



## City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel  
**Date:** October 17, 2006  
**File:** 01-0100-20-DPER1-  
01/2006-Vol 01  
**Re:** **Development Permit Panel Meetings Held on June 14, 2006, June 28, 2006,  
and July 26, 2006**

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### Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
  - i) a Development Permit (DP 05-306362) for the property at 6551 No. 4 Road  
be endorsed, and the Permit so issued.

  
Joe Erceg, MCIP  
Chair, Development Permit Panel

WC/SB:blg

## Panel Report

The Development Permit Panel considered the following items at its meetings held on June 14, 2006, June 28, 2006 and July 26, 2006:

### DP 05-306362 – G.A. CONSTRUCTION LTD. –6551 NO. 4 ROAD

(June 14, 2006, June 28, 2006 and July 26, 2006)

The Panel considered a Development Permit application to permit the construction of 12 townhouse units on a site zoned “Comprehensive Development District (CD/155)”. Variances to reduce the north and south side yard setbacks are included in the proposal. The proposal was originally presented at the Development Permit Panel Meeting on June 14, 2006, but was referred to the June 28, 2006 meeting and back to staff to meet with the applicant to ensure the City’s two (2) trees to replace one (1) tree Policy was upheld and to investigate if a significant hedge could be placed along the north side of the property.

Mr. Yoshi Mikamo, Architect, provided a description of the project.

Mr. Fred Carron of 9820 Alberta Road was present to request significant replacement tree planting; a Cedar hedge buffer; provision of indoor amenity space onsite and public amenity space in the neighbourhood; and setback variances be similarly granted for development of remaining parcels.

At the June 28, 2006 meeting, the proposal was scheduled for presentation to the Panel but was referred to the July 26, 2006 meeting, as no revised landscape drawing had been prepared.

Mr. Masa Ito, Landscape Architect, provided a brief description of the status of the project. No revised landscape plan was prepared as only the day before, his client had authorized the 2:1 replacement ratio for planting of trees to replace the trees taken down on the property. The developer was also willing to place a hedge along the north side of the property. The applicant’s arborist had prepared a report in which he estimated that there were previously six (6) trees on the property based on an archival photo, one (1) of which was dead. The developer was willing to plant 10 replacement trees at 15 cm dbh. They needed to investigate what stock was available and if there was enough room. If there were not sufficient space onsite, they would need to determine an appropriate cash contribution for the trees that could not be accommodated onsite.

Mr. Fred Carron of 9820 Alberta Road was present to express his frustration at the removal of trees from this site and other sites along Alberta Road and stated he had not seen any significant replacement of trees. He had no difficulty with removal of trees, but did have difficulty with not replacing them with significant trees.

At the July 26, 2006 meeting, Mr. Yamamoto presented the revised proposed landscape plan including 10 new 15 cm calliper trees to replace five (5) trees removed from the site and the planting of a Cedar hedge along the north property line.

The Panel recommends that the Permit be issued.