



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

To Council May 14, 2007

Date: May 9, 2007
File: 01-0100-20-DPER1-
01/2007-Vol 01

Re: **Development Permit Panel Meeting Held on February 28, 2007**

Panel Recommendation

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

- i) a Development Permit (DP 06-348703) for the property at 6211 Dyke Road;
be endorsed, and the Permit so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 28, 2007:

DP 06-348703 – ORIS DEVELOPMENT (NAKADE) CORP. – 6211 DYKE ROAD
(February 28, 2007)

The Panel considered a Development Permit application to permit the construction of a four-storey residential building containing 16 dwelling units over a single-storey parkade on a site zoned “Comprehensive Development District (CD/174)”. Variances are included in the proposal to: reduce the rear (north) yard setback for the amenity building, and for building projections into both the side yard (west) setback and the Princess Street (east) setback.

The applicant, Mr. Dana Westermarck, and the architect, Mr. Patrick Cotter, provided brief descriptions of the project. In response to a query from the Panel regarding wheel chair accessibility, the applicant advised that the main entry fronting Princess Street is accessible by a ramp, and that an emergency exit between the building and the courtyard is provided via the corridor through stair No. 3. In response to another query from the Panel, the applicant advised that 16 replacement trees are proposed for the site to replace the two (2) Norwegian Spruce trees that cannot be retained. Replacement trees will be of significant size in order to create the impression of the trees having been on the site for a long time.

Staff advised that the project continues the dyke trail network along Dyke Road.

There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.



City of Richmond

Report to Council

To: Richmond City Council

To Council - May 14, 2007
Date: May 10, 2007

From: Jeff Day, P. Eng.
Acting Chair, Development Permit Panel

File: 0100-20-DPER1-
01/2007-Vol 01

Re: Development Permit Panel Meeting Held on April 11, 2007

Panel Recommendation

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

- i) a Development Permit (DP 06-340375) for the property at 9400 Ferndale Road;

be endorsed, and the Permit so issued.

Jeff Day, P. Eng.
Acting Chair, Development Permit Panel

SB/WC:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 11, 2007.

DP 06-340375 – AM-PRI CONSTRUCTION LTD. – 9400 FERNDALE ROAD
(April 11, 2007)

The Panel considered a Development Permit application to permit the construction of eight (8) townhouse units on a site zoned “Comprehensive Development District (CD/167)”. Variances are included in the proposal to: reduce the setback to Ferndale Road, reduce the (west) side yard setback, and to permit a trellis covered landscape structure in the setback to Ferndale Road and the (west) side yard.

Mr. Taizo Yamamoto of T. Yamamoto Architects provided a brief description of the project. Mr. Yamamoto noted that minor setbacks are requested to aid with the articulation of the building façade. In response to a query from the Panel, Mr. Yamamoto advised that the fence along the park will have lattice work and plants for visual interest, and windows will look out to the park.

Staff remarked that this project is a continuation of the project located to the east, done by the same developer and that it integrates well with the existing colour and built scheme.

There were no comments from the public on the proposal.

The Panel recommends that the Permit be issued.