



Development Permit Panel

Wednesday, November 25, 2009

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering & Public Works
Cathryn Volkering Carlile, General Manager - Community Services

The meeting was called to order at 3:33 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Thursday, November 12, 2009, be adopted.

CARRIED

2. Development Permit DP 09-469892 (File Ref. No.: DP 09-469892) (REDMS No. 2745107)

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 5580, 5600, 5620 Moncton Street

INTENT OF PERMIT:

1. To permit the construction of 28 townhouses on a site zoned "Low Density Townhouse (RTL4)"; and
2. To vary the provisions of Zoning Bylaw 8500 to:
 - a) increase the maximum lot coverage from 40% to 41% for a roofed structure for mailboxes and recycling containers.

Applicant's Comments

Taizo Yamamoto, Yamamoto Architecture Inc., Vancouver, addressed the Panel and provided the following description of the proposed development of a 28-unit townhouse development in the Steveston Trites Area:

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- the development has a smaller scale streetscape frontage and individually articulated entrances for units, to better transition to the scale and massing of adjacent single-family homes and area townhouses;
- two-storey massing is consistent throughout the proposed development, with single units facing adjacent single-family residences;
- a public pedestrian walkway along the west edge of the site connects to Moncton Street, and residential units have entries from this pathway;
- the amenity space is sited in the centre of the proposed development;
- vehicle access is from Moncton Street, and garage access is from the internal drive-aisles;
- proposed materials include Hardi-plank siding, Hardi-board and batten, painted wood trim, and architectural asphalt roof shingles; and
- sustainability features include permeable pavers in the drive-aisle, reduced patios on Moncton Street, Low-E glazing for all windows, rigid insulation installed beneath the living area concrete slabs on the ground floor, and thermostat controls in each room.

In response to queries from the Chair, Mr. Yamamoto advised that:

- the children's play equipment comprises a slide and a climbing structure;
- three trees will be retained and relocated on the site.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application and the requested variance, and noted that the applicant had responded well to design issues identified by staff.

Mr. Jackson noted that at the September, 2009 Public Hearing for the rezoning of this site, a resident raised a concern regarding driveway access to Moncton Street. Transportation staff had investigated and advised that the Official Community Plan's Steveston Area Plan allows for vehicle access from Moncton Street.

In response to a query from the Chair, Mr. Jackson advised that access from Moncton Street is a safe access.

In response to a further query from the Panel, Mr. Jackson advised that the public pathway will daylight out to Moncton Street an existing pathway that is to the south of the subject site, and in future, through another rezoning application, the pathway will extend further south and out to No. 2 Road.

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Panel Discussion

The Chair remarked that the landscape design for this, and all development permit applications, is as important as the design for proposed structures. He advised Mr. Yamamoto that architects and landscape designers involved with a development permit should make every effort to appear before the Panel as a team, to provide comprehensive information.

Gallery Comments

None.

Correspondence

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 28 townhouses on a site zoned "Low Density Townhouse (RTL4)"; and*
2. *vary the provisions of Zoning Bylaw 8500 to:*
 - a) *increase the maximum lot coverage from 40% to 41% for a roofed structure for mailboxes and recycling containers.*

CARRIED

3. Development Permit DP 09-469909

(File Ref. No.: DP 09-469909) (REDMS No. 2745067)

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 9320, 9340, 9360, 9380 Granville Avenue and 7011, 7031, 7051 Ash Street

INTENT OF PERMIT:

1. To permit the construction of 40 Townhouse units at 9320, 9340, 9360, and 9380 Granville Avenue and 7011, 7031, 7051 Ash Street from the information submitted as Attachment 3 from Yamamoto Architecture Inc., on a site zoned "Town Housing – South McLennan (City Centre) (ZT50); and
2. To vary the provisions of the Zoning Bylaw 8500 to:
 - a) vary the total site coverage from 40% to 42.6%;
 - b) vary 0.27 meters for the cantilevered balcony projection to the front yard setback for both Granville Avenue and Ash Street;

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- c) vary 1.67 meters to the entry roof projection to the front yard setback for Granville Avenue and Ash Street; and
- d) permit resident parking to allow a tandem parking configuration for 40 units (80 stalls).

Applicant's Comments

Mr. Yamamoto provided the following details regarding the 40 unit townhouse project in the South McLennan area:

- the proposed units are oriented toward the park to the north of the subject site for enhanced views for residents;
- a row house appearance is created, with roof projections and gables, as well as articulated entry portals;
- cantilevered balcony projections onto the front yard setback serve to break up the streetscape and provide additional interest in the buildings;
- all townhouse units fronting the drive-aisle have tandem parking, oriented around the centrally located amenity/play area;
- materials include Hardi-board facades, wood shake finish for most of the top level, vinyl siding and cultured stone;
- five trees are retained on site and two off-site street trees; and
- sustainability features include a permeable paving system in the drive-aisle, visitor parking and amenity areas, and energy efficient appliances; in addition, the building form has shared walls that add to heating efficiency.

In response to a query from the Chair, Mr. Yamamoto advised that the amenity area is centrally located.

Masa Ito, Ito & Associates, Landscape Architect, advised the Panel that:

- landscaping is featured along: (i) the Granville Avenue frontage, (ii) the Ash Street frontage, and (iii) along the edges of the adjacent properties, creating a green appearance;
- all units are provided with a private yard area at grade level to provide maximum flexible usage individualized by each resident; and
- the internal drive aisle includes as many landscape elements as possible.

Mr. Ito remarked that due to the L-shape of the proposed development, it was possible to divide the large outdoor amenity area into two separate program areas, with one quiet and passive, and the other more active.

In response to a query from the Chair regarding removal of trees, Mr. Ito advised that perimeter trees along Ash Street and Granville Avenue could be saved, but other trees have to be removed due to the site's grade.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application and the variances. With regard to variances Mr. Jackson noted that:

- the requested variance for the cantilevered balcony projection is supported, as the encroachment is relatively minor and adds to the frontage articulation features; and
- the requested 6-metre front yard setback is actually only 4.33 metres for each entrance; and the entrances provide weather protection and the variance supports the concept of row house townhouses fronting onto the streets.

In response to a query from the Chair Mr. Jackson advised that all units have tandem parking, and that no issues are anticipated with this design, based on problem-free experiences with similar parking designs at similar townhouse developments.

Panel Discussion

Discussion ensued between the architects and the Panel and the following information was provided:

- A decorative buffer element at the end of the internal drive aisle provides privacy for the single-family homes to the south of the proposed development;
- an existing hedge is to be retained;
- the applicant would increase the amount of permeable paved surfaces to mitigate any potential drainage issues; and
- the public has no direct access through the proposed development to the park to the north, although pedestrians walking east and west along Granville have easy access to the park.

Further to the issue of park access, Mr. Jackson advised that this issue does not relate to the subject application, but that proposed developments that do not have rights of way for public passage are required to erect public access signage as a requirement of the Development Permit.

In response to a query from the Chair regarding provisions for adaptable units, Mr. Yamamoto advised that there is one adaptable unit with framing to allow for a lift, level lever handle type hardware, blocking for potential future grab bar installation, turning radius, clearances and lower thresholds. In addition, A1 units can, with minor changes, also be converted into adaptable units.

Gallery Comments

None.

Correspondence

None.

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Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *To permit the construction of 40 Townhouse units at 9320, 9340, 9360, and 9380 Granville Avenue and 7011, 7031, 7051 Ash Street from the information submitted as Attachment 3 from Yamamoto Architecture Inc., on a site zoned "Town Housing – South McLennan (City Centre) (ZT50); and*
2. *To vary the provisions of the Zoning Bylaw 8500 to:*
 - a) *vary the total site coverage from 40% to 42.6%;*
 - b) *vary 0.27 meters for the cantilevered balcony projection to the front yard setback for both Granville Avenue and Ash Street;*
 - c) *vary 1.67 meters to the entry roof projection to the front yard setback for Granville Avenue and Ash Street; and*
 - d) *permit resident parking to allow a tandem parking configuration for 40 units (80 stalls).*

CARRIED

4. Development Permit DP 09-471540

(File Ref. No.: DP 09-471540) (REDMS No. 2717198)

APPLICANT: Am-Pri Construction Ltd.

PROPERTY LOCATION: 7340, 7360 Garden City Road

INTENT OF PERMIT:

1. To permit the construction of 24 Townhouse units at 7340 and 7360 Garden City Road from the information submitted as Attachment 3 from Yamamoto Architecture Inc., on a site zoned "Town Housing – South McLennan (City Centre) (ZT50); and
2. To vary the provisions of the Zoning Bylaw 8500 to:
 - a) vary the site coverage from 40% to 41.5%;
 - b) vary the minimum lot size requirement of 786.3m²;
 - c) vary 0.5 m for a covered porch projection to the front yard setback off Turnill Street; and
 - d) permit resident parking to allow a tandem parking configuration for 15 units (30 stalls).

Applicant's Comments

Mr. Yamamoto stated that the lot size of the proposed development site was defined by two earlier developments by the same applicant, Am-Pri Construction Ltd. on adjacent properties. He then and provided the following additional information:

- the proposed development provides access onto Turnill Street;
- the amenity area is located in the centre, on the southern side of the lot, to provide for sunlight; the electrical closet, and the garbage and recycling area were both relocated to ensure that the amenity area is a nice and pleasant open outdoor space;
- streetscape units have front entries oriented toward Garden City Road to the west, or Turnill Street to the east;
- finishing materials include horizontal Hardi-board siding beneath vertical board and batten, and painted wood trim;
- sustainability features include a permeable paving system in the drive aisle, and energy efficient appliances; and
- the trees on site will be removed and replaced in accordance with the City's policy of a 2:1 replacement ratio.

Mr. Ito advised that: (i) to enhance its appearance, a variety of trees will be planted along the boulevard area; (ii) the landscaping plan includes plants that provide colour; and (iii) a high quality low fence will be placed along Garden City Road.

Mr. Ito stated that: (i) the townhouse's private yards will allow future owners to expand on the landscaping; (ii) plants will be added to the amenity area; and (iii) a pedestrian walkway along the southwest corner of the subject site allows the development's residents access to Garden City Road.

In response to a query from the Chair, Mr. Ito advised that the sidewalk on Garden City Road will meander around the proposed trees, and that the applicant is responsible for the frontage treatment.

Staff Comments

Mr. Jackson stated that staff supports the Development Permit application and the variances. He stated that the applicant has satisfactorily addressed the streetscape, including the boulevard area. He added that the units that face Turnill Street have architectural detailing that serves to animate the streetscape.

Mr. Jackson noted that: (i) the applicant will plant 36 trees, which represents two trees more than the City mandated 2:1 replacement ratio; and (ii) the proposed development includes a two-story adaptable unit with universal accessible renovation potential.

Panel Discussion

In response to a query regarding future gardens in the yards of each townhouse, the advice was given that the original scheme proposed individual plots, but that there was some concern regarding the level of maintenance required. A communal location, complete with a watering source, is located in the amenity area.

Gallery Comments

None.

Correspondence

Wendy, a resident at #11-7331 Heather Street (Schedule 1)

Mr. Jackson advised that the correspondent expressed concern regarding the narrow nature of Turnill Street. Mr. Jackson noted that the applicant is required to widen and upgrade the half road frontage portion of Turnill Street.

In response to the Chair's query regarding parking on site, Mr. Jackson advised that the provision of a variance of 0.5 metres is: (i) for a covered porch projection into the front yard setback from Turnill Street, (ii) localized, and (iii) refers to two porches that front onto Turnill Street.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *To permit the construction of 24 Townhouse units at 7340 and 7360 Garden City Road from the information submitted as Attachment 3 from Yamamoto Architecture Inc., on a site zoned "Town Housing – South McLennan (City Centre) (ZT50)"; and*
2. *To vary the provisions of the Zoning Bylaw 8500 to:*
 - a) *vary the site coverage from 40% to 41.5%;*
 - b) *vary the minimum lot size requirement of 786.3m²;*
 - c) *vary 0.5 m for a covered porch projection to the front yard setback off Turnill Street; and*
 - d) *permit resident parking to allow a tandem parking configuration for 15 units (30 stalls).*

CARRIED

5. Development Permit DP 09-494545

(File Ref. No.: DP 09-494545) (REDMS No. 2736935)

APPLICANT: Fairchild Developments Ltd.

PROPERTY LOCATION: 4000 No. 3 Road

INTENT OF PERMIT:

1. To permit the construction of a six-storey, 22,057.3 m² (237,423 ft²) addition to the existing Aberdeen Centre consisting of restaurant, retail and office uses and parking for the property located at 4000 No. 3 Road, to be coordinated with the existing Canada Line - Aberdeen Station on a site zoned "High Rise Office Commercial (ZC27)"; and
2. To vary the provisions of the Zoning Bylaw 8500 to:
 - a) permit 36 tandem parking stalls on Level 4, to be designated and signed for non-transient/employee parking use only.

Applicant's Comments

Bing Thom, of Bing Thom Architects, accompanied by Cameron Owen, Landscape Architect, IBI Group, used slides to illustrate the proposed six-storey addition to the existing Aberdeen Centre. Mr. Thom advised that the addition consisted of: (i) a restaurant, (ii) retail units, (iii) office uses, and (iv) parking for the property located at 4000 No. 3 Road, and that the addition was coordinated with the existing Canada Line Aberdeen Station.

Mr. Thom drew attention to the following features:

- a combination of varied curtain wall glazing, including a white grouting accent, along both No. 3 Road and Cambie Road, diagonal application of reflective surface creates a two-tone banding appearance; the glass façade will be animated with the reflected movement of clouds and Canada Line trains, producing an interesting visual effect;
- the ground level features retail units that face the transit station plaza and the building atrium on No. 3 Road;
- on the first level is more retail, and linkage to the existing parking structure on Cambie Road;
- on the second level is more retail space, a large restaurant, and direct connection with the Aberdeen Centre;
- all three levels of retail are visible through the main entry to the building atrium on No. 3 Road;
- on the third level is a food court, and a pedestrian bridge that links directly to the Aberdeen Station;

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- on the fourth level is rooftop parking and some tandem space; trees along No. 3 Road added to this level as a landscape buffer will enhance the view of Canada Line riders as they are stopped briefly at the Aberdeen Station;
- on the fifth and six levels are office units;
- the upper levels, that feature office units, are separated from the residential units to the east in the Aberdeen Residence at 8080 Cambie Road; the rooftop gardens that face the Aberdeen Station and also the Aberdeen Residence to the east address the issue of the residents' overlook; and
- glass canopy overhangs will be installed above the level one main building entry, and continuously along the street, to provide weather protection for pedestrians.

Mr. Owen described the landscape and open space design and highlighted the following:

- a paved sidewalk running east and west on Cambie Street to assist pedestrians to access the transit plaza;
- a high quality entrance, to include stone elements, is planned as an improvement to the transit plaza;
- a green area, complete with planted trees, on the southwest corner of the building will be visible from the street level and from the platform of the Aberdeen Station; and
- a mix of plants will be used to enhance the appearance of the transit plaza, but priority is given to the use of native species.

Discussion ensued between the Panel and the presenters, and Mr. Thom provided the following information:

- the transit plaza, topped with a raked canopy, allows access to the train station, and all retail shops;
- a broad, grand staircase goes from the ground level up to the first level of retail; an escalator goes up to the next retail level; and half level ramps are used throughout to make the building very accessible;
- the parking area flows directly into the atrium space; and
- to address the issue of overlook from the adjacent residential building, a 'sky garden' is situated a minimum 35 feet from residential units; the garden features cascading plants, magnolias, and a hedge element that would soften the edge of the building.

The Chair requested clarification regarding the buffer between residents of the existing condominium tower and the proposed structure. Mr. Thom advised that with respect to the cascading landscaping effect, visible when condo unit dwellers look west to the new structure, there is over 30 feet separation, and on the other side, over 50 feet separation.

Mr. Thom then further described the ease with which pedestrians could circulate through the subject site to gain access to the Aberdeen Station platform.

Staff Comments

Mr. Jackson stated that staff supports the Development Permit application and the variance. Mr. Jackson commended the applicant for presenting a development that provided a high quality of urban design on one of the City's important intersections. He remarked that all areas of the design, including the landscaping design, provided a finish to the corner that meets the standards set by the Bing Thom designed Aberdeen Centre to the east.

Mr. Jackson pointed out that the development's loading dock is roofed, which screens it from overlook from the existing residential condo units above, and that this detail indicated the applicant's commitment to a quality development.

Mr. Jackson stated that the issues staff wanted to adequately address included: (i) parking provided for this development and for the residents of the condominium development, and (2) adjacency issues. Mr. Jackson spoke further on both issues:

- (1) Parking: the applicant had over-built the number of parking spaces, providing 1,378, instead of the mandated 960, when the Aberdeen Centre was built; with the proposed development at 4000 No. 3 Road, the applicant would add 194 spaces; instead of providing 1,632 spaces as required, the applicant's spaces total 1,572, which represents a deficit of 60 spaces; however the applicant had proposed the following Transportation Demand Management measures:
 - (a) one bus shelter;
 - (b) \$100,000 for the purchase of 2-zone faresaver transit tickets for use by both employees and customers; and
 - (c) end of trip showers and change-rooms.

Staff supports the applicant's parking variance based on the alternative transit approach undertaken.

- (2) Adjacency: staff is satisfied that the applicant's sophisticated (i) urban and (ii) landscaping designs address adjacency issues.

Panel Discussion

Discussion ensued between the Panel and Mr. Thom, and the following information was provided:

- the sky garden was not accessible, but was for viewing purposes only; its intention is to maintain privacy for the existing condo unit residents;
- the parking is bounded by retail and office units to provide a decorative element;
- there are no provisions for formal public art installations, but the nature of the building's reflective façade is a unique, artistic feature;
- it is commendable that a cart-room would be provided for the restaurants' organic waste collection; and

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- individual retailers are responsible for storefronts on the street level, and if their storage and shelving units are placed six inches away from the window, this will prevent the storefronts from looking cluttered during daylight hours.

A comment was made that the applicant does not plan to install public art on the site, but that the applicant is providing an art wrap around a Canada Line column as part of the City's No. 3 Road beautification program.

Correspondence

Albert Luk, Rosabella Lacson, Pat Li and Kam Ho, Unit Owners - 906, 805, 819, 706, 605, 606, and 316, 8080 Cambie Road (Aberdeen Residence) (Schedule 2).

Mr. Jackson advised that the applicant had met with the four residents who had expressed concerns regarding the parking component of the proposed development, and that as a result of the meeting, the residents had submitted a letter to the City that expressed their support regarding how parking issues are to be handled.

Gallery Comments

None.

Panel Deliberation

The Panel commended the applicant on the project, and described it as a landmark structure at one of the City's key intersections. The Chair noted that Danny Leung of Fairchild Developments Ltd. had demonstrated confidence in bringing the project forward for a development permit.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a six-storey, 22,057.3 m² (237,423 ft²) addition to the existing Aberdeen Centre consisting of restaurant, retail and office uses and parking for the property located at 4000 No. 3 Road, to be coordinated with the existing Canada Line - Aberdeen Station on a site zoned "High Rise Office Commercial (ZC27)"; and*
2. *Vary the provisions of the Zoning Bylaw 8500 to:*
 - a) *permit 36 tandem parking stalls on Level 4, to be designated and signed for non-transient/employee parking use only.*

CARRIED

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6. New Business

No new business.

7. Date Of Next Meeting: Wednesday, December 16, 2009

8. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:40 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, November 25, 2009.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk