



**Development Permit Panel
Wednesday, October 12, 2016**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
John Irving, Director, Engineering
Cecilia Achiam, Director, Administration and Compliance

The meeting was called to order at 3:33 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on August 24, 2016, be adopted.

CARRIED

1. Development Permit 11-564405 - General Compliance Ruling
(REDMS No. 5159724 v. 2)

APPLICANT: Dava Development Ltd.

PROPERTY LOCATION: Portions of 10111, 10197 & 10199 River Drive (formerly
Portions of 10111 & 10199 River Drive)

INTENT OF PERMIT:

1. Consider the attached plans involving changes to the design of building "G" (addressed as 10177 River Drive), drive aisle and parkade entry in General Compliance with the approved Development Permit (DP 11-564405).

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Applicant's Comments

Megan Chalmers, ZGF Cotter Architects, Inc., provided background information on the proposed changes to the approved mixed-used development project, i.e. Phase 1 of the overall Parc Riviera Development (DP 11-564405), noting that the proposed changes are the result of changes to the neighbouring future Phase 2 of the overall development.

Also, Ms. Chalmers noted that the proposed changes to the approved Development Permit include design changes to building "G" as well modifications to the landscaping design in the area surrounding "building "G", drive aisle and parkade entry.

In addition, Ms. Chalmers highlighted the following:

- changes in massing of building "G" include minimizing large columns at the corner of the building to improve views to the Fraser River;
- white panels are proposed to be replaced by gray panels to address long-term maintenance concerns;
- some projections on Building "G" elevation will be removed to enhance the durability of the building;
- the landscape design immediately east of Building "G" will be revised to improve the relationship of the building to the mews of the adjacent future townhouse development;
- the parkade entry ramp and parking layout of the underground parkade in Phase 1 will be revised to accommodate parking stalls for the townhouse building south of building "G" (i.e., building "C5") originally planned to be located in an underground parkade in Phase 2; and
- grade changes are proposed to the pathway adjacent to the shared drive aisle between building "G" and the adjacent future townhouse development to the east.

Mary Chan Yip, PMG Landscape Architects, briefed the Panel on the main landscaping design changes, noting that (i) the original landscaping plan providing pedestrian connections along the east and west sides of building "G" from River Road to the dike will be continued and reinforced, (ii) grade changes along the shared north-south drive aisle east of building "G" are proposed due to the proposed changes in the parkade structure underneath building "G", (iii) the proposed grade changes will allow accessibility for residents of building "G" and the adjacent future townhouse development, and (iv) the proposed pedestrian walkway to the east of building "G" is completely accessible.

In response to queries from the Panel, Ms. Chan and Ms. Chalmers stated that (i) the highest grade change occurring at the southeast corner of building "G" is mitigated by planters with vines and low planting, and (ii) there are no changes in the finished floor elevation of building "G" and the overall height of the building.

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Staff Comments

Wayne Craig, Director, Development, advised that (i) the proposed changes are consistent with the intent of the original Development Permit, (ii) the applicant has satisfactorily addressed the proposed grade changes and accessibility in the subject site, and (iii) as part of the General Compliance consideration, three adaptable units will be provided in building "G" in addition to the two basic universal housing units included in the approved development.

Panel Discussion

In response to a query from the Panel, Ms. Chalmers confirmed that residents of apartment building "G" and townhouse building "C5" to the south share a common driveway to access the underground parkade.

In response to a query from the Panel, Mr. Craig confirmed that the Development Permit for the proposed townhouse development in Phase 2 is still under staff review and has not been presented to the Development Permit Panel.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Panel expressed support for the proposed changes to the approved mixed-use development project, noting that (i) the walkways toward the dyke is appreciated by the Panel, and (ii) the revised building "G" elevations are an improvement over the approved original proposal.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the design of building "G" (addressed as 10177 River Drive), drive aisle and parkade entry be considered in General Compliance with the approved Development Permit (DP 11-564405).

CARRIED

2. Development Permit 13-633035
(REDMS No. 4741465)

APPLICANT: Gerry Blonski

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PROPERTY LOCATION: 7088 Heather Street

INTENT OF PERMIT:

1. Permit the construction of four (4) three-storey townhouse units at 7088 Heather Street on a site zoned “High Density Townhouses (RTH2)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area in the “High Density Townhouse (RTH2)” zone from 1,800 m² to 1,000 m².

Applicant’s Comments

Gerry Blonski, Gerry Blonski Architect, reviewed the floor plans and proposed materials for the proposed four three-storey townhouse units. In addition, Mr. Blonski reviewed the site lay-out for the proposed development, noting that outdoor amenity spaces including a children’s play area are sited along Heather Street.

Clark Kavolinas, C. Kavolinas and Associates Inc., briefed the Panel on the main landscaping features of the project, noting that (i) the proposed development provides a lot of open spaces, (ii) decorative fencing provides a nice clean edge to the project, (iii) broadleaf evergreens provide landscape treatment to the corner of Heather Street and Granville Avenue, (iv) individual access is provided for each townhouse unit, (v) outdoor amenity areas for active play and passive seating which are visible from the street are provided, and (vi) decorative permeable paving is introduced along the driveway and individual access to each townhouse unit off the street.

Panel Discussion

In response to queries from the Panel, Mr. Blonski and Mr. Kavolinas stated that (i) the current property owners intend to live in the proposed development, (ii) the owners have expressed preference for grassed areas over other landscaping treatments, (iii) the applicant will consider the suggestion to introduce larger caliper trees and replace some deciduous planting with conifers to provide a more interesting landscape treatment throughout the year, (iv) trees to be retained will be protected, and (v) there will be cross access to the property to the east through the subject property’s drive aisle.

Staff Comments

Mr. Craig noted that (i) the applicant has undertaken efforts to ensure the retention of trees in the adjacent site such as introducing special grading along the edges of the subject site in proximity to the trees, (ii) the project will be designed to achieve an EnerGuide rating of 82, and (iii) one of the four townhouse units is designed as a convertible unit.

Correspondence

None.

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Gallery Comments

None.

Panel Discussion

Discussion ensued regarding the proposed planting scheme in the proposed development and staff was directed to work with the applicant to review the planting scheme and consider introducing conifers and larger caliper trees.

The Panel commended the applicant for a well thought out project and provision for large outdoor amenity areas in a small project.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of four (4) three-storey townhouse units at 7088 Heather Street on a site zoned "High Density Townhouses (RTH2)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum lot area in the "High Density Townhouse (RTH2)" zone from 1,800 m² to 1,000 m².*

CARRIED

3. Development Permit 15-708644

(REDMS No. 5129866 v. 2)

APPLICANT: Yamamoto Architecture Inc.

PROPERTY LOCATION: 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue

INTENT OF PERMIT:

1. Permit the construction of 43 townhouse units at 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - (a) Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building.
 - (b) Reduce the front yard setback from 6 m to 4.5 m along the south side of the new east west road.

Applicant's Comments

Karen Ma, Yamamoto Architecture Inc., provided background information on the proposed development and highlighted the following:

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- the subject site is a consolidation of four lots at the southwest corner of Granville Avenue and Lynas Lane;
- the project involves two new road extensions: the proposed north-south road at the east side of the subject site will connect to Lynas Lane and Lynwood Drive and the proposed east-west road bisecting the site will connect to Lynnwood Drive in the future when the neighbouring property to the west develops;
- nine meters of land are dedicated to the park along the southern edge of the site;
- the project's objective is to provide a strong streetscape along Granville Avenue and the proposed east-west road and a smaller scale streetscape along the proposed north-south road to provide an appropriate transition to the future single-family development to the east;
- units facing the streets have access to sidewalks;
- the large porches in townhouse buildings emphasize key corners;
- the northern and southern parts of the subject site will each have an outdoor amenity area; the southern outdoor amenity area is proposed to be located at the south edge of the site facing McKay Neighbourhood Park to provide visual connection to the park; and
- the project will be designed to achieve an EnerGuide rating of 82 and all units will be pre-ducted for solar hot water heating.

Fred Liu, Fred Liu and Associates Inc., briefed the Panel on the main landscaping features of the proposed development and noted the following:

- in order to protect existing trees on the adjacent property to the west, a portion of the internal drive aisle at the northern part of the site has been moved away from the west property line;
- the children's play areas include play structures for young children and a paved children's tricycle circle;
- smaller scale patios, i.e. 8 feet by 8 feet, are proposed to allow bigger grass areas in the backyards to enhance water permeability;
- three-foot high lattice fencing is proposed in the front yards for visual permeability and surveillance;
- interlocking pavers are introduced at the driveway entrance, drive aisle ends, intersections and some areas in the drive aisle to create visual interest;
- the City's Parks Department will determine the choice of tree species for planting along the boulevards in Granville Avenue and future north-south and east-west roads; and
- smaller trees will be planted in the backyards to minimize shading.

Panel Discussion

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In response to queries from the Panel, Mr. Liu advised that (i) in addition to the enclosed play structure, the outdoor amenity areas also include bicycle parking stalls, mail boxes, seating under the trellis structures, and wood deck tree protection area, (ii) trees will be planted along the boulevard fronting Granville Avenue as part of the Servicing Agreement, and (iii) a four-foot high fence is proposed along the south edge of the southern outdoor amenity area.

In response to queries from the Panel, Mr. Craig commented that the trees to be protected on the adjacent property to the west have the potential to be retained in the future redevelopment of the property.

Staff Comments

Mr. Craig advised that (i) staff supports the two requested variances for the proposed development, (ii) the project will be designed to achieve an EnerGuide rating of 82, (iii) two convertible units are provided in the proposed development, and (iii) the Servicing Agreement associated with the proposal includes the construction of two new roads, frontage improvements along Granville Avenue, and a nine-meter park dedication at the south end of the site.

In addition, Mr. Craig noted that the City's Parks Department will determine the species of street trees to be planted on the City boulevards as part of the Servicing Agreement.

In response to a query from the Panel, Mr. Craig reviewed past road construction in the neighbouring townhouse development to the west, noting that the road network that will eventually connect the existing Lynwood Drive to the future east-west and north-south roads will be completed when the adjacent property to the west redevelops in the future.

In response to a further query from the Panel, Mr. Craig advised that the adjacent property to the east adjacent to the future north-south road is designated for a single-family development and is currently under a rezoning application, but the rezoning application requires the subject site to provide the road dedication for the new road.

Gallery Comments

Karen McDonald, 24-7111 Lynwood Drive, queried on the possible impact of the requested variance for the front yard setback along the south side of the new east-west road. Upon clarification by staff, Ms. McDonald noted that the requested variance will not impact on her property; however, she expressed concern regarding the current lack of parking spaces in the neighbourhood which she expects to worsen with the construction of the proposed development.

In response to a query from the Panel, Mr. Craig advised that (i) the proposed development meets the City's Parking Bylaw requirement, and (ii) on-street parking will be provided on the two new roads to be constructed.

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Correspondence

William and Judith Moffatt, 36-7111 Lynwood Drive (Schedule 1)

In response to the concern regarding the timeframe for connecting the existing Lynwood Drive cul-de-sac to the future east-west road, Mr. Craig advised that the connection will be subject to the redevelopment of the property to the west of the subject site (i.e., 5300 Granville Avenue). Mr. Craig further advised that there is currently no development application for the adjacent property to the west and previous efforts by the applicant to include the property in the subject development application were unsuccessful.

Panel Discussion

In response to a query from the Panel, Sara Badyal, Planner 2, advised that (i) the subject development meets the Parking Bylaw requirement, and (ii) in addition to the road dedication, the applicant has provided an additional right-of-way to allow on-street parking on the new roads in the subject site.

In response to a query from the Panel, Mr. Craig confirmed that the proposed development will provide 86 resident parking spaces and 9 visitor parking spaces, including 2 accessible parking spaces, for a total of 95 parking spaces.

In response to a further query from the Panel, Mr. Craig confirmed that the requested variances for the subject development were identified during rezoning.

The Panel acknowledged support for the project, noting that (i) the project is well thought out, (ii) parking concerns have been addressed by the applicant, and (iii) the adjacency of the park to the southern outdoor amenity area is a positive feature of the project.

Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would:

1. *Permit the construction of 43 townhouse units at 7260 Lynnwood Drive and 5320, 5340 & 5360 Granville Avenue on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - (a) *Reduce the exterior side yard setback from 6 m to 5.2 m for the northeast building.*
 - (b) *Reduce the front yard setback from 6 m to 4.5 m along the south side of the new east west road.*

CARRIED

4. Date of Next Meeting: October 26, 2016

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5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:35 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, October 12, 2016.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk

36-7111 LYNNWOOD DRIVE
RICHMOND BC V7C 5S9

OCT. 11. 2016

604 274 8748

THE DIRECTOR
CITY CLERK'S OFFICE
RICHMOND CITY HALL

To Development Permit Panel
Date: Oct 12, 2016
Item #: 3
Re: DP 15-708644
7260 Lynnwood Drive and 5320, 5340, 5360 Granville Ave.

DEAR SIR,

RE: DP 15-708644

WE WOULD LIKE TO DRAW YOUR ATTENTION TO THE
PARKING PROBLEMS AS YOU DECIDE TO APPROVE THIS
BUILDING APPLICATION.

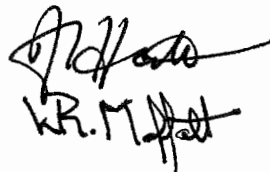
WE LIVE IN THE 155 UNIT TOWNHOUSE COMPLEX
(AS YOU CAN SEE FROM OUR ADDRESS) NEXT TO THE PROPOSED BUILDINGS,
AND PARKING IS A 'NIGHTMARE' NOW. LINFIELD GATE,
LINDSAY ROAD, LYNNWOOD DRIVE AND LANE IS FILLED TO
CAPACITY AND LOOKS LIKE A PARKING LOT.

PLEASE MAKE SURE THAT THEY HAVE MORE THAN
ADEQUATE PARKING SPACES FOR THEIR RESIDENTS AND
VISITORS. LYNAS LANE IS GOING TO BE FULL AND
ALSO LYNNWOOD DRIVE, OFF OF HEDWAY RD.

MENTIONING LYNNWOOD DRIVE, WHEN WILL IT BE
CONNECTED? WE MOVED IN HERE IN 1997 AND WAS
ASSURED THAT THIS WAS IN YOUR FIVE-YEAR PROJECT
TO JOIN THE ROAD! AT LEAST PLEASE PUT A
NO-PARKING LANE THROUGH AND THROUGH THE PROPOSED
PARK 5300 GRANVILLE. 19-20 YEARS LATER IS BETTER
THAN NEVER!

THANK YOU FOR YOUR ATTENTION TO THIS MATTER

BEST REGARDS


W.R. MOFFATT

MR & MRS WILLIAM & JUDITH MOFFATT

