



City of Richmond

Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** April 9, 2008  
**File:** 0100-20-DPER1  
**Re:** **Development Permit Panel Meetings Held on January 30, 2008 and  
December 12, 2007**

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**Panel Recommendation**

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

- i) a Development Permit (DP 05-306672) for the property at 7840 Garden City Road; and
- ii) a Development Permit (DP 07-361148) for the property at 4211 Garry Street;

be endorsed, and the Permits so issued.

Joe Erceg, MCIP  
*Chair, Development Permit Panel*

### Panel Report

The Development Permit Panel considered the following items at its meetings held on January 30, 2008 and December 12, 2007.

DP 05-306672 – MATTHEW CHENG ARCHITECT INC. – 7840 GARDEN CITY ROAD  
(January 30, 2008)

The Panel considered a Development Permit application to permit the construction of 10 townhouses at 7840 Garden City Road on a site zoned Comprehensive Development District (CD/127). A variance is included in the proposal for projections into the rear yard setback.

The architect, Mr. Matthew Cheng, provided a brief description of the project and advised that the access was from Blundell Road and he had addressed Advisory Design Panel comments. He further advised that the application was submitted to the City by a previous owner before the Tree Protection Bylaw was adopted; one (1) of the previous four (4) Cottonwood trees was removed by a previous owner before the Tree Protection Bylaw was adopted, and that the owner had made arrangements to have the three (3) remaining trees removed, as requested by the neighbouring Strata Council.

No public comments were expressed regarding the proposal.

In response to a Panel query about tree removal, Mr. Masa Ito, landscape architect, advised that 23 new trees would be planted. The developer, Mr. Cory Yeung, advised that he had obtained a Tree Removal Permit at the request of the neighbouring development and removed three (3) trees, which were a safety concern.

In response to a Panel query about interference of the neighbour's Fir tree, Mr. Yeung advised that soil disturbance had occurred when the pre-load material was moved, before he purchased the property. He further advised that no damage to the tree had been found, he had re-instated soil cover over the roots as recommended by the arborist, erected a protective tree barrier, and agreed to compensation.

In response to a Panel query regarding the fit of the design proposal with the character of the neighbourhood, Mr. Cheng advised that the proposal was designed to integrate with the newer development to the north, with a complimentary colour palette and streetscape greenway landscaping. Mr. Ito advised that the streetscape front yard design included: a mixture of trees, shrubs and lower planting, fencing with brick posts with metal picket infill and a wood arbour at the communal pedestrian entry.

In response to a query regarding the adaptable unit, Mr. Cheng advised that: blocking would be provided for future installation of grab bars and conversion to a fully accessible unit would require some renovation.

The Panel recommends that the Permit be issued.

DP 07-361148 – MATTHEW CHENG ARCHITECT INC. – 4211 GARRY STREET  
(December 12, 2007)

The Panel considered a Development Permit application to permit the construction of eight (8) townhouses at 4211 Garry Street on a site zoned Comprehensive Development District (CD/79). Variances are included in the proposal for setbacks and tandem parking.

The architect, Mr. Alphonse Kho, provided a brief description of the project and advised that the design had been revised to address concerns expressed at Public Hearing and that the owner had been in continued consultation with the adjacent Strata Council.

Public comments were provided by Mr. S. Sakai, representing the Strata Council of the adjacent development. Mr. Sakai advised that his Strata Council was satisfied with the changes made to the development plans and was grateful that the applicant was going to install proper signage at the entry. Mr. Sakai further stated that the cost sharing agreement for common property issues was a positive development.

In response to a concern expressed by Mr. Sakai regarding the unit numbering, the Chair advised that staff would be diligent in assigning unit numbers to the proposed townhouses in order to avoid confusion with unit numbers of the existing neighbouring development.

In response to a Panel query about the fit of the design with the Garry Street neighbourhood, Mr. Kho advised that the gables and covered front porch element character of the adjacent townhouses was reflected in the proposed design. He further noted that the proposed design features dark red doors and other colours that fit into the established neighbourhood context of strong colours.

In response to a Panel query regarding whether detached units facing Garry Street were considered during the design phase, Mr. Kho commented that they were, but the building height would have increased from two-storey to three-storey, which was not in character with the neighbourhood. He added that the duplex design was necessary due to turning radius for emergency vehicles.

The Panel recommends that the Permit be issued.