



City of Richmond

Report to Council

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

Date: December 16, 2004
File: 0100-20-DPER1


Re: Development Permit Panel Meeting Held on November 10, 2004

Panel Recommendation

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

- i) a Development Permit (DP 04-274972) for the property at 7760, 7780, 7800 and a portion of 7740 Ash Street

be endorsed, and the Permit so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

WC:rg

Panel Report

The Development Permit Panel considered the following items at its meetings held on November 10, 2004:

DP 04-274972 – TIEN SHER INVESTMENT GROUP INC. – 7760, 7780, 7800 AND A PORTION OF 7740 ASH STREET

The Panel considered a Development Permit application to permit the construction of 29 townhouse units on a site zoned Comprehensive Development District (CD/35). Included with the proposed development are a range of side yard setback variances for three (3) separate units, a front yard setback variance to permit entry porches for all units along Ash Street and an additional front yard setback variance for a mail kiosk located along Ash Street. The architect, Mr. Yoshi Mikamo, Tomizo Yamamoto Architect Inc., provided a brief description of the project, including the setback variances, building finishes and tree retention. Staff noted that the setback variances maintained a reasonable relationship to the surrounding area and that the majority of the setback variances were shown on the site plan provided at the rezoning stage and no comments were identified at the Public Hearing. There were no comments from the public on the proposed development.

The Panel recommends that the Permit be issued.