



Development Permit Panel

Wednesday, September 30, 2009

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cathryn Volkering Carlile, General Manager, Community Services
Andrew Nazarath, General Manager, Business & Financial 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, September 16, 2009, be adopted.

CARRIED

2. Development Permit DP 09-463340

(File Ref. No.: DP 09-463340) (REDMS No. 2708956)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7531 No. 4 Road

INTENT OF PERMIT:

1. Permit the construction of five (5) townhouse units at 7531 No. 4 Road on a site zoned "Comprehensive Development District (CD/35)";
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the minimum north side yard setback for the east building (triplex along No. 4 Road) from 3.0 m to 1.88 m;
 - b) reduce the minimum north side yard setback from 3.0 m to 1.73 m for a single storey garbage/recycling enclosure attached to the west building (duplex at the back); and
 - c) allow tandem parking spaces in all of the five (5) townhouse units.

Applicant's Comments

Applicant Matthew Cheng introduced the proposed development and made the following remarks:

- the subject site, 7531 No. 4 Road, is behind a recently developed townhouse project at 7511 No. 4 Road; the previous townhouse development includes vehicular access to No. 4 Road including a cross-access which will be used by future residents of the five townhouses at the subject site;
- to the east, across No. 4 Road, single-family homes are situated within the Agricultural Land Reserve;
- three of the proposed townhouses form a triplex along No. 4 Road, and the remaining two proposed townhouses are situated behind the triplex, on the other side of the internal driveway;
- the architectural design of the project matches that of the surrounding, bigger townhouse project;
- the three townhouses fronting No. 4 Road are three-storeys, with a substantial setback of the third floor, recessed from the floor below, resulting in: (i) the appearance of two and one-half storey, and (ii) a buffer from traffic on No. 4 Road;
- in keeping with the country estate character of homes in the neighbourhood, the triplex building is designed to appear as a single estate home; the appearance is achieved by one gable feature, not three separate gables, over the townhouse entrances;
- to break down the massing, a six-inch siding is proposed on the ground floor, with different siding on the upper floor; the colour scheme on the ground floor will be a slightly darker earth tone, with a slightly lighter earth tone applied on the upper floor.

Landscape architect Pat Campbell, of DMG Landscape Architects, advised that:

- the landscape plan proposes a residential landscape to provide each of the townhouse units with its own private space within the proposed development;
- individual yards will be fenced, with a six foot wood fence proposed along the west and south property lines;
- 21 new trees will be planted;
- the drive aisle courtyard will feature porous pavers to: (i) provide texture and enhance the courtyard feel; and (ii) provide storm water management on site; and
- high quality shrubs and ground covers, as well as fencing, will be featured on the small sideyard.

In response to queries from the Chair regarding the design of the outdoor amenity area situated behind the triplex, advice was given that: (i) a piece of play equipment entitled “hammock” was one feature, (ii) the play apparatus resembles sculpted elements that promoted imaginative and physical play; and (iii) the small amenity area is designed to appeal to new mothers with younger children.

In response to a further question, Mr. Cheng advised that the proposed development amenity space is separate from the amenity space that serves the larger development at 7511 No. 4 Road. This separation suits the Strata Council of the earlier, larger development.

Staff Comments

Brian J. Jackson, Director of Development reported that the proposed project is an “infill” type of development, and that it was anticipated when plans for the earlier, larger development at 7511 No. 4 Road were designed.

Mr. Jackson noted that the three variances sought by the applicant are acceptable. He stated that: (i) the requested variance to reduce the minimum north side yard setback for the triplex building along No. 4 Road would not impact the provided desired physical separation between the buildings of the adjacent developments; (ii) the requested variance to reduce the minimum north side yard setback for the single storey garbage/recycling enclosure allows for only a portion of the building and the uses are enclosed with screening, doors and a 3.9 foot fence along the north side; and (iii) the request to allow tandem parking spaces in all of the five proposed townhouse units is acceptable as a covenant restricts conversion of the space.

Mr. Jackson advised that the applicant responded reasonably well to integrate the development with the surrounding development. He added that the applicant responded very well with the landscaping design and sustainability elements, and that the permeable pavers and plant material included in the design are in excess of those used in most other developments.

Mr. Jackson advised that staff supports the application for a Development Permit.

In response to queries from the Chair regarding: (i) plans for the existing Cedar hedge, and (ii) the three-storey definition of the triplex fronting No. 4 Road, Mr. Jackson advised that:

- the hedge would be retained; and
- the substantial setback on the third floor from the floor below, in the three-storey townhouses, creates the appearance of a two and a half storey massing.

Panel Discussion

With regard to bike storage in the proposed townhouse units, the applicant responded to a query from the Panel and noted that no specific bike storage structure is featured in the proposed townhouse units, but that there is space for bike storage inside each townhouse.

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In response to the Chair's query regarding the applicant's action after the March 16, 2009 Public Hearing, during which concerns were expressed about increased traffic at the entry driveway of 7511 No. 4 Road when the five proposed townhouses are occupied, the developer, Mr. Azim Bhimani, advised that:

- a meeting was held with the Strata Council of 7511 No. 4 Road to address the concern;
- the Strata Council's covenant on the property included information that the access would be shared with occupants of a future "infill" development; and
- the Strata Council membership seemed satisfied that the "infill" development would use the entry driveway, and that only five new residential units would be added to the site.

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 five (5) townhouse units at 7531 No. 4 Road on a site zoned "Comprehensive Development District (CD/35)";*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the minimum north side yard setback for the east building (triplex along No. 4 Road) from 3.0 m to 1.88 m;*
 - b) *reduce the minimum north side yard setback from 3.0 m to 1.73 m for a single storey garbage/recycling enclosure attached to the west building (duplex at the back); and*
 - c) *allow tandem parking spaces in all of the five (5) townhouse units.*

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:50 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, September 30, 2009.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk