

Development Permit Panel

Wednesday, November 26, 2008

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Mike Kirk, General Manager, Corporate 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, November 12, 2008, be adopted.

CARRIED

2. Development Permit 08-430877

(Report: November 5, 2008 File No.: 08-430877) (REDMS No. 2522621)

APPLICANT: Oris Development (Cambie) Corp.

PROPERTY LOCATION: 9340, 9360 and 9400 Cambie Road

INTENT OF PERMIT:

1. To permit the construction of a residential development consisting of 251 units distributed among three (3) separate six-storey mid-rise apartment blocks, as well as approximately 176.40 m² (1,888 ft²) of indoor amenity space, together with a daycare space in a two (2) level building of approximately 6,800 ft² (632 m²) at 9340, 9360 and 9400 Cambie Road on “Area A” of a site zoned “Comprehensive Development District (CD/196)”; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) increase the proportion of allowed small car parking spaces permitted from 70% to 78%; and
 - b) reduce the side (west) yard setback to 3.0 m for the compactor/recycling room.

Applicant's Comments

Architect Patrick Cotter, addressed the panel and highlighted the following features of the proposed residential development at a site located in the Alexandra neighbourhood:

- the proposed three 6-storey, mid-rise apartment buildings were conceived to create a village context;
- the total of 251 units includes 22 on-site units of affordable housing units, and the remaining 229 units are entry level ownership market housing;
- the ground level parkade is shielded from view by landscaping;
- the complex includes indoor amenity space, a daycare space in a two level building footprint as well as an associated play area;
- design elements include spandrel glass, vertical articulation giving strong expression on the corners, and materials including stone with grey and black accents;
- overall design is meant to invoke less of a residential character and more of an urban character.

In response to Panel queries regarding sustainable features, developer Dana Westermarck advised that:

- the significant density offers the opportunity to implement SmartGrowth principles for a community complete with limited commercial, residential and daycare;
- accessibility design elements within the units follow the City's adaptability guidelines;
- a geothermal heating/cooling system is planned for the development;
- the amenity building, a non-residential element, will feature a green roof;
- landscaping is planned on all available surfaces, including the podium level and the roof of the second level of the parkade;
- the project includes co-op cars;
- the potential demographic for residents of the complex would indicate that smaller vehicles will be parked on site; there is an ample supply of small car stalls;
- there is proximity and accessibility for residents to transit stops, and a transit pass program for 25% of the units.

Staff Comments

Brian Jackson, Director of Development advised that staff supported the development permit and the variances requested for the proposed project. He further advised that the applicant had responded to a variety of issues and the project set out a new standard of sustainable development. He noted that the applicant's proposed scheme complies with the Official Community Plan.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query regarding the pedestrian walkway, Mr. Cotter advised that grading along Solberg results in pedestrians arriving to an at grade courtyard entrance. Landscaping elements provide a degree of screening and privacy for residents on the main floor units.

In response to a query regarding drop off and pick up provisions for the day care, Mr. Cotter advised that there was parking at the grade level and Solberg street has lay-bys in both directions, thus creating easy accessibility.

A brief discussion took place in response to the Chair's inquiry regarding internalized bedrooms and Mr. Cotter provided the following information:

- to maximize natural light in internalized bedrooms: (i) interior glazing has been introduced between the top of the dividing wall and the ceiling, as well as at the corner of the bedroom space, and (ii) the bedrooms also have frosted glazed doors;
- the design elements are used to maximize the area and deliver the lowest possible cost;
- of the 251 units in the complex, 120 units have internalized bedrooms, and 60 of those units are of a compact studio type;
- internalized bedrooms have been approved in other municipalities, including Vancouver, and are becoming more common.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a residential development consisting of 251 units distributed among three (3) separate six-storey mid-rise apartment blocks, as well as approximately 176.40 m² (1,888 ft²) of indoor amenity space, together with a daycare space in a two (2) level building of approximately 6,800 ft² (632 m²) at 9340, 9360 and 9400 Cambie Road on "Area A" of a site zoned "Comprehensive Development District (CD/196)"; and*

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2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
- a) *increase the proportion of allowed small car parking spaces permitted from 70% to 78%; and*
 - b) *reduce the side (west) yard setback to 3.0 m for the compactor/recycling room.*

CARRIED

3. Development Permit 08-440200

(Report: November 6, 2008 File No.: 08-440200) (REDMS No. 2522839)

APPLICANT: Centro Southwind Properties Ltd.

PROPERTY LOCATION: 10671, 10691 and 10711 No. 5 Road

INTENT OF PERMIT:

1. To permit the construction of 21 two and three storey townhouse units on a site zoned R2-0.6D; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) reduce the side-yard setback for the rear dwelling units from 3 m to 2 m;
 - b) reduce the side-yard setback for the front dwelling units from 3 m to 2.4 m at the northern property line and from 3 m to 2.9 m at the southern property line.

Applicant's Comments

Architect Taizo Yamamoto highlighted the following details on the proposed development of 21 two and three story townhouse units fronting No. 5 Road:

- five mature trees located along the western property line will be retained, resulting in generous rear yards for the townhouses;
- the vehicle entry leads cars from No. 5 Road to an internal drive aisle;
- the amenity space is located along No. 5 Road, which provides a pedestrian entry separated from the vehicle entry;
- the streetscape is animated by porches featured on the townhouse facades;
- in addition to double-car garages for residents, visitor parking stalls are provided on site;
- the proposed development includes two adaptable units;
- primary building materials include vinyl siding, hardi board and batten, wood posts and trim features, and a front fence;
- pavers are laid on axis with the amenity area to break up the asphalt;

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With regard to the requested variances, Mr. Yamamoto stated that an effort was made to orient the windows away from neighbouring residences.

Staff Comments

Mr. Jackson advised that staff supports the development permit application and variances requested for the townhouse project. He noted that the applicant had: (i) retained major trees, and (ii) introduced a considerable amount of pavers thereby lessening the amount of asphalt.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query regarding whether drivers travelling north on No. 5 Road could access the site by turning left, Mr. Jackson advised that the only impediment would be heavy traffic flow from time to time, but that no physical barrier exists along that part of No. 5 Road. In response to a further question regarding lane accessibility, Mr. Jackson advised that the access from the laneway was not proposed and that there was strong community opposition to use of the lanes in this neighbourhood for townhouse development.

Mr. Yamamoto advised, in response to a Panel query, that the slide and other play equipment on site encouraged active play;

A comment was made that the City's storm system is at capacity, and in response to a query regarding mitigation of run off from the site, Mr. Yamamoto advised that (i) the design of the project included an increase in the use of permeable material on site, and (ii) an effort was made during the design phase to minimize the use of impermeable materials.

Mr. Yamamoto responded well to the Panel's encouragement to use more permeable material more extensively on the site. He stated that he would work with staff with regard to investigating using less concrete and to increased permeable surfaces in order to capture runoff, including considering the idea of placing an increased amount of permeable bands around the perimeter of the site.

The Chair questioned whether more coniferous trees could be planted along No. 5 Road. In response Mr. Yamamoto noted that the landscaping plan includes Austrian pine, spruce, Douglas fir and cedar hedges.

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In summarizing the Panel discussion, the Chair stated that before the application is forwarded to Council for consideration, the applicant would investigate: (i) expanding the use of coniferous trees along No. 5 Road, and (ii) increasing the inclusion of permeable material.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 21 two and three storey townhouse units on a site zoned R2-0.6D; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *reduce the side-yard setback for the rear dwelling units from 3 m to 2 m;*
 - b) *reduce the side-yard setback for the front dwelling units from 3 m to 2.4 m at the northern property line and from 3 m to 2.9 m at the southern property line.*

CARRIED

4. New Business

Mr. Jackson advised that: (i) there was no need to schedule a special Development Permit Panel for December 17, 2008, and (ii) the Development Permit Panel of December 10, 2008 would be the final Development Permit Panel meeting of 2008.

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:06 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 26, 2008.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk