



City of Richmond

Report to Council

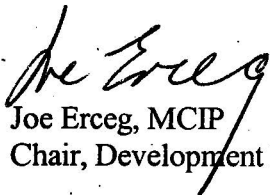
To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: April 23, 2008
File: 0100-20-DPER1
Re: Development Permit Panel Meetings Held on April 16, 2008
and February 13, 2008

Panel Recommendation

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

- i) a Development Permit (DP 06-353282) for the property at 9280 General Currie Road; and
- ii) a Development Variance Permit (DV 07-396897) for the property at 2600 No. 7 Road;

be endorsed, and the Permits so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB/WC:blg

Panel Report

The Development Permit Panel considered the following items at its meetings held on April 16, 2008 and February 13, 2008.

DP 06-353282 – BOB CHEEMA – 9280 GENERAL CURRIE ROAD
(April 16, 2008)

The Panel considered a Development Permit application to permit the construction of four (4) dwelling units at 9280 General Currie Road on a site zoned Comprehensive Development District (CD/120). A variance is included in the proposal for front porch projections.

Mr. Rod Lynde, Designer, explained that the open porch projection variance responded to the Area Plan objectives of recognizable feature entries and a more usable veranda. The impact on the neighbouring property would be minimal.

Staff recommended the variance in accordance with Official Community Plan (OCP) provisions, allowing the dwelling unit porches to be more usable spaces. Staff advised that the existing trees were identified at rezoning to be removed from the property for poor health, identified invasive species or conflict with the building envelopes.

A public letter was submitted to the City objecting to the variance.

In response to a query from the Chair regarding the level of high quality development appropriate for Richmond, Mr. Lynde indicated that the site plan was redesigned with a wider access and pathway to the adjacent park. Further, he noted that the landscape plan was designed by a Landscape Architect who had specified a variety of quality materials.

The Panel recommends that the Permit be issued.

DV 07-396897 – RANDY MAY – 2600 NO. 7 ROAD
(February 13, 2008)

The Panel considered a Development Variance Permit application to permit the construction of a new single-family dwelling at 2600 No. 7 Road on a site zoned Agricultural District (AG1). The variance is to increase the maximum permitted setback from a public road for the house.

Staff advised that the variance is to mitigate the impact to agriculture, which would be greater if compliance with the setback was imposed. A restrictive covenant will be registered on title to limit residential building to the southwest corner of the site where the bog has already been disturbed, as identified by legal survey.

A member of the public expressed concern, including the City's Floodplain Management Implementation Strategy and restrictive covenant.

In response to a Panel query regarding relocating the building footprint, Mr. May replied that it would result in less land being farmed for cranberries through the removal of existing bushes.

In response to a Panel query, staff advised that the Agricultural Advisory Committee (AAC) had referred the application to staff to work with the applicant to secure considerations to generally benefit farming, which had been accommodated in the legal requirements of the proposal. The Panel recommends that the Permit be issued.