

## **Development Permit Panel**

**Wednesday, December 16, 2009**

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Victor Wei, Director of 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, November 25, 2009, be adopted.*

**CARRIED**

### **2. Development Permit DP 09-471758**

(File Ref. No.: DP 09-471758) (REDMS No. 2723525)

APPLICANT: Valencia Garden Limited Partnership

PROPERTY LOCATION: 9460 and 9480 Westminster Highway

INTENT OF PERMIT:

1. To permit the construction of 18 townhouse units plus 3 secondary units at 9460 and 9480 Westminster Highway on a site zoned "Town Housing (ZT 69) – North McLennan (City Centre)" in Zoning Bylaw 8500; and
2. To vary the provisions of the Zoning Bylaw to:
  - a) allow for tandem parking in eight (8) townhouse units; and
  - b) increase the allowable porch projection from 2.0 to 2.2 meters to allow for the front porch of unit 8D1 to wrap around the corner of the building.

### **Applicant's Comments**

Wayne Fougere, Architect, addressed the Panel and provided the following information regarding the proposed development of an 18 unit townhouse complex located on Westminster Highway near No. 4 Road: (i) three of the homes have potential as rental units; (ii) the development interfaces well with the lot to the east at 9500 Westminster Highway, that may be developed in the future to feature townhouse units; (iii) hip-roofs are an architecture feature and finishing materials includes hardi-board at the lower levels with horizontal vinyl board and shake vinyl on the upper levels; and (iv) interface between pedestrian and vehicular traffic is minimal and there is pedestrian access throughout the site, including along the perimeter of Alder Street, as well as internal paths along the eastern and southern edges of the property.

### **Panel Discussion**

In response to queries Mr. Fougere advised that:

- current plans include door-to-door garbage collection, and there is a garbage collection depot located at the front entry drive, with recycling adjacent for optional garbage pick up;
- the play area includes furniture such as benches, and a soft surface; and
- to address privacy concerns expressed by a neighbour to the east, a six-foot fence, topped with a trellis and featuring softening landscaping elements, would be erected; in addition large coniferous plants would be installed, and no windows are featured in the proposed townhouse unit overlooking the neighbour's yard.

With regard to the privacy concern raised by the neighbour during the rezoning process, in response to a further question from the Chair, Mr. Fougere advised that the neighbour's yard area, not home, is adjacent to the subject site.

### **Staff Comments**

Brian J. Jackson, Director of Development, stated that staff supports the Development Permit application and the variances. He remarked that the applicant has: (i) proposed 51 trees be planted, which is a surplus of 5 more than is required; (ii) provided an outdoor amenity area with ample space for activities; (iii) included fencing along the perimeter; and (iv) provided one unit that can be easily converted for universal access.

Mr. Jackson added that Council has expressed an interest in the applicant's three rental units and has asked that the applicant arrange a tour of the units upon completion of the development.

### **Correspondence**

Nick Cheng, resident, Ferndale Garden, located at Westminster Highway and Alder Street (Schedule 1)

Mr. Jackson advised that the correspondent had a concern regarding parking on Alder Street. The Panel was advised that at present Alder Street is a half street, but that as a result of Valencia Garden's application, Alder Street would: (i) become a full street, and (ii) be widened. More parking would be available upon completion of the upgrades to Alder Street.

**Gallery Comments**

None.

The Chair complimented the applicant and the staff on the work that had been done during the Development Permit process.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of 18 townhouse units plus 3 secondary units at 9460 and 9480 Westminster Highway on a site zoned "Town Housing (ZT 69) – North McLennan (City Centre)" in Zoning Bylaw 8500; and*
2. *vary the provisions of the Zoning Bylaw to:*
  - a) *allow for tandem parking in eight (8) townhouse units; and*
  - b) *increase the allowable porch projection from 2.0 to 2.2 meters to allow for the front porch of unit 8D1 to wrap around the corner of the building.*

**CARRIED**

**3. Development Permit 09-472843**  
(File Ref. No.: 09-472843) (REDMS No. 2723525)

APPLICANT: Kasian Architecture Interior Design and Planning Ltd.

PROPERTY LOCATION: 5571 and 5631 Parkwood Way

INTENT OF PERMIT:

1. To permit the construction of a 6,404 m<sup>2</sup> Lexus automobile dealership at 5571 and 5631 Parkwood Way on a site zoned Vehicle Sales (CV); and
2. To vary the provisions of the Zoning Bylaw 8500 to:
  - a) increase the maximum height for buildings from 12.0 m (39.37 ft.) to 12.46 m (40.88 ft) for only the vehicle elevator portion of the building.

### **Applicant's Comments**

Scott Staniul, Intern Architect, addressed the Panel, described the proposed two-storey Lexus automobile dealership on Parkwood Way at the Richmond Auto Mall, and highlighted the following features: (i) the number of vehicle access points from Parkwood Way is reduced from four accesses to two; (ii) the building's ground floor features a typical auto dealership with a show room and service facilities, the second level includes office space and employee amenities, and additional vehicle storage is on the roof of the proposed structure, accessed by a vehicle-sized elevator; (iii) the building's exterior features a curtain wall system with wrap-around large, double-glazed windows, and the façade is accentuated with aluminium panels, columns and overhangs; and (iv) the variance in height from 12.0 metres to 12.46 metres applies only to the vehicle elevator portion, located at the rear of the building.

### **Panel Discussion**

A brief discussion took place between the Panel and Mr. Staniul regarding details of the vehicle elevator, and the following advice was provided:

- staff, not customers, would operate the elevator;
- from time to time customers, including the disabled, might use the elevator but only in the company of staff with knowledge regarding how to operate the elevator;
- other car dealerships in the Lower Mainland use vehicle elevators, but the proposed Lexus elevator is the first of its kind at the Richmond Auto Mall; and
- the proposed building includes a second elevator that does not have the capacity to accommodate and move vehicles.

In response to a query from the Chair, staff advised that the height of the vehicle elevator is measured from the finished site grade that, for this site, lies below the slab of the structure.

### **Staff Comments**

Mr. Jackson, stated that staff supports the Development Permit application and the variance. He remarked that the applicant has provided: (i) 24 trees and over 1,100 shrubs on-site, and (ii) a swale strip within the grassed area along the frontage of the property. These elements are in excess of bylaw requirements.

Mr. Jackson added that staff and the applicant explored options for increasing permeability and that increasing the size of the vegetation planting strips on site was a viable option.

### **Correspondence**

None.

**Development Permit Panel**  
**Wednesday, December 16, 2009**

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**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of a 6,404 m<sup>2</sup> Lexus automobile dealership at 5571 and 5631 Parkwood Way on a site zoned Vehicle Sales (CV); and*
2. *vary the provisions of the Zoning Bylaw 8500 to:*
  - a) *increase the maximum height for buildings from 12.0 m (39.37 ft.) to 12.46 m (40.88 ft) for only the vehicle elevator portion of the building.*

**CARRIED**

**4. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled for Wednesday, December 30, 2009 be cancelled.*

**CARRIED**

**5. Date Of Next Meeting:     Wednesday, January 13, 2010**

**6. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:54 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, December 16, 2009.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk