



City of Richmond

Report to Council

To: Richmond City Council
From: Cathryn Volkering Carlile
Acting Chair, Development Permit Panel
Date: July 23, 2008
File: 0100-20-DPER1
Re: Development Permit Panel Meeting Held on July 16, 2008

Panel Recommendation

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

- i) a Development Permit (DP 08-422493) for the property at 8880 Sidaway Road; and
- ii) a Development Permit (DP 08-422727) for the property at 12100 Featherstone Way;

be endorsed, and the Permits so issued.

Cathryn Volkering Carlile
Acting Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on July 16, 2008.

DP 08-422493– J., K., S. AND G. SANGHERA – 8880 SIDAWAY ROAD
(July 16, 2008)

The Panel considered a Development Permit application to permit the construction of a single-family dwelling and provide compensation enhancement planting on a site zoned “Agricultural District (AG1)” and designated as an Environmentally Sensitive Area (ESA).

Mr. Jasbinder Sanghera, representing the Sanghera family, provided a brief summary of the proposal, advising that a new single-family house would be constructed centrally on the property at the 3.0 m flood construction level and all building structures, except the septic field are located within the allowable 50 m setback area. He advised that his family is committed to preserving the ESA and Riparian Management Area (RMA) thru replanting, and retaining existing trees and vegetation. A landscaping security would be paid to the City.

Staff recommended the issuance of a Development Permit and commended the applicant for quickly addressing ESA and RMA issues; working closely with staff to address Council concerns; and hiring a biologist to look into the area in greater detail.

No public comments were received regarding the application.

In response to a Panel concern regarding the position of the proposed entry gate, Mr. Sanghera advised that the gate was 28 ft. from the road.

In response to a Panel question, he stated that the garage area could also serve as storage area for equipment used in ground maintenance.

In reply to a Panel query on how he has been dealing with environmental and riparian requirements of the proposed development, Mr. Sanghera advised that he has been working closely with City Hall and the Department of Fisheries and Oceans to address environmental and riparian concerns.

The Panel recommends that the Permit be issued.

DP 08-422727 – VENTANA CONSTRUCTION CORPORATION – 12100 FEATHERSTONE WAY
(July 16, 2008)

The Panel considered a Development Permit application to permit the construction of an automobile dealership on a site zoned Comprehensive Development District (CD/187).

The Architect, Mr. Dean Huggins, of McDonnell, Quiring and Newmann Architects, provided a brief summary of the proposal, advising that the main automobile dealership building is currently under construction and this Development Permit deals primarily with a second automobile dealership building which will share the same architectural vocabulary and some changes including signage and landscaping.

Staff recommended issuance of the Development Permit.

No public comments were received regarding the application.

In response to a Panel query regarding vehicle delivery, Mr. Huggins advised that the same loading area would be utilized by both the main and secondary automobile dealerships.

The Panel recommends that the Permit be issued.

