



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg  
Chair, Development Permit Panel  
**Date:** June 2, 2015  
**File:** 01-0100-20-DPER1-  
01/2015-Vol 01  
**Re:** **Development Permit Panel Meeting Held on March 25, 2015**

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### Staff Recommendation

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

1. A Development Permit (DP 14-658285) for the property at 7571 and 7591 St. Albans Road;  
be endorsed, and the Permit so issued.

Joe Erceg  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on March 25, 2015

DP 14-658285 – WESTERN GARDENIA GARDEN HOLDINGS LTD.  
– 7571 AND 7591 ST. ALBANS ROAD  
(March 25, 2015)

The Panel considered a Development Permit application to permit the construction of 16 three-storey townhouse units on a site zoned “High Density Townhouse (RTH4)”. Variances are included in the proposal for reduced side yard setback, increased bay window projection and small car parking spaces.

Architect, Wayne Fougere, of Fougere Architecture Inc., provided a brief presentation regarding the proposal, noting that:

- The proposed development is surrounded by multi-family dwellings.
- The proposed development is three (3) storeys high and the ground floor is on a podium.
- The proposed drive aisle and the parking stalls are covered.
- The proposed development has 16 units with one (1) adaptable unit.
- The proposed development has a traditional character that blends with the neighbourhood.
- Portions of the site were not raised to flood plain level in order to retain trees.

Staff supported the Development Permit application and requested variances. Staff noted that the proposed development includes a variance to permit seven (7) small car stalls and that the overall parking on-site exceeds Zoning Bylaw requirements. Staff added that the proposed development will be built to achieve EnerGuide 82 standards.

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

The Panel recommends that the Permit be issued.