



**Development Permit Panel  
Wednesday, December 16, 2015**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
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 October 14, 2015, be adopted.*

**CARRIED**

**1. Development Permit 11-584805**  
(File Ref. No.: DP 11-584805) (REDMS No. 4645405)

APPLICANT: Marine Star Homes Corporation

PROPERTY LOCATION: 9780 Alberta Road

INTENT OF PERMIT:

Permit the construction of six (6) three-storey townhouse units at 9780 Alberta Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)."

## Development Permit Panel

### Wednesday, December 16, 2015

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#### Applicant's Comments

Meredith Mitchell, M2 Landscape Architecture, briefed the Panel on the proposed development and commented on urban design and landscape and open space design, noting that (i) vehicle access to the site is through a cross-access easement along the neighbouring property, (ii) the site is dense and on-site trees have been removed, (iii) the site's grade will be raised, (iv) amenities will include green space and the children's play area will be lit with bollard lighting, (v) landscaping will include hedges, and (vi) the proposed architectural form and character of the development is consistent with the surrounding neighbourhood.

#### Panel Discussion

In reply to queries from the Panel, Wayne Craig, Director, Development, noted that three on-site trees will be removed and replacement trees will be provided.

In reply to queries from the Panel, Ms. Mitchell noted that due to the density of the site, the amenity area will be located adjacent to the drive aisle.

#### Staff Comments

Mr. Craig advised that the proposed development will include one convertible unit and will be designed to meet EnerGuide 82 standards. He added that, with the exception of the convertible unit, all units will include a side-by-side garage.

In reply to queries from the Panel, Mr. Craig noted that there is a rezoning application on the adjacent three properties for a townhouse development.

#### Correspondence

None.

#### Gallery Comments

None.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would permit the construction of six (6) three-storey townhouse units at 9780 Alberta Road on a site zoned "Town Housing (ZT60) – North McLennan (City Centre)."*

**CARRIED**

## 2. New Business

**Development Permit Panel**  
**Wednesday, December 16, 2015**

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**3. Date of Next Meeting: January 13, 2016**

**4. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:42 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, December 16, 2015.

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Joe Erceg  
Chair

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Evangel Biason  
Legislative Services Coordinator