



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Dave Semple  
Chair, Development Permit Panel

**Date:** May 8, 2013  
**File:** 01-0100-20-DPER1-  
01/2013-Vol 01

**Re:** Development Permit Panel Meeting Held on April 11, 2012

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### Staff Recommendation

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

- i. a Development Permit (DP 11-586344) for the property at 9731 and 9751 Cambie Road;  
be endorsed, and the Permit so issued.

A handwritten signature in purple ink, appearing to be 'DS', written over the printed name and title of Dave Semple.

Dave Semple  
Chair, Development Permit Panel

WC:blg

### **Panel Report**

The Development Permit Panel considered the following item at its meeting held on April 11, 2012.

DP 11-586344 – MATTHEW CHENG ARCHITECT INC. – 9731 AND 9751 CAMBIE ROAD  
(April 11, 2012)

The Panel considered a Development Permit application to permit the construction of 12 townhouse units on a site zoned Low Density Townhouse (RTL4). A variance is included in the proposal for tandem parking spaces in eight (8) townhouse units.

Architect, Matthew Cheng, of Matthew Cheng Architect Inc., and landscape architect, Patricia Campbell, of DMG Landscape Architects, provided a brief presentation of the proposal, including:

- The design was refined after the July 2011 Public Hearing.
- The project will be built at existing grade for compatibility with the surrounding homes and the third storey is set back up to 7.1 m to reduce any impact or shadowing.
- One (1) convertible unit is provided and aging in place features are provided in all units.
- A noise study has been done, and there are indoor noise mitigation measures in place.
- A large Douglas Fir and Cypress tree will be retained on the site; a Mountain Ash that is declining will be removed, along with nine (9) additional trees and 20 new trees will be planted.
- Porous pavers and concrete banding are features of the internal drive aisle and a children's play area with equipment is adjacent to a grassed area at the east end.

In response to Panel queries, Mr. Cheng and Ms. Campbell advised:

- The play equipment is a colorful see-saw sculptural element.
- Cambie Road noise will be mitigated with treatment on exterior walls and windows if needed.

Staff supported the Development Permit application and requested variance, and noted that a good interface treatment was provided along the north edge and the setback increases from 4.5 m at the ground level to a generous 7 m above.

In response to a Panel query, staff advised that they would work with the applicant to look into the idea of a sandbox in addition to the see-saw planned for the children's play area.

A comment was made that, considering the size of the proposed development, a reconfiguration of the amenity area should be considered in the landscape design.

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

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Subsequent to the Panel meeting, the landscape design for the outdoor amenity space was improved with an additional piece of children's play equipment and consolidated paved gathering space with seating and bike racks at the terminus of the drive aisle.

The Panel recommends that the Permit be issued.