



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: November 19, 2008
File: 0100-20-DPER1

Re: Development Permit Panel Meeting Held on November 12, 2008

Panel Recommendation

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

- i) a Development Permit (DP 07-396698) for the property at 7660 Acheson Road;

be endorsed, and the Permit so issued.

Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on November 12, 2008.

DP 07-396698 – TOWNLINE VENTURES 15 LIMITED – 7660 ACHESON ROAD
(November 12, 2008)

The Panel considered a Development Permit application to permit the construction of two (2) front-to-back duplexes on a site zoned “Comprehensive Development District (CD/28)”. Variances are included in the proposal to reduce the side yard setback and for building projections into the front and rear yard setbacks.

The designer, Rod Lynde, and Landscape Architect, Masa Ito, provided brief descriptions of the project. Mr. Lynde advised that the design was similar to another Townline development located at 7562/7566 Acheson Road. Mr. Ito noted that one of the two bylaw-sized trees on-site is viable for retention, while the other one has suffered decay and poor pruning and is therefore recommended for removal.

Staff recommended issuing the development permit and granting the variances requested.

No public comments were received regarding the rezoning.

In response to Panel inquiry regarding sustainable features, Chris Taylor, Townline Ventures, agreed to work with staff to consider redesigning the concrete driveways to add permeable material in an effort to eliminate run off.

The Panel recommended that the Permit be issued.

Following the Panel meeting, the applicant revised the landscape design to add permeable pavers to fill the driveway entrance adjacent to Acheson Road. This revision enhances the streetscape and satisfies the Panel’s request to increase the permeability of the driveway.