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## **Development Permit Panel**

**Wednesday, July 14, 2010**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Jeff Day, General Manager, Project Development and Facilities  
Dave Semple, General Manager, Parks and Recreation

The meeting was called to order at 3:38 p.m.

### **1. Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, June 30, 2010, be adopted.*

**CARRIED**

### **2. Development Permit DP 10-519994**

(File Ref. No.: DP 10-519994) (REDMS No. 2916989)

APPLICANT: Hi-Quality Properties Ltd.

PROPERTY LOCATION: 7300, 7340, 7360, 7380 and 7420 Blundell Road

INTENT OF PERMIT:

1. Permit the construction of 26 townhouse units at 7300, 7340, 7360, 7380 and 7420 Blundell Road on a site zoned Low Density Townhouses (RTL3); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the minimum front yard setback from 6.0 m to 4.95 m for Building No. 1;
  - b) reduce the minimum front yard setback from 6.0 m to 5.20 m for Building No. 10; and
  - c) reduce the minimum west side yard setback from 3.0 m to 1.98 m for Building No. 9.

### **Applicant's Comments**

Taizo Yamamoto, Yamamoto Architecture Inc. provided an overview of the 26 townhouse unit development on Blundell Road in the City Centre, and drew the Panel's attention to the following details:

- there is a townhouse development to the west, another townhouse development to the east, a three/four storey apartment building across Blundell Road to the north, and single-family residential homes to the south, on the north side of Sunnymede Crescent;
- in terms of massing and density, the design of the proposed project transitions well from the Blundell Road frontage, to the single-family homes on Sunnymede Crescent;
- the request to reduce the minimum front yard setback from 6.0 metres to 5.20 metres is made to accommodate the existing large hedge at the rear of the property;
- the request to reduce the minimum front yard setback from 6.0 metres to 4.95 metres is made to accommodate townhouse unit No. 1;
- the request to reduce the minimum west side yard setback from 3.0 metres to 1.98 metres for one townhouse unit is made to create depth in the unit's façade; the unit's windows are oriented away from the adjacent property, and some mature trees on the adjacent property further enhance the privacy of the occupants of the adjacent residence;
- in addition to the existing hedge along the south property line to be retained and protected, seven trees on site are retained on the site, with two located in the amenity area, four located at the drive aisle entrance, and one located in front of townhouse unit No. 3;
- originally the current site comprised two separate sites on Blundell Road and were owned by two developers, who proposed 27 townhouse units, but the new developer owns both sites, and has reduced the plan by one townhouse unit in order to (i) create an attractive entrance to the site; and (ii) retain one tree;
- four mature Fir and Cedar trees mark the entrance to the development site;
- to enhance the residential streetscape, the frontage design of each unit emphasizes a feeling of a large single-family home;
- the applicant is committed to: (i) a higher quality project; and (ii) quality layout of units;
- there is a variety of gable designs that distinguish the townhouse units from one another;
- no vinyl siding is used, and the proposed building materials include Cedar shingle siding, hardie panel, hardie-plank siding, and windows trimmed with wood siding;
- split-face granite stone finish is not confined to the facades, but is wrapped around the entire building, and appears on the chimney elements;

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- individual entrances to each unit provide an interesting streetscape;
- there are more bicycle parking spaces provided on site than are required;
- sustainability features include: (i) areas of permeable pavers along the driveway; (ii) permeable concrete pavers are proposed for the patios; and (iii) superior insulation in exterior walls, roof, and under the concrete slab;
- the contractor will try to minimize site waste and to increase recycling of materials;
- a lawn area is proposed in the outdoor amenity area to allow for flexible play, in addition to the children's play equipment;
- to enhance the roadway appearance, two styles of garage doors add character, as does the introduction of wood brackets, lighting elements and a variety of façade depths; and
- trellises adjacent to the drive aisle increase screening and buffering between the subject site and adjacent sites.

Masa Ito, Ito and Associates Landscape Architects, spoke about the landscape elements, and in particular about:

- the landscape design along Blundell Road includes the planting of trees and a variety of shrubs and ground covers, to provide colour, and seasonal changes;
- tree retention was taken into consideration when the landscape design was developed;
- a good specimen Oak tree on site is located in the amenity area; and
- the children's play equipment is geared toward the 3-to-5 year age group; a large play area for all age groups is provided at Ferris Elementary School to the south of the subject site.

**Panel Discussion**

In response to queries Mr. Yamamoto and Mr. Ito provided the following advice:

- in addition to the four trees retained at the entrance to the subject site, new trees will be planted at the end of the east/west drive aisle;
- the hedge along the common property line shared with the adjacent single-family lots to the south will be protected during the construction period by the presence of an arborist-on-site to monitor the hedge root system;
- the request to reduce the minimum front yard setback resulted from the applicant's need to achieve the required grading; and
- each of the requested variances are with respect to specific proposed townhouse units.

### **Staff Comments**

Brian J. Jackson, Director of Development advised that staff supports the Development Permit application and the variances. He stated that according to the Zoning Bylaw, the rear yard setback requirement is three metres, and that, in order to (i) be sensitive to the privacy of the adjacent single-family residence, and (ii) effectively respond to the hedge conditions, the applicant is providing a setback of 5.2 metres for the rear 12 townhouse units.

Mr. Jackson noted that the applicant had worked to: (i) preserve as many trees as possible; and (ii) design the individual townhouse units to look like large single-family homes.

Mr. Jackson remarked that: (i) all parking spaces on site are side-by-side, not tandem; (ii) a generous amount of bicycle parking/storage spaces is provided; and (iii) two convertible units form part of the development's design.

Mr. Jackson concluded his comments with the statement that the applicant had responded in all respects to Council's directives and requirements for development.

In response to the Chair's query, Mr. Jackson replied that the development project conforms to all land use, design guidelines, policies and requirements for the zoning district in which it is located.

### **Correspondence**

None.

### **Gallery Comments**

Miriam Chang, 7651 Sunnymede Crescent, queried whether the front yard setback requests under discussion by the Panel applied to only this applicant's project, or to all of the City's buildings.

The Chair advised that the requested variances applied only to Development Permit 10-519994, and not to any other structure in the City. Further, the variances would not change the setback provisions as set out in the Richmond Zoning Bylaw.

Ms. Chang queried whether there would be a change to the subject site's rear yard setback.

Advice was provided by the Chair and Mr. Jackson that, the variance was limited to the development proposal, the variance resulted from the applicant moving the townhouse units away from the hedge common property line, and a rear setback of 5.2 metres would be provided.

### **Panel Discussion**

The Panel commended the applicant's efforts to retain trees on site and to make adjustments to ensure the protection of the hedge.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of 26 townhouse units at 7300, 7340, 7360, 7380 and 7420 Blundell Road on a site zoned Low Density Townhouses (RTL3); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - a) *reduce the minimum front yard setback from 6.0 m to 4.95 m for Building No. 1;*
  - b) *reduce the minimum front yard setback from 6.0 m to 5.20 m for Building No. 10; and*
  - c) *reduce the minimum west side yard setback from 3.0 m to 1.98 m for Building No. 9.*

**CARRIED**

**3. Development Variance DV 10-523774**

(File Ref. No.: DV 10-523774) (REDMS No. 2919186)

APPLICANT: Ralph A. May

PROPERTY LOCATION: 5700 Dhillon Way (Lots 61-70)

INTENT OF PERMIT:

To vary the minimum road construction standards for pavement width, sidewalks, curb and gutter contained in Subdivision Bylaw No. 6530 to allow the extension of Dhillon Way in an existing dedicated road allowance.

**Applicant's Comments**

Al Schmidt, 1562 33<sup>rd</sup> Avenue, Surrey, spoke on behalf of the applicant and advised that he was available to answer questions.

In response to a query regarding whether curbs and gutters will form part of the design of the east side of Dhillon Way, to manage drainage, Mr. Schmidt advised that the City's engineering staff was in receipt of the revised drawings indicating the presence, and location on the road extension, curb and gutter elements.

**Staff Comments**

Mr. Jackson advised that staff supports the application to vary the road standard for the future road extension of Dhillon Way.

Mr. Jackson further advised that when the application is forwarded for Council consideration, the revised drawings that indicate the curb and gutter design, will be attached.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

There was general consensus that the minimum road construction standards should be varied to accommodate the development.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued which would vary the minimum road construction standards for pavement width, sidewalks, curb and gutter contained in Subdivision Bylaw No. 6530 to allow the extension of Dhillon Way in an existing dedicated road allowance.*

**CARRIED**

**4. New Business**

Mr. Jackson advised that four items for consideration form the Wednesday, July 28, 2010 Development Permit Panel agenda.

**5. Date Of Next Meeting: Wednesday, July 28, 2010**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:05 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, July 14, 2010.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk