



City of Richmond

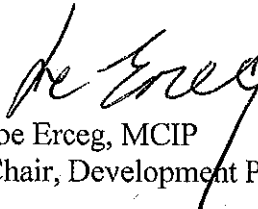
Report to Council

To: Richmond City Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: October 9, 2008
File: 0100-20-DPER1

Re: **Development Permit Panel Meeting Held on June 25, 2008**

Panel Recommendation

1. That the recommendations of the Panel to authorize the issuance of:
 - i) a Development Permit (DP 07-377055) for the property at 9071 and 9091 Williams Roadbe endorsed, and the Permit so issued.


Joe Erceg, MCIP
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following item at its meeting held on June 25, 2008.

DP 07-377055 – MATTHEW CHENG ARCHITECT INC. – 9071 AND 9091 WILLIAMS ROAD
(June 25, 2008)

The Panel considered a Development Permit application to permit the construction of 9 townhouses at 9071 and 9091 Williams Road on a site zoned "Townhouse District (R2-0.6)". Variances are included for a reduced front yard setback, increased lot coverage and tandem parking spaces.

The Architect, Matthew Cheng, and Landscape Architect, Tenille Thompson, provided brief presentations. Mr. Cheng noted the lowered building height at the rear and sides. Ms. Thompson noted the amenity space included a sitting area and a play area for children. In response to a Panel query about children's play equipment, advice was given that because of the lack of space, only a teeter-totter could be included.

In response to a Chair query regarding what made this particular project unique, Mr. Cheng advised that among other things, the colour schedule for this project was different.

Staff recommended approval of the Permit and the associated variances.

Mr. Fred Reinartz, 9211 Pinewell Crescent, indicated that he was opposed to the development. Mr. Reinartz stated concerns of inappropriateness, lack of parking, construction vehicles blocking bicycle and pedestrian passage, preloading and associated vibration, hours of operation, and the difficulties he had encountered in trying to have this issue addressed.

In response to a Chair query regarding parking, staff advised that 2 parking spaces were provided for each unit and the variance was to allow tandem parking spaces in 3 of the units.

The Chair advised that preload was a civil issue which could not be dealt with by the City, however, he asked the owner and architect to address this issue. The Chair further advised that the work was required to comply with the City's Noise Bylaw and the standard hours of operation.

In response, the owner of the property, Mr. Rick Sian, advised that preload was undertaken according to geotechnical requirements and was now complete. He stated a roller had been used instead of a compactor, without vibration.

In response to a Panel query regarding protection of existing trees, advice was given that tree protection fencing would protect the trees from the pending construction.

Mr. Henry Pietraszek, representing his mother who was a neighbour, advised that she was concerned about the noise and vibration caused by the preloading, which started at approximately 7:00 a.m. every morning. He indicated that he was happy the work was complete.

The Panel recommends that the permit be issued.

Subsequent to the Panel meeting, there was discussion at the Regular Council Meeting on Monday, July 14, 2008 regarding details that make this development project unique besides the colour schemes. A separate memo has been prepared to address the main features of the proposed development.



City of Richmond
Planning and Development Department

Memorandum

To: Council
From: Joe Erceg, MCIP
Chair, Development Permit Panel
Date: October 9, 2008
File: 01-0100-20-DPER1-
01/2008-Vol 01
Re: Development Permit Panel Meeting held on Wednesday, June 25, 2008

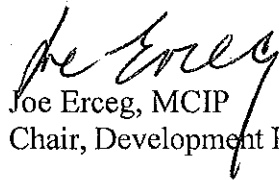
At the Regular Council Meeting on Monday, July 14, 2008, discussion ensued with reference to the Minutes of the Development Permit Panel Meeting held on Wednesday, June 25, 2008 and specifically to the Development Permit Application DP 07-377055 regarding the properties at 9071 and 9091 Williams Road. Staff was informed to take under advisement, details that make this development project unique besides the colour schemes.

The subject Development Permit is now being presented to Council to consider permit issuance. The purpose of this memo is to provide Council with details that make the subject project unique.

The main features of the proposed development include:

- The front building is stepped down to two-storey height along the side yards to provide a compatible transition to the adjacent single-family dwellings;
- The three-storey front building is designed to resemble a 2½-storey building with dormers on the top floor;
- Feature gables are introduced at various sizes and on all elevations; and
- Hardy shingles are used on the front elevation instead of regular siding.

In addition, staff have advised the architect of Council's concern for future projects.



Joe Erceg, MCIP
Chair, Development Permit Panel

JE:sb

