoning bylaw requirement, and that the 6.7 metre drive aisle width includes both the paved surface as well as the rollover curb edge.

Mr. Yamamoto added that the configuration of the subject site is such that the on-site accessible parking stall is not directly outside the accessible unit.

Correspondence

Leslie-Anne Blake, #25-7533 Heather Street (Schedule 1).

Mr. Burke advised that Ms. Blake had made three suggestions. He remarked that her suggestion to install a stop sign at Jones Road and Turnill Street was an idea staff would look into.

In response to another of Ms. Blake's suggestions, that parking on one side of Turnill Street be limited, Transportation staff advised that the completion of Turnill Street, as a direct result of the proposed development, would improve parking. Mr. Burke further added that staff would assess Ms. Blake's third suggestion, that speed humps be added to Heather Street, and that staff would respond to Ms. Blake in writing.

Gallery Comments

None.

Panel Discussion

The Panel noted that finishing Turnill Street would make a significant difference to the neighbourhood, and would improve traffic issues in the area.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 23-unit town house development at 7600 Garden City Road on a site zoned Town Housing (ZT50) – South McLennan (City Centre); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the South side yard from 3 m to 2.2 m for a ground level enclosed garbage and recycling room;*
 - b) *permit 0.6 m balcony projections into the South side yard for eight (8) second floor balconies; and*
 - c) *permit a 0.5 m projection into the South side yard for a third floor room projection (unit B1a) at the southeast corner of the site.*

CARRIED

4. New Business

It was moved and seconded

That the Development Permit Panel meeting tentatively scheduled for Wednesday, May 16, 2012 be cancelled, and that the next meeting of the Development Permit Panel be tentatively scheduled to take place in the Council Chambers, Richmond City Hall, at 3:30 p.m. on Wednesday, May 30, 2012

CARRIED

5. Date Of Next Meeting: Wednesday, May 30, 2012

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:57 p.m.

CARRIED

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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 25, 2012

Robert Gonzalez
Chair

Sheila Johnston
Committee Clerk

April 13, 2012

Mr. David Weber
Director, City Clerks Office
6911 No.3 Road
Richmond, BC
V6Y 2C1
604.276.4007

**Schedule 1 to the Minutes of
the Development Permit
Panel meeting of Wednesday,
April 25, 2012.**

To Development Permit Panel
Date: <u>APR. 25, 2012</u>
Item # <u>3</u>
Re: <u>DP 11-594282</u>

Re: Development permit DP 11-594282

Dear Mr. Weber:

I am happy to support this new townhouse development only if, the City of Richmond re-works some of the street sign and bylaws to support the added traffic to the neighbourhood.

An addition of a stop sign at the end of Jones Road at Turnhill Street is greatly needed. Too many times I have crossed the street with my children to have someone speed in from Garden City Road and not stop as we cross. This is extremely dangerous and needs to be addressed immediately and is more relevant now with this new development and the future increase traffic. I would also request that new parking regulations be implemented on Turnhill Street as well. Parking should be limited to one side of the street for cars to pass safely as well as bicycles.

With this increased traffic on Turnhill and Jones there will be increased traffic on Heather Street between Blundell and General Currie. I would like to request speed bumps be added on Heather Street in this area. Since one side is a park with a children's playground, people with dogs who visit the park and many seniors that take walks through the park from neighbouring developments. Again, too many times to count, a speeding vehicle races down Heather from Blundell to General Currie and too many times have almost hit people, dogs, children or other cars in the process.

Please review these suggestions with your planning department and roadworks department as these are necessary and vital in keeping pedestrians, cyclists, and other drivers young and old, safe in our Heather Street neighbourhood.

Sincerely,



Leslie-Anne Blake
25-7533 Heather Street
Richmond, BC
V6Y 2P8

