



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Robert Gonzalez, P. Eng.  
Chair Development Permit Panel  
**Date:** January 21, 2013  
**File:** 01-0100-20-DPER1-  
01/2013-Vol 01  
**Re:** Development Permit Panel Meeting Held on April 25, 2012

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### Staff Recommendation

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

- i. a Development Permit (DP 09-466065) for the property at 853 i Williams Road (formerly 8511 and 8531/8533 Williams Road);

be endorsed, and the Permit so issued.

Robert Gonzalez, P. Eng.  
Chair, Development Permit Panel

SB:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on April 25, 2012.

DP 09-466065 – THOMAS CHALISSERY – 8531 WILLIAMS ROAD  
(FORMERLY 8511 AND 8531/8533 WILLIAMS ROAD)  
(April 25, 2012)

The Panel considered a Development Permit application to permit the construction of 10 townhouse units on a site zoned Low Density Townhouses (RTL4). Variances are included in the proposal for tandem parking spaces in three (3) townhouse garages and five (5) small-car parking spaces in five (5) townhouse garages.

Architect, Taizo Yamamoto, of Yamamoto Architect Inc., and landscape architect, Masa Ito, of Ito and Associates Landscape Architects, provided a brief presentation, including:

- Three-storey units are proposed at the centre of the project, stepping down to two-storey;
- The central outdoor amenity area includes seating and a sculptural children's play structure;
- Proposed building material is Hardie-Plank siding, and proposed color palette includes tans and grays, with darker colored trims;
- Sustainable measures include, low e-glass windows, and energy efficient appliances;
- There is one (1) convertible unit and all units have washroom wall blocking for future grab bars;
- The lush streetscape will have an assortment of shrubs, ground covers, perennials and grasses associated with different seasons of the year in front yards with picket fencing; and
- At the back, each unit will have a private yard with a paver patio area, flowering trees, and other elements to provide a visual buffer between neighbouring properties to the north.

Staff supported the Development Permit application and requested variances. Staff noted that tandem parking is a common feature of townhouse development, and the requested small car parking variance allows an increase of space in the outdoor amenity area.

In response to Panel queries, staff advised that:

- End units step down to two-storey to be consistent in height with existing homes in the area;
- It is envisioned that both neighbouring lots to the west and east could be developed in the future with potential cross-access through the subject site; and
- The development will provide a garbage and recycling facility with cross-access to share with future development to the east, but not the future development to the west.

There was general agreement that the proposed development was a good one, and that the sculptured feature of the children's play equipment was an asset.

No correspondence was submitted to the Panel regarding the Development Permit application. The Panel recommends that the Permit be issued.