



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** April 4, 2017  
**File:** 01-0100-20-DPER1-  
01/2017-Vol 01  
**Re:** **Development Permit Panel Meetings Held on January 13, 2016 and  
January 11, 2017**

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### Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
  - a) Development Permit (DP 16-731461) for the property at 8811 Bridgeport Road;  
and
  - b) Development Permit (DP 13-629399) for the property at 9040, 9060 and  
9080 No. 2 Road;

be endorsed, and the Permits so issued.

A handwritten signature in cursive script, appearing to read "Joe Erceg".

Joe Erceg  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on January 13, 2016 and January 11, 2017.

DP 13-629399 – YAMAMOTO ARCHITECTURE INC. – 9040 AND 9060/9080 NO. 2 ROAD  
(January 13, 2016)

The Panel considered a Development Permit application to permit the construction of nine townhouse units on a site zoned “Low Density Townhouses (RTL4)”. Variances are included in the proposal for reduced front yard setback, 10 tandem parking spaces, and three small car parking spaces.

Architect, Karen Ma, of Yamamoto Architecture Inc.; and Landscape Architect, Meredith Mitchell, of M2 Landscape Architecture, provided a brief presentation, noting that:

- Cedar hedge will be planted along the north and south property lines.
- Building 2 north elevation windows have been minimized to reduce overlook potential.
- Three visitor parking spaces have been provided.
- Two Douglas Fir trees behind Building 1 will be retained and Cedar trees along the east property line will be retained.
- Bollards will be installed between the drive aisle and the outdoor amenity area.

In response to Panel queries, Ms. Mitchell confirmed that:

- The neighbour to the south consented to the removal of two trees situated on the property line.
- An electrical room will be situated between the proposed development’s two buildings.
- Low growing shrubs will be planted where visibility is to be maintained.
- The outdoor amenity space, garbage/organic waste/recycling collection facilities, and mailbox are situated and sized appropriately to facilitate shared use with residents of a future development at 6008 Francis Road and 6028 Francis Road, should they redevelop in the future.

Staff confirmed that the three proposed variances were identified at the time of rezoning. The setback variances are dictated by the location of the drive aisle and the trees being retained. Three of the four side-by-side garages will have one full size space and one small car space.

Harvey Yee, of 6008 Francis Road and 6028 Francis Road, addressed the Panel, questioning whether the existing north fence would be impacted. In response to Panel queries, Ms. Mitchell advised that the existing fence will likely be replaced, if the fence is in poor condition.

Donna Wong, of 9100 No. 2 Road, addressed the Panel, questioning whether the existing street lighting would be relocated. In response to Panel queries, staff clarified that the street light location will be determined through the required Servicing Agreement design and the design could be reviewed with Ms. Wong.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.

DP 16-731461 – MUSSON CATTELL MACKEY PARTNERSHIP ARCHITECTS  
DESIGNERS PLANNERS – 8811 BRIDGEPORT ROAD  
(January 11, 2017)

The Panel considered a Development Permit application to permit an exterior renovation on a site zoned “Auto-Oriented Commercial (CA)”. No variances are included in the proposal.

Architect, Jacques Beaudreault, of MCM Partnership; and Landscape Architect, Patricia Campbell, of PMG Landscape Architects, provided a brief presentation, noting that:

- The upgrade reflects new corporate standards and image in North America.
- The orange mansard roof will be replaced with a more contemporary parapet and the orange roof of the porte cochere will be replaced with a simpler parapet.
- The base of the building will be clad with wafer stone, a new colour scheme will be introduced on the building, and a lighting system will be introduced to light the building.
- A rubberized paving is proposed on the existing concrete surface on the entry driveway.
- The existing tree and shrub landscaping on site is substantial and will be retained except one dead tree on the lane side which will be removed.
- The existing planting scheme is outdated and will be updated through new plantings.
- New planters with irrigation will be introduced at the top of the building base.

Staff expressed appreciation for the refreshing of the landscaping on the subject site.

The Panel expressed support for the proposed refresh of the hotel building and the enhancement of the landscaping.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.