



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: January 25, 2021
File: DP 18-797785
Re: **Development Permit Panel Meeting Held on December 11, 2019**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 18-797785) for the property at 9680 Williams Road (formerly 9620, 9640, 9660 and 9680 Williams Road) be endorsed and the Permit so issued.

for Joe Erceg
Chair, Development Permit Panel
(604-276-4083)

SB/SDS:blg

Staff Report

The Development Permit Panel considered the following item at its meeting held on December 11, 2019

DP 18-797785 – SIAN GROUP INVESTMENTS INC. – 9680 WILLIAMS ROAD
(FORMERLY 9620, 9640, 9660 & 9680 WILLIAMS ROAD)
(December 11, 2019)

The Panel considered a Development Permit (DP) application to permit the construction of 28 townhouse units, including six affordable housing units, on a site zoned “Medium Density Town Housing (ZT82) – Williams Road”. No variances are included in the proposal.

Architect, Eric Law, of Eric Law Architect, and landscape designer, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, including:

- Two-storey rear units in duplex form are proposed to provide an appropriate interface with adjacent single-family homes and three-storey units are proposed along Williams Road.
- The architecture, materials and colours of the proposed development are compatible with neighbouring developments.
- The existing off-site Cherry tree at the northwest corner of the site will be retained and protected.
- Each unit will be provided with a private yard with patio, lawn area and shade tree.
- The proposed play equipment for the children’s play area provide different play opportunities for different age groups.
- Permeable pavers are proposed on certain areas of the site.

In reply to queries from the Panel, the project’s design team noted that: (i) the proposed children’s play equipment include an arch rock climber, crawl tube, and mini pod stool which provide active play opportunities for children; (ii) a seating area is provided close to the children’s play area for parents and caregivers; (iii) the elevation of the subject site along the south property line is higher than the adjacent properties to the south by 0.5 to 0.7 m; and (iv) there is an existing utility right-of-way along the south property line.

Staff noted that: (i) the proposed six affordable housing units will be subject to a Housing Agreement with the City; and (ii) there will be a Servicing Agreement associated with the project for frontage improvements along Williams Road and upgrades to the public walkway along the east property line.

Correspondence was submitted to the Development Permit Panel regarding the application by Pushpinder and Usha Chhibbar of 9831 Swansea Drive, Hofit Sabi of 9851 Swansea Drive, and Jeff Kwai Chugg Lau and Ruby Oi Yee Kwok of 9871 Swansea Drive.

Staff noted that neighbours to the south have expressed concerns regarding privacy and requested the installation of a hedge along the south property line of the subject site. Staff added that the a hedge cannot be installed along the south property line due to the existing utility right-of-way; however, the applicant is proposing to increase the height of the fence on top of the retaining wall to address the neighbours' privacy concern.

With regard to the neighbours' other concerns, staff noted that: (i) the applicant is willing to implement a pest management program prior to demolition of existing structures on the subject site; and (ii) the project developer will prepare a construction management program to address the neighbours' concerns regarding potential construction impacts.

In reply to a query from the Panel, Mr. Craig advised that no trees or hedges are allowed to be planted within the utility right-of-way along the south property line as these will potentially cause damage to the infrastructure.

Subsequent to the meeting, the developer met with the neighbours a number of times, implemented a pest management program, and submitted a construction management plan to the City. In addition, staff have not received further concerns from neighbours.

The Panel recommends the Permit be issued.