



# City of Richmond

## Report to Council

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**To:** Richmond City Council  
**From:** Cecilia Achiam  
Chair, Development Permit Panel  
**Date:** July 13, 2022  
**File:** DP 17-768135  
**Re:** **Development Permit Panel Meeting Held on August 11, 2021**

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### Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 17-768135) for the property located at 4226 Williams Road be endorsed and the Permit so issued.

Cecilia Achiam  
Chair, Development Permit Panel  
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SS:blg

### Panel Report

The Development Permit Panel considered the following item at its meeting held on August 11, 2021.

DP 17-768135 – 4226 WILLIAMS ROAD - 1244013 BC LTD. (KHALID HASAN)  
(August 11, 2021)

The Panel considered a Development Permit (DP) application to permit the construction of two duplexes at 4226 Williams Road on a site zoned “Arterial Road Two-Unit Dwellings (RDA)”. No variances are included in the proposal.

Bradley Dore of Brad Dore Residential Design, provided a brief presentation, including:

- A shared internal drive aisle is located in the middle of the two duplex buildings.
- The form and character of the duplexes fits well with the predominantly single-family neighbourhood.
- The massing between the front and rear units of each duplex building has been minimized to enhance sunlight access to adjacent properties.
- The two rear units are convertible units and the two front units are provided with aging-in-place features.
- The shadow study indicates that adjacent properties will not be impacted by shadowing.
- All duplex units will be provided with either a front or rear yard.
- A significant amount of permeable pavers is proposed for the subject development.

Staff noted that: (i) there is a Servicing Agreement associated with the project for frontage works along Williams Road; (ii) the project is required to achieve Step 3 of BC Energy Step Code; and (iii) one visitor parking stall is proposed for shared use of all duplex units.

In reply to Panel queries, staff noted that: (i) permeable pavers and concrete curb are proposed for the drive aisle; (ii) permeable pavers will be installed on the auto court, visitor parking stall and along the west and east side yards of the subject site; (iii) soffit lighting is not proposed on the east and west elevations of the duplex buildings to avoid light pollution on adjacent properties; and (iv) side yards on either side of the subject site are not accessible to the public.

Discussion then ensued regarding potential schemes to break up the massing along the west façade of the west duplex building including introducing different colour tones and investigating pushing the garage slightly inward into the auto court.

As a result of the discussion, staff was directed to work with the applicant to provide articulation to the west façade of the duplex building either through architectural detailing and/or introducing different colour schemes and materials.

The Panel expressed support for the project, noting that its proposed architecture provides a good example for future duplex developments in the City.

July 13, 2022

- 3 -

Subsequent to the meeting, in response to the Panel direction, the applicant: (i) revised the colour scheme on the west façade of the duplex building and added additional trim details around windows and building corners to add visual interest; and (ii) investigated recessing the garage but this was not possible due to the implications on vehicle parking and circulation.

The Panel recommends the Permit be issued.