



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Re: **Development Permit Panel Meeting Held on September 16, 2015**

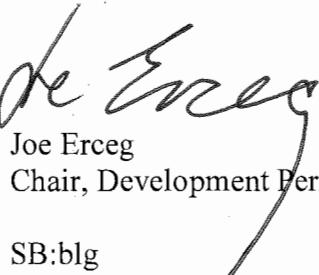
Date: January 20, 2016
File: 01-0100-20-DPER1-
01/2015-Vol 01

Staff Recommendation

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

1. A Development Permit (DP 12-624819) for the property at 8200, 8220, 8280 and 8300 No. 1 Road;

be endorsed, and the Permits so issued.


Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on September 16, 2015.

DP 12-624819 – Matthew Cheng Architect Inc. – 8200, 8220, 8280 and 8300 No. 1 Road (September 16, 2015)

The Panel considered a Development Permit application to permit the construction of 28 townhouse units on a site zoned “Low Density Townhouses (RTL4).” No variances are included in the proposal.

Kush Panatch, of Centro Properties Group; David Cha, of Matthew Cheng Architect Inc.; and Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, noting that:

- The contemporary design included high-level finishing; including brick and wood siding and a combination of asymmetrical and flat roof lines to reflect surrounding buildings.
- The three-storey height stepped down to two (2) storeys along the north, south and east edges of the site to provide transition to existing adjacent single-family homes.

Staff advised that the proposed development will have one (1) convertible unit and a Servicing Agreement will provide frontage improvements along No. 1 Road, including a future bus shelter. The proposed development will retain the existing hedges on-site.

Jim Barkwell addressed the Panel; expressing concern regarding: (i) perimeter fencing and hedging; (ii) on-site grading; (iii) perimeter drainage; and (iv) the arrangement of balconies.

In response to Panel queries, staff advised that: (i) the proposed development will have 1.8 m perimeter hedging; (ii) existing site grading will be retained along the east edge of the site; and (iii) the retaining wall will be stepped back 1.2 to 1.5 m from the property line.

In response to Panel queries, Mr. Panatch advised that:

- The site was raised to meet flood plain requirements and the grading will gradually step down to meet the existing grade and perimeter drainage at the property line.
- The units adjacent to the single-family homes will be two (2) storeys and the retention of existing perimeter trees will mitigate overlook concerns.

No correspondence was submitted to the Development Permit Panel regarding the application.

In response to Panel queries, Ms. Dimitrova and Mr. Cha advised that: (i) walkway included landscape strips on both sides, an entry trellis and decorative pavers; and (ii) the walkway will be lit, but details of the lighting elements have not been finalized.

In response to Panel queries, staff advised that:

- The outdoor amenity space was relocated to the eastern portion of the site and that there will be perimeter fencing and landscaping along that portion.
- The Advisory Design Panel requested that the project consider additional convertible units.

The Panel recommends that the Permit be issued.