



# City of Richmond

## Report to Council

**To:** Richmond City Council

**Date:** October 8, 2013

**From:** Joe Erceg, MCIP  
Chair, Development Permit Panel

**File:** 01-0100-20-DPER1-  
01/2013-Vol 01

**Re:** Development Permit Panel Meeting held on June 12, 2013

### Staff Recommendation

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

- i. a Development Permit (DP 13-629421) for the property at 9111 Williams Road;

be endorsed, and the Permits so issued.

Joe Erceg, MCIP  
Chair, Development Permit Panel

SB:kt

### **Panel Report**

The Development Permit Panel considered the following item at its meeting held on June 12, 2013.

#### **DP 13-629421 – YAMAMOTO ARCHITECTURE INC. – 9111 WILLIAMS ROAD**

(June 12, 2013)

The Panel considered a Development Permit application to permit the construction of four (4) townhouse units on a site zoned “Low Density Townhouses (RTL4)”. Variances are included in the proposal for reduced lot width and to allow two (2) small car parking stalls in two (2) of the townhouse units.

Architect Yoshi Mikamo, Yamamoto Architecture Inc., and Landscape Architect Meredith Mitchell, M2 Landscape Architecture, gave a brief presentation and in response to Panel queries, advised that:

The outdoor amenity space includes a trellised entry, seating area, concrete pavers, play and activity area at the front and green space to the rear.

The removal of the existing three trees on the property is due to the entire site requiring fill to elevate the existing grading and to the poor condition of the trees.

Staff supported the Development Permit application and requested variances. Staff expressed appreciation for the efforts of the applicant in creatively and sensitively designing the townhouse development on the smaller site and in working cooperatively with the adjacent strata on the improvements to the shared amenity area.

In response to a Panel query, staff advised that the existing trees are not suitable candidates for retention based on their existing condition and the site is better served with replacement trees. The proposed development provides for a 4:1 replacement ratio which exceeds the ratio of 2:1 sought in the Official Community Plan.

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

The Panel recommends that the Permit be issued.