



Development Permit Panel

Wednesday, March 12, 2008

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural 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 February 13, 2008, be adopted.

CARRIED

2. Development Permit DP 07-355979

(Report: February 19, 2008 File No.: DP 07-355979) (REDMS No. 2291282)

APPLICANT: Ferndale No. 3 Holdings Ltd.

PROPERTY LOCATION: 9333 Ferndale Road (formerly 9351 and 9391 Ferndale Road)

INTENT OF PERMIT:

To permit the construction of 30 townhouses at 9333 Ferndale Road (formerly 9351 and 9391 Ferndale Road) on a site zoned Comprehensive Development District (CD/164).

Applicant's Comments

Wayne Fougere, Fougere Architecture Inc., advised the Panel that as a result of discussions with staff, the following improvements were made to the design:

- Block 2 and Block 3 have been shifted slightly;
- the play area has moved slightly;
- there are a lot more concrete pavers on the site;

the elevation on Ferndale Road has changed by breaking up the roofline, which provides an articulation that is more attractive;

extra coniferous trees have been added to the landscape plan

there is a mews in the centre of the site; and

there is a continuation of the streetwall building massing along Ferndale Road.

Staff Comments

Brian J. Jackson, Director of Development reported that the applicant has responded well to issues discussed at the Advisory Design Panel, and by City staff, and has satisfactorily addressed the design issues. For that reason he recommends that the development be approved.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair remarked that a Norway Maple Tree on site was a good specimen and proposed for protection during rezoning, but that the tree is not included in the plans. Mr. Fougere informed the Panel that the driveway and underground services conflicted with the tree's root system and made the tree's retention survival not possible. He further stated that even if the driveway had been relocated to the east there would still have been underground conflicts with the tree's root system, which would have put it in jeopardy. The driveway at the West was preferred to provide future cross-access to the adjacent lot to the West.

Landscape architect Masa Ito added that the Norway Maple Tree was a reasonable specimen but not an excellent one. He stated that the underground services and roadbed excavation conflicted with the tree's root system. The site layout is detrimental to retaining the tree. Development of the site would result in disturbance to half of the tree's root system and if the neighbour developed, the other half would also be disturbed. He stated that possible ways to retain the tree were discussed, including a different site layout, but that the current site layout was preferred as it provided a walkway system from Ferndale directly to the amenity area and the opportunity to group the amenities in one location.

In response to a query regarding compensation for the loss of the Norway Maple, Mr. Ito advised that substantial planting of trees would take place along Ferndale Road and that approximately 25% of the trees onsite would be coniferous, which would add spirit to the streetscape. He further advised that the replacement trees would meet the size requirements set out in the Tree Protection Bylaw, and that the number was substantially higher than the bylaw requirement.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would permit the construction of 30 townhouses at 9333 Ferndale Road (formerly 9351 and 9391 Ferndale Road) on a site zoned Comprehensive Development District (CD/164).

CARRIED

3. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:44 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, March 12, 2008.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk