



Development Permit Panel

Wednesday, June 30th, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Cathryn Volkering Carlile, General Manager, Parks, Recreation & Cultural Services
Rod Kray, General Manager, Finance & Corporate Services Division
Robert Gonzalez, Director, Engineering

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, June 16th, 2004, be adopted.

CARRIED

2. Development Permit DP 03-244883

(Report: June 7th, 2004 File No.: DP 03-244883) (REDMS No. 1301339, 1298362, 1298399, 1166458, 1106072,)

APPLICANT: James Lee Architect

PROPERTY LOCATION: 8711 Alexandra Road

INTENT OF PERMIT:

1. To allow a 536 m² (5,769 ft²) two-storey Karaoke building on a site zoned Automobile- Oriented Commercial District (C6); and
2. To vary the regulations in the *Zoning and Development Bylaw* to:
 - a) Reduce the required road setback from 6.0 m to 2.7 m on Alexandra Road and to 5.8 m on Sorensen Crescent;
 - b) Reduce the manoeuvring aisles from 7.5 m to 6 m; and
 - c) Increase the allowable number of small car spaces from 30% (14 stalls) to 48% (22 stalls).

Applicant's Comments

Mr. James Lee, Architect, advised that this project had received approval from the Development Permit Panel, however, because of the uncertainty of leased parking spaces, the applicant had decided to redesign the building by eliminating the third storey. Because of this, the applicant was now able to provide the required amount of parking stalls on site.

Staff Comments

In response to queries from the Panel, Mr. Raul Allueva, Director of Development, advised that the setback on Alexandra Road had been requested in order to achieve a better interface with properties to the north. He also advised that there would be no permanent structures on the right of way at the north end of the property.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued for 8711 Alexandra Road that would:

- 1. Allow a 536 m² (5,769 ft²) two-storey Karaoke building on a site zoned Automobile- Oriented Commercial District (C6); and*
- 2. Vary the regulations in the Zoning and Development Bylaw to:*
 - a) Reduce the required road setback from 6.0 m to 2.7 m on Alexandra Road and to 5.8 m on Sorensen Crescent;*
 - b) Reduce the manoeuvring aisles from 7.5 m to 6 m; and*
 - c) Increase the allowable number of small car spaces from 30% (14 stalls) to 48% (22 stalls).*

CARRIED

3. Development Permit DP 03-254721

(Report: June 7th, 2004 File No.: DP 03-254721) (REDMS No. 1298547, 1301349)

APPLICANT: London Lane Development Corp.

PROPERTY LOCATION: 13160 Princess Street

INTENT OF PERMIT: To permit 67 Stacked Townhouse units over a one-level parking podium at 13160 Princess Street on a site zoned comprehensive Development District (CD/115).

Applicant's Comments

Mr. Dana Westermarck, the applicant advised that this project consisted of 67 townhouses. By using a variety of roof forms, the architect had been able to present a two storey street façade had been achieved. As well, he noted that London Road would be developed north of the site. He stated that 12 units could be converted to full universal accessibility. 2 signed stalls were available at grade for accessibility. He noted that all 1 level units could be reached by wheelchair.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued that would permit 67 Stacked Townhouse units over a one-level parking podium at 13160 Princess Street on a site zoned comprehensive Development District (CD/115).

CARRIED

4. Development Permit DP 04-011034

(Report: May 27^m, 2004; File No.: DP 04-011034) (REDMS No. 1275203, 1301336, 1249045,)

APPLICANT: Johnston Davidson Architecture & Planning Inc.

PROPERTY LOCATION: 6991 No. 1 Road

INTENT OF PERMIT:

1. To permit the construction of eight (8) three-storey townhouse units on a site zoned Townhouse District (R2 – 0.6); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum required side yard setback to Granville Avenue from 6.0 m to 4.9 m due to the rezoning requirement for an angled property dedication along Granville Avenue; and
3. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit encroachments into the minimum required side yard setback to Granville Avenue of 1.5 m for open porches.

In response to a query from Panel, Mr. Allueva, Director, Development advised that the plans which were distributed to Panel, showed minor changes to the access and egress to the visitor parking stalls.

Applicant's Comments

Mr. Douglas Johnston, representing the applicant, advised that this development consisted of 8 three-storey townhouses situated at No. 1 Road and Granville Street. Four of these "Craftsman" style units were clustered into duplexes and the remaining four clustered into one block. In response to queries from the Panel, he advised that if a setback was not granted, the proposed porches would be reduced by 1.5 metres. He also stated that there was no fencing around the children's amenity area but that this could be provided if required.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued that would:

1. *Permit the construction of eight (8) three-storey townhouse units on a site zoned Townhouse District (R2 - 0.6);*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum required side yard setback to Granville Avenue from 6.0 m to 4.9 m due to the rezoning requirement for an angled property dedication along Granville Avenue; and*
3. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit encroachments into the minimum required side yard setback to Granville Avenue of 1.5 m for open porches.*

CARRIED

5. Development Permit DP 04-263971

(Report: June 7th, 2004 File No.: DP 04-263971) (REDMS No. 1301342, 1218733, 1230002,)

APPLICANT: Rocky Sethi

PROPERTY LOCATION: 8200 Williams Road

INTENT OF PERMIT:

1. To permit the construction of four (4) townhouse units on a site zoned Townhouse District (R2). The development would comprise of two (2) two-storey townhouse units along Williams Road and two (2) one-storey stacked townhouse units fronting onto an auto court; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum required side yard setback to the east property line from 3.0 m to 1.2 m from the east property line and 2.75 m from the west property line; and
 - b) Reduce the minimum required lot width from 30 m to 20.1 m; and
 - c) Reduce the minimum required number of resident parking spaces from eight (8) to six (6).

Applicant's Comments

Mr. Charan Sethi, representing the applicant, advised that this was a small infill site at Williams and No. 3 Road. He noted that the development comprised of 4 townhouse units. 2 two-storey units fronting Williams Road and two one-storey stacked townhouse units fronting an auto-court. A community garden would provide amenity space. More liveable open space in the form of decks was provided on upper floors.

Staff Comments

In response to a query from the Panel, Mr. Raul Allueva, Director, Development advised that staff supported the reduction in the number of resident parking stalls because it was generally in keeping with similar sites.

Correspondence

None.

Gallery Comments

Ms. Ng, 8160 Williams Road, stated her concern that the site was too small for the proposed development. In response to a query from the Panel, Mr. Allueva, Director of Development advised that 1.2 meter set back requested was standard for Single-family homes.

Panel Discussion

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit the construction of four (4) townhouse units on a site zoned Townhouse District (R2). The development would comprise of two (2) two-storey townhouse units along Williams Road and two (2) one-storey stacked townhouse units fronting onto an auto court; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the minimum required side yard setback to the east property line from 3.0 m to 1.2 m from the east property line and 2.75 m from the west property line;*
 - b) *Reduce the minimum required lot width from 30 m to 20.1 m; and*
 - c) *Reduce the minimum required number of resident parking spaces from eight (8) to six (6).*

CARRIED

6. Development Permit DP04-268205

(Report: June 7th, 2004 File No.: DP 04-268205) (REDMS No. 1301347, 1297509, 1297782, 1297511, 1230002,)

APPLICANT: Andre Chilcott

PROPERTY LOCATION: 8700 Alderbridge Way

INTENT OF PERMIT:

1. To permit three (3) 16-storey residential towers on this site zoned High-Density Residential District (R4) containing a total of 289 units on a two-level parking podium; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - a) Reduce setback to the canopy elements along Kwantlen Street (west) from the minimum required 6 m (19.7 ft.) to 5 m (16.5ft.); and
 - b) Reduce setback (north) to the to the concrete canopy to the stair tower on Alderbridge Way from the minimum required 6 m (19.7 ft.) to 5.4 m (17.7 ft.); and
 - c) Reduce setback to the east from the minimum required 6 m (19.7 ft.) to 0 m (0 ft.) for the parking podium; and
 - d) Reduce the manoeuvring aisle in the parking parkade from 7.5 (24.6 ft.) to 6.7 m (22 ft.); and
 - e) Reduce the residential parking requirement from 434 spaces required to 402 spaces proposed (including 27 tandem stalls) in accordance with City practice in the City Centre.

Applicant's Comments

Mr. Andre Chilcot, representing the applicant, introduced his accompanying team to Panel. He stated that this development consisted of three 15 storey apartment buildings arranged in a checker board pattern approximately 80' apart. A two-storey podium entry court off Kwantlen Street provided vehicular/pedestrian access to towers. Pavers were used to identify each tower. Both children's and adult oriented amenity areas were provided in the courtyards.

Mr. Joseph Fry, Landscape Architect, advised that the landscape treatment on the Alderbridge Way façade consisted of native trees as required by the design guidelines for the area. A public art installation would be provided in the entry court.

Staff Comments

In response to a query from the Panel, Mr. Allueva, Director of Development, advised that the 0' metre setback requested was adjacent to a property owned by the applicant, and that a row of trees would buffer the two properties.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a query from the Panel, Mr. Chilcot advised that there were 8 parking bays provided for bikers, and that benches would be provided in amenity areas.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit the construction of three (3) 16-storey residential towers on this site zoned High-Density Residential District (R4) containing a total of 289 units on a two-level parking podium; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:*
 - a) *Reduce setback to the canopy elements along Kwantlen Street (west) from the minimum required 6 m (19.7 ft.) to 5 m (16.5ft.);*
 - b) *Reduce setback (north) to the to the concrete canopy to the stair tower on Alderbridge Way from the minimum required 6 m (19.7 ft.) to 5.4 m (17.7 ft.);*
 - c) *Reduce setback to the east from the minimum required 6 m (19.7 ft.) to 0 m (0 ft.) for the parking podium;*
 - d) *Reduce the manoeuvring aisle in the parking parkade from 7.5 (24.6 ft.) to 6.7 m (22 ft.); and*
 - e) *Reduce the residential parking requirement from 434 spaces required to 402 spaces proposed (including 27 tandem stalls) in accordance with City practice in the City Centre.*

CARRIED

7. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:17 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, June 30th, 2004.

Catherine Volkering-Carlile
Chair

Desiree Wong
Administrative Assistant



To: Richmond City Council
From: Cathy Volkering Carlile
Chair, Development Permit Panel

Date: July 7, 2004
File: 0100-20-DPER1

Re: **Development Permit Panel Meeting Held on June 30, 2004**

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 03-244883) for the property at 8711 Alexandra Road;
 - ii) a Development Permit (DP 03-254721) for the property at 13160 Princess Street;
 - iii) a Development Permit (DP 04-263971) for the property at 8200 Williams Road;be endorsed, and the Permits so issued.

Cathy Volkering Carlile
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following items at its meeting held on June 30, 2004:

DP 03-244883 – JAMES LEE ARCHITECT – 8711 ALEXANDRA ROAD

The Panel considered a Development Permit application for a Karaoke building on this site. The architect, Mr. James Lee, explained that the Panel had recently reviewed a similar proposal on site, and had recommended approval. However, the applicant had reconsidered the need for securing off-site parking spaces. As a result, an amended proposal had been developed, which involves the elimination of the third storey and can accommodate all required parking on site. Adjacency conditions have been improved due to the elimination of the third storey. There were no comments from the public on this application.

The Panel recommends that the permit be issued.

DP 03-254721 – LONDON LANE DEVELOPMENT CORP. – 13160 PRINCESS STREET

The Panel considered a Development Permit for development of sixty-seven (67) stacked townhouses on a site zoned CD/115. The applicant, Mr. Dana Westemark, described the proposal. 12 units are being provided which offer accessible accommodation. Overall, the Panel felt this is a well-designed and attractive project, and is in keeping with the high standard of quality established in previous phases of the London Landing development. There were no comments from the public on this application.

The Panel recommends that the permit be issued.

DP 04-263971 – ROCKY SETHI – 8200 WILLIAMS ROAD

The Panel considered a Development Permit for four (4) townhouse units on a site zoned Townhouse District (R2). The applicant, Mr. Charan Sethi, presented a brief overview of the proposal and indicated that the development was designed to provide a sensitive transition between an apartment building to the west and the existing single-family property to the east.

A resident of the adjacent apartment site to the west at 8140 Williams expressed a concern that the site is too small for the proposed development. As part of the Panel discussion, it was clarified that the proposed setback of 1.2 m (4 feet) is consistent with the standard building setback for single-family dwellings.

The Panel recommends that the permit be issued.

:cvc