



City of Richmond

Report to Council

To: Richmond City Council

Date: October 17, 2012

From: Joe Erceg
Chair, Development Permit Panel

File: 01-0100-20-DPER1-
01/2012-Vol 01

Re: Development Permit Panel Meeting Held on February 29, 2012

Staff Recommendation

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

- i) a Development Permit (DP 11-577719) for the property at 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road;

be endorsed, and the Permit so issued.

Joe Erceg
Chair, Development Permit Panel

SB:blg

Panel Report

The Development Permit Panel considered the following item at its meeting held on February 29, 2012.

DP 11-577719 – Westmark Developments (Woodwards Pointe) Ltd. – 9900 No. 2 Road and 6011, 6031, 6051 & 6071 Williams Road
(February 29, 2012)

The Panel considered a Development Permit application to permit the construction of 23 townhouse units on a site zoned Medium Density Townhouses (RTM3). Variances are included in the proposal for reduced Williams Road and Parsons Road setbacks and for tandem parking spaces in 18 units.

The architect, Mr. Taizo Yamamoto, of Yamamoto Architect Inc. provided a brief presentation, including:

- Large trees along the perimeter, and in the centre of the site, are going to be preserved.
- As a result of concerns raised at the March, 2011 Public Hearing, access to the site was moved from Parsons Road to Williams Road, where a right in/right out access is provided.
- The 23 townhouse units are a mix of two-storey and three-storey with minimal shadowing and street fronting townhouse units are stepped down for single-family residence appearance.
- The children's play area includes slides and climbing equipment, benches and lawn space.
- There is one (1) convertible unit and all units have aging in place features.
- Brown and tan colours are planned for some buildings, and grey tones are planned for the others.

In response to Panel queries, Mr. Yamamoto provided the following information:

- The northeast yards are low to preserve existing neighbouring trees; fencing, planting, and an existing hedge provide privacy.
- All street fronting units have front yards, all rear units have entries on the drive aisle.
- The traffic management plan will be submitted as part of the Building Permit.
- On-site visitor parking is located throughout the site, and beside the drive aisle.
- A Cedar and a Fir tree are being retained in the outdoor amenity area, and the area also features landscaping, fencing, bench seating, a trellis, and wood chips for the play area surface.

Staff supported the Development Permit application and requested variances and advised that the applicant had responded to concerns expressed by neighbours during the March, 2011 Public Hearing, regarding access off Parsons Road, which also resulted in retention of trees in the centre and along the periphery of the site.

Ms. Rosemarie Schlossarek, a Parsons Road resident, addressed the Panel and advised that she had signed a petition that was presented at the March, 2011 Public Hearing; the access had been removed from Parsons Road; but she remained concerned. She stated that, instead of shuffling cars into the tandem parking spaces, people would park on the street, and that Parsons Road was too narrow to accommodate parked cars. She noted that accidents were bound to happen due to on-street parking and drivers unable see other drivers who turn onto Parsons Road.

No correspondence was received by the Panel regarding the Development Permit application.

In response to concerns raised and Panel queries, staff advised:

- Concerns were expressed at the March, 2011 Public Hearing regarding: (i) the removal of trees, but that seven (7) trees are being retained on the site, with a further 11 being retained along the periphery; and (ii) the proposed three-storey height being taller than existing houses in the area, but the applicant has responded by significantly reducing interface units to two (2) stories;
- The application meets the zoning requirements for parking.
- The existing 8.8 m wide pavement on Parsons Road will be widened to 11 m by the developer, and that lanes will be wider and feel safer.

In response, the Chair advised that vehicle access to Parsons Road had been eliminated, and that the applicant has designed one (1) pedestrian access for residents of the proposed development on Parsons Road, and another pedestrian access on No. 2 Road. He added that the neighbours' concerns were heard at the March, 2011 Public Hearing, and that the applicant had acted on many of them.

The Panel thanked the applicant for addressing the neighbours' concerns in the design details.

The Panel recommends the Permit be issued.