



## City of Richmond

## Report to Council

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

**Date:** May 18, 2004  
**File:** 0100-20-DPER1

**Re:** **Development Permit Panel Meeting Held on April 28, 2004**

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### Panel Recommendation

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

- i) a Development Permit (DP 03-254116) for the property at 8733 Blundell Road

be endorsed, and the Permits so issued.

Joe Erceg, MCIP  
Chair, Development Permit Panel

**Panel Report**

The Development Permit Panel considered the following item at its meeting held on April 28, 2004:

DP 03-254116 – WILLIAM RHONE – 8733 BLUNDELL ROAD

The Panel considered a Development Permit application for five, three storey townhomes on this site. There were no public comments regarding the application and the Panel felt that this was a well designed infill project that fits comfortably with the neighbouring property.

The Panel recommends that the permit be issued.

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## Development Permit Panel

Wednesday, May 12<sup>th</sup>, 2004

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, General Manager, Urban Development Division, Chair  
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 Wednesday, April 28<sup>th</sup>, 2004, be adopted.*

**CARRIED**

### 2. Development Permit DP 04-009984

(Report: April 19<sup>th</sup>, 2004; File No.: DP04-009984) (REDMS No. 1134620)

APPLICANT: Jay Prasad

PROPERTY LOCATION: 4011 No. 5 Road

#### INTENT OF PERMIT:

1. To allow development of a one-storey commercial building with a total area of 300 m<sup>2</sup> (3,227 ft<sup>2</sup>); and
2. To vary provisions of the Zoning and Development Bylaw No. 5300 as follows:
  - a) Reduce the side yard setback from 3 m (9.842 ft.) to 0.91 m (3.0 ft.) for the building wall along the west property line; and
  - b) Permit small structural columns to project 0.406 m (1.333 ft.) into the required road setback of 0.914 m (3 ft.) along the Cambie Road and No. 5 Road frontages; and

- c) Permit roof overhangs to project 0.914 m (3 ft.) into the required road setbacks up to the existing property line along Cambie Road and No. 5 Road.

### **Applicant's Comments**

Mr. Peter Chu, Architect, advised that this was a small commercial building on a site which was constrained by easements. The walls were of masonry block with metal siding above the store front. Entry to the site was from No. 5 Road and Cambie Road. Parking was at the rear of the building and screened by landscaping. The roof was flat similar to other commercial buildings in the area. The color scheme used was beige accented with burgundy and dark red.

### **Staff Comments**

Mr. Raul Allueva, Director of Development, advised that because of easement constraints on the site, the design of the building was adequate. The landscaping and glazing of the building was satisfactory, and staff recommended approval of the development permit.

### **Correspondence**

None.

### **Gallery Comments**

None.

### **Panel Discussion**

In response to a query from the Panel, Mr. Chu advised that the roof treatment was similar to other buildings in the area and because of the size of both the building and the site he felt that any other design would be over treatment. The Panel was concerned that the development was at a key gateway corner and that the design of the building was not very appealing. The Panel encouraged the applicant to meet with the Community Association to discuss what building elements and colours were needed to enhance the development and make it more appropriate for the neighbourhood. A suggestion was made that bicycle racks should be added as an amenity on site.

Mr. Joe Erceg, Chair stated that the applicant had done a good job with the site planning, however, he advised that the Panel was concerned about the design of the building which did not match existing standards and would not enhance the neighbourhood. He suggested that the applicant consider taking some design cues from the heritage building in the area, and work with the Community Association in order to provide more character to the development. He noted also that he was concerned about the quality of the plan package and requested that the applicant provide context plans and rendering for the project.

**Panel Decision**

It was moved and seconded

*That Development Permit 04-009984 be referred to the next meeting of the Development Permit Panel scheduled to be held on Wednesday, May 26<sup>th</sup>, 2004, at 3:30 p.m. in Council Chambers of Richmond City Hall*

**CARRIED**

**3. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:45 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, May 12<sup>th</sup>, 2004.

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Joe Erceg, GM, Urban Development Division  
Chair

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Desiree Wong  
Acting Administrative Assistant