



**Development Permit Panel
Wednesday, January 29, 2014**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cathryn Carlile, General Manager, Community Services
Peter Russell, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on Wednesday, January 15, 2014, be adopted.

CARRIED

2. Development Permit 13-630032

(File Ref. No.: DP 13-630032) (REDMS No. 4017355)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 6711, 6771 and 6791 Williams Road

INTENT OF PERMIT:

1. Permit the construction of 14 townhouse units at 6711, 6771 and 6791 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum ratio of tandem parking spaces from 50% to 58% of the total residential parking spaces required.

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Applicant's Comments

Ken Chow, Interface Architecture Inc., and Mary Chan Yip, PMG Landscape Architects, gave a brief overview of the proposed townhouse development with respect to (i) urban design, (ii) landscaping and open space design, and (iii) architectural form and character reflective of the Yarmish Heritage House.

In response to queries, Mr. Chow indicated that end units were at 2.5 storeys with no windows overlooking into the adjacent properties and that existing hedges in the back end of the site will be retained.

Panel Discussion

In response to queries from the Panel, the following additional information was provided:

- the hedges positioned along the back of the site are in good condition with some other sections requiring some maintenance;
- the King Crimson Maple tree will be preserved;
- with input from the Yarmish Family, the development will include metal plaques that will acknowledge the history of Yarmish House;
- previous tenants and members from the Yarmish Family were able to salvage some building materials from Yarmish House including some coloured glass windows; and
- in order to maintain access to the outdoor amenity area and because of the landscaping and site layout, additional tandem parking spaces were needed.

In response to queries it was noted that staff worked with the applicant and Heritage Planner during the rezoning stage to ensure appropriate documentation of the Yarmish House. Staff and the applicant will develop appropriate text for the commemorative heritage plaque to be posted on the site.

Staff Comments

Wayne Craig, Director of Development, noted that staff is working with the applicant to ensure that design intent of the stepping back of the end unit is achieved. He further noted that the roof form is designed to mimic Yarmish House. He added that there is a servicing agreement with the applicant with regards to the frontage improvement and storm sewer upgrades associated with the development.

In response to queries from the Panel, Mr. Craig indicated that adding an additional surface parking stall in the front of the amenity space would remove the need for the tandem parking variance but would compromise access to the amenity space.

Correspondence

None.

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Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of 14 townhouse units at 6711, 6771 and 6791 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum ratio of tandem parking spaces from 50% to 58% of the total residential parking spaces required.*

CARRIED

3. New Business

None.

4. Date Of Next Meeting: Wednesday February 12, 2014

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:53 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, January 29, 2014.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk