



**Development Permit Panel
Wednesday, June 12, 2013**

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, Community Services

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,
May 29, 2013, be adopted.*

CARRIED

2. Development Permit 13-629421
(File Ref. No.: DP 13-629421) (REDMS No. 3851612)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 9111 Williams Road

INTENT OF PERMIT:

1. To permit the construction of four (4) townhouse units on a site zoned Low Density Townhouses (RTL4); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width from 40.0 m to 20.1 m; and
 - b) allow two (2) small car parking stalls in two (2) of the townhouse units.

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Applicant's Comments

Yoshi Mikamo, Yanamoto Architecture Inc., and Meredith Mitchell, M2 Landscape Architecture, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design.

Panel Discussion

In response to queries it was noted that the outdoor amenity space includes a trellised entry, seating area, concrete pavers, play and activity area at the front and green space to the rear. The removal of the existing three trees on the property is due to the entire site requiring fill to elevate the existing grading and to the poor condition of the trees.

Staff Comments

Wayne Craig, Director of Development, expressed appreciation for the efforts of the applicant in creatively and sensitively designing the townhouse development on the smaller site and in working cooperatively with the adjacent strata on the improvements to the shared amenity area.

Panel Discussion

In reply to a query Mr. Craig advised that the existing trees are not suitable candidates for retention based on their existing condition and the site is better served with replacement trees. The proposed development provides for a 4:1 replacement ratio which exceeds the ratio of 2:1 sought in the Official Community Plan.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of four (4) townhouse units at 9111 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *Reduce the minimum lot width from 40.0 m to 20.1 m; and*
 - b) *Allow two (2) small car parking stalls in two (2) of the townhouse units.*

CARRIED

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3. Development Permit 13-629846

(File Ref. No.: DP 13-629846) (REDMS No. 3862134)

APPLICANT: Cressey (Gilbert) Development LLP

PROPERTY LOCATION: 5640 Hollybridge Way

INTENT OF PERMIT:

1. To permit the construction of a mixed-use development that includes 245 residential units, approximately 6,559 m² (70,605 ft²) of commercial space and an approximately 465 m² (5,000 ft²) childcare facility on a site zoned "Residential / Limited Commercial (RCL3)"; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Hollybridge Way from 3.0 m to 0.0 m for a portion of the partially below-grade parking structure.

Applicant's Comments

Martin Bruckner, IBI/HB Architects, and Jennifer Stamp, Durante Kreuk Ltd., gave an overview of the proposed mixed-use development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design; (iv) sustainability; and (v) affordable housing and associated child care facility.

Panel Discussion

Discussion ensued and the following additional information was provided:

- the exposed parking wall facing Gilbert Road will be screened with the use of floating architectural fine grained aluminum metal screen panels;
- the development includes 70,000 sq. ft. of commercial space including a proposed grocery store;
- elevators provide access from the street and parking levels to the commercial units and child care facility;
- the children's play area incorporates naturalistic play elements (i.e. balance logs, sandbox), a play hut, and a spinner bowl;
- the community garden plots have been located for maximum daylight exposure;
- the outdoor amenity area includes evergreen, flowering cherry, Japanese stewartia, maple and magnolia trees; and

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- to meet LEED Silver criteria the development provides (i) the ability to connect to a District Energy Utility, (ii) low flow fixtures and low-emitting materials (i.e. sealants, paints and carpets), (iii) stormwater management using green roofs and permeable, absorbing landscaping, (iv) electric vehicle charging stations and electrical outlets in the bicycle storage spaces, (v) higher $\pm 50\%$ wall to vision glass ratio for the residential portion of the project, and (vi) contribution for a bike path on the north side of Lansdowne Road.

Staff Comments

Mr. Craig advised that the development includes 15 affordable housing units, all designed in accordance with Basic Universal Housing requirements. In addition, 20 of the market residential units will include Basic Universal Housing features. The Transportation Demand Management package includes an end of trip facility for the commercial employees, and 20% of the residential plus 10% of the commercial parking spaces will be electric vehicle ready. The development has been designed to address aircraft and industrial noise adjacent to the site.

Panel Discussion

In response to a query Mr. Craig noted that the Lansdowne Greenway Study will not impact the design of the sidewalk associated with this development, which is located on the south side of Lansdowne Road.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel was in support of the mixed-use development.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a mixed-use development that includes 245 residential units, approximately 6,559 m² (70,605 ft²) of commercial space and an approximately 465 m² (5,000 ft²) childcare facility at 5640 Hollybridge Way on a site zoned "Residential / Limited Commercial (RCL3)"; and*

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2. *Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the front yard setback to Hollybridge Way from 3.0 m to 0.0 m for a portion of the partially below-grade parking structure.*

CARRIED

It was moved and seconded

That the June 26, 2013 meeting of the Development Permit Panel be cancelled due to lack of items.

CARRIED

4. New Business

None.

5. Date Of Next Meeting: Wednesday, July 10, 2013

6. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:25 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, June 12, 2013.

Joe Erceg
Chair

Heather Howey
Committee Clerk