



**Development Permit Panel  
Wednesday, April 11, 2018**

Time: 3:30 p.m.

Place: Council Chambers  
Richmond City Hall

Present: Joe Erceg, Chair  
Robert Gonzalez, General Manager, Engineering and Public Works  
Cecilia Achiam, General Manager, Community Safety

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 March 28, 2018 be adopted.*

**CARRIED**

**1. Development Permit 17-792088**  
(REDMS No. 5763317)

APPLICANT: Interface Architecture Inc.

PROPERTY LOCATION: 9211 and 9231 Williams Road

## Development Permit Panel

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#### INTENT OF PERMIT:

1. Permit the construction of eight townhouse units at 9211 and 9231 Williams Road on a site zoned “Low Density Townhouses (RTL4)”; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - (a) reduce the front yard setback from 6.0 m to 5.4 m and allow an additional 0.9 m ground floor projection of the “C” units into the front yard setback; and
  - (b) allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and allow small car parking stalls for the secondary suite units.

#### **Applicant’s Comments**

Ken Chow, Interface Architecture Inc., provided background information on the proposed development and highlighted the following:

- the project will provide a total of eight units in four pairs of duplexes and meets the ideal lay-out for arterial road townhouses;
- the two front duplexes will each contain a secondary suite which will be provided with a small car surface parking stall;
- a front yard setback variance was requested by the applicant to allow the encroachment of the secondary suites into the front yard setback; and
- there are no overlook concerns for the immediately adjacent single-family homes to the east and west of the subject site.

In response to a query from the Panel, Mr. Chow acknowledged that the applicant’s original proposal did not include the two secondary suites; however, during the rezoning review process, Council encouraged the applicant to incorporate secondary suites in the proposed development. Mr. Chow added that the secondary suites were accommodated by increasing the size of the ground floor bedrooms of the type “C” units in the front duplexes and pushing them forward into the front yard setback.

In response to a query from the Panel, Ken Phuah, Phuah Properties Development Group, stated that the adjacent single-family homes to the west and east of the subject site are in good condition and fairly new.

In response to a further query from the Panel, Jonathan Losee, Jonathan Losee Ltd. Landscape Architecture, noted that the central outdoor amenity area has been designed as a gathering place for the community and includes, among others, a covered mail kiosk, short-term bicycle parking, plant materials, a bench for caregivers, and a children’s play area including a play structure and natural features which define small areas within the play area and provide natural play opportunities.

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#### Staff Comments

Wayne Craig, Director, Development, advised that there are two proposed variances associated with the subject development, noting that (i) the front yard setback variance is a function of road dedication that will be provided along Williams Road and allows for the inclusion of two secondary suites in the proposed development, and (ii) the parking variance to allow one small car parking stall in each of the side-by-side garages and small car parking stalls for the secondary suites is similar to the parking variances granted to other projects. He further advised that these proposed variances were identified during rezoning stage and no comments were received at the Public Hearing.

In addition, Mr. Craig noted that (i) the units will be designed to achieve EnerGuide 82 standards, (ii) a convertible unit will be provided on site, (iii) aging-in-place features will be provided in all units, and (iv) there will be a Servicing Agreement for frontage improvements along Williams Road.

#### Gallery Comments

None.

#### Correspondence

None.

#### Panel Decision

It was moved and seconded

*That a Development Permit be issued which would:*

1. *permit the construction of eight townhouse units at 9211 and 9231 Williams Road on a site zoned "Low Density Townhouses (RTL4)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the front yard setback from 6.0 m to 5.4 m and allow an additional 0.9 m ground floor projection of the "C" units into the front yard setback; and*
  - (b) *allow one small car parking stall in each of the side-by-side garages (eight small car stalls in total) and allow small car parking stalls for the secondary suite units.*

**CARRIED**

2. **Date of Next Meeting: April 25, 2018**

3.

**Development Permit Panel**  
**Wednesday, April 11, 2018**

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**3. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 3:41 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, April 11, 2018.

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Joe Erceg  
Chair

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Rustico Agawin  
Committee Clerk