



**Development Permit Panel
Wednesday, June 10, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Robert Gonzalez, Chair
Dave Semple, General Manager, Community Services
John Irving, Director, Engineering

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

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, May 27, 2015, be adopted.

CARRIED

**1. General Compliance Ruling
Development Permit 07-363924
(File Ref. No.: DP 07-363924) (REDMS No. 4468201)**

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 7411 Moffatt Road (formerly 7411 and 7431 Moffatt Road)

INTENT OF PERMIT:

That the attached plans involving changes to the design be considered in General Compliance with Development Permit (DP 07-363924).

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Applicant's Comments

Matthew Cheng, Matthew Cheng Architect Inc., briefed the Panel on the proposed design modifications to the development, noting that the site's building permit was issued in 2013 and then construction commenced. Mr. Cheng advised that during a site visit it was discovered that the exterior of the development differed from the approved Development Permit plans and the architectural office was not informed of the changes to the exterior. As a result, the applicant sought direction from staff in order to comply with the approved Development Permit.

Charles Lee, Prosper Enterprises Ltd., noted that the development's architectural form and character generally remains the same; however, more natural materials will be used to beautify the project to appeal to potential buyers. He added that the design changes were a result of miscommunication between project stakeholders and that a General Compliance application was then filed in December 2014.

Patricia Campbell, PMG Landscape Architects, noted that the development's landscaping and open space design generally remains unchanged from the original proposal with the exception to the fence being modified to a more contemporary open design to match the balconies on the building. She added that the play area may be combined with an adjacent site in the future and includes play elements and a bench.

Ms. Campbell spoke of the planting on-site, noting that some plant species have changed however, the amount and the quality of the plantings will remain the same.

Ms. Campbell then commented on the paving on site, noting that the main nodes will have porous paving; however, the driveway will use scored concrete. Also, she added that the fencing pillars will comprise of concrete instead of cultured stone.

David Cha, Matthew Cheng Architect Inc., briefed the Panel on the proposed changes to the building materials, noting that hardi lap siding and culture stone will be retained; however, new cladding materials such as metal panel, rock dashed stucco and hardi board and batten will be introduced. Also, he noted that lap siding will be used instead of grey stucco along the driveway entrance.

Staff Comments

Wayne Craig, Director, Development, noted that the proposed modifications to the exterior will use high quality materials and will be an improvement to the original design.

Panel Discussion

Discussion ensued with respect to changing the driveway's permeable paving to concrete paving and the potential effect of runoff on-site.

In reply to queries from the Panel, Ms. Campbell noted that the driveway (i) will meet permeability standards, (ii) will have permeable paving along all concrete edges, and (iii) will have service catch basins.

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In reply to queries from the Panel, Mr. Craig advised that (i) staff have reviewed the proposed modifications to the paving, (ii) permeable paving around the edges of the driveway will be retained, and (iii) the proposed paving meets requirements for site permeability.

In reply to queries from the Panel, Ms. Campbell noted that the play area will include grass areas, seating areas and play opportunities. Mr. Craig noted that there is a legal agreement which would facilitate the expansion of the play area to the adjacent site and that the play area meets the City's requirements.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair expressed concern with regard to the applicant modifying designs following Development Permit approval; however, he noted that there is a process to apply for design modifications and that the proposed design changes improve upon the original proposal. Also, he stressed the importance of ensuring applicants adhere to approved Development Permit designs as the approved designs considers neighbourhood input.

Panel Decision

It was moved and seconded

That the attached plans involving changes to the design be considered in General Compliance with Development Permit (DP 07-363924).

CARRIED

2. New Business

3. Date of Next Meeting: Wednesday, June 24, 2015

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:52 p.m.

CARRIED

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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, June 10, 2015.

Robert Gonzalez
Chair

Evangel Biason
Auxiliary Committee Clerk