



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: April 8, 2015
File: 01-0100-20-DPER1-
01/2015-Vol 01
Re: **Development Permit Panel Meeting held March 25, 2015**

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a) Development Variance Permit (DV 14-676341) for the property at 11771 Fentiman Place; and
 - b) Development Permit (DP 13-644888) for the property at 8600 and 8620 No. 2 Road;

be endorsed, and the Permit so issued; and
2. That Richmond City Council grant concurrence to the proposed temporary telecommunications antenna pole installation (TE 14-672413) for the site located at 11771 Fentiman Place for period of time extending up until October 1, 2015.

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on March 25, 2015.

DV 14-676341 – ROGERS COMMUNICATIONS INC. – 11771 FENTIMAN PLACE
(March 25, 2015)

The Panel considered a Development Variance Permit application to vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum accessory structure height in the “Health Care (HC)” zoning district from 12 m (39.3 ft.) to 21 m (68.9 ft.) in order to permit the installation of a temporary telecommunication antenna pole.

Kiersten Enemark, of Standard Land Company, gave a brief presentation, noting that: (i) the temporary telecommunications antenna pole is proposed for 11771 Fentiman Place with the original design; (ii) community consultation yielded no opposition to the proposed temporary site; (iii) the temporary communications antenna pole is anticipated to be operational until October 2015 at the latest, (iv) RCMP and Richmond Fire and Rescue first responders rely on cellular service in the area; and (v) a proposed permanent site for the telecommunications antenna was found in the area and the applicant is working with staff to finalize its design.

Staff supported the Development Variance Permit application. Staff noted that a separate application for the proposed permanent telecommunication site is forthcoming and that the proposed temporary telecommunications antenna pole will be decommissioned once the permanent site is operational.

The Panel received correspondence regarding the Development Variance Permit application; indicating that a resident would not be able to attend the meeting.

The Panel recommends that the Permit be issued.

DP 13-644888 – BALANDRA DEVELOPMENT INC. – 8600 AND 8620 NO. 2 ROAD
(March 25, 2015)

The Panel considered a Development Permit application to permit the construction of nine (9) townhouse units on a site zoned “Low Density Townhouses (RTL4)”. The proposal includes variances for reduced lot width, front yard setback and seven (7) small car parking spaces.

Architect, Wayne Fougere, of Fougere Architecture Inc., provided a brief presentation, including:

- Five (5) townhouse units will face No. 2 Road and two (2) duplexes will be located along the eastern portion of the site.
- There will be one (1) adaptable unit.
- The exterior will feature brick materials.

- Double-vehicle side –by-side garages are provided for seven (7) of the nine (9) units with one (1) small car space in each garage.

Staff supported the Development Permit application and requested variances. Staff advised that the applicant worked with staff to reduce building height for units along the rear property line and that the development will be designed to achieve EnerGuide 82 standards.

Correspondence was submitted to the Panel regarding the Development Permit application.

In reply to Panel queries, Mr. Fougere noted that each unit will have bicycle storage.

In reply to Panel queries, staff advised that the proposed development meets the bylaw requirement for vehicle parking on-site and that the applicant has addressed concern regarding perimeter hedge maintenance with adjacent property owners.

The Panel recommends that the Permit be issued.