



**Development Permit Panel
Wednesday, August 28, 2013**

Time: 3:30 p.m.
Place: M.2.001 Anderson Room
Richmond City Hall
Present: Dave Semple, Chair
John Irving, Director, Engineering
Victor Wei, Director, Transportation

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, July 10, 2013, be adopted.

CARRIED

2. Development Permit DP 12-615584

(File Ref. No.: DP 12-615584) (REDMS No. 3863899)

APPLICANT: Fougere Architecture Inc.

PROPERTY LOCATION: 7180 Gilbert Road

INTENT OF PERMIT:

1. To permit the construction of 14 three-storey townhouses at 7180 Gilbert Road on a site zoned Medium Density Low Rise Apartments (RAM1); and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width from 30.0 m to 20.2 m;
 - b) reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area;

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- c) reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3; and
- d) reduce the minimum south side yard setback to all three (3) buildings from 6.0 m to 4.5 m and minimum setback to projections from 4.5 m to 3.0 m.

Applicant's Comments

Wayne Fougere, Fougere Architecture Inc., and Daryl Tyacke, Landscape Architect, Eckford Tyacke & Associates, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design, and (iv) the rationale for the variances to the minimum lot width and the minimum side yard setbacks. The monkey tree to be retained on the site will be moved approximately 15-feet south of its current location.

Staff Comments

Wayne Craig, Director of Development, advised that the property had zoning in place for the development; therefore, a rezoning application and public hearing were not required. With regard to the variances requested (i) the reduction in lot width is a technical variance given the site's existing zoning entitlement, (ii) the minimum 0.0 m side yard setback is for the mid-block garbage enclosure, (iii) the applicant has discussed the north side yard setback of 3.1 m for Building 3 with the property to the north, and (iv) the minimum south side yard setback to projections of 3.0 m is consistent with ground oriented townhouse zoning whereas the subject site has a higher density entitlement requiring the greater side yard setback.

Mr. Craig provided the following additional information:

- that the developer will provide cash-in-lieu of indoor amenity space and a voluntary contribution to the Public Art program;
- that there is one convertible unit proposed in the development;
- that the sustainability features include 20% of the vehicle parking stalls being electric vehicle ready;
- that the monkey puzzle tree will not be relocated as shown on the drawings but will be located along the Gilbert Road frontage which will provide a greater opportunity for the tree to thrive with a larger growing area; and
- that the site protects off-site trees in close proximity to the property line and, as well, four (4) large maple trees will be planted on site.

Panel Discussion

In response to queries Mr. Fougere provided the following additional information:

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- the garbage disposal and emergency vehicles will be using the drive aisle and east end hammerhead for access;
- that the current access easement will be retained for the purpose of the hammerhead turnaround;
- the electric vehicle parking spaces are spread throughout the buildings;
- that many options were explored with regard to the location of the visitor parking stalls with the consensus that those shown on the drawings were the best locations given the limited space; and
- that the project was designed with a modern architectural view using horizontal elements with bay windows and a combination of feature materials such as brick, wood, and stucco.

Mr. Fougere was agreeable to: (i) consider more special paving treatment to break up the long drive aisle, (ii) delineate a pedestrian pathway along the drive aisle using special paving treatment, and (iii) switch the second parking stall for unit 14C2 with the visitor parking stall adjacent to the unit.

Correspondence

None.

Gallery Comments

Gail Fanslau, 109-7200 Gilbert Road, expressed concern with the removal of the trees from the property and questioned the size of the replacement trees. She also was concerned with privacy and noise issues for the property to the south.

Mr. Tyacke advised that the limited space on the site dictated the size of the replacement trees but that 12 cm maple trees, 6 cm beech trees and smaller magnolia trees are proposed. Mr. Tyacke further advised that landscaping was limited on the south due to a servicing right-of-way.

Mr. Craig noted that an Arborist report was required with the application. The report has been reviewed by the City's Arborist and of the 23 existing trees on the property only one will be retained. The 22 trees being removed will be replaced by a total of 38 new trees plus an additional cash contribution to the City for future planting elsewhere. A utility right-of-way runs approximately two-thirds of the way along the south property line which limits the ability to plant large trees in this area given the potential impact to the maintenance of the city utilities.

Gary Sharp, 108-7200 Gilbert Road, questioned whether the development would require pre-loading and when occupancy could be expected.

Mr. Fougere advised that a pre-load would be required of 1 metre above the slab height of 1.4 metres. A two (2) year construction period would be reasonable for the development.

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Anne Lerner, 12633 No. 2 Road, expressed concern with the developer requesting variances to maximise the profit return, and is opposed to any developer requesting large variances which reduce large trees on sites, the calibre of replacement trees, and providing cash in-lieu-of amenity space. In her opinion the City should make development decisions in favour of the City and not the developer.

Mr. Craig noted that the setbacks requested are consistent with ground oriented townhouses. The existing zoning on the site required a larger setback as it allows for a larger density, should the site have a larger area (e.g. 3-4 storey apartment building). There are 38 new trees being planted and none include hedging material. With respect to the size of the trees being planted, four 12 cm calliper trees are proposed. The rationale for not planting a substantial number of larger trees is for optimal survival rate, city staff review landscape plans and choose tree species and sizes based on the best potential survivability. The developer is required to provide cash security to ensure that the trees survive and in the event they do not survive they are replaced.

Mr. Craig also noted that a cash contribution was required in lieu of the developer providing an indoor amenity space. Where a multi-family development does not provide an indoor amenity space they are required to pay funds to the City to improve City facilities.

Dana Protti, 105-7200 Gilbert Road, expressed concerns related to visitor parking and noise from the outdoor amenity space.

Mr. Craig advised that the proposed development conforms to the Zoning Bylaw with respect to residential and visitor parking. The residential parking exceeds the zoning requirements and provides three (3) visitor parking spaces. The outdoor amenity space will have landscaping along the south property line in conjunction with the installation of a 6-foot cedar fence.

Panel Discussion

In response to a query, Mr. Craig advised that no variance would be required if the residential parking for unit 14C2 and the visitor parking space adjacent to the unit were swapped. The change could be made through direction to staff.

The Panel supported the development with recommendations to (i) introduce two additional special treatment areas to break-up the long drive aisle, (ii) introduce an informal walkway along the south edge of the drive aisle, (iii) swap the two parking stalls at the east end, and (iv) soften the architecture.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. Permit the construction of 14 three-storey townhouses at 7180 Gilbert Road on a site zoned Medium Density Low Rise Apartments (RAM1); and*

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2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
- a) *reduce the minimum lot width from 30.0 m to 20.2 m;*
 - b) *reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area;*
 - c) *reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3; and*
 - d) *reduce the minimum south side yard setback to all three (3) buildings from 6.0 m to 4.5 m and minimum setback to projections from 4.5 m to 3.0 m.*

CARRIED

3. Development Permit DP 12-621941

(File Ref. No.: DP 12-621941) (REDMS No. 3898911)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9000 General Currie Road

INTENT OF PERMIT:

- 1. To permit the construction of an eight (8) unit townhouse complex at 9000 General Currie Road on a site zoned "Medium Density Townhouses (RTM3)"; and
- 2. To vary the provision of the Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.

Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., and Denitsa Dimitrova, PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design, and (iv) the reduction of the minimum front yard setback from 6.0 m to 5.0 m.

Staff Comments

Wayne Craig, Director of Development, advised that this is a small orphan site and the developer and architect have worked cooperatively with staff to present a proposal that responds to the City Urban Design objectives. The setback variance to General Currie Road was primarily a function of the statutory right-of-way request on Garden City Road for the future Garden City greenway which will be installed as part of this project. There is a servicing agreement for improvements along Garden City Road and General Currie Road. There is one convertible unit with the proposal. This development will also provide cash-in-lieu of an indoor amenity space.

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Panel Discussion

In reply to queries, Mr. Craig advised that the access to the site had been reviewed with the City's Transportation Division. Although access is relatively close to the intersection of General Currie Road and Garden City Road, the development is for a small number of units and it was felt that there were no traffic and safety concerns that could not be accommodated within the existing roadway. It is expected that the garbage disposal trucks may need to back onto General Currie Road from the property.

It was recommended that the speed bump be relocated to align with the gate to the outdoor amenity space and that the speed bump be changed to a speed hump. The speed hump, similar to a raised crosswalk, would not be as abrupt but would still be a physical deterrent to meet the objectives of a speed bump.

A further recommendation was to remove the eastern walkway and create an informal walkway along the drive aisle. The applicant was agreeable to moving the walkway to the drive aisle.

Correspondence

None.

Gallery Comments

Anne Lerner, 12633 No. 2 Road, reiterated her concern that the City was selling their future heritage when allowing the reduced setback and accepting cash in-lieu-of indoor amenity space.

Panel Discussion

The Panel supported the development with the recommendations to (i) change the speed bump to a speed hump and that the speed hump be relocated to align with the gate to the outdoor amenity space, and (ii) eliminate the walkway along the east property line and create an informal, 4 to 5 feet wide, special pavement treatment along the east edge of the drive aisle.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of an eight (8) unit townhouse complex at 9000 General Currie Road on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *Vary the provision of the Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.*

CARRIED

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4. New Business

5. Date Of Next Meeting: Wednesday, September 11, 2013

6. 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, August 28, 2013.

Dave Semple
Chair

Heather Howey
Committee Clerk