



## City of Richmond

## Report to Council

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

**Date:** January 21, 2009  
**File:** 0100-20-DPER1


**Re:** Development Permit Panel Meeting Held on November 12, 2008

### Panel Recommendation

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

- i) a Development Permit (DP 07-386208) for the property at 9700, 9720, 9740, 9760 No. 3 Road

be endorsed, and the Permit so issued.



Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on November 12, 2008:

DP 07-386208 – MATTHEW CHENG ARCHITECT INC. – 9700, 9720, 9740, 9760 NO. 3 ROAD  
(November 12, 2008)

The Panel considered a Development Permit application to permit the construction of a 20-unit townhouse development on a site zoned "Townhouse District (R2-0.7)". Variances are included in the proposal to reduce the front yard setback and to allow tandem parking.

The Architect and applicant, Matthew Cheng, and Landscape Architect, Masa Ito, provided brief descriptions of the project. Mr. Cheng noted: a garbage and recycling gatehouse, cross-access for future development to the north and south, landscaping screening for transformers in front yards, apparent 2½-storey massing and dormer architectural expressions.

Mr. Ito advised that two (2) existing trees would be retained.

Staff recommended issuing the Development Permit for the proposed project. Staff noted that the three-storey units were incorporated into a 2-½ storey massing and that the applicant had successfully addressed comments made by the Advisory Design Panel.

No public comments were received regarding the rezoning.

In response to a Panel query regarding sustainability features, Mr. Ito advised that some areas of permeable pavers are proposed.

In response to a Panel query regarding the children's play equipment; Mr. Ito remarked that it included a slide and circular climbing spire.

The Panel recommends that the Permit be issued.