



**Development Permit Panel  
Wednesday, March 16, 2022**

Time: 3:30 p.m.

Place: Remote (Zoom) Meeting

Present: Joe Erceg, General Manager, Planning and Development, Chair  
Milton Chan, Director, Engineering  
Peter Russell, Director, Sustainability and District Energy

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

**Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on January 12, 2022 be adopted.*

**CARRIED**

**1. DEVELOPMENT PERMIT 19-858783**

(REDMS No. 6834373)

APPLICANT: Zhao XD Architect Ltd.

PROPERTY LOCATION: 8231 and 8251 Williams Road

**INTENT OF DEVELOPMENT PERMIT:**

1. Permit the construction of ten townhouse dwellings at 8231 and 8251 Williams Road with vehicle access from 8299 Williams Road on a site zoned “Low Density Townhouses (RTL4)”;
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the permitted small parking spaces from 0 to 6 (i.e. 30%).

# Development Permit Panel

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### Applicant's Comments

Xuedong Zhao, Zhao XD Architect Ltd., referenced his submission (attached to and forming part of these minutes as Schedule 1). He spoke about the project's site context, site layout, architectural form and character, proposed materials, and sustainability, accessibility and security strategies.

Denitsa Dimitrova, PMG Landscape Architects, provided an overview of the main landscape features of the project, noting that (i) the two on-site trees to be retained are located in the middle of the site and in the southeast corner of the site, (ii) construction works on the site will be done under the supervision of the project arborist to ensure protection of the retained trees, (iii) the proposed shared outdoor amenity area at the rear of the site includes a children's play equipment providing multiple play opportunities, and (iv) permeable pavers are proposed for the central pathway, visitor parking spaces and the west and east ends of the internal drive aisle.

### Staff Comments

Wayne Craig, Director, Development, noted that (i) the Servicing Agreement associated with the project includes frontage works and site services, (ii) the frontage works include, among others, the installation of a two-meter wide sidewalk along Williams Road, (iii) the proposed small car parking variance is a technical variance and is consistent with parking variances granted to similar townhouse developments, and (iv) the applicant's efforts to retain the trees along the Williams Road frontage are supported by staff.

### Panel Discussion

In reply to a query from the Panel, Jordan Rockerbie, Planner 1, confirmed that the architectural drawings submitted by the applicant are up-to-date and reflects the removal of one of the windows along the south elevation fronting Williams Road to minimize solar heat gain.

In reply to a query from the Panel, Mr. Rockerbie identified that the subject property recently changed ownership, that original applicant met with the adjacent developer regarding use of the shared driveway and that the new owner of the subject site has been advised to meet with the owner of the recently approved townhouse development to the east to discuss business terms for the cross access agreement between the two adjacent properties.

### Gallery Comments

None.

### Correspondence

None.

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### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of ten townhouse dwellings at 8231 and 8251 Williams Road with vehicle access from 8299 Williams Road on a site zoned “Low Density Townhouses (RTL4)”;* and
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the permitted small parking spaces from 0 to 6 (i.e. 30%).*

**CARRIED**

### 2. **DEVELOPMENT VARIANCE PERMIT 21-930451**

(REDMS No. 6837842)

APPLICANT: Speera Ventures Incorporated

PROPERTY LOCATION: 10620 Williams Road

#### INTENT OF DEVELOPMENT VARIANCE PERMIT:

Issue a Development Variance Permit which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot 2 to:

1. Reduce the rear yard setback requirement from 6.0 m to 3.1 m to facilitate on-site tree retention.
2. Permit the required private outdoor space to be located in the front yard instead of the rear yard.

#### **Applicant’s Comments**

Jeffery Wu, Speera Ventures Incorporated, with the aid of a visual presentation (attached to and forming part of these Minutes as Schedule 2), noted that the two proposed variances are requested to (i) enable the building footprint to shift towards the rear of the property in order to retain the existing significant Cedar tree in the front yard and (ii) locate the required private outdoor space in the front yard which would consist of a raised wooden deck surrounding the Cedar tree and allow the shared use of the front yard by the single-family home owner and future tenant of the secondary suite.

#### **Staff Comments**

Wayne Craig, Director, Development, commended the applicant’s efforts to retain the existing significant Cedar tree.

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**Panel Discussion**

In reply to queries from the Panel, Mr. Wu confirmed that the existing Cedar tree will be pruned prior to and after the construction of the proposed wooden deck under the supervision of the project arborist and taking into consideration the health of the tree.

**Gallery Comments**

None.

**Correspondence**

None.

**Panel Discussion**

The Panel expressed support for the application, noting that the applicant's efforts to retain the existing significant tree on the site are appreciated.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 on proposed Lot 2 to:*

- 1. reduce the rear yard setback requirement from 6.0 m to 3.1 m to facilitate on-site tree retention.*
- 2. permit the required private outdoor space to be located in the front yard instead of the rear yard.*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the Development Permit Panel meeting tentatively scheduled on Wednesday, March 30, 2022 be cancelled.*

**CARRIED**

**4. Date of Next Meeting: April 13, 2022**

**Development Permit Panel**  
**Wednesday, March 16, 2022**

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**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:07 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, March 16, 2022.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk

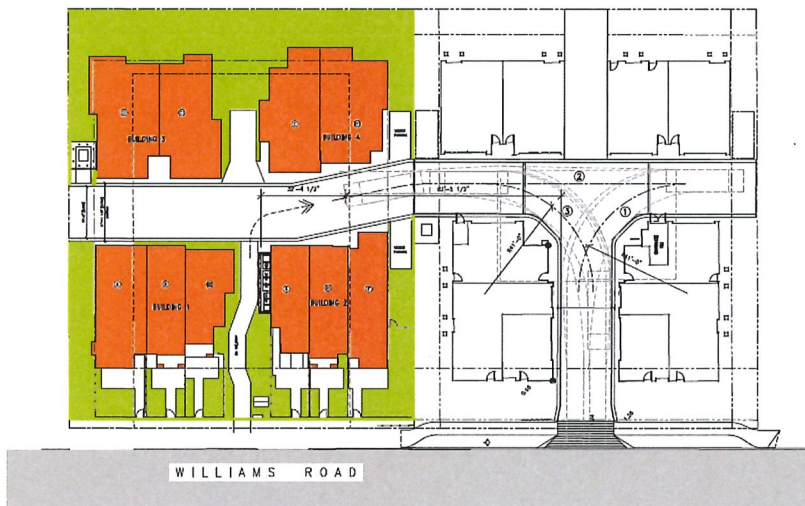
DPP Presentation  
For 10-Unit Townhouse Development 8231 8251 Williams Road

March 22, 2022

My name is Xuedong Zhao from Zhao XD Architect Ltd. , address is 11181 Voyageur Way, Unit 255, Richmond, BC

This is a 10-unit townhouse development located at 8231 8251 Williams Road.  
Based on City planning policy in OCP, 3 storey townhouses can be developed.

The site is located in a planning area designated "Neighborhood Residential (NRES)" in OCP.  
We follow the Arterial Road Policy, the OCP, and the Bylaw 9000, for the townhouse development along arterial roads outside the City Centre.  
This development site meets the Arterial Road Policy for Townhouse Development requirements .



Our proposed design is Low Density Town Housing (RTL4). 0.60 FAR is proposed.  
A pedestrian walkway is designed in the middle of the property, connects the Williams Road and the site. The internal driveway is accessed through neighboring development on east.  
This development consists of 4 buildings, 2 triplex buildings at front , and 2 duplex buildings on rear.





Portions of Buildings 1 and 2 that have direct interfaces with neighboring single-family housing are designed with 2 storeys in building height, with 7.5 m (25 ft. ) setback on east and west.

Building 3 & 4 are all 2 storey.

The neighboring property on west is in a on-going similar townhouse development.

The site context is mainly single-family house styles, a few townhouse developments already built or still in planning proces. The neighboring property on east is proposed to be townhouse development already in final planning application approval process. A few properties away to east is a 14-Unit townhouse development already completed . Several lots away on west is a 16-unit townhouse development also already completed with similar architectural style .



Sloped roofs are proposed, as the main architectural character for the building design, which is consistent to existing single-family house and townhouse developments of the neighborhood, emphasizing the residential building character with both building massing and details.

Along Williams Road, our building designs are covered with sloped roof, reduced in the height from 3-storey in the middle, to 2-storey at both east and west end, to minimize the height difference to adjacent existing homes.

Culture stone are proposed for column and building bases as additional accent in contrast to Hardie siding cladding in general.

Buildings along rear (which is the north) are 2 storey buildings, with sloped roof, providing the architectural appearance that can minimize visual impact to neighboring single-family homes.

We made a lot of efforts in our design, in order to preserve mature tree in middle of the site. Design for units B2 & E are made to accommodate required tree protection for the trees.

A walkway is proposed between Building 1 and 2, for pedestrian access from the street to the site, to the Outdoor Amenity space.

This walkway, in relation to the preserved tree, makes an ideal combination both the walkway and the this preserved tree. An arch gate is proposed between the front buildings to emphasize the presence of the pedestrian walkway, as a "Gate" to articulate for the space, to make the walkway more significant, instead of just "a leftover space" between buildings. This architectural treatment also enhances a background, as a focal point for the preserved tree, as a public and semi-public, as a good animations for their interface with public realm.

The site layout, massing, and landscape design are well considered for the sun shading impact. The outdoor amenity space is well properly landscaped, is prominently located in the middle of the site, and also at rear of the site. It is in alignment with the pedestrian walkway, for both functionality and aesthetics.

Private outdoor spaces are also provided for each townhouse unit.

Convertible units are proposed, for future conversion to accessible units, which are located at a secured portion of the internal driveway end, for more maneuvering convenience.

The requirements of aging-in-place, and accessibility are all considered into the design. Design details and dimensions will comply with design guidelines.

We use more sustainable materials, such as Hardie sidings, as primary cladding material for buildings. Wood trims and for windows and doors are used on exterior elevations. Permeable paver, allows maximum storm water infiltration.

Sustainability strategy has been taken, for this development, including the energy saving, with the study and proposal by Certified Energy Advisor.

Every building will achieve the applicable BC Building Code requirements, and follow the City's required Energy Step Code standard. Efficient mechanical system, and reductions in air leakage, will reduce heating and cooling costs.

Insulation below the concrete slab, insulation in walls, in roof and in exposed floors, improves the thermal performance of each building, when we compared them with the standard house built in the ways that were used to be.



Certified Energy Advisor is engaged for the project, proper HVAC system will be selected to increase livability, energy saving and efficiency. The townhouse units come with conduits, roughed in to adapt future solar panel installation.

Accessibility is important as we considered for all convertible units, to follow City requirements. The site is located in a transit-friendly area. Wheelchair circulation routes are designed for accessibility, both for the internal drive way, and for the pedestrian walkway directly from Williams Road, to the townhouse units and amenity area.

Our design is guided by principles of CPTED, (the Crime prevention through environmental design),

We implement the measures such as natural access control, natural surveillance and territoriality (defensible space):

Natural access control – means that Unit entries and vehicle access are exposed, as well as low fence and low landscaping;

Space between buildings are exposed to windows, on building side elevations for overlook;

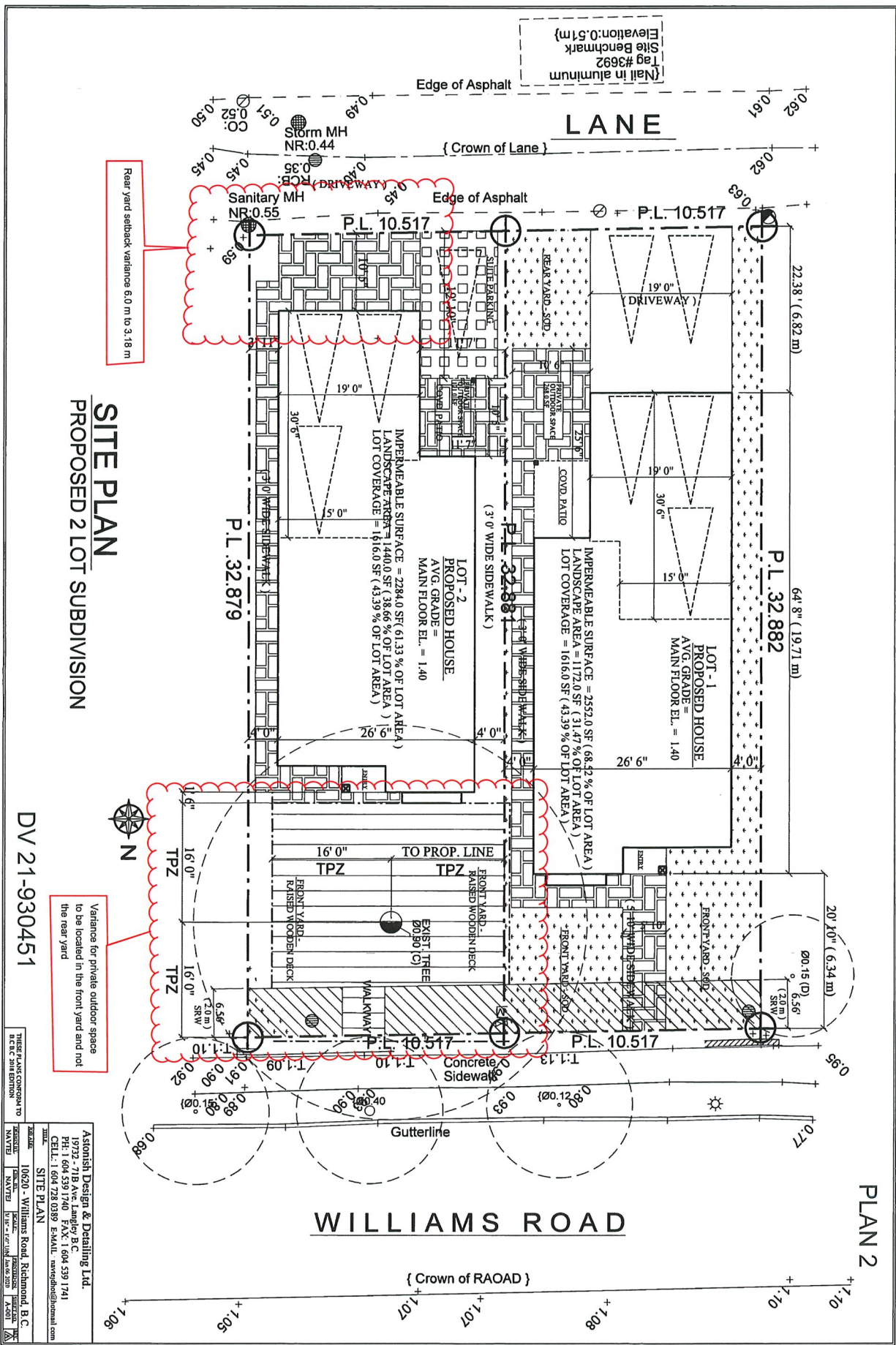
Buildings facing the streets, facing the internal driveway, will provide surveillance, including surveillance through windows and balconies, and decks.

Site lighting and clear site lines, provide unobstructed views of surrounding area.  
Landscaping planting and fence near unit entrances, are low in height, to maximize the views.

The landscape for this project, has been designed to incorporate the existing trees, working with our arborist for the tree retention.

I would leave the landscape design to our landscape architect.





(Nail in aluminum  
Tag #3692  
Site Benchmark  
Elevation: 0.51 m)

Rear yard setback variance 6.0 m to 3.18 m

**SITE PLAN**  
**PROPOSED 2 LOT SUBDIVISION**

DV 21-930451

Variance for private outdoor space to be located in the front yard and not the rear yard

THESE PLANS CONFORM TO B.C.C. 2018 EDITION	DATE: 10/20/2020	SCALE: 1/8" = 1'-0"
DESIGNED BY: [Signature]	DATE: 10/20/2020	SCALE: 1/8" = 1'-0"
CHECKED BY: [Signature]	DATE: 10/20/2020	SCALE: 1/8" = 1'-0"
APPROVED BY: [Signature]	DATE: 10/20/2020	SCALE: 1/8" = 1'-0"

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PLAN 2







# PLAN 7

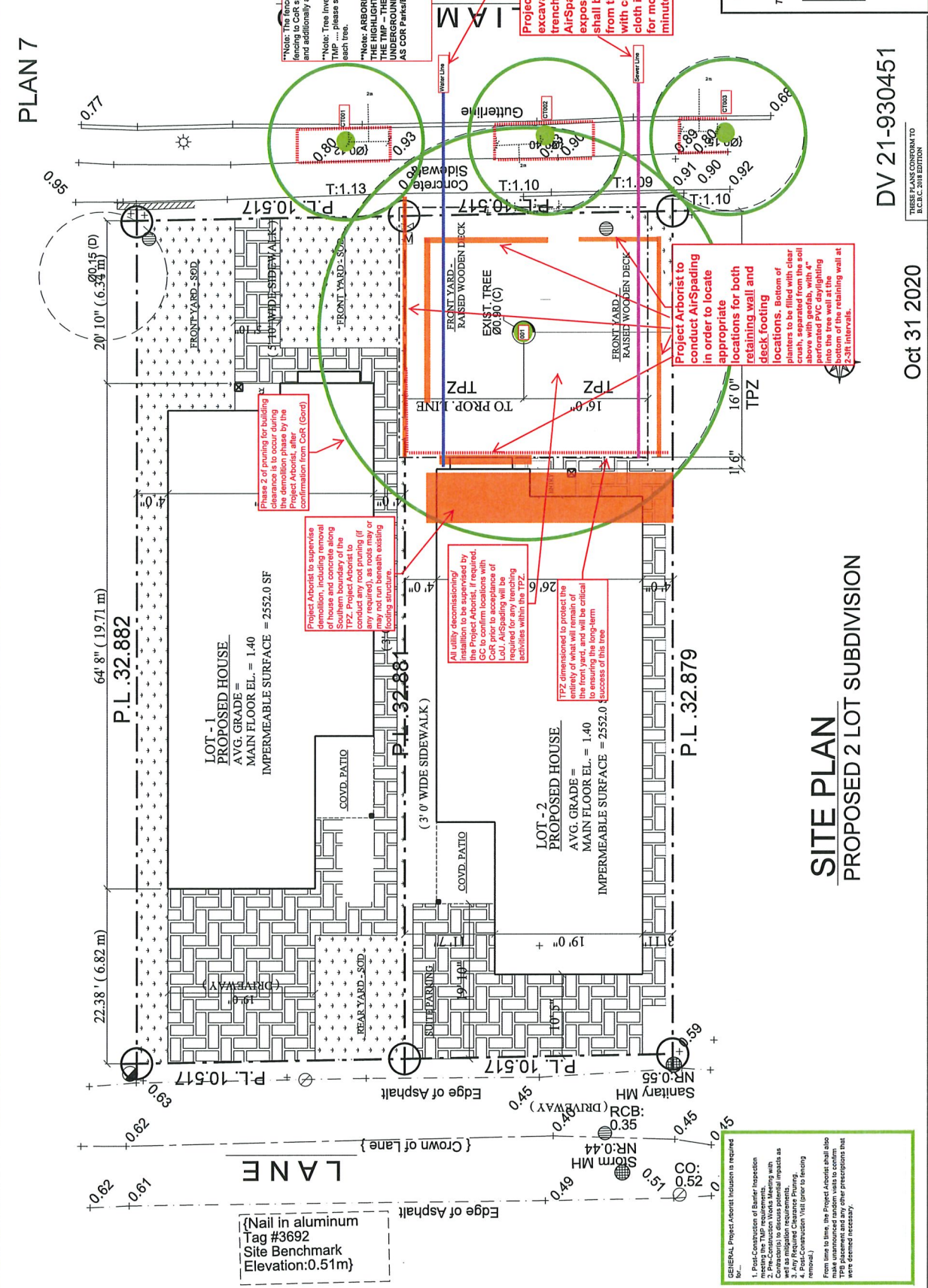
**SITE PLAN LEGEND**

- Canopy Extent
- Proposed Pruned Tree
- Existing Tree
- US
- City Tree #
- Zone of Arborist Inclusion
- Tree Protection Zone
- Proposed Tree Removal
- Canopy Extent of Tree
- Hedgehog

**Note:** The fence building contractor shall erect all fencing to CoR spaces to allow for vehicle doors to open and additionally as dimensioned on the TMP.

**Note:** Tree Inventory has not been included on this TMP. Please see the Arborist Report for more details on each tree.

**Note:** ARBORIST INCLUSION IS NOT LIMITED TO THE HIGHLIGHTED RED ZONES AND ACTIVITIES ON THE TMP - THE SCOPE MAY CHANGE DUE TO UNDERGROUND ROOTING CONDITIONS AS WELL AS COR Parks Engineering REQUIREMENTS REVIEW.



**Project Arborist to excavate utility trenches via AirSpade. Any exposed trenches shall be insulated from the elements with coconut fiber cloth if left exposed for more than 30 minutes.**

**Project Arborist to conduct AirSpading in order to locate appropriate locations for both retaining wall and deck footings. Bottom of planters to be filled with clear crush, separated from the soil by a 2" PVC pipe. Perforated PVC daylighting into the tree well at the bottom of the retaining wall at 2'-3ft intervals.**

**Phase 2 of pruning for building clearance is to occur during the demolition phase by the Project Arborist, as per the Commission from CoR (CoRD).**

**Project Arborist to supervise demolition, including removal of house and concrete along the TPZ. Project Arborist to conduct any root pruning (if any required), as roots may or may not run beneath existing footing structure.**

**All utility decommissioning/insulation to be supervised by Project Arborist. GC to confirm locations with CoR prior to acceptance with LoU. AirSpading will be required for any trenching activities within the TPZ.**

**TPZ dimensioned to protect the entirety of what will remain of the front yard, and will be critical to the tree's long-term success of this tree.**

**GENERAL:** Project Arborist inclusion is required for:

1. Post-Construction of Barrier Inspection
2. Pre-Construction Works Meeting with Contractors to discuss potential impacts as well as proposed mitigation measures
3. Any Required Clearance Pruning
4. Post-Construction Visit (prior to fencing removal)

From time to time, the Project Arborist shall also be required to provide recommendations for the placement and any other prescriptions that were deemed necessary.

Project Title: 16220 W. Road - Spectra Recreating  
 Document Title: Tree Management Plan V1  
 Date: December 16, 2020  
 Author: [Name], [Title]  
 Project Location: [Address]  
 Project Number: [Number]

DV 21-930451

THESE PLANS CONFORM TO R.C.M.C. 2018 EDITION

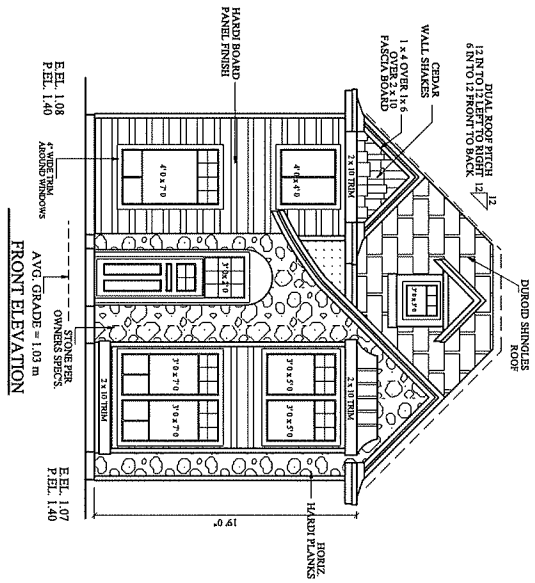
Oct 31 2020

## SITE PLAN PROPOSED 2 LOT SUBDIVISION

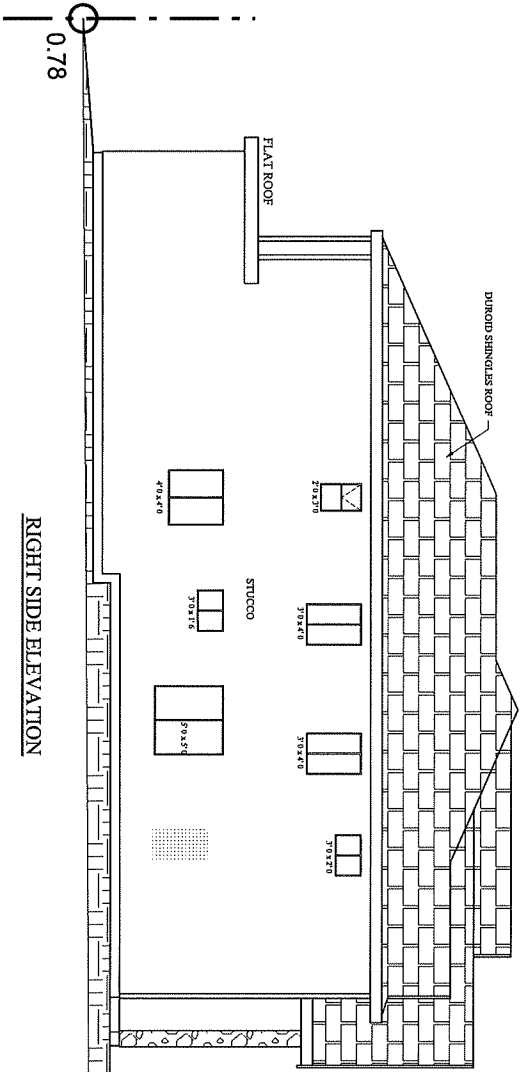
Nail in aluminum Tag #3692 Site Benchmark Elevation: 0.51m



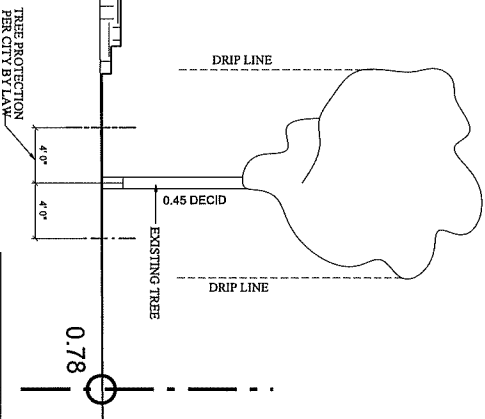
# PLAN 3



FRONT ELEVATION



RIGHT SIDE ELEVATION



DV 21-930451

THESE PLANS CONFORM TO B.C.B.C. 2018 EDITION

**Astonish Design & Drafting Ltd.**  
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 Cell: 1.604.728.0389 Email: [info@astonish.com](mailto:info@astonish.com)

DATE	DESCRIPTION	BY	APP'D
NOV 18	ELEVATIONS		