



**City of Richmond**

**Report to Council**

---

**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** March 18, 2008  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meetings Held on November 14, 2007 and March 12, 2008**

---

**Panel Recommendation**

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

- i) a Development Permit (DP 06-352760) for the property at 6860 Eckersley Road;  
and
- ii) a Development Permit (DP 07-355979) for the property at 9333 Ferndale Road  
(formerly 9351 and 9391 Ferndale Road);

be endorsed, and the Permits so issued.

  
Joe Erceg, MCIP  
*Chair, Development Permit Panel*

SB:rg

### Panel Report

The Development Permit Panel considered the following items at its meetings held on November 14, 2007, and March 12, 2008.

DP 06- 352760 – JORDON KUTEV ARCHITECT – 6860 ECKERSLEY ROAD  
(November 14, 2007)

The Panel considered a Development Permit application to permit the construction of a three-storey 16-unit townhouse development connected by a common outdoor courtyard located at the second level on a site zoned “Comprehensive Development District (CD/188)”. Variances are included in the proposal to: reduce public road setbacks to the building and to a covered garbage and recycling enclosure.

The architect and applicant, Mr. Jordan Kutev, provided a brief description of the project and advised that the parking area was accessed from Anderson Road and was covered by a fully landscaped plaza which included elevator access. Two (2) units included accessibility measures. The landscape design included 39 trees, shrubs and perennials.

Staff advised that the applicant is constructing full frontage upgrades along Eckersley and Anderson Roads through a Servicing Agreement which is a condition of rezoning bylaw adoption. Staff further advised that the proposal was not considered for Public Art as Public Art and/or contributions are generally included for larger projects, when a project comprises more than 20 units.

In response to Panel queries, Mr. Kutev stated that the Anderson Road elevation was improved by changing the orientation of the stairway and cantilever design.

The Chair asked the applicant to comment on the occasion when, in January, 2007, 17 on-site trees were removed, four off-site trees were removed, and one on-site tree was damaged which led to the City’s investigation of the infraction and ultimately issuing a Stop Work Order. Mr. Kutev responded that a misunderstanding led to the removal of trees, and damage to one tree. The infraction resulted in the payment of a penalty fee, letters of apology to affected neighbours, and an addendum to the Arborist Report that outlined the remediation measures required to be undertaken.

No public comments were received regarding the proposal.

The Panel recommends that the permit be issued.

DP 07-355979 – FERNDALE NO. 3 HOLDINGS LTD. – 9333 FERNDALE ROAD  
(FORMERLY 9351 AND 9391 FERNDALE ROAD)  
(March 12, 2008)

The Panel considered a Development Permit application to permit the construction of 30 townhouses at 9333 Ferndale Road (formerly 9351 and 9391 Ferndale Road) on a site zoned Comprehensive Development District (CD/164). No variances were included in the proposal.

The architect, Mr. Wayne Fougere, provided a brief description of the project and advised that, as a result of discussions with staff, the design was improved through moving buildings and the play area, increasing the use of concrete pavers, increasing roofline articulation, and increasing the percentage of coniferous tree planting.

Staff advised that the applicant had satisfactorily addressed the design issues.

No public comments were expressed regarding the proposal.

In response to a query from the Chair regarding the proposed removal of a good specimen Norway Maple Tree, Mr. Fougere informed the Panel that the driveway and underground services conflicted with the tree's root system and the driveway had been located at the west edge to provide future cross-access to the adjacent lot to the west. He also advised that even if the driveway is relocated, the site servicing would still conflict with, and require removal of the tree. Landscape architect, Mr. Masa Ito added that the site layout provided a walkway system from Ferndale Road directly to the amenity area and the opportunity to group the amenities in one location. Mr. Ito advised that compensation included tree planting substantially higher than the bylaw requirement and with approximately 25% being coniferous.

The Panel recommends that the Permit be issued.