



City of Richmond

Report to Council

To: Richmond City Council
From: Joe Erceg
Chair, Development Permit Panel
Date: February 9, 2021
File: DP 20-893127
Re: **Development Permit Panel Meeting Held on July 29, 2020**

Staff Recommendation

1. That the recommendation of the Panel to authorize issuance of:
 - a) a Development Permit (DP 20-890821) for the property at 5500 Williams Road; and
 - b) a Development Permit (DP 20-893127) for the property at 11480 and 11500 Railway Avenuebe endorsed and the Permits so issued.

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

WC/SB:blg

Panel Report

The Development Permit Panel considered the following items at its meeting held on July 29, 2020.

DP 20-890821 – VIVID GREEN ARCHITECTURE INC. – 5500 WILLIAMS ROAD
(July 29, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of two duplexes on a site zoned “Arterial Road Two-Unit Dwellings (RDA)”. No variances are included in the proposal.

Architect, Rosa Salcido, of Vivid Green Architecture, and Landscape Designer, Denitsa Dimitrova, of PMG Landscape Architects, provided a brief presentation, including:

- The subject property will be subdivided to create two lots each containing a duplex, and the two duplexes will share a common driveway.
- There is an existing City right-of-way (ROW) along the back of the property.
- The individuality of each duplex unit is achieved through the individual unit entrances and use of materials and colours.
- The proposed height of the duplex buildings is consistent with neighbouring single-family homes.
- Existing trees on-site will be retained as much as possible; however, some trees will be removed.
- Each duplex unit is provided with a two-car garage, and one shared visitor parking space is provided for the two duplex buildings.
- The location and design of windows on the side elevations address privacy concerns of neighbours.
- The project’s proposed materials palette include materials that are easy to maintain.
- Five existing trees on-site will be retained, and the large hedge on the neighbouring property to the south will be retained.
- Each duplex unit will be provided with a private yard, patio, shade tree, and lawn area.
- A combination of solid and transparent perimeter fencing is proposed to provide separation from adjacent residential developments, with low aluminum fencing proposed along the streetscape.
- Permeable paving is proposed for the drive aisle and auto court consistent with Advisory Design Panel recommendations.

In reply to a query from the Panel, staff confirmed that: (i) three on-site trees in poor condition and one on-site tree in conflict with the driveway will be removed; and (ii) the City street tree which is being removed is in conflict with frontage improvements.

Staff noted that: (i) there is a Servicing Agreement associated with the subject development for frontage improvements and site services; and (ii) the applicant’s presentation was comprehensive.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel expressed support for the project, noting its attention to detail and provision for a significant amount of permeable pavers on the shared drive aisle.

The Panel recommends the Permit be issued.

DP 20-893127 – DESIGN WORK GROUP LTD. – 11480 AND 11500 RAILWAY AVENUE
(July 29, 2020)

The Panel considered a Development Permit (DP) application to permit the construction of three duplexes on a site zoned “Arterial Road Two-Unit Dwellings (RDA)”. A variance is included in the proposal for a reduced front yard setback on proposed Lot 3.

Designer, Michael Lu, of Design Work Group, Ltd., and Landscape Designer, Larry Fiddler, provided a brief presentation, including:

- Two single-family lots will be subdivided to create three properties, each containing a front-back duplex building.
- Lots 1 and 2 will have a shared driveway and auto court and Lot 3 will have its own driveway.
- The floor plan for each duplex unit is similar; however, each duplex has a unique architectural style to provide variety in the streetscape.
- Two convertible units are proposed and all duplex units incorporate aging-in-place features.
- The duplex units are suitable for young and aging families and for those who are downsizing.
- Layered planting is proposed along the front property line which includes an Evergreen Cedar hedge, a mix of seasonal flowering shrubs, and large caliper trees under-planted with perennials and ornamental grass.
- Permeable paving treatment is proposed for the drive aisles.
- Six-foot high wood fencing and shrub border planting is proposed along the site perimeter.
- The proposed planting materials are low maintenance.

Staff noted that: (i) there is a Servicing Agreement associated with the project for frontage improvements and site services; (ii) the proposed front yard setback variance is specific for the southernmost duplex (Lot 3) only; (iii) the setback variance was identified at rezoning stage and no concerns were noted at the Public Hearing; and (iv) the setback from the building face to the back of the curb will be approximately 12 m due to the width of the boulevard on Railway Avenue.

In reply to Panel query, staff acknowledged that Lot 3 has been redesigned through the rezoning process to accommodate the visitor parking space which required a setback variance.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends the Permit be issued.