



City of Richmond

Report to Council

To: Richmond City Council
From: Victor Wei, P.Eng
Chair, Development Permit Panel
Date: July 22, 2014
File: 01-0100-20-DPER1-
01/2014-Vol 01
Re: **Development Permit Panel Meeting held on February 12, 2014**

Staff Recommendation

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

- i. a Development Permit (DP 13-630413) for the property at 9431, 9451, 9471 and 9491 Williams Road;

be endorsed, and the Permit so issued.

Victor Wei, P. Eng.
Chair, Development Permit Panel

SB:rg

Panel Report

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

DP 13-630413 – YAMAMOTO ARCHITECTURE INC. – 9431, 9451, 9471 AND 9491
WILLIAMS ROAD
(February 12, 2014)

The Panel considered a Development Permit application to permit the construction of 20 townhouse units on a site zoned “Medium Density Townhouses (RTM2)”. No variances are included in the proposal.

Architect Yoshi Mikamo, Yamamoto Architecture Inc., and Landscape Architect Denitsa Dimitrova, PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) architectural form and character, (iii) landscaping and open space design, (iv) exterior colour scheme, and (v) the play equipment in the outdoor children’s play area.

Staff supported the Development Permit application and noted that: (i) the applicant is integrating four (4) existing trees into the development; (ii) staff are satisfied with the proposed revised children’s play equipment; and the applicant is working with the City on the demolition of the existing buildings and the recycling of the demolition materials.

In reply to Panel queries, Mr. Mikamo and Ms. Dimitrova provided the following information:

- The exterior colour scheme included lighter colours.
- The newly proposed play equipment has a smaller footprint compared to the previously proposed play equipment and would not overlap the tree protection area.
- The proposed trees planted adjacent to the outdoor amenity area would be small and columnar so that they would not act as a barrier when the amenity area is expanded in the future.
- There is not a tree proposed in front of unit C in order to keep the space open and welcoming. However, an additional tree could be planted in front of the unit to address privacy concerns.

The Panel supported the development with recommendations to plant an additional tree in front of unit C in order to address potential privacy concerns.

Subsequent to the Panel meeting, the landscape design was revised to include two (2) additional pear trees in front of unit C and a seating bench was added at the outdoor amenity area.

The Panel recommends that the Permit be issued.