



## Development Permit Panel

Wednesday, January 30, 2008

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Jeff Day, General Manager, Engineering and Public Works  
Kate Sparrow, Director, Recreation & Cultural Services

The meeting was called to order at 3:30 p.m.

### 1. Minutes

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on December 12, 2008, be adopted.*

**CARRIED**

### 2. Development Permit DP 05-306672

(Report: January 8, 2008 File No.: DP 05-306672) (REDMS No. 2270853)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7840 Garden City Road

INTENT OF PERMIT:

1. Permit the construction of 10 three-storey townhouses at 7840 Garden City Road on a site zoned "Comprehensive Development District (CD/127)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Permit bay window projections of maximum 0.4 m into the minimum rear property line setback.

### Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., described the project as ten three-storey townhouses on a small lot. He informed the panel that: (i) there is no access to the site from Garden City Road, but that there is access to the site from Blundell Road; and (ii) he has addressed the comments made by the Advisory Design Panel.

With regard to the trees on the site, Mr. Cheng advised that four years ago, when he began working with a client on the development of this site, the City had not yet adopted the Tree Protection Bylaw. He also advised that his current client is the fourth developer with whom he has worked on plans for this site.

Mr. Cheng stated that of the four Cottonwood trees that had previously been on the site, one was removed before the Tree Protection Bylaw was adopted, and that the site's owner had made arrangements to have the three remaining trees removed, as requested by the neighbouring strata council.

Mr. Cheng further advised that the tree protection zone has been disturbed, and some topsoil from inside the drip line of the neighbouring Fir tree, to the east of the site, was removed some time ago, during site preparation and pre-load. He stressed that his current client is not responsible for this incident.

#### **Staff Comments**

None.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

In response to a query, Masa Ito, landscape architect, advised that the trees that were removed from the site were not permit-sized trees. He reported that 23 trees would be planted to compensate for removed trees.

The developer, Mr. Cory Yeung, 7840 Garden City Road, addressed the Panel and in response to a query from the Chair, advised that residents to the north of the site complained about the safety of three trees and that after he received a permit from the City, he removed the three trees. Mr. Yeung added that it was not his contractor who disturbed a neighbour's tree, and that an arborist had assessed the tree and found no damage.

When requested by the Chair to further clarify the issue of interference of the neighbour's tree, Mr. Yeung stated that it was the contractor who moved the pre-load, and in the process disturbed the soil. Soil material has been reinstated, compensation has been agreed to, and a protective tree barrier is now in place.

When asked by the Chair what efforts have been made to tie the design of this site to the character of the neighbourhood, Mr. Cheng advised that the newer 27-unit three-storey townhouse development to the north provided guidance for the design. He noted that the 10-unit townhouse on the subject property was designed to integrate with the development to the north. He added that the chosen colour palette for the new development compliments that of the 27-unit townhouse development, and that attention has been paid to the greenway landscaping along the property line.

Mr. Ito advised that: (i) streetscape landscaping is proposed in the yards fronting Garden City Road, (ii) there will be a mixture of trees, shrubs and lower planting, and (iii) the fencing includes brick posts with metal picket infill, wood privacy fencing, wood picket fencing in the amenity area and wood arbours at the Garden City greenway pedestrian development entry. In response to an inquiry, Mr. Ito stated that a hedge, which could reach 12 feet at maturity, is planned for the east end of the site property, beside a three-bedroom unit.

In response to a query from the Chair regarding the extent of changes that would be necessary to make the one unit designed to include the potential for conversion to be wheelchair accessible, Mr. Cheng advised that:

- blocking has been provided for future installation of grab bars;
- conversion to a fully accessible unit would require the installation of a stair glide;
- to accommodate a wider accessible parking space, the storage closet in the garage would have to be removed;
- the bathroom would have to be renovated at some cost to install a vanity that would allow enough room under the sink for a wheelchair; and
- an estimated cost for renovation to the bathroom would be \$300 or more.

#### **Panel Decision**

It was moved and seconded

*That a Development Permit be issued which would:*

1. *Permit the construction of 10 three-storey townhouses at 7840 Garden City Road on a site zoned "Comprehensive Development District (CD/I27)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to:*
  - a) *Permit bay window projections of maximum 0.4 m into the minimum rear property line setback.*

**CARRIED**

**3. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:55 p.m.*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 30, 2008.

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Joe Erceg  
Chair

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Sheila Johnston  
Committee Clerk