



**Development Permit Panel
Wednesday, October 14, 2015**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Robert Gonzalez, General Manager, Engineering and Public Works
John Irving, Director, Engineering

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 September 16, 2015, be adopted.

CARRIED

1. Development Permit 15-690728
(File Ref. No.: DP 15-690728) (REDMS No. 4669019)

APPLICANT: Casa Mia Projects Ltd.

PROPERTY LOCATION: 8491 Williams Road

INTENT OF PERMIT:

1. Permit the construction of four (4) townhouse units at 8491 Williams Road on a site zoned "Low Density Townhouses (RTL4);" and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) reduce the minimum lot width from 40.0 m to 20.53 m;
 - b) reduce the minimum west side yard setback from 3.0 m to 1.96 m for a single storey porch in front of the mailbox kiosk and garbage/recycling enclosure; and

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- c) allow four (4) small car parking stalls, one (1) in each of the side-by-side double car parking garages.

Applicant's Comments

Ken Chow, representing Casa Mia Projects Ltd., briefed the Panel on the proposed development, noting that the proposed development will consist of two duplexes and will be adjacent to existing townhouse developments on either side of the site. He added that the site will include a central drive aisle connecting to the adjacent east and west properties. Also, he noted that the duplexes on the north portion site will be two storeys and the duplexes on the south will be 2.5 storeys.

Keith Ross, K.R. Ross and Associates, spoke on the proposed landscape and open space design, highlighting that there will be an amenity area adjacent to the internal drive aisle which will include a play area. He added that the play area will have a rubberized surface and include a play apparatus.

Panel Discussion

In reply to queries from the Panel, Mr. Ross noted that the proposed landscaping will reflect the existing landscaping adjacent to the site and that the visitor parking will be located away from the entry driveway.

Staff Comments

Wayne Craig, Director, Development, summarized the proposed variances, noting that the proposed garbage and recycling enclosure will be approximately 6.3 metres away from the adjacent townhouse unit to the west. He added that the proposed development will be built to EnerGuide 82 standards and will include one convertible unit.

Gallery Comments

Tim Chen, 8391 Williams Road, expressed concern with regard to a potential loss of visitor parking space on the adjacent development and the location of the proposed garbage and recycling enclosure in relation to the adjacent property.

The Chair advised that the proposed development includes visitor parking on-site and the visitor parking is not intended to be shared with the adjacent property.

In reply to queries from the Panel, Mr. Chow noted that the proposed development will have six foot perimeter fencing.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of four (4) townhouse units at 8491 Williams Road on a site zoned "Low Density Townhouses (RTL4);"* and

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2. *vary the provisions of Richmond Zoning Bylaw 8500 to:*
 - a) *reduce the minimum lot width from 40.0 m to 20.53 m;*
 - b) *reduce the minimum west side yard setback from 3.0 m to 1.96 m for a single storey porch in front of the mailbox kiosk and garbage/recycling enclosure; and*
 - c) *allow four (4) small car parking stalls, one (1) in each of the side-by-side double car parking garages.*

CARRIED

2. New Business

It was moved and seconded

That the Wednesday, October 28, 2015 Development Permit Panel meeting be cancelled.

CARRIED

3. Date of Next Meeting: Thursday, November 12, 2015

4. Adjournment

It was moved and seconded

That the meeting be adjourned at 3:42 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, October 14, 2015.

Joe Erceg
Chair

Evangel Biason
Auxiliary Committee Clerk