



To: Richmond City Council

Date: December 12, 2012

From: Joe Erceg, MCIP
Deputy CAO

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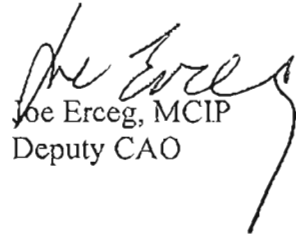
Re: Development Permit Panel Meeting Held on August 22, 2012

Staff Recommendation

That the recommendations of the Panel to authorize the issuance of:

- i. a Development Permit (DP 12-598474) for the property at 9100, 9120 and 9140 No. 3 Road

be endorsed, and the Permit so issued.



Joe Erceg, MCIP
Deputy CAO

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 22, 2012.

DP 12-598474 – YAMAMOTO ARCHITECTURE INC. – 9100, 9120 AND 9140 NO. 3 ROAD
(August 22, 2012)

The Panel considered a Development Permit application to permit the construction of 18 townhouses on a site zoned Low Density Townhouses (RTL4). Variances are included in the proposal for a reduced front yard setback at Building No. 1 and for tandem parking in eight (8) townhouses.

Architect Taizo Yamamoto, Yamamoto Architects Inc. and Landscape Architect Keith Ross provided a brief presentation of the proposal including:

- In response to input from neighbours the scheme was revised and reduced by one unit.
- Three-storey units face No. 3 Road, stepping down to two storey at the north and south ends.
- The No. 3 Road frontage is designed to create a rhythm of entries, entry gates, and porches.
- The shallow pitch roof of each unit relates well to the area's single-family home's roof pitches.
- Two onsite undersized trees will be relocated and stored offsite during the construction phase, and will be transplanted, to the left of the drive aisle, when construction is complete.
- There is one convertible unit, and aging-in-place features in all units.
- The outdoor amenity area will feature a small play area, as well as a small lawn.
- Mailboxes, supported by a paving pattern, are also a feature of the outdoor amenity area.
- To enhance privacy, an existing hedge along the south edge will be retained.
- Along the east property line is a statutory right-of-way, where some trees will be retained and infill hedging added.

Staff supported the Development Permit application and requested variances. Staff commended the applicant's work with neighbours and the resulting new design scheme.

No public correspondence was submitted to the Panel regarding the application.

In response to queries, the following advice was provided:

- The location of the electrical panel kiosk that separates the two buildings fronting No. 3 Road respects the scale of the adjacent single-family homes.
- The drive aisle along the south property line is subject to legal conditions.

The Chair noted that as a result of concerns expressed by neighbours to the south of the subject site, raised at the April 16, 2012 Public Hearing, the architect had revised the design scheme.

There was general agreement regarding the merits of the project.

The Panel recommends that the permit be issued.