



City of Richmond

Report to Council

To: Richmond City Council
From: Victor Wei, P. Eng.
Development Permit Panel

Date: November 19, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01

Re: **Development Permit Panel Meeting held on August 27, 2014**

Staff Recommendation

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

1. A Development Permit (DP 13-648221) for the property at 5180 Blundell Road be endorsed, and the Permit so issued.



Victor Wei, P. Eng.
Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 27, 2014.

DP 13-648221 – BLUNDELL VENTURES LTD. – 5180 BLUNDELL ROAD
(FORMERLY 5160 AND 5180 BLUNDELL ROAD)
(August 27, 2014)

The Panel considered a Development Permit application to permit the construction of 15 townhouse units on a site zoned “Low Density Townhouses (RTL4)”. There are no variances included in the proposal.

Architect, Taizo Yamamoto, of Yamamoto Architecture Inc., and Landscape Architect, Patricia Campbell, of PMG Landscape Architects. Ltd., gave a brief overview of the proposal. Mr. Yamamoto noted that units adjacent to neighbouring single-family homes will be two (2) storeys, and the retention of trees on the eastern portion of the site will create a larger setback than required. He added that there will be one (1) two-storey convertible unit and an accessible parking stall on the east side of the site.

In response to Panel queries, Ms. Campbell and Mr. Yamamoto advised that: (i) pedestrian access is available on the western portion of the site; (ii) pedestrian access on the eastern portion of the site is not possible due to the configuration of a retaining wall; (iii) extensive lighting was not included in the walkway due to the possibility of light affecting neighbouring residents; and (iv) adding low-level light to the walkway was possible.

Richmond Resident, Feng Guo, addressed the Panel expressing his concerns regarding the proposed developments increased density, noise and traffic.

Richmond Resident, Martha Sturrock, addressed the Panel expressing her concern regarding the proposed three-storey height of the development.

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

Staff supported the Development Permit application, noting the applicant’s tree preservation efforts and that a Servicing Agreement is in place for frontage improvements, and also, that a statutory right-of-way has been secured to allow access for adjacent future development sites.

In response to queries from the Panel, staff advised that the proposed development contains a combination of two-storey and three-storey units, and that all units in the rear section of the proposed development have two (2) stories.

The Panel encouraged the developer to include lighting along the walkway.

Subsequent to the meeting, changes were made to the project design to provide wall sconce directional lighting along the walkway.

The Panel recommends that the Permit be issued.