



# City of Richmond

## Report to Council

**To:** Richmond City Council  
**From:** Dave Semple  
Chair, Development Permit Panel

**Date:** December 12, 2013  
**File:** 01-0100-20-DPER1-  
01/2013-Vol 01

**Re:** **Development Permit Panel Meeting Held on March 27, 2013**

### Staff Recommendation

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

- i. a Development Permit (DP 12-603657) for the property at 8540 and 8560 Jones Road;  
be endorsed, and the Permit so issued.

*For* Dave Semple  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following items at its meeting held on March 27, 2013

DP 12-603657 – ZHAO XD ARCHITECT LTD. – 8540 AND 8560 JONES ROAD  
(March 27, 2013)

The Panel considered a Development Permit application to permit the construction of 12 three-storey townhouse units on a site zoned High Density Townhouses (RTH1). A variance is included for tandem parking spaces in all of the townhouse units.

Architect, Xuedong Zhao, of Zhao XD Architects Ltd., provided a brief presentation of the proposal.

In response to Panel queries, the applicant and staff advised that the proposal does not provide cross access easement with the adjacent developments, bicycle parking spaces are provided in the parking area, and the area under the staircase is for the water heater.

Staff supported the Development Permit application and requested variance, which was identified at the rezoning stage, and will provide more on-site parking spaces than the Zoning Bylaw requires. The proposal includes one (1) convertible unit and an outdoor amenity space.

In response to a Panel query, staff stated that the proposed massing of the buildings fit well with the context of the area and meet the setback requirements of the Zoning Bylaw.

Ms. Li Huiman, a Jones Road resident, addressed the Panel and expressed concerns regarding construction, suggested that a traffic light be installed in the intersection of Jones Road and St. Albans Road in view of the increased density in the neighbourhood and the growing incidence of traffic accidents in the vicinity, and requested information on the following:

- The height of the buildings relative to the adjacent developments.
- The distance of the proposed development from adjacent developments.
- The proposed development's fencing plan.
- Working times during the construction period.

In response to the aforementioned concerns, staff and Panel members stated the following:

- The proposed building height is consistent with the height of the buildings to the west.
- The edge of the proposed building is approximately 3 m off the property line; which meets the minimum setbacks as required by the Zoning Bylaw.
- The existing fence would be retained and the developer would be responsible for any damages done during construction.
- Construction times are required to adhere to the City's Noise Bylaw.
- The City's Transportation Division would review the traffic light suggestion.

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

The Panel expressed support for the project and advised the applicant to consider and be sensitive to the concerns of the residents in the adjacent developments.

Subsequent to the Panel meeting, Transportation staff has initiated a traffic study to determine if a traffic signal upgrade is warranted for the Jones Road and St. Albans Road intersection. Should this study determine a signal is warranted, a capital submission request will be brought forward for Council consideration. There have been no pedestrian or cyclist accidents reported at this intersection in the last 5 years.

The Panel recommends that the Permit be issued.