



To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: January 21, 2015
File: 01-0100-20-DPER1-
01/2015-Vol 01
Re: **Development Permit Panel Meeting Held on February 27, 2013**

Staff Recommendation

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

1. A Development Permit (DP 11-584817) for the property at 7011 Williams Road (Formerly 9980 Gilbert Road, 7011 and 7031 Williams Road) be endorsed, and the Permit so issued.

A handwritten signature in black ink, appearing to read "Joe Erceg".

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 27, 2013.

DP 11-584817 – YAMAMOTO ARCHITECTURE INC. – 7011 WILLIAMS ROAD
(FORMERLY 9980 GILBERT ROAD, 7011 AND 7031 WILLIAMS ROAD)
(February 27, 2013)

The Panel considered a Development Permit application to permit the construction of nine (9) townhouse units on a site zoned “Low Density Townhouses (RTL4)”. Variances are included in the proposal to reduce setbacks to Gilbert Road and Williams Road and also to reduce the minimum lot width on major arterial roads (Gilbert Road).

The application previously included a request for a variance to allow four (4) tandem parking spaces in two (2) townhouse units. After the Staff Report was written, the City’s Zoning Bylaw was amended to permitted 50% tandem parking and therefore, a variance is no longer required for this application.

The Architect, Taizo Yamamoto, of Yamamoto Architecture Inc., and Landscape Architect, Keith Ross, of K.R. Ross & Associates, provided a brief overview of the proposal, including the following information:

- The development design was partly driven by the large trees on the site and to locate the driveway access as far as possible from the intersection of Williams Road and Gilbert Road.
- To mitigate development impact and maintain privacy for the existing single-family residences, two-storey duplex units are proposed to the rear of the site and the driveway and amenity area are located on the east property line.
- The five (5) unit building fronting Williams Road was designed with a variety of roof forms; with each end unit stepping down from three (3) storeys; to appear more like two (2) storeys at the building ends to address massing.
- There are two (2) convertible units proposed in the rear buildings; all units will have aging in place features such as lever handles, and blocking for grab bars in the washrooms.
- In terms of sustainability, the lot coverage will be below the allowable 40%; with the introduction of large areas of permeable pavers and a lush landscaping approach.
- Each front yard facing the street will have gated open metal fencing; with stone masonry pillars.
- The outdoor amenity space has an arbour entry; with a small play element, bench and plant screening.
- The planting is a mixture of 22 trees, shrubs, native and edible plants, and flowers.
- The tree retention plan includes retaining and protecting six (6) larger Evergreens on the adjacent properties, a hedge adjacent to the east property line, and three (3) mature trees: a Maple and two (2) Cedars, on the site.

In response to Panel queries, it was noted that the outdoor amenity area includes an arbour with small fence, additional permeable paving, mailboxes, a bike rack, a seating area, a wood chip area under the retention Maple tree, and a small play equipment element. In addition, a six (6) ft. fence and lower plantings are proposed parallel to the eastern property line and adjacent mature hedge.

Staff supported the proposed Development Permit application and the proposed variances. Staff advised that the variances associated with the project were identified through the rezoning process. The setback reductions were a result of a required road dedication. The lot width variance is a technical issue related to frontages on the corner site. There is a small number of tandem parking spaces. He commended the applicant on their efforts to retain trees and hedging both on the site and the neighbouring properties.

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

The Panel recommends that the Permit be issued.