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**To:** Richmond City Council  
**From:** Dave Semple  
Chair, Development Permit Panel  
**Date:** September 17, 2014  
**File:** 01-0100-20-DPER1-  
01/2014-Vol 01  
**Re:** **Development Permit Panel Meeting held on August 27, 2014**

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**Staff Recommendation**

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

1. A Development Permit (DP 13-638853) for the property at 9671 Alberta Road be endorsed, and the Permit so issued.

Dave Semple  
Chair, Development Permit Panel

SB:blg

### Panel Report

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

DP 13-638853 – CITIMARK-WESTERN ALBERTA ROAD TOWNHOUSE LTD.  
– 9671 ALBERTA ROAD  
(August 27, 2014)

The Panel considered a Development Permit application to permit the construction of a 21-unit townhouse development at 9671 Alberta Road on a site zoned “Medium Density Townhouse (RTM2)”. The proposal includes variances for reduced lot width and reduced side yard setbacks.

Architect, Wayne Fougere, of Fougere Architecture Inc. and Landscape Architect, Dave Jerke, of Van der Zalm and Associates Inc., provided a brief presentation regarding the proposal. Mr. Fougere noted that an agreement with a neighbouring development was made to share a common boulevard to eliminate the need for parallel parking and increase the landscaped space. Mr. Jerke added that nodes included in the greenway would provide for gathering spaces and that trees will be retained in the southwest corner of the site.

In response to Panel queries, Mr. Fougere and Mr. Jerke provided the following information:

- The variances include a reduction in lot width and reductions in setbacks on the east and northwest corner areas of the site.
- Visitor parking would be arranged in groups of two (2) and separated by trees and although the two (2) developments shared a common boulevard, each development maintained on-site access to the visitor parking for each development.
- There is existing street-lamp type of lighting as well as a proposal to include bollard lighting along the pathway.
- There are play and seating elements in the greenway and there are schools and parks in the area.

Staff supported the Development Permit application and requested variances and advised that the developer has worked with staff on tree retention on-site. A Servicing Agreement is required for frontage improvements along Alberta Road. The proposal includes one (1) convertible unit.

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

The Panel recommends that the Permit be issued.