



To: Richmond City Council **Date:** July 20, 2004
From: Joe Erceg, MCIP **File:** 0100-20-DPER1
Chair, Development Permit Panel
Re: **Development Permit Panel Meetings Held on June 30, 2004 and July 14, 2004**

Panel Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i) a Development Permit (DP 03-240729) for the property at 7833 Ash Street (formerly 9371 Blundell Road);
- ii) a Development Permit (DP 03-254824) for the property at 4191 Williams Road;
- iii) a Development Permit (DP 03-254841) for the property at 9260, 9280 Granville Avenue, 7040, 7060, 7080, 7100 Heather Street & rear portions of 7031, 7051, 7071 Ash Street;
- iv) a Development Variance Permit (DV 04-266419) for the property at 7031 Ash Street;
- v) a Development Permit (DP 04-268678) for the property at 10651 & 10671 Odlin Road;
- vi) a Development Permit (DP 04-011034) for the property at 6991 No. 1 Road;
- vii) a Development Permit (DP 04-268205) for the property at 8700 Alderbridge Way;

be endorsed, and the Permits so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following items at its meetings held on June 30, 2004 and July 14, 2004:

DP 03-240729 – KENNETH KING – 7833 ASH STREET (FORMERLY 9371 BLUNDELL ROAD)

The Panel considered a Development Permit application to construct five townhouse units and one wheelchair accessible apartment on this site. It was noted that the design details of this project have improved considerably from the original proposal and are now consistent with the McLennan South guidelines. The Panel appreciated the inclusion of an accessible unit within the project and the cooperation of the applicant to integrate the project into the neighbourhood. There were no Public comments regarding this application.

The Panel recommends that the permit be issued.

DP 03-254824 – PATRICK COTTER ARCHITECT INC. – 4191 WILLIAMS ROAD

The Panel considered a Development Permit application for fourteen 2 storey townhouse units on this site. It was noted that through the rezoning process, residents along the north property line expressed concerns regarding the original proposal. In response the applicant has substantially modified the project to reduce building height, increase setbacks and provide substantial landscaping along the north property line. Three existing trees will also be retained on the site.

The resident of 4500 Waller Drive expressed appreciation for changes that have been made to the project, requested that an existing tree on his site not be damaged and enquired regarding possible sewer construction in the area.

The Panel appreciated the extent to which the applicant has modified the project to respond to resident concerns and provide a better fit in the neighbourhood.

The Panel recommends that the permit be issued.

DP 03-254841 – POLYGON DEVELOPMENT 150 LIMITED – 9260, 9280 GRANVILLE AVENUE, 7040, 7060, 7080, 7100 HEATHER STREET & REAR PORTIONS OF 7031, 7051, 7071 ASH STREET

The Panel considered a Development Permit application for fifty-nine 3 storey townhouses. Overall, the Panel felt that this was a well designed and attractive project that will enhance the McLellan South neighbourhood. In response to a question from the Panel, the applicant indicated that the variances associated with the project are the result of re-use of the CD128 zone. There were no Public comments regarding this application.

The Panel recommends that the permit be issued.

DV 04-266419 – POLYGON DEVELOPMENT 43 LTD. – 7031 ASH STREET

The Panel considered a Development Variance Permit application to reduce the rear yard setback for an existing house. This variance is required to accommodate the development of the backlands and was identified at the time of rezoning. The applicant advised that the setback for the townhouses on the backland has been increased to compensate for this variance. The owner of the property located at 7051 Ash Street inquired whether the existing home on the site would be rented; the applicant advised that the current owner intends to sell the home. In discussion the Panel noted that this variance will not affect whether the existing house is rented and will contribute towards retention and use of an existing home.

The Panel recommends that the permit be issued.

DP 04-268678 – 675106 B.C. LTD. – 10651 & 10671 ODLIN ROAD

The Panel considered a Development Permit application for fourteen townhouse (consisting of six 2 ½ storey units and eight 3 storey units) on this site. Development on the subject site is constrained by its triangular shape and location adjacent to the freeway. The Panel felt that this was a very well designed and interesting project. Considerable landscaping has been provided and four existing trees will be retained. There were no comments from the Public on this application.

The Panel recommends that the permit be issued.

DP 04-011034 – JOHNSTON DAVIDSON ARCHITECTURE & PLANNING INC. – 6991 NO. 1 ROAD

The Panel considered a Development Permit application for eight 3 storey townhouse units on this site. While there were no comments from the Public on this application, it was noted that design issues raised by an adjacent landowner (Progressive Construction Ltd.) through the rezoning process have been fully resolved. The Panel felt that this is an attractive and well designed project that fits well with the existing neighbourhood.

The Panel recommends that the permit be issued.

DP 04-268205 – POLYGON 160 DEVELOPMENT LTD. – 8700 ALDERBRIDGE WAY

The Panel considered a Development Permit application for three 16 storey residential towers containing a total of 289 units on this site. The site is zoned R-4 High Density Residential District. Overall, this project is considered to be an appropriate and well designed use for this site. The Panel was advised by staff that considerable attention has been paid to design details that will provide an attractive streetscape in this part of the City Centre. A small parking variance was considered appropriate due to the location of the site near alternative transportation facilities and it was noted that the setback variance for the parkade is adjacent to a site that is being developed by the same applicant. There was no Public comment on this application.

The Panel recommends that the permit be issued.

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Development Permit Panel

Wednesday, July 14th, 2004

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair, General Manager, Urban Development
Jeff Day, General Manager, Engineering and Public Works
Cathryn Volkering Carlile, General Manager, Parks, Recreation and Cultural 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 June 30th, 2004, be adopted.

CARRIED

2. Development Permit DP 03-240729

(Report: June 22nd, 2004; File No.: DP 03-240729) (REDMS No. 1304874, 1302522, 1303096, 1303110, 1249045)

APPLICANT: Kenneth King

PROPERTY LOCATION: 7833 Ash Street (formerly 9371 Blundell Road)

INTENT OF PERMIT:

1. To permit the construction of five (5) townhouses and one (1) wheelchair accessible apartment on a site zoned Comprehensive Development District (CD/28); and
2. To vary the provision of the Zoning and Development Bylaw No. 5300 to:
 - a) Vary the front yard (Blundell Road) setback to the porch from 4.5 m to 3.5 m;
 - b) Vary the side yard setback to the porch abutting a public road (Ash Street) from 3 m required to 2 m; and
 - c) Permit tandem parking for 3 of the proposed townhouse units.

Applicant's Comments

Mr. Kenneth King, Architect, representing the applicant, with the aid of posterboards, described the site in relation to neighbouring sites. He noted that some of these were under rezoning application to change their designations to townhouse uses. He stated that the development consisted of six units over parking in an L-shape. The units were stepped back to provide a good transition with surrounding single-family homes. The roofscape was articulated to help bring the down the scale of the development. The color scheme was green accented by off white, materials used consisted of asphalt shingles, vinyl siding and hardiplank. Landscaping included street trees, flowering shrubs and hedges.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to queries from the Panel, Mr. King advised how the accessible unit could be reached from the designated parking space. He also advised that the wall along the north elevation had been softened by introducing windows along the base of the units and dormer windows on the upper elevations.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit the construction of five (5) townhouses and one (1) wheelchair accessible apartment on a site zoned Comprehensive Development District (CD/28); and*
2. *Vary the provision of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Vary the front yard (Blundell Road) setback to the porch from 4.5 m to 3.5 m; and*
 - b) *Vary the side yard setback to the porch abutting a public road (Ash Street) from 3 m required to 2 m.*
 - c) *Permit tandem parking for 3 of the proposed townhouse units.*

CARRIED

3. Development Permit DP 03-254824

(Report: June 14th, 2004 File No.: DP 03-254824) (REDMS No. 1304876, 1214672, 1296164, 1214672)

APPLICANT: Patrick Cotter Architect Inc.

PROPERTY LOCATION: 4191 Williams Road

INTENT OF PERMIT:

1. To permit the construction of 14 two-storey townhouses at 4191 Williams Road on a site zoned Townhouse District (R2 – 0.6); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) To reduce the minimum side yard setback from 3 m to 2.4 m for the electrical closet; and
 - b) To increase the maximum lot coverage from 40% to 45%.

Applicant's Comments

Mr. Louis Harrison, representing Patrick Cotter Architect, stated that this development consisted of 7-2 storey duplexes with an access lane to the west. A shared central drive aisle provided parking for the units, 3 of which faced Williams Road. The roof form was hipped at the rear to mitigate the development's impact on single family houses nearby. Four of the existing trees on the property will be retained and a landscaped buffer on the north property line would be planted. Materials used included asphalt shingles, hardiplank and vinyl siding. The variance for increased lot coverage was requested in order to keep units down to 2 storeys. A 6' cedar fence would be built to the rear of the property to provide privacy.

Staff Comments

None.

Correspondence

None.

Gallery Comments

Mr. Larry Burton, 4500 Waller Drive, stated his concern about the cedar tree on his property falling down because of the work on the development. He also stated his concern about the proposed sewer work for this area. In response staff advised that he would be notified when any sewer work was being done.

Panel Discussion

In response to a query from the Panel, Mr. Harrison advised that he would arrange protective barriers around trees and monitor construction for any problems which may occur. The Panel thanked the developer for responding to residents' concerns that were identified at the Public Hearing.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 14 two-storey townhouses at 4191 Williams Road on a site zoned Townhouse District (R2 – 0.6); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *To reduce the minimum side yard setback from 3 m to 2.4 m for the electrical closet; and*
 - b) *To increase the maximum lot coverage from 40% to 45%.*

CARRIED

4. Development Permit DP 03-254841

(Report: July 21st, 2004; File No.: DP 03-254841) (REDMS No. 1293092; 1302900, 1303099, 1220441)

APPLICANT: Polygon Development 150 Limited

PROPERTY LOCATION: 9260, 9280 Granville Avenue, 7040, 7060, 7080, 7100 Heather Street and the rear portions of 7031, 7051, 7071 Ash Street

INTENT OF PERMIT:

1. To permit the construction of 59 three-storey townhouses on a site zoned Comprehensive Development District (CD/128); and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:
 - a) Vary the north setback from 5.5 m to 3.8 m for Buildings 3 and 4 and 3.7 m for Buildings 5 and 6;
 - b) Vary the east setback from 5.5 m to 3.7 m for Building 10;
 - c) Vary the Sills Avenue setback from 4.57 m to 3.9 m;
 - d) Vary the Heather Street (west) setback from 6 m to 3.8 m for the bay projection of Building 7 and the cantilevered roof of Building 6; and
 - e) To permit a portion of the garbage and recycling structure to be located at 0 m from the east property line.

Applicant's Comments

Mr. Kevin Shoemaker, representing the applicant advised that he was available to answer questions. In answer to queries from the Panel, Mr. Shoemaker advised that:

- the variance in setbacks were requested to provide a more interesting development;
- the number of variances was the result of re-using an existing CD zone; and
- units were designed to be easily converted for accessibility purposes;

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel noted that this was a well designed project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would

1. *Permit 59 three-storey townhouses on a site zoned Comprehensive Development District (CD/128); and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit the following:*
 - a) *Vary the north setback from 5.5 m to 3.8 m for Buildings 3 and 4 and 3.7 m for Buildings 5 and 6;*
 - b) *Vary the east setback from 5.5 m to 3.7 m for Building 10;*
 - c) *Vary the Sills Avenue setback from 4.57 m to 3.9 m;*
 - d) *Vary the Heather Street (west) setback from 6 m to 3.8 m for the bay projection of Building 7 and the cantilevered roof of Building 6; and*
 - e) *To permit a portion of the garbage and recycling structure to be located at 0 m from the east property line.*

CARRIED

5. Development Variance Permit DV 04-266419

(Report: June 23rd, 2004 File No.: 266419) (REDMS No. 1254073)

APPLICANT: Polygon Development 43 Ltd.
PROPERTY LOCATION: 7031 Ash Street
INTENT OF PERMIT: To vary the rear yard setback of the existing house from 6 m (19.685 ft.) to 1.968 m (6.457 ft.).

Applicant's Comments

Mr. Kevin Shoemaker, representing the applicant, advised that the backlands of this site were part of the previous application on the agenda. This variance was required to accommodate a large existing home on the site.

Staff Comments

None.

Correspondence

None.

Gallery Comments

Mr. Joseph Bozman, 7051 Ash Street, stated his concern that the existing house may be rented. In response to a query from the Panel, Mr. Shoemaker advised that the applicant owned the house in question and would be selling it.

Panel Discussion

In response to a query from the Panel, staff advised that the variance had been identified at the time of rezoning, and that the proposed townhouses on the backlands had an increased setback to compensate for the variance. It was noted that this application would not affect whether the existing house is rented.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued for 7031 Ash Street which would vary the rear yard setback of the existing house from 6 m (19.685 ft.) to 1.968 m (6.457 ft.).

CARRIED

6. Development Permit DP 04-268678

(Report: June 22nd, 2004; File No.: DP 04-268678) (REDMS No. 1299103, 1299068)

APPLICANT: 675106 B.C. Ltd.

PROPERTY LOCATION: 10651 and 10671 Odlin Road

INTENT OF PERMIT:

1. To permit the construction of 14 townhouses at 10651 and 10671 Odlin Road on a site zoned Townhouse District (R2) consisting of six (6) 2 1/2 storey units and eight (8) three-storey units; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum front yard setback from 6 m to 3 m for the townhouse units and 0.5 m for the recycling enclosure/mail kiosk; and
 - b) Permit projections of maximum 1 m into the front yard setback for open covered porches and bay windows where no projections are permitted; and
 - c) Increase the maximum building height from 9 m to 10.1 m for central portions of the buildings; and

- d) Permit tandem parking for 6 units.

Applicant's Comments

Mr. Tom Yammamoto, representing the applicant stated that the site was irregularly shaped and difficult to work with. He advised that shadowing from the development would not affect the single family homes which surrounded it.

Staff Comments

None.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel complimented Mr. Yammamoto for designing a project that works well on this irregular site.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 14 townhouses at 10651 and 10671 Odlin Road on a site zoned Townhouse District (R2) consisting of six (6) 2 1/2 storey units and eight (8) three-storey units; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
 - a) *Reduce the minimum front yard setback from 6 m to 3 m for the townhouse units and 0.5 m for the recycling enclosure/mail kiosk;*
 - b) *Permit projections of maximum 1 m into the front yard setback for open covered porches and bay windows where no projections are permitted;*
 - c) *Increase the maximum building height from 9 m to 10.1 m for central portions of the buildings; and*
 - d) *Permit tandem parking for 6 units.*

CARRIED

7. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:21 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, July 14th, 2004.

Joe Erceg, Urban Development Division
Chair

Desiree Wong
Administrative Assistant



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 27th, 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: Polygon 160 Development Ltd.

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