



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

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

Re: **Development Permit Panel Meeting Held on November 12, 2003 and August 25, 2004**

Panel Recommendation

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

- i) a Development Permit (DP 03-233901) for the property at 8951 and 8971 Bridgeport Road; and
- ii) a Development Permit (DP 04-270369) for property at 7140, 7180, 7200, 7240, 7246, 7260, 7280, 7320 Heather Street and the rear portions of 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, 7371 Ash Street

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 November 12, 2003 and August 25, 2004.

DP 03-233901 – SANFORD DESIGN GROUP – 8951 AND 8971 BRIDGEPORT ROAD

This Development Permit is for a 289 m² (3,115 ft²) addition to the existing “Blue Max Automotive” at 8971 Bridgeport Road. The Permit has been delayed by the owner’s agents but is finally ready to be issued by Council. As conditions to the approval of this Development Permit, the owner has dedicated 2 m (6.5 ft) along Bridgeport Road and has entered into a cross access agreement with 8911 Bridgeport Road to share the driveway access on Bridgeport Road. There were no public concerns regarding this Permit or the variances being requested.

The Panel recommends that the permit be issued.

The Development Permit Panel considered the following item at its meeting held on August 25, 2004.

DP 04-270369 – POLYGON DEVELOPMENT (43) LTD. – 7140, 7180, 7200, 7240, 7246, 7260, 7280, 7320 Heather Street and the rear portions of 7131, 7151, 7171, 7191, 7231, 7251, 7271, 7311, 7331, 7351, 7371 Ash Street

This Development Permit proposes to permit 116 townhouses on the consolidated site and to vary the setback for the trellis entry gate and recycling enclosure on Sills Avenue. There was only one piece of correspondence and no public delegations on the project. This letter dealt with density issues (which were decided by Council under the rezoning application) and traffic concerns (which have been referred to our Transportation Department for review). The Panel was pleased to note that two storey units are located along the interface with the single family dwellings on Ash Street - which had been a concern at the Public Hearing on the rezoning application.

The Panel recommends that the permit be issued.

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