



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: September 3, 2003
File: DP 02-221626
Re: **Application by Azure (Jimmy's Garden) Developments Co. Ltd. for a
Development Permit at 9060 General Currie Road**

Manager's Recommendation

That a Development Permit be issued on a property at 9060 General Currie Road that would:

1. Permit the construction of nine (9) townhouses on a property zoned Comprehensive Development District (CD/120); and
2. Vary the regulations in the *Zoning and Development Bylaw* to:
 - reduce the setback from General Currie Road from 6 m (19.685 ft.) to 1.5 m (4.921 ft.) for porches and stairs and to 3 m (9.842 ft.) for balconies; and
 - allow up to nine (9) parking stalls to be arranged in tandem.

Joe Erceg
Manager, Development Applications

AJ/HB:blg
Att.

Staff Report

Origin

Azure (Jimmy's Garden) Developments Co. Ltd. have applied for a Development Permit for a property at 9060 General Currie Road. The property is scheduled to be rezoned to Comprehensive Development District (CD/120) on September 8, 2003. During the rezoning process, the applicants agreed to plan their vehicle access from the proposed lane to the west.

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	1,665.75 m ² (17,931 ft ²)
Building Area:	1,165.58 m ² (12,546 ft ²)
Site Coverage:	45% Allowed 33.8% Proposed
F.A.R.:	0.70 Allowed 0.70 Proposed
Parking:	16 Spaces Required, including 2 for visitors 18 Spaces Proposed, including 2 for visitors.

Findings of Fact

Guidelines for form and character of Development Permits appear in Schedules 1 and 2.10 of Bylaw 7100, the *Official Community Plan*, particularly the *McLennan South Sub-Area Plan*.

Development surrounding the subject site is as follows:

To the north, across General Currie Road are single-family holdings;

To the east and south are single-family holdings; and

To the west, is a property in the process of redevelopment to six townhouses (and a lane).

Staff Comments

Urban Development - Design

This small project is well integrated with the adjacent development. We are pleased to see that the modified site plan preserves the mature trees on the site. The redesign of the front porch steps and deletion of the fill in the front yard assists in tree preservation and makes for a more direct relationship between the front doors and the sidewalk. Consider providing a small play area in the common space, with a bench. Also, the mailbox could be located in this general area.

It would appear that the project to the west will be built at about the same time as your project, therefore we anticipate that your vehicle access will be from the lane instead of General Currie Road. Please revise the plans to show landscaping on General Currie Road instead of the driveway.

Note that a Letter of Credit will be required for landscaping prior to submitting this application to Council. In addition, we will require confirmation that a qualified professional will be responsible for preparing a tree management plan and will be monitoring the existing trees during the construction period. We note that you have already installed tree-protection fencing.

The applicants have responded favourably to all of the above comments.

Urban Development - Utilities

All Development Application issues will be dealt with either via the rezoning or the required Servicing Agreement which is required in conjunction of the Building Permit. No Development Permit concerns.

Urban Development - Transportation

February 28, 2003 (comments on November 26, 2002 site plan): Two (2) visitor parking stalls to be provided. Dimensions of visitor stalls need to meet standard as outlined in Bylaw. The west visitor stall must not extend into drive aisle. ***The applicants have responded favourably to all of the above comments.***

Building Approvals

There did not appear to be any obvious Building Code issues that cannot be resolved at Building Permit stage. Hydrant to be within 90 m of the main entrance door to each unit. There did not appear to be any variances being requested; everything complied with the specific Comprehensive Development District zone. What is the large mechanical area for? ***The mechanical areas have a hot water tank, etc.***

Fire Prevention, Detection and Protection

No comments received.

Garbage and Recycling

The garbage bin is not required. The five (5) units on General Currie Road should put out blue boxes/garbage cans curb side or on the lane. Four (4) internal units inside to create a spot at the entrance (lane) for garbage and blue box recycling. ***The applicants have responded favourably to all of the above comments.***

City Centre Planner

The entrances to the rear units are very unpleasant and should be revised. For example, the units adjacent to the common open space could have outdoor stairs along their sides providing direct access to their second storey and closer views of the open space. The same type of outdoor stairs could also be provided to the other two (2) rear units if the proposed visitor parking was relocated to the side yards beside the front buildings. (This could also help to address concerns regarding the appearance of the project along the lane on 7500 Garden City Road.)

We don't mind the high porches and blank porch walls along General Currie Road (it makes the units look very traditional), but don't understand the proposed "recreation" and "mechanical" spaces. They seem odd.

The applicants have responded favourably to all of the above comments, except that there are still small "recreation rooms".

ANALYSIS OF THE GUIDELINES

The following is a checklist of relevant guidelines with areas of compliance shown with a and staff comments in **bold type**.

McLENNAN SOUTH, AREA 'A'

1. General guidelines for transition areas:

- Setback and landscape between housing types/ neighbourhoods.
- Entry portals, etc. for transition. No vehicle gates.
- Edges between properties to be semi-private but open (no high fences). **Fences on the east and west sides should be deleted, or should be maximum 4 ft. high. Done.**

2. General architectural guidelines:

Building scale and form:

- Single-family form and massing.
- Reduce building scale by varied housing types and design.
- Reduce the apparent height of buildings.
- Inset balconies inset - no large projecting balconies on street-front.

Roof treatment:

- Pitched forms visible from the street.
- Decorative elements such as dormers to complement the pitched form.
- Re-emphasize the pitch at the ground floor level, such as at front doors.
- Materials should be natural or west-coast.

Windows:

- Residential scale, operable, and with strong identity.
- Not flat, but bays, box widows, French balconies, trim, shutters, or similar features.
- Visible at sidewalk level and clear glass for surveillance.
- Traditional character, not bubbles or skylights visible from the street.

Entrances:

- Direct grade access for front doors.
- Visible from the street.
- Emphasize ground-level entries – no two-storey entries.
- Minimize exterior staircases, except along arterial roads.

Materials:

- Use high-quality natural materials, or at least replica materials with wood trim. **The original plans showed fibre-cement board planks, however the architect subsequently changed the material to vinyl siding. Staff recommend going back to the original material. *The applicants have revised the plans and reinstated Hardi-planks on the ground level.***
- Obviously synthetic materials (plexi-glass, etc.) should not be visible on the outside of buildings.

Colours:

- Use muted, Heritage colours.
- Less than 50% of any wall area to be a colour which “draws attention” to the wall.
- Vary colours to reinforce smaller components and reduce the apparent scale of buildings.

3. General landscape guidelines:

Intent:

- To preserve wood-lots and hedgerows having mature trees.
- Use lush vegetation and native plants to promote wildlife habitat.

Tree preservation:

- Plan open spaces based on a tree survey, and group buildings around these spaces.
- Avoid fill and grading on existing tree roots, or use tree wells.
- Tree wells to be a minimum of 1.5 x the diameter of the tree’s drip-line.

Common open space:

- Co-ordinate contiguous blocks of existing mature trees on adjacent sites.
- Encourage privately-owned, publicly accessible open space (POPAS).

- Landscape front yards to enhance the streetscape.

Driveways:

- Locate and construct driveways and buildings so as to preserve existing trees.
- Use lanes for vehicle access, or else screen vehicle entrances from the road.
- No driveway access to arterial roads or entry roads.

Retaining walls:

- Maximum height of retaining walls on street frontage to be 1m, except for tree wells for existing trees.

Water and habitat:

- Enhance or create wildlife habitat using ponds or wetlands with native aquatic and terrestrial plants.

4. Special character guidelines for neighbourhood 'A':

Building types:

- Three-storey on parking, 2-2 ½ storey townhouse, or one-storey wheelchair accessible.

Managing transitions:

- 6m setback from arterial roads. **n/a.**
- Concealed parking.
- 9m setback and height step-back on ring road (adjacent to neighbourhood B1). **n/a.**
- Height step-back to neighbourhood C2. **n/a.**
- Screen neighbourhood pub with fence and hedge. **n/a.**

Architectural Guidelines

Building scale:

- Avoid overshadowing of the natural realm:
- Minimum 4m between buildings.
- Maximum building width 45m, and 2m x 2m recesses approximately every 8m.

Entrances, porches and stairs:

- Exterior stairs to front doors along streets.
- Accentuate staircases with traditional railings such as wood or iron.
- Along arterial roads, where there are berms, stairs to blend in. **n/a.**

Balconies, and private open spaces:

- Generally discouraged.

- Along arterial roads, balconies may be on the third level , if recessed. **n/a.**

Materials:

- See general guidelines, but brick is discouraged, and stucco should be minimized.

Landscape Guidelines

Plant Materials and Open Spaces:

- Evergreen trees @ irregular spacing (20m+) along Garden City Road.
- 60% evergreen plants, grouped where possible.
- Seasonal effect to be provided by flowers with bulbs.
- Windows and doors to be visible from the street.
- Driveways along the ring road to have columnar trees. **n/a.**
- Soften buildings along the street edge with vines and shrubs.
- POPAS along the ring road with mature trees, with under-storey trimmed for visibility. **n/a.**
- Tall columnar trees in side yards.

Landscape along arterial edges: **n/a.**

Parking and Driveway Treatment:

- The first 10m of driveway (off the ring road) to be grey paving material other than asphalt. **n/a.**
- Parking screened with 2m hedge or trellis.

Retaining walls, planter walls and fences:

- Retaining walls maximum 1m, of stone or treated timber.
- Screen walls with landscaping.
- Hedges maximum 1m at the property line.

CITY CENTRE GUIDELINES (relevant parts)

4.4.1 Residential: Reinforce and augment other City livability criteria and sub-area plans.

- General multiple-family guidelines promote the following:
- a) Clustering - Maximum 90 apartment units sharing one entrance, 25 townhouses clustered, and 6 townhouses in a row.
 - b) Entries - Promote individual grade-level unit entries.
 - c) Views - Provide near-, middle-, and distant-views to each unit.
 - d) Sun - 75% of units and their open space should receive direct sunlight year-around.
 - e) Private Open Space - Larger spaces are strongly encouraged, but for townhouses, 37m² (9m deep) minimum, and for apartments, 6m² (1.8m deep) minimum.
 - f) Noise - Maintain maximum indoor ambient sound level of 35 dBA, and buffer traffic noise impacts on private and semi-private open space.

- Universal housing seeks to accommodate the functional needs of all residents, through:
- Common areas - All should accommodate wheelchairs and the visually impaired.
 - Elevator - At least one must accommodate a prone stretcher.
 - Units - Should accommodate wheelchair access throughout.
 - Doorways - Wheelchair accessible throughout common areas and private units.
 - Floors - Slip-resistant and non-glare.
 - Locks, Handles, and Controls - Easy to read, reach, grasp, and use.
 - Counters, Cupboards, Sinks, Tubs, and Showers - Well lit and easy to use.
 - Additional electrical features - Encouraged to allow for computers, etc.

Consider designing one (1) unit so that it can easily be converted for a resident in a wheelchair, for example by providing more habitable units at ground level. We note that parking exceeds the Bylaw requirement and therefore, one (1) unit could have a single car garage, or could have the parking on a pad. *The applicants have adapted unit #8 to universal accessibility.*

- Housing families with children effectively requires special consideration of:
- Sites - Within walking distance of schools/amenities, protected from incompatible uses, and conducive to the provision of family housing needs (ie. play space).
 - Clustering - Group family units to provide children peers to play with, a sense of community, and adequate numbers to support the provision of amenities.
 - Common Open Space - Must meet the needs of both adults and children.
 - Indoor Amenity Space - Size, distribution, and design should accommodate both adults and children.
 - Mall Expansion - Only where the street-oriented system is strong, and pedestrian activity will be adequate to sustain both.
 - Street Frontage - At least 60% of the frontage of a property supporting a mall must be developed with street-oriented uses.
 - Hours of Public Mall Access - Must coincide with transit operations, where such malls may provide effective pedestrian links.
- Provide a play area; with specific equipment for small children and a bench for parents. *Done.***

4.4.3 Amenity Space: Enhance access to high-quality, usable, indoor amenity spaces.

- Public space provided by new development, as defined under Bylaw 5300, should be tailored to one or more uses determined by the City, provide barrier-free public access, be convenient to outdoor space and parking, and ensure that exterior windows extend for a length equal to at least 20% of the perimeter of the facility.

Semi-Private Space, for the common use of residents or non-residential tenants, should:

- Phasing - Adequately serve each phase of development.
- Design and Operation - Be tailored to site-specific tenant needs.
- Minimum Ratio - For residential, 2m²/bedroom (plus 4m²/bedroom of outdoor space), and for other uses, 1m²/100m² of gross leasable building area.
- Tenants - Meet the on-site needs of children, youth, adults, and seniors.

Instead of indoor amenity space, consider providing \$1,000 per unit (\$9,000) for park improvements in the neighbourhood. *The applicants agreed at part of the rezoning application, the funds have been paid.*

Advisory Design Panel

At their meeting of June 18, 2003, the Panel gave the project their support, subject to some suggested improvements. The comments of the Panel were as follows:

- “The north side of the site was crowded and dark. The Maples are too close together which could prohibit growth. *Ms. Chu responded that a number of the existing trees were not healthy and that the replacement of those trees with light colour shrubs might be more appropriate.* The patios on the south side were not considered to be congruent with the rest of the site;
- an architecturally well-developed project that had been broken down in a ‘cottage’ way’. The entry doors could contain glazing. The end elevations are weak – large blank walls which could be enhanced by the planting of trees. The fireplace forms on the north elevations ‘pop out’ and suspend above the first floor.
- the driveway treatment was questioned. The mailbox location was questioned. The previous comment on the fireplace forms was repeated. The south elevations of buildings 1, 2, 3, and 4, at the garage locations, could be broken up to relieve the flat appearance as ground level. The chimneys and the detailing were good.

The decision of the Panel was that the project move forward subject to consideration of the above comments.”

The applicants have responded with appropriate changes to the plans.

Analysis

This small project is well-integrated with the proposed townhouse site to the west on 9000 General Currie Road (formerly 7500 Garden City Road), and makes use of the new lane that will be built as part of that development for vehicle access. The City is currently in the process of obtaining the right-of-way for this lane as a condition of approval of the rezoning application (RZ 01-192664). A Servicing Agreement (SA 03-244592) is awaiting second submission for the owner/developer of 9000 General Currie Road to build the lane (and do frontage improvements on General Currie Road and Garden City Road). Staff are hoping that the lane right-of-way and construction will be completed when this townhouse development at 9060 General Currie Road is ready for occupancy. If this is not the case, a temporary access from General Currie Road may be required on the subject site as was originally envisioned at the time of rezoning. This would require an amendment to the Development Permit drawings which would be handled by a General Compliance ruling.

The applicants have made several changes in order to comply with the guidelines and respond to staff comments (e.g. retention of existing mature trees). The plans generally conform to the guidelines. The frontage will be upgraded to City Centre standards, including sidewalks and street trees.

Variations are required for tandem parking and minor projections into the setback (stairs, etc.). Staff have no objections to the variations.

Conclusions

The City has received an application for a Development Permit for a nine (9) unit townhouse project on General Currie Road in the McLennan South area. The plans generally conform to the guidelines and bylaws, except for some minor and commonly granted variances.



Alex Jamieson
Planner 2 - Urban Design
(Local 4122)

AJ:blg

There are conditions to be met:

- Prior to forwarding the plans to Council, a Letter of Credit is required for landscaping.
- Prior to a Building Permit, the developer is to enter into the City's standard Servicing Agreement for frontage works, and evidence shall be submitted that an appropriate professional has been retained to monitor existing trees during construction and to report on the trees' condition prior to final inspection of the landscaping; protective fencing shall be moved out to the drip-line of the trees as per the landscape plan.



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Permit Application
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. **All materials submitted to the City for a Development Permit Application become public property, and therefore, available for public inquiry.**

Please refer to the attached forms for details on application attachments and non-refundable application fees.

Property Address(es): Azure (Jimmy's Garden) Developments Co. Ltd. (9060 General Currie Road)
Legal Description(s): Azure (Jimmy's Garden) Developments Co. Ltd.

Applicant: Azure (Jimmy's Garden) Developments Co. Ltd.

Correspondence/Calls to be directed to:

Name: Peter Ng

Address: Unit# 208 - 2695 Granville Street, Vancouver. B.C.

V6H 3H4
Postal Code

Te. No.: (604) 728-2840

Business

Residence

E-mail

(604) 738-4288

Fax

Property Owner(s) Signature(s):

Liba Lai Azure (Jimmy's Garden) Developments Co. Ltd.

Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

For Office Use

Date Received: Dec 9, 2002

Application Fee: \$2865.00 pd

File No.: DP 02-221626

Receipt No.: 17-0002900

Only assign if application is complete

ENTERED



No. DP 02-221626

To the Holder: AZURE (JIMMY'S GARDEN) DEVELOPMENTS CO. LTD

Property Address: 9060 GENERAL CURRIE ROAD

Address: C/O PETER NG
 #208 – 2695 GRANVILLE STREET
 VANCOUVER, BC V6H 3H4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #2 and 3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 & 2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, street trees and sidewalks shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 to #6 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

Development Permit

No. DP 02-221626

To the Holder: AZURE (JIMMY'S GARDEN) DEVELOPMENTS CO. LTD
Property Address: 9060 GENERAL CURRIE ROAD
Address: C/O PETER NG
#208 – 2695 GRANVILLE STREET
VANCOUVER, BC V6H 3H4

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$25,092.

5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO. _____
DAY OF _____, _____.

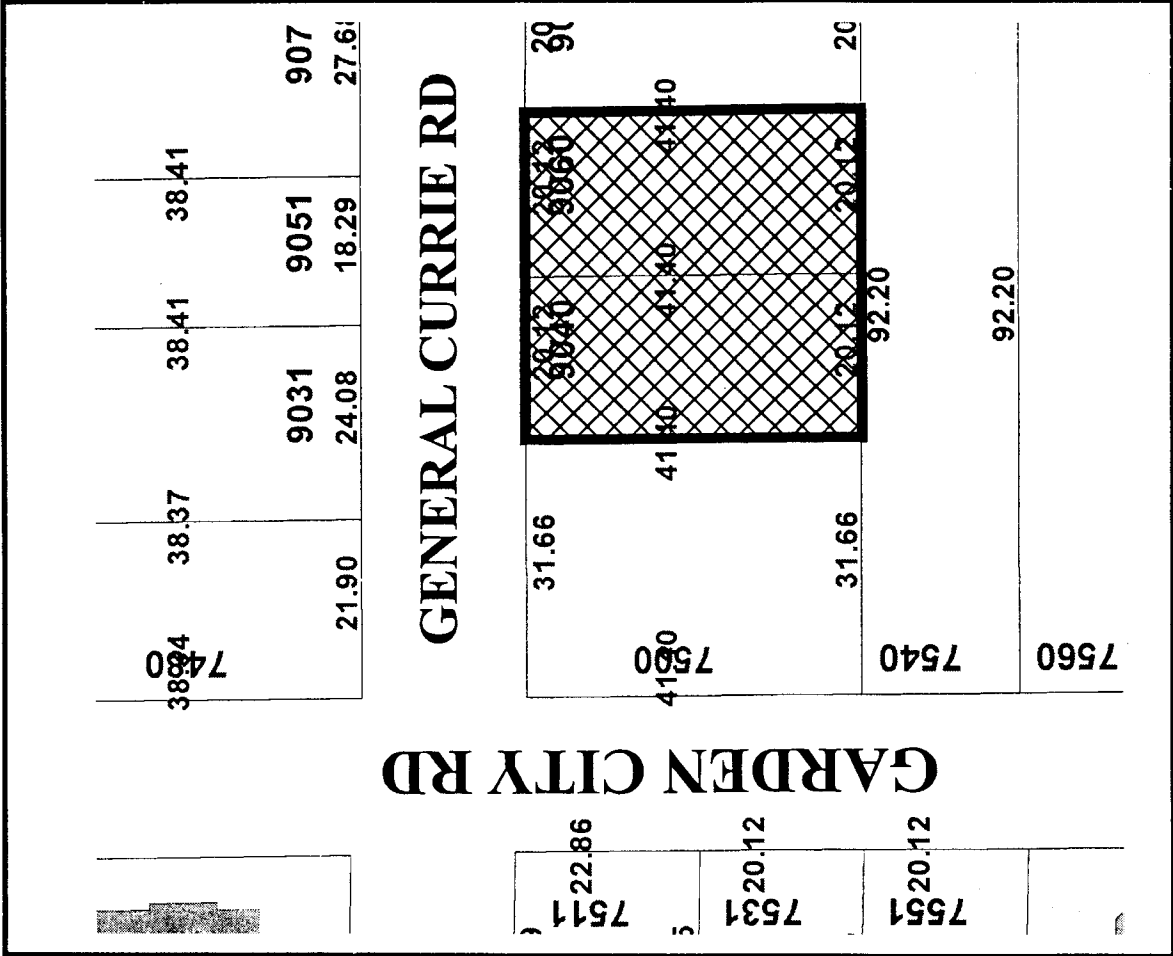
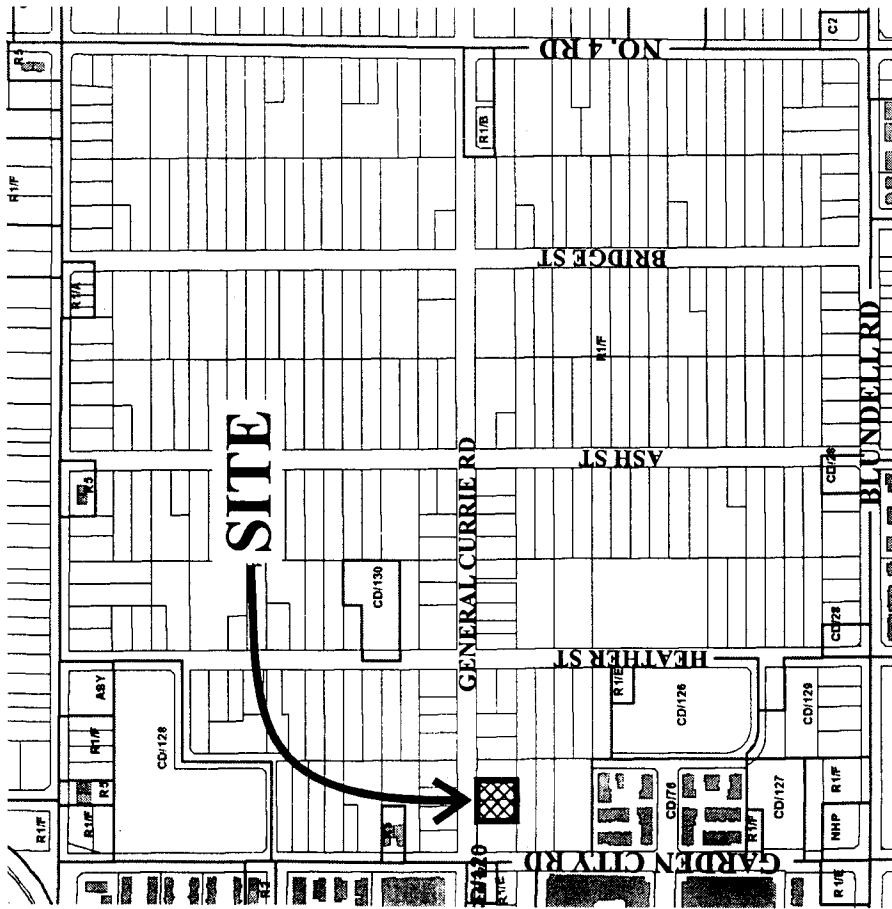
ISSUED BY THE COUNCIL THE

DELIVERED THIS _____ DAY OF _____, _____.

MAYOR



City of Richmond



DP 02-221626

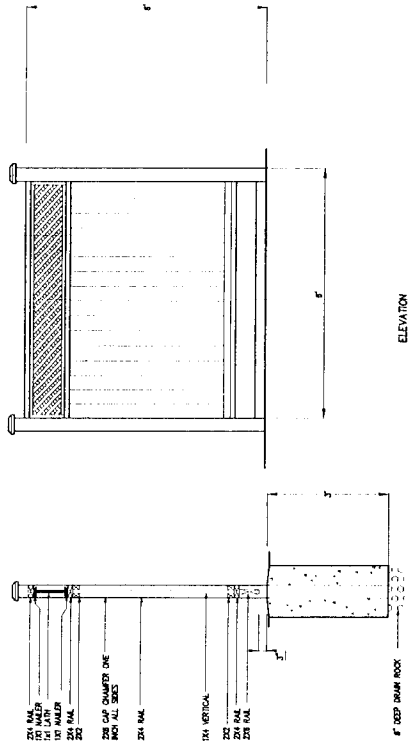
SCHEDULE "A"



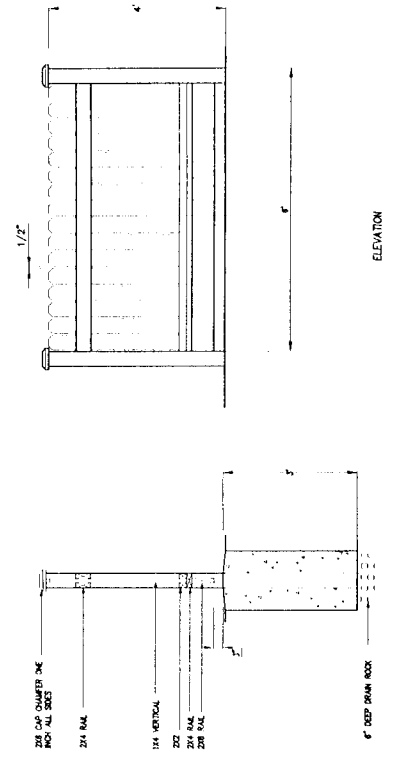
Original Date: 12/18/02

Revision Date:

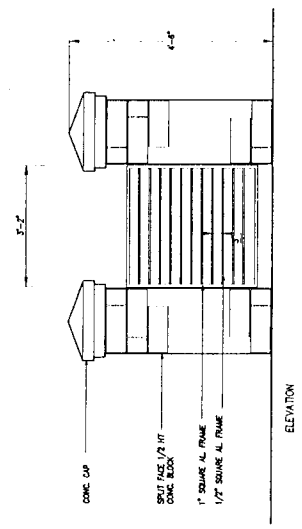
Note: Dimensions are in METRES



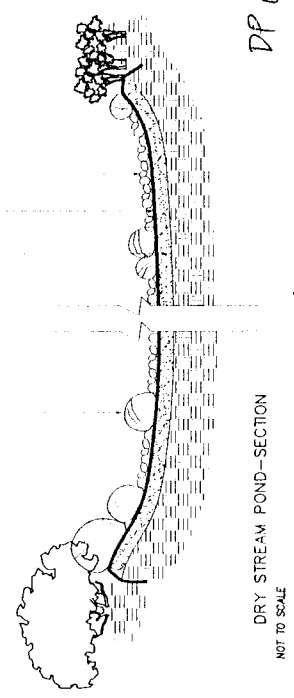
SECTION
 FENCE DETAIL-6' WOODEN FENCE



SECTION
 FENCE DETAIL-4' PICKET FENCE



ELEVATION
 METAL GATE W/ CONC. BLOCK POST DETAIL
 NOT TO SCALE



SECTION
 DRY STREAM POND-SECTION
 NOT TO SCALE

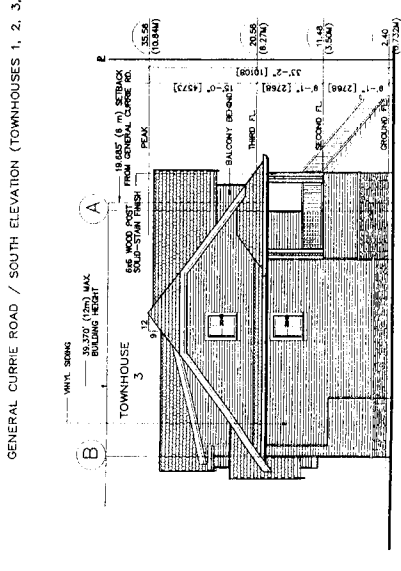
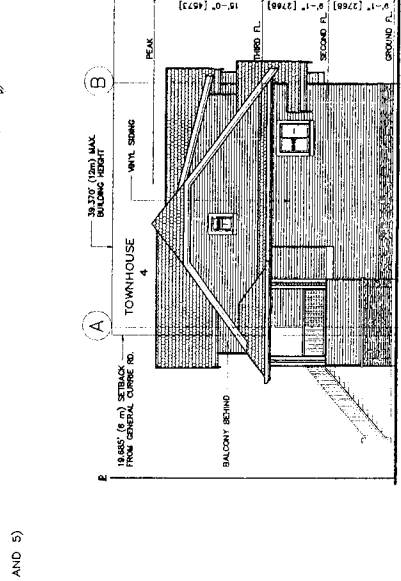
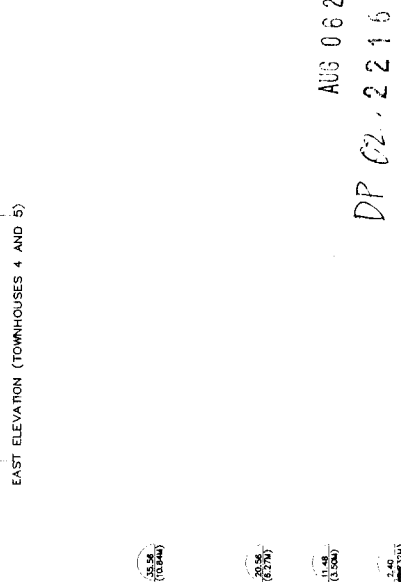
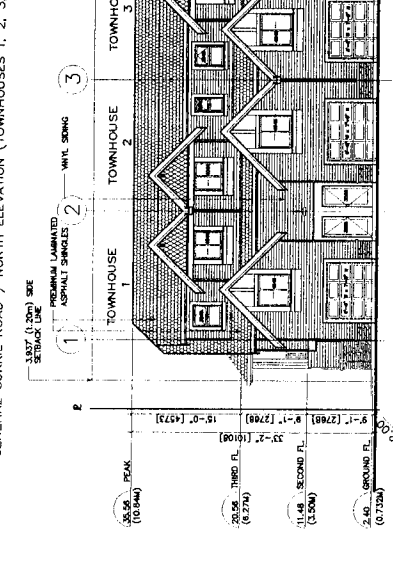
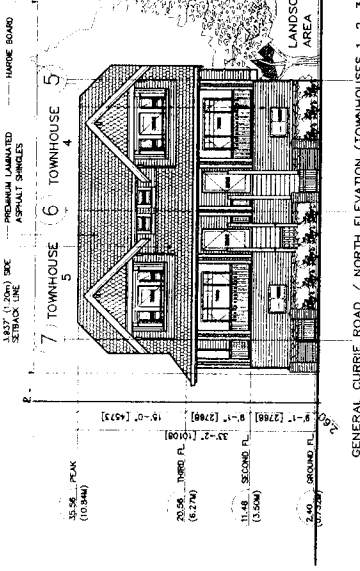
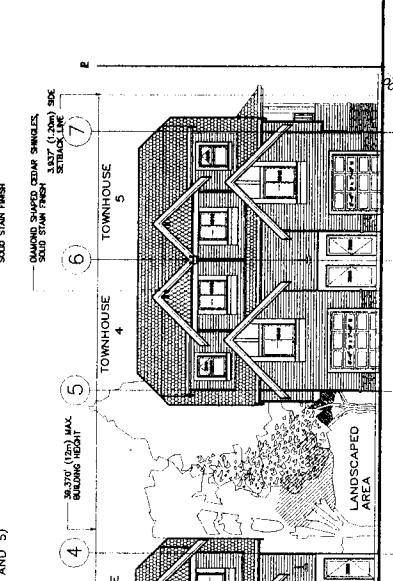
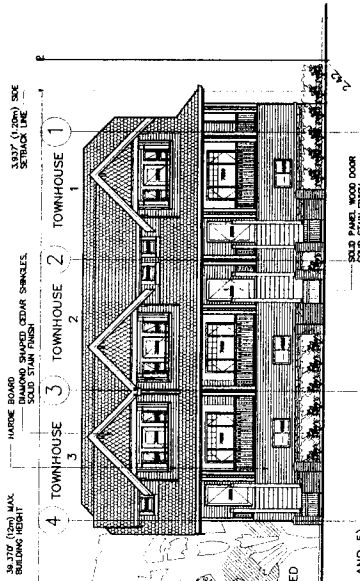
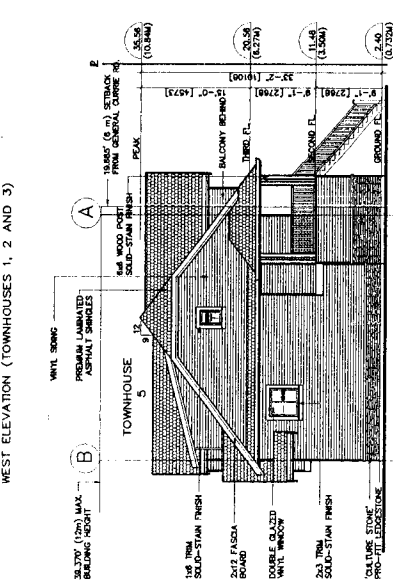
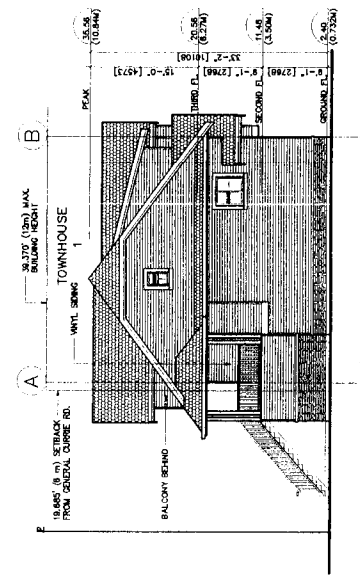
AUG 06 2003
 DP 02.21626
 #3

© Copyright reserved. This drawing and design is and
 at all times remains the exclusive property of JHL
 Design Group Inc. and cannot be used without the
 landscape architect's written consent.

JHL Design Group Inc.
 Landscape Architecture • Urban Design
 1375 Main Street
 Vancouver, BC V6L 3M1
 Tel: 604-263-8813
 Fax: 604-263-8813

PROPOSED 9 UNITS TOWNHOUSE DEVELOPMENT
 1000 CUPERTINE ROAD
 RICHMOND, BC
 DRAWING TITLE
 LANDSCAPE PLANTING PLAN/CP SUBMISSION

NTS
DATE July, 03
DRAWN J.L./J.M.
CHECKED

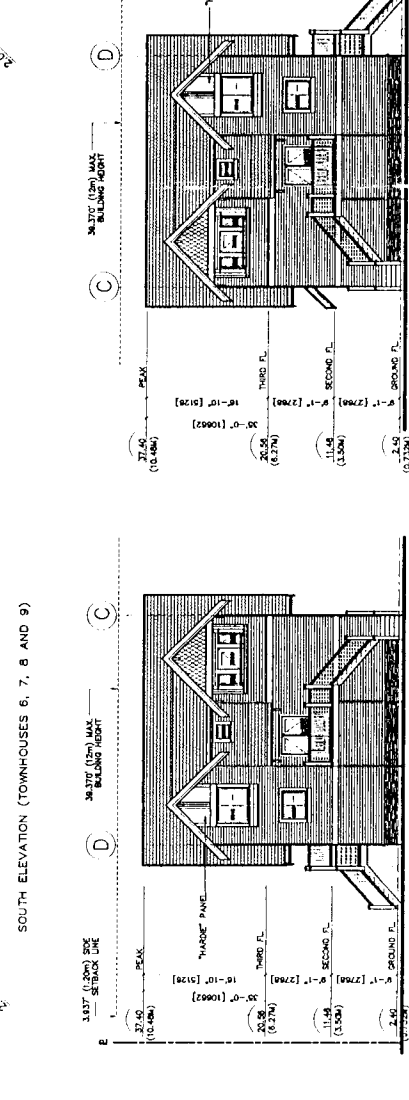
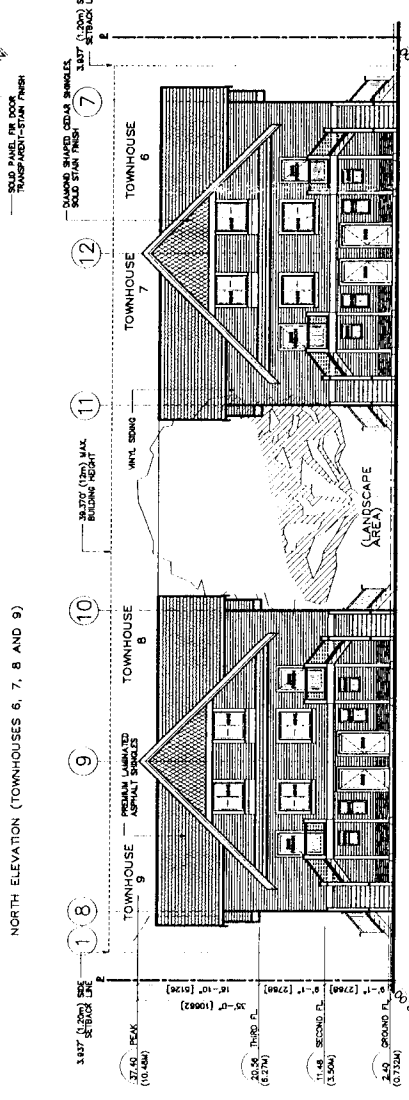
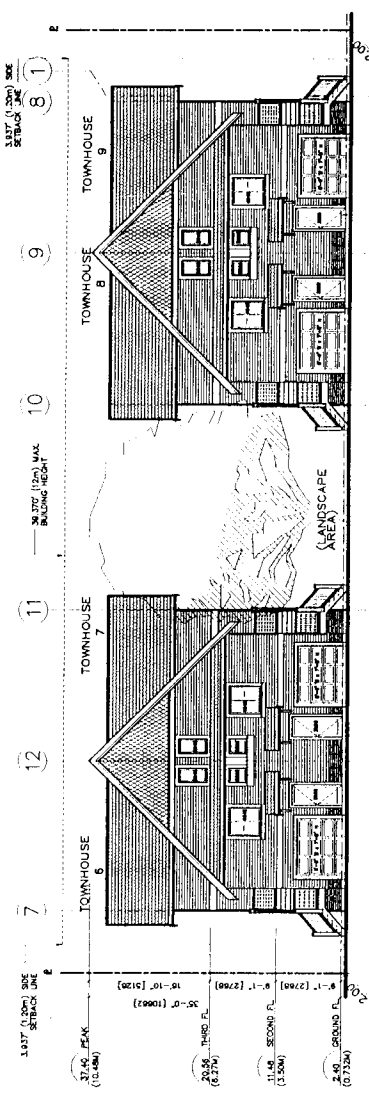
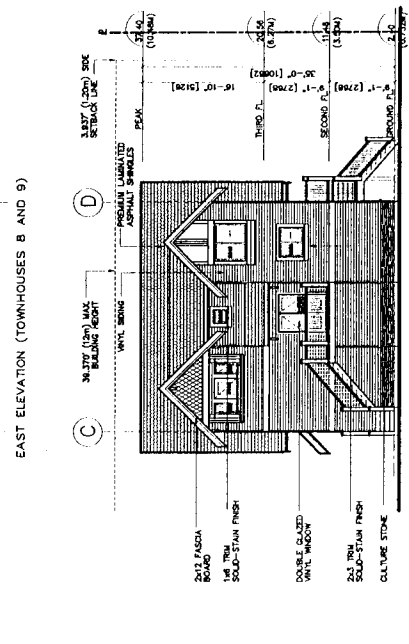
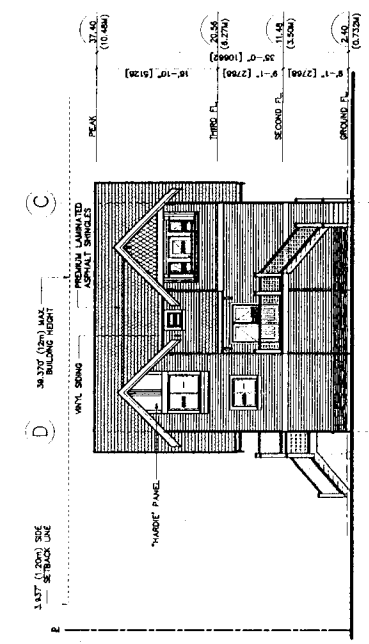


AUG 06 2003
 DP 02.21626
 4

WEST ELEVATION (TOWNHOUSES 4 AND 5)

EAST ELEVATION (TOWNHOUSES 1, 2 AND 3)

AUG 06 2003
 DP 02. 2 2 16 2 5
 5





MATTHEW CHENG
ARCHITECT INC.

THIS DRAWING MUST NOT BE SCALED. DIMENSIONS SHOWN IN METRIC UNITS SHALL BE USED FOR CONSTRUCTION. DIMENSIONS SHOWN IN MILLIMETRES BETWEEN BRACKETS SHALL BE USED FOR FINISHES. ALL DIMENSIONS AND FINISHES SHALL BE REFERRED TO THE ARCHITECT'S CONTRACT DOCUMENTS. THE ARCHITECT'S CONTRACT DOCUMENTS SHALL BE USED FOR ALL DIMENSIONS AND FINISHES. THE ARCHITECT'S CONTRACT DOCUMENTS SHALL BE USED FOR ALL DIMENSIONS AND FINISHES. THE ARCHITECT'S CONTRACT DOCUMENTS SHALL BE USED FOR ALL DIMENSIONS AND FINISHES.

FLOOR PLANS
Sheet No. 101
DATE 01 AUGUST 2003
9060 GENERAL COURCE RD.
RICHMOND, B.C.

AUG 06 2003

DP02.2.21626

SCALE:
METRIC DIMENSIONS SHOWN
IN MILLIMETRES BETWEEN
BRACKETS

6

AZ

