



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Dave Semple  
Chair, Development Permit Panel  
**Date:** February 4, 2015  
**File:** 01-0100-20-DPER1-  
01/2015-Vol 01  
**Re:** **Development Permit Panel Meeting Held on August 27, 2014**

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### Staff Recommendation

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

1. A Development Permit (DP 14-664790) for the property at 4160 Garry Street be endorsed, and the Permit so issued.

Dave Semple  
Chair, Development Permit Panel

SB:rg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on August 27, 2014.

DP 14-664790 – PENTA HOMES (PRINCESS LANE) LTD. – 4160 GARRY STREET  
(August 27, 2014)

The Panel considered a Development Permit application to permit the construction of a five (5) unit townhouse complex on a site zoned “Town Housing (ZT35) – Garry Street (Steveston)”. A variance is included in the proposal to permit the proposed garbage and recycling enclosure to be located within the setback to Yoshida Court.

Applicant, Dana Westermarck, Penta Homes (Princess Lane) Ltd., gave a brief overview of the proposed development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design. He advised that the applicant has consulted with neighbourhood residents with regard to the proposed development and noted that concerns regarding traffic and access to Yoshida Court have been addressed.

In response to Panel queries, Mr. Westermarck noted the following:

- The proposed amenity space has benches and in-ground chess board. The design is compact but will be accessible even with parked cars present. The configuration of the amenity space will allow for sunlight. There is a second amenity space with benches at the front of the site.
- The proposed development is in walking proximity to local parks and children’s play areas.
- There is pedestrian access from Yoshida Court.
- A reduction of stairs between the patio and main living areas will enhance the use of patios.
- The overall height of the proposal approximately matches the height of townhouses across the street and will be approximately four to five feet higher than neighbouring homes.
- The north-south proposed layout and drive aisle location enhances privacy for neighbouring buildings and hedges will be maintained to maximize sunlight for the neighbours.
- The configuration limits garbage truck access on-site so garbage and recycling containers would have to be taken out from the enclosure onto Yoshida Court for pick up.

Staff supported the Development Permit Application and requested variance. Staff noted that the applicant is required to enter into a Servicing Agreement for the design and construction of frontage improvements along Yoshida Court and Garry Street. The proposed development will be designed to achieve an EnerGuide rating of 82 and will provide one (1) convertible unit.

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

The Panel recommends that the Permit be issued.