



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: February 15, 2023
File: DP 17-792931
Re: Development Permit Panel Meeting Held on April 14, 2021

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-792931) for the properties at 9700, 9720 and 9800 Williams Road, be endorsed and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel
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WC:ac

Panel Report

The Development Permit Panel considered the following item at its meeting held on April 14, 2021.

DP 17-792931 – URBAN ERA BUILDERS & DEVELOPERS LTD.
– 9700, 9720 AND 9800 WILLIAMS ROAD
(April 14, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of 18 townhouses, including three affordable housing units, on a site zoned “Town Housing (ZT81) - Williams Road”. No variances are included in the proposal.

Developer, Khalid Hasan, of Urban Era Builders and Developers Ltd.; Architect, Eric Law, of Eric Law Architect; and Landscape Architect, Donald Duncan, of Donald Duncan Development Consultant Landscape Architect, provided a brief presentation, including:

- The project includes three affordable housing rental units.
- Three-storey townhouse units are proposed along Williams Road and two-storey townhouses units are sited at the rear of the site in response to neighbouring single-family homes along the south side.
- Proposed vehicle access is from Williams Road and there will be future connections of the proposed east-west internal drive aisle on the subject site to neighbouring properties to the east should these redevelop into a townhouse development in the future.
- The existing public walkway along the west property line will be improved and widened and will provide pedestrian access to townhouse units along the west side as well as to the proposed common outdoor amenity area.
- The common outdoor amenity area is envisioned as a community gathering space.
- Individual entrances to the townhouse units fronting the public walkway along the west property line will be gated.
- The size of trees proposed to be planted is appropriate for the size of the proposed development.
- Permeable paving treatment is proposed on portions of the internal drive aisles, including along the internal pedestrian walkways to enhance pedestrian safety.

In reply to Panel queries, Eric Law and Donald Duncan noted that: (i) pedestrian access to the common outdoor amenity area from the public walkway will be gated; and (ii) appropriate measures including installation of barriers will be undertaken in order to protect the retained trees during construction.

In reply to a Panel query, staff noted that lighting along the public walkway will be provided through the Servicing Agreement for the proposed development.

Staff noted that: (i) the three affordable housing rental units will be subject to a Housing Agreement to ensure tenant eligibility is consistent with the City's Affordable Housing Strategy; (ii) the proposed development includes two convertible units; and (iii) a Servicing Agreement is associated with the project for site servicing and frontage works along Williams Road and improvements to the public walkway along the western edge of the subject site.

Staff distributed revised Development Permit Considerations on table to the Panel, clarifying the agreement for driveway cross access to the future development to the east of the subject site and included the provision of wayfinding signage as part of the agreement.

King Luk, Earl Luk and Quennie Law submitted correspondence to the Panel meeting. Staff noted that the correspondence included a request for shared driveway access through the subject site for the future development to the east. Staff noted a shared driveway access agreement was being secured and that staff has provided a written response to the correspondence.

The Panel expressed support for the project and appreciated the provision of three affordable low-end-market-rental (LEMR) units.

The Panel recommends the Permit be issued.