



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel

Date: February 5, 2013
File: 01-0100-20-DPER1-
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Re: **Development Permit Panel Meetings Held on November 16, 2011**

Staff Recommendation

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

- i. a Development Permit (DP 11-573871) for the property at 7251 St. Albans 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 November 16, 2011.

DP 11-573871 – YAMAMOTO ARCHITECTURE INC. – 7251 ST. ALBANS ROAD
(November 16, 2011)

The Panel considered a Development Permit application to permit the construction of four (4) townhouse units on a site zoned High Density Townhouses (RTH1). No variances are included in the proposal.

Mr. Yoshi Mikamo, of Yamamoto Architecture Inc., and Landscape Architect, Masa Ito, of Ito Associates Landscape Architects, provided a brief presentation on the proposal, including:

- Two (2) on-site trees will be removed due to poor condition.
- Existing trees are being protected on adjacent properties to the north and south.
- Substantial landscaping is planned along the street frontage of St. Albans Road.
- Permeable paving visually extends the amenity area into the drive aisle.
- The children's play equipment is intended for social creative play, rather than physical play.

In response to Panel queries, Mr. Mikamo and Mr. Ito advised that:

- Holly trees at the eastern corner of the subject site are to be retained.
- The building forms include projections and recesses to create visual interest.
- Proposed neutral colours and earth tones are in keeping with existing residences in the area.
- The contemporary design optimizes interior living spaces and is in keeping with neighbouring townhouse and apartment complexes.
- There is one (1) convertible unit with conversion potential to accommodate a wheelchair.
- Energy efficient appliances are provided in order to conserve water and energy.
- The proposed design meets zoning and the Official Community Plan (OCP) guidelines.
- The children's play area is designed for social engagement of children and parents.
- A well-detailed fence is proposed for the north property line shared by a townhouse unit.
- Smaller tree species were chosen, which would not grow to excessive heights in the future.

Staff supported the Development Permit application and noted that the applicant had done his best architecturally on a narrow site.

Neighbour, Mr. Corrado Bujliarisi, addressed the Panel and expressed his concern that the fencing around the subject site is inadequate, unattractive, and incomplete.

In response to the concern, the Chair received advice that new replacement fencing will be erected and will be both attractive and effective.

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

The Panel recommends that the Permit be issued.