



City of Richmond

Report to Council

To: Richmond City Council

Date: November 2, 2022

From: Joe Erceg
Chair, Development Permit Panel

File: DP 19-858783

Re: **Development Permit Panel Meeting Held on March 16, 2022**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of Development Permit (DP 19-858783) for the properties at 8231 and 8251 Williams Road, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
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Panel Report

The Development Permit Panel considered the following item at its meeting held on March 16, 2022.

DP 19-858783 - ZHAO XD ARCHITECT LTD. - 8231 AND 8251 WILLIAMS ROAD
(March 16, 2022)

The Panel considered a Development Permit (DP) application to permit the construction of ten townhouse dwellings at 8231 and 8251 Williams Road with vehicle access from 8299 Williams Road on a site zoned “Low Density Townhouses (RTL4)”. A variance is included in the proposal to increase the permitted number of small parking spaces.

The applicant and Architect, Xuedong Zhao, of Zhao XD Architect Ltd. and Landscape Architect Denitsa Dimitrova, of PMG Landscape Architects provided a brief overview on the project, noting the following:

- The two on-site trees to be retained are located in the middle of the site and in the southeast corner of the site.
- Construction works on the site will be done under the supervision of the project arborist to ensure protection of the retained trees.
- The proposed shared outdoor amenity area at the rear of the site includes a children’s play equipment providing multiple play opportunities.
- Permeable pavers are proposed for the central pathway, visitor parking spaces and the west and east ends of the internal drive aisle.

Staff noted that (i) the Servicing Agreement associated with the project includes frontage works and site services, (ii) the frontage works include, among others, the installation of a two-meter wide sidewalk along Williams Road, (iii) the proposed small car parking variance is a technical variance and is consistent with parking variances granted to similar townhouse developments, and (iv) the applicant’s efforts to retain the trees along the Williams Road frontage are supported by staff.

In reply to a query from the Panel, staff confirmed that the architectural drawings submitted by the applicant are up-to-date and reflects the removal of one of the windows along the south elevation fronting Williams Road to minimize solar heat gain.

In reply to a query from the Panel, staff identified that the subject property recently changed ownership, that original applicant met with the adjacent developer regarding use of the shared driveway and that the new owner of the subject site has been advised to meet with the owner of the recently approved townhouse development to the east to discuss business terms for the cross access agreement between the two adjacent properties.

The Panel recommends the Permit be issued.