



Development Permit Panel

Wednesday, May 12, 2010

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
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, April 28, 2010, be adopted.

CARRIED

2. Development Permit 09-486487

(File Ref. No.: 09-486487) (REDMS No. 2852847)

APPLICANT: Fortuna Development Inc.

PROPERTY LOCATION: 4071, 4091, 4111 and 4131 No. 4 Road

INTENT OF PERMIT:

1. To permit the construction of 26 three-storey townhouse units at 4071, 4091, 4111 and 4131 No. 4 Road on a site zoned "Town Housing (ZT67)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.45 ha. (1.11 ac.); and
 - b) reduce the minimum south side yard setback from 3.0 m to 1.62 m to allow a freestanding garbage and recycling enclosure to encroach into the side yard setback.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., Vancouver, provided an overview of the proposed 26 three-storey townhouse unit development on No. 4 Road, within the Alexandra neighbourhood of the West Cambie area, and provided the following details:

- a single-family home and a commercial building are to the north of the subject site; to the east, across No. 4 Road, are single-family homes; a single-family home is to the south; and Tomsett Elementary School is to the west of the subject site;
- in order for the massing of the proposed townhouse units to respect the massing of the residences that surround the subject site, the proposed finished site grade is kept close to the existing site grade; buildings facing onto No. 4 Road appear to be 2-1/2 stories;
- setbacks to the north and south property lines are increased to minimize (i) overlook and (ii) overshadowing to the adjacent single-family dwellings;
- the townhouses fronting No. 4 Road feature (i) individual gates to the units' front doors, and (ii) stairs rising to the main entrance;
- a central pedestrian walkway between Buildings #5 and #6 provides an entrance to the townhouse units fronting the walkway, thus splitting the residential entrances from the garage entrances in these two buildings;
- the subject site is linked to the adjacent Tomsett Elementary School via (i) a dedicated walkway, and (ii) a locked gate;
- the enhanced pedestrian realm provided by on-site pathways encourage walking;
- the architectural form and character is more contemporary than typical craftsman-revival townhouses;
- style elements include enhanced roof overhangs, fewer gable forms, articulated individual units with projected bays, and higher roof forms at the buildings' corners;
- the project includes (i) energy efficient low E windows and (ii) energy efficient Energy Star certified appliances, among other sustainability features;
- three storey units create less ground coverage, thereby allowing more permeable paving surface;
- the design includes as much space for permeable paving as possible to allow for a large volume of storm water management;
- one convertible unit is provided in the proposed design, complete with an alternate floor plan that indicates a pit for a future installation of an elevator;
- all townhouse units include accessibility features such as blocking in all bathrooms for grab-bars and lever handles for all doors;
- an outdoor amenity area is centrally located in front of the triplex at the back of the site, providing an attractive visual when entering the site by vehicle.

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Meredith Mitchell, of J.D. Mitchell and Associates Ltd., Burnaby, drew the Panel's attention to the following landscaping details:

- a new right-of-way will be located along the No. 4 Road frontage, and due to engineering staff's instruction to the applicant to minimize the impact in that area, a wooden picket fence and minimal planting is planned for the individual units;
- each of the four units fronting No. 4 Road feature a private, fenced area, and a gentle sloping lawn;
- a walkway with a mail kiosk is central to the overall use of the space;
- trellises featuring vines will screen the end of the drive aisle to provide less transparency;
- neighbouring trees along the south property line are to be retained;
- a significant amount of permeable pavers will be featured at the vehicle entry, on the drive aisle, the pedestrian walkway to No. 4 Road, the visitor parking areas, as well as the private patio areas; and
- the garbage and recycling enclosure is screened with a detailed landscaped design.

Panel Discussion

In response to queries Ms. Mitchell advised that:

- the tree species that have been chosen for planting on the site are of a type that should thrive and not have to be replaced by townhouse residents in the first 15 or 20 years;
- children's play equipment, located beside an area for passive recreation, would appeal to children aged 4 through 8 (although it is also suitable for younger children), and includes a "spinner" which is low to the ground;
- the permeable pavers are red concrete unit pavers;
- from No. 4 Road, pedestrians will see a gentle landscaped slope, then a low fence that encircles the individual interior patios of the townhouse units, as there is no retaining wall running along the No. 4 Road frontage;
- a landscaped buffer will screen the space between the townhouse units and Tomsett's school yard; and
- vinyl siding has been eliminated, with the proposed development clad in horizontal Hardie plank siding.

Discussion ensued regarding access for the townhouse residents to Tomsett Elementary School property after a comment was made that it is important that the applicant's planned walkway merge with the school's access, to encourage parents and students to walk to the school, in all weather, instead of walking when it is dry, and driving when it is rainy.

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Mr. Yamamoto advised that the walkway between the subject site and the school has not yet been finalized, but that the applicant has had a discussion with the school board regarding the issue, during which the applicant advised the school board of the intention to provide a connecting walkway with the school.

The Chair requested that the applicant address the issue with the school board before the application goes before Council.

Staff Comments

Brian J. Jackson stated that staff supports the Development Permit application and the variances. He advised that the applicant has designed a style of townhouse that is different from many recent craftsman revival style townhouse developments in the City.

The applicant has provided a total of 52 tandem resident parking spaces for residents, as well as six visitor parking spaces. Staff supports the parking space plan, as the number of spaces is in excess of the number required by the Zoning Bylaw.

With regard to permeable pavers, Mr. Jackson advised that staff encouraged the applicant to provide as much permeable paving surface as possible, for drainage purposes.

Mr. Jackson added that the east/west areas provide smooth surfaces where children can play, thereby keeping the children out of the main drive aisle.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel noted that the project, featuring a different style of townhouse units, would be received well by the public.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 26 three-storey townhouse units at 4071, 4091, 4111 and 4131 No. 4 Road on a site zoned "Town Housing (ZT67)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum lot size from 0.5 ha. (1.24 ac.) to 0.45 ha. (1.11 ac.); and*

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- b) *reduce the minimum south side yard setback from 3.0 m to 1.62 m to allow a freestanding garbage and recycling enclosure to encroach into the side yard setback.*

CARRIED

3. Development Permit 10-519158

(File Ref. No.: 10-519158) (REDMS No. 2861718)

APPLICANT: P. J. Lovick Architect Ltd.

PROPERTY LOCATION: 9951 Williams Road

INTENT OF PERMIT:

That a Development Permit be issued for façade renovations to an existing commercial building at 9951 Williams Road on a site zoned "Local Commercial (CL)."

Applicant's Comments

Pete Lovick, P.J. Lovick Architect Ltd. described the proposed renovation project of the building located at the corner of Williams Road and No. 4 Road. At present a 6,340 square foot building exists on the site, and the size of the building, when renovated will be 4,650 square feet. No variances are requested. Mr. Lovick drew the Panel's attention to the following details:

- the existing building on the site houses a convenience store, with a greenhouse attached, but the proposed renovation includes the removal of the greenhouse and the addition of a garbage enclosure and a proper loading and recycling area;
- the building setback to the north property line will be increased due to the removal of the greenhouse;
- the subject site will accommodate two public right-of-passages, one along No. 4 Road, and another along the west property line;
- the allowable height according to the Zoning Bylaw is 29 feet, but the renovated structure will rise to only 17 feet;
- two new parapet towers at the corner entries will be added to established a new character for the building and better street presence; the corner features incorporates new signage;
- the site provides sufficient parking as required by the zoning bylaw, with 17 parking spaces, including one stall for accessible parking;
- access from No. 4 Road will be limited to a right turn in, and a right turn out; and two existing sidewalk crossings at the corner will be narrowed to 7.5 metres wide;
- the new loading bay and recycling centre is located along the eastern wall of the building and will be screened with a decorative fence and a landscaped strip;
- the exterior of the building will feature windows with a new glazing pattern;

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- cladding consists of Hardi panels on the parapet towers, board and batten at either side of the entries, and the remainder of the building features Hardi lap siding;
- the colour scheme for the exterior of the building includes light and dark beige, with dark brown fascia accents; and
- the on-site hedges are to be retained; landscaping elements will be used to define the street edge; and planted shrubs will be featured at the corners and will provide good screening.

Staff Comments

Mr. Jackson advised that staff supports the Development Permit application, and he noted that the project is a good renovation of a decrepit building. He stated that staff appreciates the designer's addition of landscaping elements to enhance the appearance of the site.

With regard to parking, Mr. Jackson added that two bicycle parking spaces are being provided on the site.

Mr. Jackson advised that staff seeks a restrictive covenant to eliminate the existing vehicle access from No. 4 Road at a future redevelopment of the site.

In response to the Chair's query, regarding the covenant, Mr. Jackson advised that the applicant had agreed to the covenant.

Panel Discussion

In response to a query regarding how the applicant would ensure that pedestrians from the nearby secondary school would access the site, Mr. Lovick advised that a light rail fence would ensure that pedestrians access the site from the sidewalk, and not short cut through the landscaped area. He added that the landscaped areas are new areas.

In response to a further query, Mr. Lovick advised that a Mac's convenience store, along with as yet to be determined tenants, would occupy the renovated building.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued for façade renovations to an existing commercial building at 9951 Williams Road on a site zoned "Local Commercial (CL)."

CARRIED

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4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:59 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, May 12, 2010.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk