



## **Development Permit Panel**

**Wednesday, September 29, 2010**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, General Manager, Planning and Development, 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, September 15, 2010, be adopted.*

**CARRIED**

### **2. Development Permit 10-541722** (File Ref. No.: DP 10-541722) (REDMS No. 2973471)

APPLICANT: Morrison Hershfield  
PROPERTY LOCATION: 10551 St. Edwards Drive  
INTENT OF PERMIT: To permit the alteration of the building façade of the existing "Accent Inn" motel building at 10551 St. Edwards Drive on a site zoned Auto Oriented Commercial (CA).

#### **Applicant's Comments**

The applicant provided background information related to the proposed Development Permit Application and noted the following proposed changes to the building façade:

- over-cladding the existing exterior wood columns with rainscreen manufactured stone veneer cladding at the ground floor and hardi panels at the upper floors;
- replacement of the existing surface mounted metal picket railing along the walkways with face mounted metal railing and glass infill panels;

**Development Permit Panel  
Wednesday, September 29, 2010**

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- replacement of the concrete topping on the exterior walkways; and
- installation of new light fixtures and vents.

**Staff Comments**

Brian J. Jackson, Director of Development, stated that staff support the minor improvements to the exterior of the existing building. Also, he noted that the application was required due to the value of the proposed improvements.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

The Panel noted that the existing landscaping on this site was extensive.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would permit the alteration of the building façade of the existing “Accent Inn” motel building at 10551 St. Edwards Drive on a site zoned Auto Oriented Commercial (CA).*

**CARRIED**

**3. Development Permit 09-494270**

(File Ref. No.: DP 09-494270) (REDMS No. 2974081)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 8091 and 8131 No. 2 Road

**INTENT OF PERMIT:**

1. To permit the construction of a 10-unit townhouse complex at 8091 and 8131 No. 2 Road on a site zoned “Medium Density Townhouses (RTM3)”; and
2. To vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the front yard setback from 6.0 m to 4.5 m;
  - b) reduce the lot coverage for landscaping with live plant material from 30% to 22%;
  - c) increase the lot coverage for buildings from 40% to 43%; and

- d) permit 12 tandem parking spaces.

### **Applicant's Comments**

Matthew Cheng, Matthew Cheng Architect Inc., provided background information related to the proposed Development Permit. Mr. Cheng stated that he has incorporated changes that align with the comments made by the Advisory Design Panel and highlighted the following improvements as per the Panel's comments:

- along No. 2 Road, the ground floor façade is now clad with brick and the porches and entry railings are addressed with brick columns;
- along No. 2 Road, the colour palette has been revised to consist of red bricks with darker trims against the light hardie board and heritage bluish-grey hardie siding;
- only two types of pavers will be utilized;
- larger windows have been added to the bay elements; the projecting bays now appear more coherent and fit well with the brick, which breaks down the verticality of the 3-storey bay elements and reduces the building centre massing;
- door heights are now all uniform in size; and
- the play equipment has been upgraded to a larger size.

Mr. Cheng spoke of changes related to a convertible unit and commented on the use of more sustainable materials. Also, he noted that planting on the site has been enhanced as a result of the Panel's comments.

### **Panel Discussion**

The Chair asked if the landscape architect was present and Mr. Cheng advised he was not in attendance.

Discussion ensued and the Chair referred to one of the four proposed zoning variations, questioning the reduction of the lot coverage for landscaping with live plant material from 30% to 22%.

He commented on the site's entry driveway, noting how plain it appears, and queried whether more planting has been explored along the driveway.

### **Staff Comments**

Mr. Jackson stated that staff support the proposed development permit application and the requested variations to the zoning bylaw. He commented that several of the changes to the project were the outcome of discussions with staff. However, Mr. Jackson stated that he was not in a position to comment on other planting opportunities as the landscape architect was not present.

### **Correspondence**

None.

**Gallery Comments**

None.

**Panel Discussion**

Discussion ensued regarding the possibility of providing more landscaping on the site. Also, the Panel commented on the lack of landscaping along the driveway, noting that the complex entrance needs articulation.

As a result of the absence of the landscape architect who could have addressed the Panel's queries, the following **motion** was introduced:

**Panel Decision**

It was moved and seconded

*That Development Permit application 09-494270 be deferred to the next Development Permit Panel meeting scheduled for Wednesday, October 13, 2010 at 3:30 p.m. in the Council Chambers at Richmond City Hall, for the purpose of further exploration of planting and articulation along the driveway.*

**CARRIED**

Staff were requested to examine options for providing more planting areas on the site prior to further consideration of the application.

**4. New Business**

None.

**5. Date of Next Meeting: Wednesday, October 13, 2010**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:50 p.m.*

**CARRIED**

**Development Permit Panel**  
**Wednesday, September 29, 2010**

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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, September 29, 2010.

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Joe Erceg  
Chair

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Hanieh Floujeh  
Committee Clerk