



# City of Richmond

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**To:** Richmond City Council

**Date:** September 24, 2024

**From:** Milton Chan  
Development Permit Panel

**File:** DP 23-011608

**Re:** **Development Permit Panel Meeting Held on July 26, 2023**

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## **Staff Recommendation**

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 23-011608) for the property located at 8220 Gilbert Road, be endorsed and the Permit so issued.

Milton Chan  
Development Permit Panel  
(604-276-4377)

### **Panel Report**

The Development Permit Panel considered the following item at its meetings held on July 26, 2023.

DP 23-011608 – RICK BOWAL – 8220 GILBERT ROAD  
(July 26, 2023)

The Panel considered a Development Permit (DP) application to permit the construction of a total of two front-to-back duplexes at 8220 Gilbert Road (one on each new lot after subdivision), on lots zoned “Arterial Road Two-Unit Dwellings (RDA)”.

The applicant's architect Matthew Cheng, Matthew Cheng Architect Inc. and the applicant's landscape architect, Yiwen Ruan, PMG Landscape Architects, provided a brief visual presentation highlighting:

- The proposed development includes two front-to-back duplexes with each duplex located on either side of a shared drive aisle.
- The proposed building massing, height, setbacks and architectural design are compatible with the predominantly single-family home neighbourhood.
- The form and character of the north and south buildings are different but complementary to one another.
- Two parking spaces in a side-by-side arrangement are proposed for the garage of each unit and one visitor parking space is provided for the proposed development.
- The proposed development includes one convertible unit.
- The project is designed to achieve Step Code Level 3 of the BC Energy Step Code.
- Lush landscaping is proposed between the new sidewalk and the front units along Gilbert Road to provide privacy to the units.
- One existing on-site tree will be removed due to its poor condition, as identified at the rezoning stage.
- Existing adjacent hedges on neighbours’ properties will be retained.
- The existing hedge in the front yard of the subject site will be removed as it will impact the proposed use of the space and due to CPTED concerns.
- Decorative and permeable paving treatments are proposed on certain portions of the subject site.
- Private outdoor space is provided for each unit.
- Low aluminum fencing is proposed along the frontage.
- Solid wood fencing is proposed along the remaining perimeter of the site.
- Lighting is proposed in strategic locations on the site.
- Low maintenance and drought-tolerant plants are proposed.
- Irrigation will be provided for the landscaping.

Staff noted that there is a Servicing Agreement associated with the project for frontage improvements and site servicing along Gilbert Road.

The Panel expressed support for the project, noting that the project is well designed and a good use of the subject site.

The Panel recommends the Permit be issued.