



Development Permit Panel

Wednesday, June 29, 2011

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
Dave Semple, General Manager, Parks and Recreation

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 June 15, 2011, be adopted.

CARRIED

2. Development Permit 10-556148

(File Ref. No.: DP 10-556148) (REDMS No. 3183185)

APPLICANT: Gagan Chadha

PROPERTY LOCATION: 9131 and 9151 Williams Road

INTENT OF PERMIT:

1. Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.

Applicant's Comments

Taizo Yamamoto, Architect, Yamamoto Architecture Inc., provided the following details regarding the proposed nine townhouse units on Williams Road:

- the proposed development site is surrounded by single-family homes to the north, to the east, to the west, and across Williams Road to the south;

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- of the proposed nine townhouse units, those in the front centre of the site are three storeys, while those at the rear and east and west ends of the site are two storeys to better reflect the single family homes on the adjacent sites, and all units have two vehicle parking spaces;
- tree preservation is achieved by protecting four trees, located on the adjacent property to the north, and protecting four trees, located on the adjacent property to the east;
- the outdoor amenity space provides space for trees that will replace the nine on-site trees to be removed due to their poor condition;
- the site immediately to the east of the subject site has the potential for development in the future and the applicant has developed a scheme to demonstrate how a future development on that site could complement the development that is under discussion;
- the proposed rear yard setback is 4.5 metres, and is greater than the 3.0 metres required;
- sustainability features include: (i) permeable pavers on portions of the internal drive aisle as well as on the units' patios; (ii) energy efficient appliances; and (iii) water efficient plumbing fixtures;
- projected overhangs on the south side of the units prevent excessive sun penetration in the units;
- proposed building materials include Hardie-Plank siding and Hardie-Panel, with some vinyl in the recessed portions on the upper storeys;
- a combination of gable roofs and hip roofs: (i) minimizes the apparent height; and (ii) creates a scale transition to the single-family homes to the east and west; and
- there is one convertible unit and all other units include such accessibility features as blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms;

Masa Ito, Ito Landscape Inc., provided the following information regarding the landscape scheme:

- the location of the outdoor amenity area was selected: (i) due to the existing trees on the neighbouring property; and (ii) in order to allow the full potential of the space;
- there are lush landscaping elements along the street frontage, including a variety of plant materials that change seasonally; and
- a right-of-way at the north property line restricts the presence of trees, but allows for maximum flexible use by individual owners of their patio spaces.

Panel Discussion

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

- Privacy: to provide privacy for the homeowners to the east there will be a six foot fence, and a trellis, with plans for additional planting, and the driveway is sited to provide planting between the driveway and the fence;
- Amenity Space: the size of the outdoor amenity space is based on the projected population of the nine townhouse units, and children's play structures designed for children between the ages of 2 and 4, promote social play, as opposed to physical play, with benches provided for guardians; and
- Access: the proposed development provides access to the east, while access will be provided from adjacent townhouse development to the west, if the adjacent site undergoes development.

Staff Comments

Brian J. Jackson, Director of Development, advised that staff supports the application and the requested variance. Mr. Jackson referenced the November, 2010 Public Hearing, during which concern was raised regarding reduction of privacy and sunlight to homes to the north. He advised that the applicant has ensured that existing maple trees to the north of the subject site would be retained, and that protective measures will be in place for these trees during construction, as well as for mature trees on the property to the east of the subject site.

Mr. Jackson provided the following additional advice:

- two storey units at both the rear of the development, and both ends of the townhouse block, addresses the privacy and adjacency issue;
- potential future redevelopment of the property to the east of the subject site would provide cross-access easement to the future development, as well as the shared use of the garbage/recycling facilities on the subject site; and
- the amount of the landscaped area exceeds the bylaw requirement, and the outdoor amenity space is almost double the Official Community Plan requirement.

The Chair noted that the applicant had sized the garbage/recycling facility for the development under review to accommodate a potential future development of the lot to the east of the subject site.

Gallery Comments

None.

Correspondence

Tom Cork, agent for owner William Go, 9171 Williams Road (Schedule 1)

Mr. Jackson advised that the correspondent's concerns related to: (i) decreased natural light; (ii) drainage; (iii) potential damage to a hedge on the west property line; and (iv) traffic congestion and access.

Mr. Jackson addressed these concerns and noted that:

- (i) both units adjacent to the property to the east are 2 storeys high, and if they were single-family homes, could be 2.5 storeys; the units are set back 5 metres at the outdoor amenity space site, and in excess of 7 metres at the drive aisle;
- (ii) the subject site's grade will be raised and the applicant is required to provide perimeter drainage in order that all of the site's drainage is handled on-site;
- (iii) the hedge is located, not at 9171 Williams Road, but is on the subject site, and will be removed and replaced with a fence as well as new hedging material; and
- (iv) the location of the internal drive aisle has been approved by the City's Director of Transportation, and the applicant has provided two parking spaces per townhouse unit, plus two visitor parking places.

In response to the Chair's query regarding the hedge, Mr. Jackson advised that due to the change of elevation of the subject site, the hedge would not survive in a pit beside the driveway, and that the landscaping scheme provides for enough planting to provide screening between the subject site and the correspondent's home.

Panel Discussion

There was general agreement that the development was well designed and that the applicant had addressed concerns raised at the November, 2010 Public hearing.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of nine (9) townhouse units at 9131 and 9151 Williams Road on a site zoned Low Density Townhouses (RTL4); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to allow six (6) tandem parking spaces in three (3) of the nine (9) townhouse units.*

CARRIED

3. New Business

4. Date Of Next Meeting: Wed. July 13, 2011

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:50 p.m.

CARRIED

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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, June 29, 2011.

Joe Erceg
Chair

Sheila Johnston
Committee Clerk

To Development Permit Panel	
Date:	June 29, 2011
Item #	2
Re:	9131 & 9151 Williams Rd.

MayorandCouncillors

From: City of Richmond Website [webgraphics@richmond.ca]
Sent: June 29, 2011 8:31 AM
To: MayorandCouncillors
Subject: Send a Submission Online (response #562)

Schedule 1 to the Minutes of the Development Permit Panel meeting held on Wednesday, June 29, 2011.

Send a Submission Online (response #562)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	6/29/2011 8:30:18 AM

Survey Response

Your Name:	Tom Cork agent for owner William Go
Your Address:	c/o 9171 Williams Road, Richmond
Subject Property Address OR Bylaw Number:	9131 and 9151 Williams Road. Appl.# DP10-556148
Comments:	I submit that this development will, as stated in the previous hearing, directly affect the property at 9171 Williams Road which is directly adjacent to the proposed site. It will block and/or decrease the clear view and natural light to the adjacent property as well as the privacy due to the increased elevation of the proposed project. There is concern that the increased elevation will also affect the drainage of the property at 9171 Williams Road. There also is a large hedge on the west side of the property of 9171 Williams which I feel may be damaged. The additional parking will add to the traffic congestion and access to Williams Road which is already restricted. As well as adding to the congested area the property value of 9171 Williams Rd., will be decreased due to the a/m concerns.

