



City of Richmond

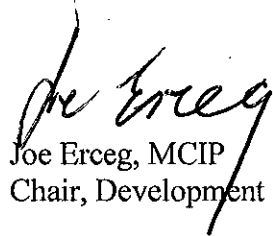
Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: October 19, 2011
File: 0100-20-DPER1
Re: **Development Permit Panel Meeting Held on June 29, 2011**

Panel Recommendation

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

- i) a Development Permit (DP 10-556148) for the property at 9131 and 9151 Williams Road; be endorsed, and the Permit so issued.



Joe Erceg, MCIP
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 29, 2011.

DP 10-556148 – GAGAN CHADHA – 9131 AND 9151 WILLIAMS ROAD
(June 29, 2011)

The Panel considered an application to permit the construction of nine (9) townhouse units on a site zoned Low Density Townhouses (RTL4). A variance is included in the proposal to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

Architect, Mr. Taizo Yamamoto, of Yamamoto Architecture Inc., and Landscape Architect, Mr. Masa Ito, of Ito Landscape Inc., provided brief presentations of the project, including:

- Three-storey townhouse units are surrounded with two-storey townhouse units at the rear and east and west ends of the site to reflect neighbouring single-family homes.
- Four (4) neighbouring trees will be protected, located on the adjacent property to the east.
- Sustainability features include: (i) areas of permeable pavers in the drive aisle and patios; (ii) energy efficient appliances; and (iii) water efficient plumbing fixtures.
- Proposed building materials include Hardie-Plank siding and Hardie-Panel, with some vinyl in the recessed portions on the upper storeys.
- There is one (1) convertible unit and all other units include aging in place features.
- A right-of-way at the north property line restricts tree planting, but allows for maximum flexible use by individual owners of their patio spaces.

In response to queries, Mr. Yamamoto and Mr. Ito provided the following information:

- Privacy is provided for the homeowners to the east with a 6 ft. fence, trellis, and planting. There will be a planting bed between the driveway and the fence.
- The outdoor amenity space is sized for the nine (9) townhouse units; with children's play structures designed for social play for children between the ages of 2 and 4 year old.
- Access is provided for potential future development to the east, and access could be provided from potential future development to the west.

Staff supports the application and the requested variance. Staff provided the following advice:

- Concerns raised at the November 2010 Public Hearing regarding reduction of privacy and sunlight to homes to the north had been addressed.
- The applicant has ensured that existing maple trees to the north of the subject site would be retained, as well as the mature trees on the property to the east.
- Two-storey units at the rear and both ends address the privacy and adjacency issue.
- Cross-access was provided for access to potential future development to the east, as well as the shared use of the garbage/recycling facilities on the subject site.

- The outdoor amenity space is almost double the Official Community Plan (OCP) requirement.

The Chair noted that the applicant had sized the garbage/recycling facility for the site to accommodate a potential future development of the lot to the east.

Public correspondence was received regarding the application. Staff addressed the correspondent's concerns and noted that:

- The correspondence noted concerns regarding (i) decreased natural light; (ii) drainage; (iii) potential damage to a hedge on the west property line; and (iv) traffic congestion and access.
- Decreased natural light would not be an issue, as both units adjacent to the property to the east are two (2) storeys high, lower than is permitted for single-family homes; and the units are set back 5 m at the outdoor amenity space site, and in excess of 7 m at the drive aisle.
- Although the site grade will be raised, drainage would not be an issue, as the applicant is required to provide perimeter drainage to handle site drainage on-site.
- The hedge is located on the subject site, and will be removed and replaced with a fence and new hedging material.
- The location of the internal drive aisle has been approved by the City's Director of Transportation, and the applicant has provided the required parking spaces.

In response to the Chair's query, staff advised that the hedge would not survive the change of elevation of the subject site, and that the landscaping scheme provides for planting screening.

There was general agreement that the development was well designed and that the applicant had addressed concerns raised at the November, 2010 Public Hearing.

The Panel recommends that the Permit be issued.