



**To:** Richmond City Council

**Date:** July 8, 2009

**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

**File:** 0100-20-DPER1

**Re:** Development Permit Panel Meeting Held on November 26, 2008

---

**Panel Recommendation**

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

- i) a Development Permit (DP 08-440200) for the property at 10671, 10691 and 10711 No. 5 Road

be endorsed, and the Permit so issued.

Joe Erceg, MCIP  
Chair, Development Permit Panel

### Panel Report

The Development Permit Panel considered the following item at its meeting held on November 26, 2008.

DP 08-440200 – CENTRO SOUTHWIND PROPERTIES LTD. – 10671, 10691 AND 10711 NO. 5 ROAD  
(November 26, 2008)

The Panel considered an application to permit the construction of 21 two-storey and three-storey townhouse units on a site zoned Townhouse District (R2-0.6D). Variances are included in the proposal to reduce the side-yard setbacks.

The Architect, Mr. Taizo Yamamoto, provided a brief description of the project. Mr. Yamamoto advised that: five (5) mature trees will be retained; two (2) adaptable units will be provided; and an effort was made to orient the windows away from neighbouring residences.

Staff supported the Development Permit application and variances requested for the townhouse project. Staff noted that the applicant had retained major trees, and introduced a considerable amount of pavers.

No public correspondence was received regarding the proposal.

In response to a Panel query regarding turning movement into the site, staff advised that there was no existing physical barrier along that part of No. 5 Road.

In response to Panel queries, staff advised that lane access was not proposed and that there was strong neighbourhood opposition to lane access for townhouse development. Mr. Yamamoto advised that the slide and other play equipment on site encouraged active play, and that impermeable material use was minimized to mitigate storm water run off.

There was discussion regarding the use of permeable material on the site and tree planting along No. 5 Road. In summarizing the Panel discussion, the Chair stated that before the application is forwarded to Council for consideration, the applicant would investigate: (i) expanding the use of coniferous trees along No. 5 Road, and (ii) increasing the inclusion of permeable material.

Subsequent to the Panel meeting, the applicant confirmed that 50% of the streetscape trees along No. 5 Road are Evergreen, providing continuous foliage throughout the year. In addition, the applicant revised the landscape proposal to redistribute the permeable pavers more uniformly throughout the site as a continuous band surrounding the drive aisle, which results in a modest increase in area.

The Panel recommends that the Permit be issued.