



To: Richmond City Council

Date: October 21, 2014

From: Victor Wei
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
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Re: Development Permit Panel Meeting held on February 12, 2014

Staff Recommendation

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

1. A Development Permit (DP 13-636863) for the property at 7199 Moffatt Road (formerly 7175 and 7191 Moffatt Road);

be endorsed, and the Permit so issued.



Victor Wei
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting February 12, 2014.

DP 13-636863 – MATTHEW CHENG ARCHITECT INC. – 7199 MOFFATT ROAD
(FORMERLY 7175 AND 7191 MOFFATT ROAD)
(February 12, 2014)

The Panel considered a Development Permit application to permit the construction of 10 three-storey townhouse units at 7175 and 7191 Moffatt Road on a site zoned “High Density Townhouses (RTH1)”. No variances are included in the proposal.

Architect, Matthew Cheng, of Matthew Cheng Architecture Inc., and Landscape Architect, Denitsa Dimitrova, of PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, and (iii) landscaping and open space design.

Staff supported the Development Permit application and noted that the proposed development addresses the City’s Development Permit guidelines and commended the applicant for retaining all of the trees in the adjacent site and noted that an arborist is monitoring the trees during the construction process.

Neighbour, Weihong Chen, together with realtor, Jenny Xu, of Sutton Group West Coast Realty, addressed the Panel expressing concerns related to privacy and noise due to the proposed setback and a lack of proposed trees on the south perimeter of the site adjacent to her property. Also, Ms. Xu expressed her concerns with regard to the potential impact to the value of the adjacent property if the stated privacy concerns are not addressed.

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

In reply from Panel queries, Mr. Cheng and Ms. Dimitrova provided the following:

- Privacy concerns can be addressed by adding additional trees and shrubs and potentially widening the landscape strip along the south perimeter.
- The outdoor amenity is positioned so that it can receive sunlight.
- The sustainability features list is based on the Built Green Checklist.

In reply to a Panel query, staff noted that the main driveway would only serve the residents of the proposed development with no pedestrian access through to the adjacent site on the west side.

The Panel supported the development with recommendations that the applicant work with staff to increase the privacy screening along the south perimeter of the site.

Subsequent to the Panel meeting, the landscape design was revised to include 17 taller hedge plants in the southwest portion of the site to address the neighbour's concern.

The Panel recommends that the Permit be issued.