



Development Permit Panel

Wednesday, June 30, 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 3:37 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, June 16, 2010, be adopted.

CARRIED

2. Development Permit 09-506577

(File Ref. No.: DP 09-506577) (REDMS No. 2912409)

APPLICANT: Sonus Developments Ferndale Ltd.

PROPERTY LOCATION: 9560, 9620 Westminster Highway and 9571, 9611 Ferndale Road

INTENT OF PERMIT:

1. To permit the construction of 40, 3-storey Townhouse units at 9560, 9620 Westminster Highway and 9571, 9611 Ferndale Road on a site zoned "Town Housing (ZT58) – North McLennan (City Centre); and
2. To vary the provisions of Zoning Bylaw No. 8500 to:
 - a) reduce the required side yard setback along the western property line from 4.5 meters to 3.86 meters that affect the units at the northwest and southwest corners of the lot.

Applicant's Comments

Yoshi Mikamo, Yamamoto Architecture Inc., provided an overview of the proposed 40-unit, three-storey townhouse project within the McLennan neighbourhood, and drew the Panel's attention to the following details:

- there is a single-family residence as well as a 59-unit townhouse complex to the east, and a 58-unit townhouse complex to the west of the subject site;
- the development of Birch Street will be undertaken by the applicant to provide a road measuring 10 metres in width;
- during the design process the building mass was reduced and each of the four separate clusters of townhouse units were separated by reasonable distances;
- each of the four clusters of townhouse units feature large gable roof designs; each townhouse unit entry is individually articulated, and a traditional colour palette is used for each door;
- a high quality of exterior cladding is used around all interior and street facing units, with horizontal Hardi-board along the middle section, and vinyl siding and wood trim provides separation of the different levels of the buildings; and
- the design includes three convertible units.

Masa Ito, Landscape Architect, provided the following details regarding landscaping:

- three separate entries provide access to the subject site, and entering off Birch Street, people will face the outdoor amenity area, showcased by the layout design;
- one focal point is the centrally located play area, and another is a pedestrian-scale streetscape along all street frontages with extensive landscaping;
- downward casting lighting fixtures illuminate the site during evening, but avoid illumination of adjacent properties;
- all units have a garden area that residents can use for urban agriculture activities; and
- a variety of trees and other plantings are provided at such key locations as along all frontages, edges of the adjacent properties, and corners of the subject site.

Panel Discussion

In response to queries regarding landscaping, Mr. Ito advised that:

- an arborist report stated that 25 trees on site were not in good condition and should be removed, to be replaced by 76 trees;
- to provide privacy for neighbours, seasonable flowers, evergreen plants, and maple trees that would grow to provide a high canopy would assist in screening; and
- individual garden plots are soft, not framed, and vary from five feet up to eight feet in width, and the applicant is providing fertile top soil to enhance the growth potential for such plants as herbs.

In response to a query regarding the necessity for the requested variance, Mr. Mikamo advised that the variance is necessary at the ends of the site as the end buildings are pushing sideways, with all main windows facing away from the adjacent residential units.

Staff Comments

Brian J. Jackson advised that staff supports the Development Permit application and the variances. He stated that the applicant has indicated that the variance pertains to only two of the 16 townhouse units that face west onto the neighbouring townhouse property. The actual amount of the variance has been reduced since the applicant's Rezoning application.

Mr. Jackson noted that three convertible units are included in the design. He further noted that permeable paving would cover up to 25% of the hard surfaces on site.

In response to queries from the Panel, Mr. Jackson stated that:

- with regard to the requested variance, when the applicant for the townhouse project to the west of the subject site applied for a Development Permit, a setback similar in size to that requested by the current applicant was granted; and
- with regard to parking, the proposed parking meets the requirements of the zoning bylaw, and a restrictive covenant is to be placed on the tandem parking arrangement within the garages of the units to restrict conversion to habitable space

The Chair noted that when the subject site was originally considered for townhouse development the applicant had three of the current four sites, and that after the May 19, 2009 Public Hearing for rezoning, the applicant had acquired an additional site for the development. At the May 17, 2010 Public Hearing, the applicant's second rezoning application had received third reading from Council, despite some concerns on the part of the neighbours regarding density. The Chair advised that density is beyond the mandate of the Development Permit Panel.

Correspondence

Twelve Residents of 9551 Ferndale Road, Richmond (Schedule 1)

Richard Chang, Ying Qiao, 29 – 9551 Ferndale Road (Schedule 2)

Mr. Jackson advised that the density of the proposed project is identical to the density of the townhouse development at 9551 Ferndale Road. He further advised that, with respect to the requested variance, the 9551 Ferndale Road development received the benefit of a variance for the setback on their property. The difference between the two situations is that the current development proposal before the Panel requests a variance for only two units, not all units, as was the case when the 9551 Ferndale Road development was considered.

In response to a query, Mr. Jackson advised that the two units earmarked for the variance have a minimum number of windows overlooking the adjacent property, and that additional screening landscaping elements are utilized.

Gallery Comments

None.

Panel Discussion

The Chair reiterated that it is beyond the mandate of the Development Permit Panel to consider density issues.

The Panel indicated: (i) its satisfaction with the requested variance; (ii) that a variance of this dimension is common with townhouse projects; and (iii) that attention has been paid to the issue of privacy.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 40, 3-storey Townhouse units at 9560, 9620 Westminster Highway and 9571, 9611 Ferndale Road on a site zoned "Town Housing (ZT58) – North McLennan (City Centre); and*
2. *Vary the provisions of Zoning Bylaw No. 8500 to:*
 - a) *reduce the required side yard setback along the western property line from 4.5 meters to 3.86 meters that affect the units at the north-west and south-west corners of the lot.*

CARRIED

3. Development Permit 10-517750

(File Ref. No.: DP 10-517750) (REDMS No. 2913195)

APPLICANT: Patrick Cotter

PROPERTY LOCATION: 9560 and 9580 Alberta Road

INTENT OF PERMIT:

1. Permit the construction of 13, three-storey townhouse units at 9560 and 9580 Alberta Road, zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the required front yard setback from 6.0 m to 5.34 m to allow an encroachment of the front of Building 4;
 - b) reduce the required side yard setback along the western side from 3.0 m to 2.50 m to allow an encroachment of the west unit in Building 4; and
 - c) permit resident parking to allow a tandem parking configuration for 6 of the 13 units (12 stalls).

Applicant's Comments

Patrick Cotter, of Patrick Cotter Architect Inc., provided an overview of the proposed 13-unit townhouse project located on Alberta Road in the McLennan neighbourhood, and drew the Panel's attention to the following details:

- the site is unique in that it has a street frontage, as well as public exposure, as it backs onto an open fields at Anderson Elementary and McNeil Secondary Schools;
- the proposed development is compact, has achieved density with liveability, and the craftsman style appearance, with custom brackets, fits within the surrounding context;
- the site was developed to be as responsive as possible to its context, and the site presented an opportunity to move away from a standard configuration of opposing townhouse units on a central drive aisle, and all open space on the site was consolidated toward the centre so that the units radiate around the drive aisle;
- a row-house character was created, and each townhouse features an individual entrance with a connection to the sidewalk;
- the flanking side of the building on the east side features a prominent entry porch element;
- the existing grade on the west and south edges are met, thereby keeping the connection to the surrounding property, while the interior patio level has been built up for the raised site;
- a visual connection with rear yards and the adjacent school yards was achieved by maintaining the existing black chain link fence;
- the project includes as many design elements as possible to soften the interface with the street, except the provision of sidewalks;
- a solid wood fence is proposed for the property line, to provide as much privacy as possible for the adjacent single-family homes along the south side of Alberta Road;
- to minimize long, tandem units many unit plans, including those of the adaptable units, are more square in design; the adaptable unit design includes for a future lift to allow access for occupants to different floors of the unit; and
- visitor parking totals three stalls.

Allison Good, DMG Landscape Architects, spoke about the landscape elements, and in particular about:

- residential character pavers are used for both the single parking spaces, and on the inside court, to encourage pedestrians to use that space;
- the choice of landscape elements compliments the architectural character of the proposed development as well as residential planting along Albert Road;

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- the terminus of the drive aisle will feature a trellis structure to provide soft screening along the east property line, as well as the amenity space.

Mr. Cotter again addressed the Panel with regard to the requested variances, and advised that:

- the requested front yard setback is informed by the bay window projections fully contacting the ground;
- a recycling structure is required on the north-west corner, where the side yard setback of 2.50 metres is requested, to provide the ability to provide tree retention; and
- the other requested variance is required to provide double garages.

Panel Discussion

Discussion ensued between the Panel and Mr. Cotter with regard to trees and garden plots on site, and advice was provided that:

- the applicant worked with staff to slightly shift the building's footprint to save the biggest tree on site;
- some other trees, both on site, and slightly off site, are to be retained, including a pair of large, mature trees at the site's entrance; and
- townhouse units do not have individual garden plots, but there is sufficient space in the central amenity area to accommodate residents who wish to garden on site.

Discussion then ensued between the Panel and Mr. Cotter on useable playground space, and Mr. Cotter advised that the Advisory Design Panel asked that a pathway and/or a gate between the site and the adjacent elementary school be considered. But a small development on a small site, such as this one, did not warrant the complexity inherent in seeking School Board approval.

Mr. Cotter stated that it was a short trip on foot on the existing sidewalk, around the front of the site, and south to the elementary school grounds. Mr. Jackson advised that staff considered the issue, but that School Board involvement is sought for larger developments. He added that staff examined circulation between the proposed development and the adjacent elementary school site, and found it appropriate.

Staff Comments

Mr. Jackson reported that staff supports the Development Permit application and the variances. He stated that the applicant proposes to exceed the required number of replacement trees on site, and will plant 26 trees in total. Mr. Jackson noted that 65% of the paved material on site is permeable, thereby demonstrating the applicant's effort to address sustainability. He added that the applicant debated whether to include a children's play area on part of the garden plot area, but decided to maintain the full extent of the garden plot area.

Gallery Comments

Dominic Valente, 9620 Albert Road queried: (i) how the privacy he enjoyed on his property would be maintained; and (ii) would the sidewalk, that includes telephone poles and does not provide enough room for two persons to walk abreast, be upgraded?

At the Chair's request, Mr. Cotter addressed the privacy issue and remarked that five trees are to be planted along the east property line that separates Mr. Valente's property from the proposed townhouse units. In addition: (i) a fence would provide solid privacy screening; (ii) the required 3-metre setback has been exceeded and measures 3.2 metres; and (iii) the terminus of the internal drive aisle has been set back from the common property line.

Mr. Jackson addressed the sidewalk issue and advised that at present there are no plans to widen the sidewalk Mr. Valente referred to. Staff believes that the sidewalk is acceptable in its current condition and is wide enough for pedestrians.

Correspondence

None.

Panel Discussion

A brief discussion ensued with regard to: (i) the lack of play equipment on site for children below the age of five; and (ii) the distance from the subject site to an appropriate playground and age-appropriate play equipment.

The Chair commended the applicant on the site planning work, as well as the architecture details, and noted that for a small site with constraints, the proposal was very well executed.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 13, three-storey townhouse units at 9560 and 9580 Alberta Road, zoned "Medium Density Townhouses (RTM3)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the required front yard setback from 6.0 m to 5.34 m to allow an encroachment of the front of Building 4;*
 - b) *reduce the required side yard setback along the western side from 3.0 m to 2.50 m to allow an encroachment of the west unit in Building; and*
 - c) *permit resident parking to allow a tandem parking configuration for 6 of the 13 units (12 stalls).*

CARRIED

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4. Development Permit DP 07-361642

(File Ref. No.: DP 07-361642) (REDMS No. 2837822)

APPLICANT: Denis Turco Architect Inc.

PROPERTY LOCATION: 22331 Westminster Highway

INTENT OF PERMIT:

1. Permit the construction of a six (6) unit townhouse complex at 22331 Westminster Highway on a site zoned "Town Housing (ZT61) – Hamilton"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) permit a 2.5 m west side yard setback; and
 - b) reduce the minimum front and side yard setbacks for accessory structures to permit the garbage and recycling enclosure to be located in the southwest corner of the property.

Applicant's Comments

Elena Oanta, of Denis Turco Architect Inc., advised that after the June 16, 2010 meeting of the Panel, the applicant had revised the development's plan to include a convertible unit in the project design.

Ms. Oanta used display boards to identify the convertible unit on the project design plan.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

Panel members commented that the revision to the plans to include a convertible unit was acceptable.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of a six (6) unit townhouse complex at 22331 Westminster Highway on a site zoned "Town Housing (ZT61) – Hamilton"; and*

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2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
- a) *permit a 2.5 m west side yard setback; and*
 - b) *reduce the minimum front and side yard setbacks for accessory structures to permit the garbage and recycling enclosure to be located in the southwest corner of the property.*

CARRIED

5. New Business

None.

6. Date Of Next Meeting: Wednesday, July 14, 2010

7. Adjournment

It was moved and seconded
That the meeting be adjourned at 4:30 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 30, 2010.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

June 19, 2010

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 30, 2010.

To Development Permit Panel	
Date:	June 30, 2010
Item #:	2
Re:	DP 09-506577

David Webar
Director, City clerk's office
6911 No. 3 Road, Richmond, BC, V6Y 2C1

Re: Sonus Developments Ferndale Ltd.'s application for the development permit on "Town Housing (ZT58) – North Mclellan City Center

Dear Mr. David Webar,

We are writing to express our serious objection to the changes in the provisions of Zoning Bylaw No. 8500 regarding the site above.

Firstly, we all request that Bylaw No. 8500 should be strictly followed, and insist that the 4.5 meter side yard setback along the western property line should by no means be violated and should be kept equally for every 9551 Ferndale Road resident whose property is along the property line, including the north-west and south-west corner residents.

Secondly, as we are already living in a high density residential area, this proposal of constructing of 40 units townhouses will tremendously intensify this neighborhood's over-crowdedness.

Please re-evaluate this application. Thank you for your consideration!

Sincere regards,

Residents of 9551 Ferndale Rd, Richmond



Address	Unit	Signature
9551 Ferndale Rd, Rmd	31	<i>[Signature]</i>
9551 Ferndale Rd, Rmd	6	<i>[Signature]</i> sui fen Lai
9551 Ferndale Rd, Rmd	27	<i>[Signature]</i>
9551 Ferndale Rd, Rmd	24	<i>[Signature]</i>
9551 Ferndale Rd, Rmd	26	<i>[Signature]</i>
9551 Ferndale Rd, Rmd	23	<i>[Signature]</i>
9551 Ferndale Rd, Rmd	20	<i>[Signature]</i>
9551 Ferndale Rd, Rmd	21	<i>[Signature]</i>
9551 Ferndale Rd, Rmd	3	<i>[Signature]</i>
9551 Ferndale Rd, Rmd	2	<i>[Signature]</i>
9551 Ferndale Rd, Rmd	5	<i>[Signature]</i>
9551 Ferndale Rd, Rmd	4	<i>[Signature]</i>

Schedule 2 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 30, 2010.

To Development Permit Panel
Date: <u>June 30, 2010</u>
Item # <u>2</u>
Re: <u>DP 09-506577</u>

June 29, 2010

To: Mr. David Weber
Director, City Clerk's Office

RE: Application For a Development Permit DP 09-506577
Applicant : Sonus Developments Ferndale Ltd.
Property Location: 9560 and 9620 Westminster Highway and
9571 and 9611 Ferndale Road

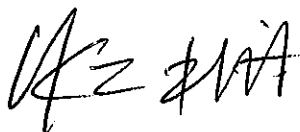
We, Richard Chang and Ying Qiao, Owners and residents of 29-9551 Ferndale Road, are unable to attend the Development Permit Panel meeting on June 30, 2010 3:30pm at Council Chambers, Richmond City Hall. Hereby submit this letter to voice my opinions.

We are strongly against permitting the application for development Permit.

- a) Reducing the required side yard setback along the western property line from 4.5 meters to 3.86 meters is absolutely unacceptable, which is against the by-law and should not be permitted.
- b) 40 units are overcrowded for the allotted land. The developer's sole intent to maximize its own profits by reducing the distance between our strata, which will increase fire and security risk.
- c) Being so close to the neighbouring property will increase the amount of noise between strata units and reduce residents personal privacy.
- d) There are a number of old trees that have been around for many years and should not be removed from its natural environment.
- e) By reducing the yard sizes there is less room for grass and trees in the area. There is already not enough vegetation in the surrounding area to reduce the noise from the traffic.



Richard Chang



Ying Qiao

