



## City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Robert Gonzalez, P.Eng.  
Acting Chair, Development Permit Panel  
**Date:** April 7, 2009  
**File:** 0100-20-DPER1  
**Re:** Development Permit Panel Meeting Held on January 14, 2009

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### Panel Recommendation

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

- i) a Development Permit (DP 06-335428) for the property at 5640 and 5660 Blundell Road;
- be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to be 'RG', enclosed within a large, hand-drawn oval.

Robert Gonzalez, P.Eng.  
Acting Chair, Development Permit Panel

SB:sl

**Panel Report**

The Development Permit Panel considered the following item at its meeting held on January 14, 2009.

**DP 06-335428 – TIMOTHY C.W. TSE – 5640 AND 5660 BLUNDELL ROAD**  
(January 14, 2009)

The Panel considered a Development Permit application to permit the construction of 16 townhouse units at 5660 & 5640 Blundell Road on a site zoned Townhouse District (R2 – 0.7). Variances are included in the proposal to decrease the front yard setback and increase lot coverage.

Mr. Timothy Tse, designer, and Mr. Masa Ito, Landscape Architect, provided brief descriptions of the project. The decreased front yard resulted from required road dedication and would create a greater separation between the rear units and adjacent single-family lots. The increased lot coverage resulted from lowering the development's building height to mostly two-storey and 2.5-storey maximum to match the permitted height on adjacent single-family lots.

Mr. Ito advised that trees and a Cedar hedgerow were proposed along Blundell Road. Trees were retained in the rear yard area and large hedges were retained at the back of the site.

Staff supported the development permit and requested variances. Staff advised that the properties had proceeded separately through the rezoning process as the second property was added after the original application (at 5660 Blundell Road) had received Public Hearing (March 2006). Staff stated that the applicant had successfully addressed the concerns expressed at the March 2006 Public Hearing regarding (i) potential construction noise, (ii) privacy/adjacency, and (iii) traffic safety along Blundell Road. Staff advised that the requested variances would provide: greater privacy for residents living behind the proposed townhouses; and a form and character that responded well with 2-storey and 2.5-storey units. Staff stated that 12 bylaw size trees were identified for removal, 30 replacement trees were to be planted on site, and three (3) trees and a hedge were to be retained. In closing, staff commented that the driveway featured permeable pavers, a sustainable feature, and that the applicant would enter into a cross access easement agreement to secure access for future development to the east.

No public comments were received.

In response to a query regarding the outdoor amenity feature, Mr. Ito advised that the central amenity area is fenced and includes children's play equipment and seating.

In response to a Panel query regarding accessibility, Mr. Tse advised that one adaptable unit was provided with a wider staircase for a stair lift, larger main floor bathroom, and wheelchair turning radius in the kitchen.

The Panel recommends that the Permit be issued.