



**To:** Richmond City Council  
**From:** Victor Wei  
Development Permit Panel

**Date:** November 5, 2014  
**File:** 01-0100-20-DPER1-  
01/2014-Vol 01

**Re:** Development Permit Panel Meeting held on August 28, 2013

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**Staff Recommendation**

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

1. A Development Permit (DP 12-621941) for the property at 9000 General Currie Road be endorsed, and the Permit so issued.

Victor Wei  
Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on August 28, 2013.

DP 12-621941 – MATTHEW CHENG ARCHITECT INC. – 9000 GENERAL CURRIE ROAD  
(August 28, 2013)

The Panel considered a Development Permit application to permit the construction of an 8-unit townhouse development on a site zoned “Medium Density Townhouses (RTM3)”. The proposal includes a variance for a reduced setback to General Currie Road.

Architect, Matthew Cheng, of Matthew Cheng Architect Inc., and Landscape Architect, Denitsa Dimitrova, of PMG Landscape Architects, gave a brief overview of the proposal.

Staff supported the Development Permit application and requested variances and advised that the development team worked with staff and responded to City Urban Design objectives on this small orphan site. The setback variance to General Currie Road was primarily a function of the statutory right-of-way request for the future Garden City greenway which will be installed as part of this project. There is a Servicing Agreement for improvements along Garden City Road and General Currie Road. There is one (1) convertible unit with the proposal. This development will also provide cash-in-lieu of an indoor amenity space.

In reply to Panel queries, staff advised that the access to the site had been reviewed with the City’s Transportation Division. Although the access is relatively close to the intersection of General Currie Road and Garden City Road, the development is for a small number of units so traffic and safety concerns could not be accommodated within the existing roadway. Garbage disposal trucks may need to back onto General Currie Road from the property.

Richmond Resident, Anne Lerner, addressed the Panel expressing her concern that the City was selling its future heritage when allowing a reduced setback and accepting cash in-lieu-of indoor amenity space.

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

The Panel supported the development with the recommendations to: (i) change the speed bump to a less abrupt speed hump and that the speed hump be relocated to align with the gate to the outdoor amenity space; and (ii) eliminate the walkway along the east property line and create an informal, 4 to 5 ft. wide, special pavement treatment along the east edge of the drive aisle.

Subsequent to the meeting, changes were made to the project design to: (i) provide a redesigned and relocated speed hump, (ii) eliminate the east walkway and provide instead an informal walkway along the east edge of the drive aisle to accommodate new entries for the east building that have been relocated to face the internal drive aisle.

The Panel recommends that the Permit be issued.