



## City of Richmond

## Report to Council

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

**Date:** April 22, 2009  
**File:** 0100-20-DPER1

**Re:** **Development Permit Panel Meetings Held on April 15, 2009 and July 16, 2008**

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### Panel Recommendation

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

- i) a Development Permit (DP 08-442688) for the property at 7620 Acheson Road; and
- ii) a Development Permit (DP 07-394476) for the property at 7080, 7100 Bridge Street and 7111, 7131, 7151 No. 4 Road

be endorsed, and the Permits so issued.

Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on April 15, 2009 and July 16, 2008.

#### DP 08-442688 – TIMOTHY TSE – 7620 ACHESON ROAD

(April 15, 2009)

The Panel considered an application to permit the construction of two (2) front-to-back duplexes at 7620 Acheson Road on a site zoned “Comprehensive Development District (CD/28)”. A variance is included in the proposal to permit gable end roof projections at Acheson Road into the residential vertical envelope (lot depth).

Mr. Timothy Tse, applicant and designer, provided a brief description of the project. He noted that access through a central driveway would be secured through a cross-access agreement. He further noted that the variance was requested to allow for a gable end roof expression to fit into the character of the neighbourhood.

Staff supported the Development Permit and requested variance. Staff noted that the proposal included the sustainability feature of permeable pavers around the drive aisle.

In response to a query from the Chair, staff noted that in the past, variances have been granted similar to that requested by this applicant. The gable end roof projections into the residential vertical envelope lot depth results in (i) more useable second story space and (ii) enhanced architectural detailing.

Correspondence was received regarding the development proposal. Area resident, Mr. Yao, objected to the development proposal.

In response to queries from the Chair, Mr. Tse advised:

- the development was designed to fit into the Acheson-Bennett streetscape.
- aging in place features included: blocking in the bathrooms for future grab-bars, lever door handles, and in the rear units, a wider stair with blocking and electrical installed for future stair lift, as well as turning radii at the kitchen counters and washer/dryer, and larger second floor washrooms; and
- storm water run off would seep into the joints of the drive aisle pavers.

The Panel recommends that the Permit be issued.

DP 07-394476 – YAMAMOTO ARCHITECTURE INC. – 7080, 7100 BRIDGE STREET AND  
7111, 7131, 7151 NO. 4 ROAD  
(July 16, 2008)

The Panel considered an application to permit the construction of 45 two-storey townhouse units at 7080, 7100 Bridge Street and 7111, 7131, 7151 No. 4 Road on a site zoned “Townhouse District (R2-0.6)”. A variance is included in the proposal to reduce the side yard setback.

Mr. Taizo Yamamoto, Architect, provided a brief description of the project. He advised that there were two (2) accesses, one (1) on Sills Avenue and a second at the intersection of future Sills Avenue and LeChow Street, and that there was an emergency access on No. 4 Road. He further advised that two (2) units were designed to be converted to fully accessible units, and that pedestrian pathways had been incorporated within the site.

Staff supported the Development Permit and request variance. Staff added that the applicant had appropriately dealt with the variance issue by including recesses to the building elevation. Staff recommended discharging a pedestrian access right-of-way (ROW) and vehicle access easement since the previously envisioned connectivity between the subject property and the existing neighbouring development to the north was not realized. In closing, staff expressed appreciation to the applicant for having responded to the comments of the Advisory Design Panel and staff.

A member of the Strata Council of the neighbouring development to the north expressed concerns regarding the cross-access easement and noise and pollution potential associated with a reduced side yard setback.

In response, staff reiterated the recommendation to discharge the cross-access easement.

In response to a Panel question regarding accessible parking provisions for the two (2) adaptable units, Mr. Yamamoto advised that in addition to a standard-sized garage, there were also two (2) visitor stalls, one of which could be possibly adapted to accommodate bigger accessible vehicles.

In response to other Panel questions, Mr. Yamamoto added that the proposed development included children’s play equipment, existing tree retention and relocation.

The Panel recommends that the Permit be issued.