



City of Richmond

Report to Council

To: Richmond City Council

Date: March 31, 2021

From: Joe Erceg
Chair, Development Permit Panel

File: DP 18-829083

Re: Development Permit Panel Meeting Held on July 29, 2020

Staff Recommendation

That the recommendation of the Panel to authorize issuance of a Development Permit (DP 18-829083) for the property at 8291 and 8311 Williams Road be endorsed and the Permit so issued.

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Chair, Development Permit Panel
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SB/JR:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on July 29, 2020.

DP 18-829083 – KONIC DEVELOPMENT LTD. – 8291 AND 8311 WILLIAMS ROAD
(July 29, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of 10 townhouse units on a site zoned “Low Density Townhouses (RTL4)”. Variances are included in the proposal for reduced Williams Road setback and to allow small car parking spaces.

Applicant, Jiang Zhu, of Imperial Architecture, and Landscape Designer, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, including:

- The proposed development is an infill project.
- The three-storey buildings fronting Williams Road have been stepped down to two storeys along the side property lines and two-storey duplex units are provided at the rear to provide an appropriate interface with adjacent single-family homes.
- The centrally located shared outdoor amenity area at the rear of the site will receive maximum sun exposure and provide convenient access to all residents.
- The proposed Tudor architectural style is consistent with existing neighbourhood character.
- Different architectural treatments are proposed for the roofs of the two three-storey buildings along Williams Road to differentiate the two buildings along the streetscape.
- The shadow analysis indicates that the rear two-storey duplex buildings will not impact the adjacent single-family homes to the north in terms of shadowing.
- The sight line analysis demonstrates that neighbouring properties to the north will not be visible from the windows of the three-storey buildings.
- The project includes one secondary suite and one convertible unit.
- Four existing trees along the north property line and two significant hedges along the east property line are proposed to be retained and protected.
- A six-foot high wood fence along the west, east and north property lines is proposed to provide privacy from adjacent developments.
- The common outdoor amenity area has been designed to provide as much play opportunities as possible with a small playhouse and natural play elements.
- A wooden deck is proposed under the existing Cherry tree.
- Permeable paving is proposed in the driveway, internal drive aisle and visitor parking spaces.
- A pedestrian pathway is provided along the driveway and internal drive aisle.

In reply to a Panel query, staff confirmed that there is a statutory right-of-way (SRW) registered on title over the driveway and internal drive aisle to facilitate access to/from adjacent future developments through the subject site.

In reply to Panel queries, Denitsa Dimitrova noted that: (i) the small size of the children’s play area limits the choice for play equipment due to required safety zones; and (ii) the applicant is proposing a small play house to develop the children’s social and imagination skills and natural play elements such as balance logs to provide active play opportunities.

Discussion ensued regarding the limited active play opportunities in the children's play area and it was noted that the proposed play equipment may not meet expectations for the project to provide adequate active play equipment.

Staff noted that: (i) there is a Servicing Agreement associated with the subject development for frontage improvements and site service connections; (ii) the proposed front yard setback variance is a function of a 1 m wide road dedication on Williams Road and increased rear yard to allow the retention of existing trees along the rear property line; (iii) the small car parking variance for side-by-side garages is a technical variance and is consistent with other applications; and (iv) a lock-off suite is included in one of the 10 townhouse units.

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

It was noted that the proposed play equipment for the common outdoor amenity area does not meet expectations for active play opportunities.

In reply to a query from the Panel, staff noted that the space requirement for tree preservation in the outdoor amenity area poses a constraint on the size of the outdoor amenity area.

In reply to queries from the Panel, the owner of the subject property commented on the constraints to the size of the shared outdoor amenity area and the difficulty of providing a play equipment larger than the one currently proposed.

In reply to a query from the Panel, staff confirmed that the side yard setbacks on the proposed development are currently slightly beyond the minimum requirement.

As a result of the discussion, direction was given to staff to work with the applicant to review the proposed play equipment in order to provide more active play opportunities for children in the shared outdoor amenity area prior to the application moving forward to Council.

Subsequent to the meeting, the landscape plan was revised in response to the Panel's request. Staff worked with the applicant to redesign the outdoor amenity area. The balance logs and playhouse were removed and replaced with a slide and artificial climbing tree. Staff are satisfied that the proposed play equipment will enable a range of children's play activities including sliding, climbing, and jumping.

The Panel recommends the Permit be issued.