



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel

Date: December 14, 2004

From: Raul Allueva
Director of Development

File: DP 04-272337

Re: Application by William Rhone for a Development Permit at
9251 General Currie Road

Staff Recommendation

That a Development Permit be issued which would permit the construction of four (4) three-storey townhouses at 9251 General Currie Road on a site zoned Comprehensive Development District (CD/120).

A handwritten signature in black ink, appearing to read "Raul Allueva", followed by a horizontal line.

Raul Allueva
Director of Development

SB:blg

Att.

Staff Report

Origin

William Rhone has applied to the City of Richmond for permission to develop four (4) three-storey residential townhouses at 9251 General Currie Road on a vacant site zoned Comprehensive Development District (CD/120) under Bylaw 7703 (RZ 03-251948). The subject development is the second phase to a townhouse development under construction at 7400 Heather Street (DP 04-010738).

Development Information

Information on the project including a comparison of the proposed development with the relevant Bylaw requirements is provided in **Attachment 1**.

Background

The subject site is located on General Currie Road between Heather and Ash Streets. The applicant is proposing two (2) three-storey buildings with four (4) units as the second phase (Phase II) to a previously approved eight-unit multiple-family development in the McLennan South Sub-Area of the City Centre area. The site has been consolidated with Phase I of the development. The overall development will have twelve (12) three-storey units.

Development surrounding the subject site is as follows:

- To the north, across a new lane, are three-storey townhouses;
- To the east, is an existing single-family home and a small multi-family development beyond;
- To the west, Phase I of the same development is under construction on the same consolidated site; and
- To the south and southwest, across General Currie Road, are existing single-family homes.

Rezoning and Public Hearing Results

The subject site went to Public Hearing on May 17, 2004 (RZ 03-251948). There are no outstanding issues identified at the rezoning stage or Public Hearing that require follow-up at the Development Permit stage.

Staff Comments

The proposed revised scheme attached to this report has satisfactorily addressed all the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is in full compliance with the Comprehensive Development District (CD/120) Schedule.

Analysis

Conditions of Adjacency:

- A separate Development Permit (DP 04-010738) was issued to the same architect and owner for Phase I of the development on the adjacent lot to the west at 7400 Heather Street. The proposed development is proposed to be connected to Phase I development through shared driveway and recycling area;
- The impact of the development on the adjacent existing single-family home to the east (which also have future potential for townhouse development) has been mitigated from both northeast and southeast units. The northeast unit has been setback 5.4 m from the separating property line and tree screening will be provided. The southeast unit has been setback 2.1 m from the separating property line, windows in main living areas have been oriented away from the adjacent home and tree screening will be provided; and
- The proposed, height, siting and orientation of the buildings is consistent with the massing of the three-storey townhouse developments to the north across the lane and west across Heather Street.

Site Planning and Urban Design:

- The siting of the building and the relationship between the indoor spaces and the outdoor open space areas allow for adequate surveillance to meet safety and crime prevention objectives;
- A mailbox enclosure, located off General Currie Road was provided in Phase I to accommodate the needs of both phases; and
- A recycling enclosure, located off of the lane was provided in Phase I to accommodate the needs of both phases.

Architectural Form and Character:

- The building form is a repetition of Phase I. It is simple but well articulated; and
- The proposed building materials (hardiplank horizontal siding, board and batten stained wood siding, asphalt roof shingles and wood trim for the buildings) are consistent with the McLennan South Sub-Area Guidelines.

Landscape Design:

- The site was pre-loaded and the few existing trees were removed. There were no concerns raised concerning tree retention during the Rezoning or Public Hearing process for either phase, or during the Development Permit process for phase I. Nine (9) new trees are incorporated into the landscape design. In addition, street trees are proposed through the required General Currie Road frontage improvements;
- The thoughtful landscape design includes an improvement to and continuation of the treatment for Phase I. The landscaping for Phase I has been revised to: consolidate the visitor parking for both phases; link the manoeuvring aisle; and provide an amenity area with pedestrian connection from General Currie Road to the manoeuvring aisle. The landscape design for Phase I is continued through Phase II, including special paving treatment with a variety of patterning and colour as well as substantial planting and trees to provide a highly liveable environment in this City Centre neighbourhood; and
- The use of pavers in pedestrian areas improves permeability of the site.

General:

- Phase I of the development (under construction) includes a unit (Unit 8) which has been designed to include an accessible parking space, future conversion and future elevator installation to allow accessibility.

Advisory Design Panel Comments

The subject proposal was not presented to the Advisory Design Panel as it constitutes a small addition to a previously supported development project, and continues the pattern, design and overall quality previously approved for phase I.

Conclusions

Staff support this application. The applicant has presented a development that fits well into the existing context and generally complies with the guidelines in the Official Community Plan (OCP).



Sara Badyal, M.Arch.
Planner 1
(Local 4282)

SB:blg

The following conditions are required to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$10,458.00; and
- Approval of the general compliance to DP 04-010738 to connect the visitor parking, manoeuvring aisle and widen the pedestrian amenity area between the phases.



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

**Development Application
Data Sheet**
Development Applications Department

DP 04-272337 **Attachment 1**

Address: 9251 General Currie Road Applicant: William Rhone
 Owner: Nu-Tech Development Inc. & Golden Bay Trading Inc.
 Planning Area(s): McLennan South Sub-Area (City Centre)
 Floor Area: Gross: 485.8 m² Net: 397.1 m²

	Existing	Proposed
Site Area	886 m ²	no change
Land Uses	Single-family residential	Multi-family residential
OCP Designation	Residential, 2 ½ storeys typical (3 storeys maximum)	Residential, 3 storeys
Zoning	R1/F	CD/120
Number of Units	1 dwelling unit	4 dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.67	none permitted
Covered Areas:	Max. 0.03	0.03	none permitted
Lot Coverage:	Max. 45%	27%	none
Setback – General Currie Rd:	Min. 6 m	7.4 m	none
Setback – Side Yard:	Min. 1.2 m	Min. 2.1 m	none
Setback – Lane:	Min. 1.2 m	1.2 m	none
Height (m):	12 m & 3 storeys	11 m	none
Off-street Parking Spaces:	6 and 1	8 and 1	none
Off-street Parking Spaces – Accessible:	n/a	0	none
Tandem Parking Spaces	permitted	0	none
Off-street Parking Spaces – Total:	7	9	none
Indoor Amenity Space:	Min 70 m ²	cash-in-lieu	none
Outdoor Amenity Space:	Min. 24 m ²	61 m ²	none

No variances have been requested.



City of Richmond
Urban Development Division

Development Permit

No. DP 04-272337

To the Holder: WILLIAM RHONE
Property Address: 9251 GENERAL CURRIE ROAD
Address: C/O 2178 BARTLETT AVENUE
 VICTORIA, BC V8S 2P9

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 Plans #1 and #2 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 and #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and #2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, 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 #3 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.

To the Holder: WILLIAM RHONE
Property Address: 9251 GENERAL CURRIE ROAD
Address: C/O 2178 BARTLETT AVENUE
VICTORIA, BC V8S 2P9

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$10,458.

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

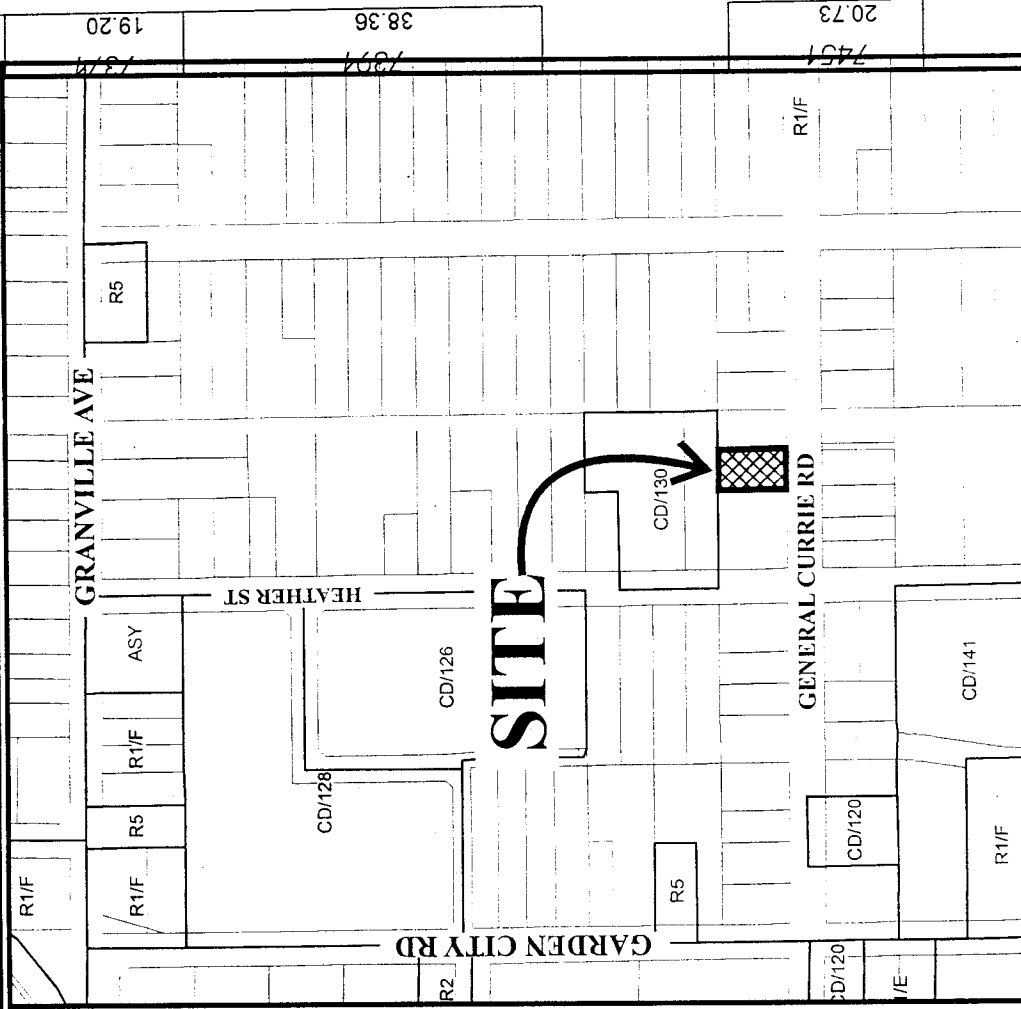
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



HEATHER ST

92.26

19.20
7360

92.20

46.03

38.41
7400

46.03

GENERAL CURRIE RD

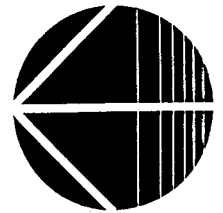
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13.72
9200
41.40

18.29
9220
41.40

20.12
9240
41.40

41.40



DP 04-272337
SCHEDULE "A"

Original Date: 07/09/04

Revision Date:

Note: Dimensions are in METRES

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No. Date Revision

- 1 4 FEB 15 2 004
4-1/2' SETBACK ON RC
LOCATE UNIT 4
- 2 19 NOV 2004
FRANCIS FROM HYDRANT ON NEW CURVE ROAD TO UNIT FRONT DE NOTED

- 3 20 NOV 2004
UNIT 4 MOVED TO SO AS TO COMBINE CURRENT PLS WITH PHASE 1
• METRIC DIMENSIONS
• ADEP, SPECIAL SET BACKS, NOTE
• YARD @ FRONT PLD
• NOTE ON REVIC LIST PROVIDED PHASE 1

2178 Bartlett Avenue
Victoria BC V8S 3P9
Canada
Tel: (250) 370-0942
Fax: (250) 370-0946

William Rhone Consultant
Project

4 UNIT TOWNHOUSE PROJECT
9251 GENERAL CURRIE ROAD
RICHMOND, BC

Project number
0307

Scale: 1/8" = 1'-0"
Date: 04 JUNE 2004
Drawn: [Signature] Checked: WER - 10/20/04

Drawing title
SITE PLAN ESTIMATIC

Drawing number
D.P. A-1

SITE DATA

Legal Description:
Lot 'B' Section 15,
Block 4 North, Range 6 West,
NWD, Plan 8935

Address:
9251 General Currie Road
Richmond, BC

Dimensions:
125.918 x 75.75 feet 23'-0" x 38'-38" M

Area:
886 sq. m.
9537.88 sq. ft.

Proposed Development:
4 Townhouses (TOTAL AREA 6290.3 SQ. FT.)
8 enclosed parking spaces 593.66 M²

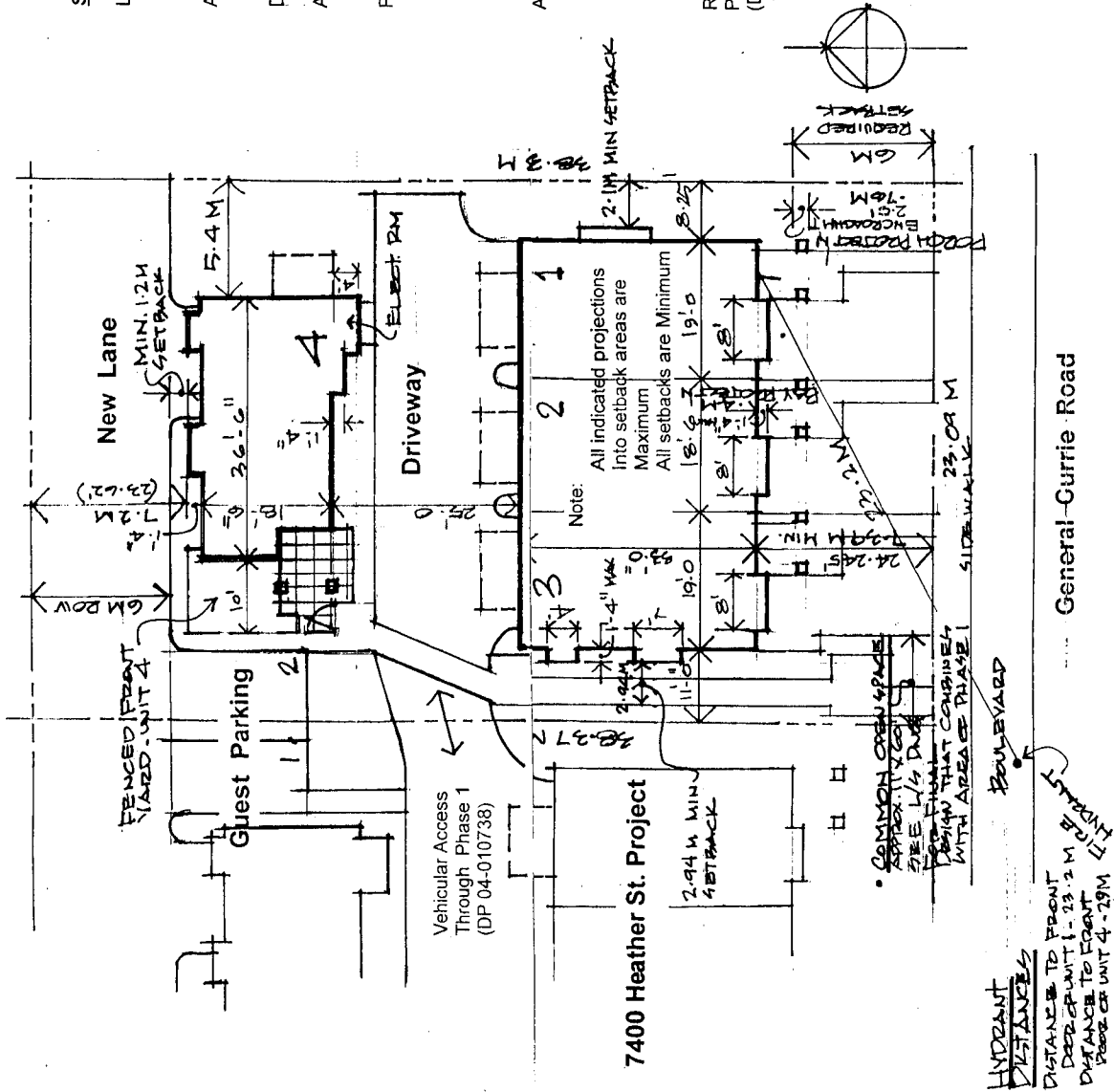
1 guest parking space, total 9 spaces
F.A.R. 66.9
Coverage 27%
Covered area 3%

247.1 M ²
244.5 M ²
25.65 M ²

Allowable Development under
CD/120
Parking - 1.5/unit + 1 guest
F.A.R. .7
Coverage 45%
Covered area 3%

Recycling facilities ↑ MAIL BOXES
Provided in Phase 1
(DP 04-010738)

Existing New Townhouses



JAN 12 2005
PLAN # 1
DP 04272337

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No.	Date	Revision
1	NON	COORDINATED MATERIALS

JAN 12 2005 PLAN # 3
 DP 04272337

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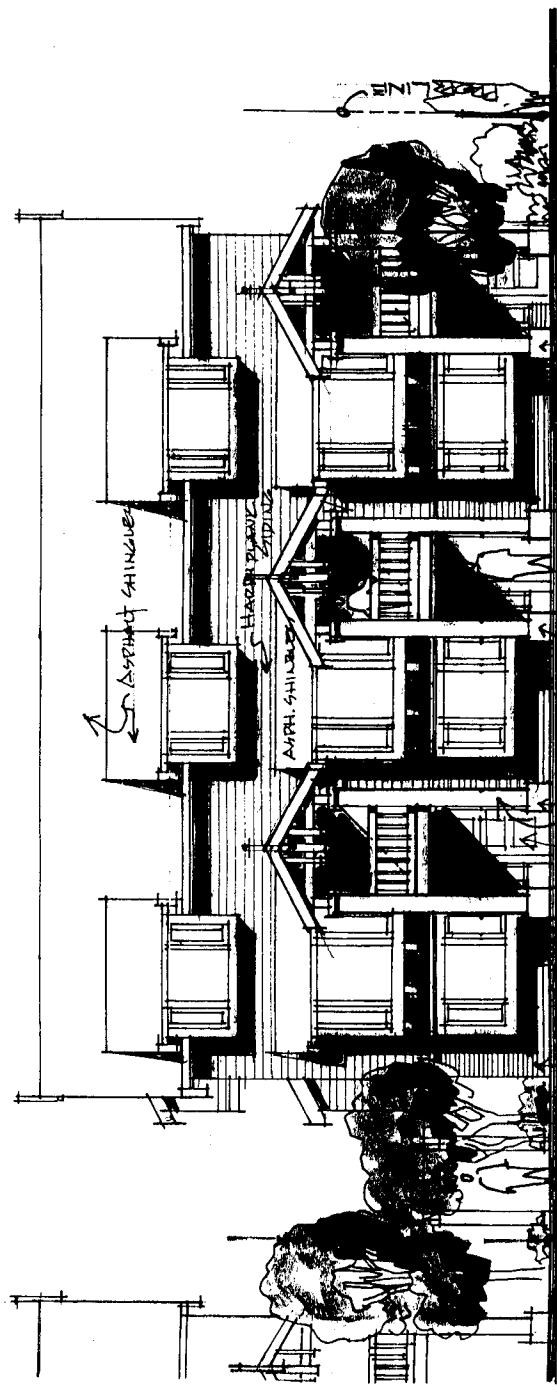
4 UNIT TOWNHOUSE
 PROJECT
 9251 GENERAL CURR
 ROAD
 RICHMOND, BC

Project number
 0307

Scale: 1/8" = 1'-0"
 Date: 01/12/05
 Drawn: JLD

Drawing title
 SOUTH ELEVATION

Drawing number
 D.P. A.5



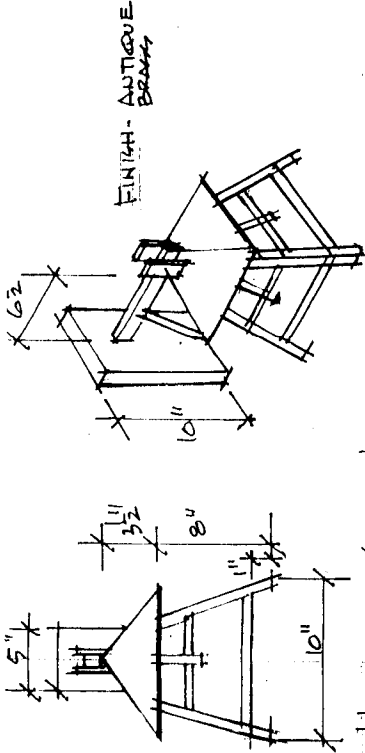
MATERIALS

- Roof-asphalt shingles, "stone gray"
- Gable ends - board & batten, cedar, vertical, stained
- Siding-horizontal hardiplank, Painted, narrow w on lower floor, 8" W on upper floors
- Barge Boards - 2 x 12 painted spruce
- Window trim - 6" W painted spruce
- Windows - vinyl, gray or tan
- Balcony Rails - wood rail, painted metal balustrade
- Fencing - cedar, stained, gray
- Walks & driveway - precast pavers, or stamped concrete
- Column bases - concrete, painted
- Gutters & downspouts - tan, baked enamel
- Heritage style exterior lamps & hardware - antique brass & oil rubbed bronze

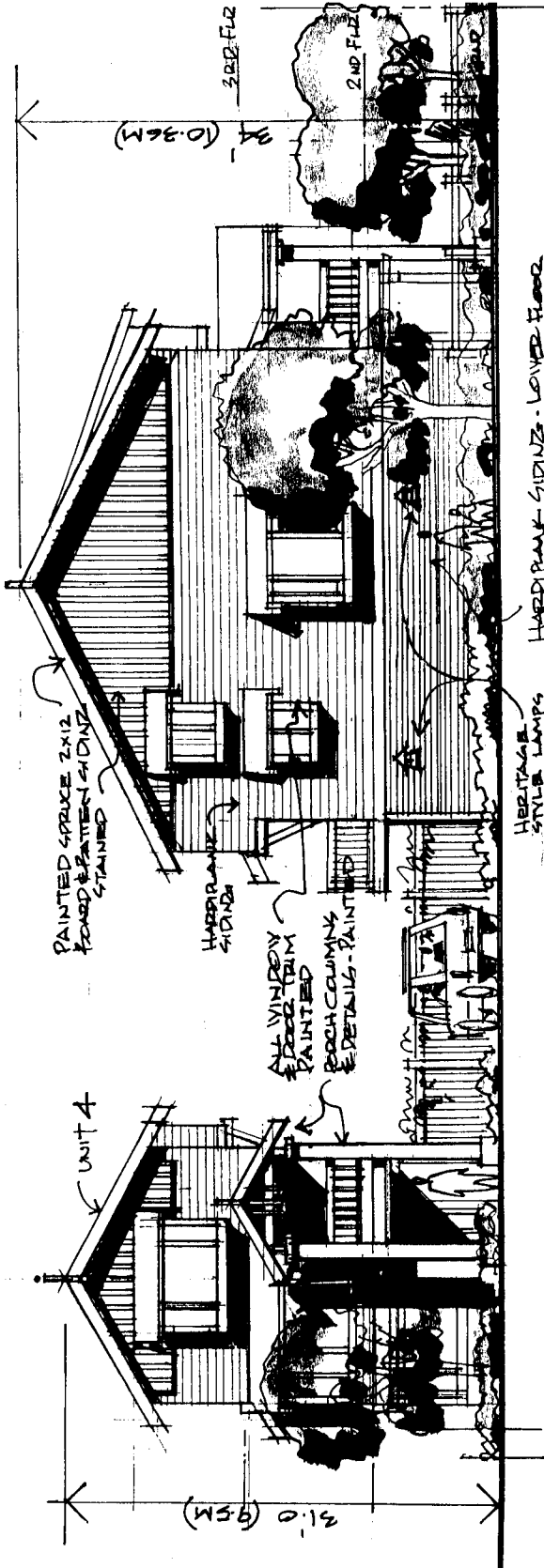
SOUTH ELEVATION (GENERAL CURRIE ROAD)

MATERIALS

- Roof-asphalt shingles
- Gable ends - board & batten
- 1st & 2nd floors - horiz-siding
- Hardi-Plank painted
- Ground floor - Hardi-Plank, painted
- Barge boards - 2 x 12 painted spruce
- Window trim - 6" wide painted spruce
- Windows - vinyl, grey or tan
- Balcony rails - wood rail, metal balustrade
- Fencing & pergola - stained cedar
- Walks & driveway - concrete, painted
- Column bases - concrete, painted
- Gutters & downspouts - baked enamel, tan
- Heritage style exterior lamps & hardware - antique brass or oil-rubbed bronze



HERITAGE STYLE LAMP
 ALL PORCHES, GROUND LEVEL ENTRANCES,
 DEAR DECK, PASSAGE BETWEEN UNITS 3 & 4 (3)
 AND ON WEST (GROUND LEVEL) UNIT 6



WEST ELEVATION

JAN 12 2005 PLAN # 4
 DP 04272337

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No. _____ Date _____ Revision _____

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William Rhone Consultant
 Project

4 UNIT TOWNHOUSE
 PROJECT
 9251 GENERAL CURRI
 ROAD
 RICHMOND, BC

Project number
 0307

Scale: 1/8" = 1'-0"
 Date: 12/15/04
 Drawn: JZ Checked: _____

Drawing title

WEST ELEVATION

Drawing number

D.P. A-6

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No.	Date	Revision
1		16 NOV TREE SCREEN ON E. RL NOTE
2		16 NOV E ELEV. UNIT CORRECTED

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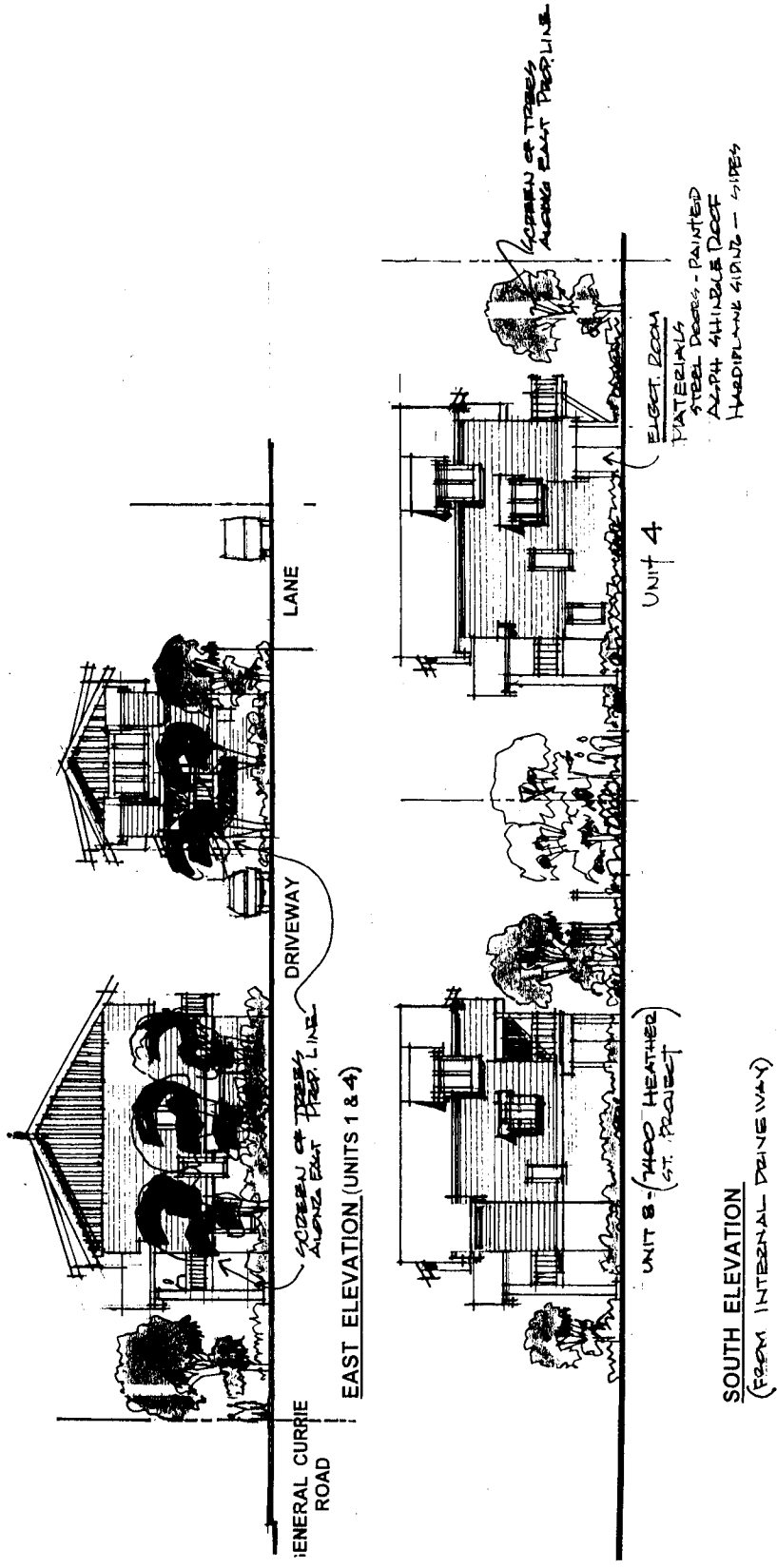
William Rhone Consultant
 Project

4 UNIT TOWNHOUSE
 PROJECT
 9251 GENERAL CURRIE
 ROAD
 RICHMOND, BC

Project number
 0907

Scale: 1/8" = 1'-0"
 Date: 12-11-05
 Drawn: [Signature] checked

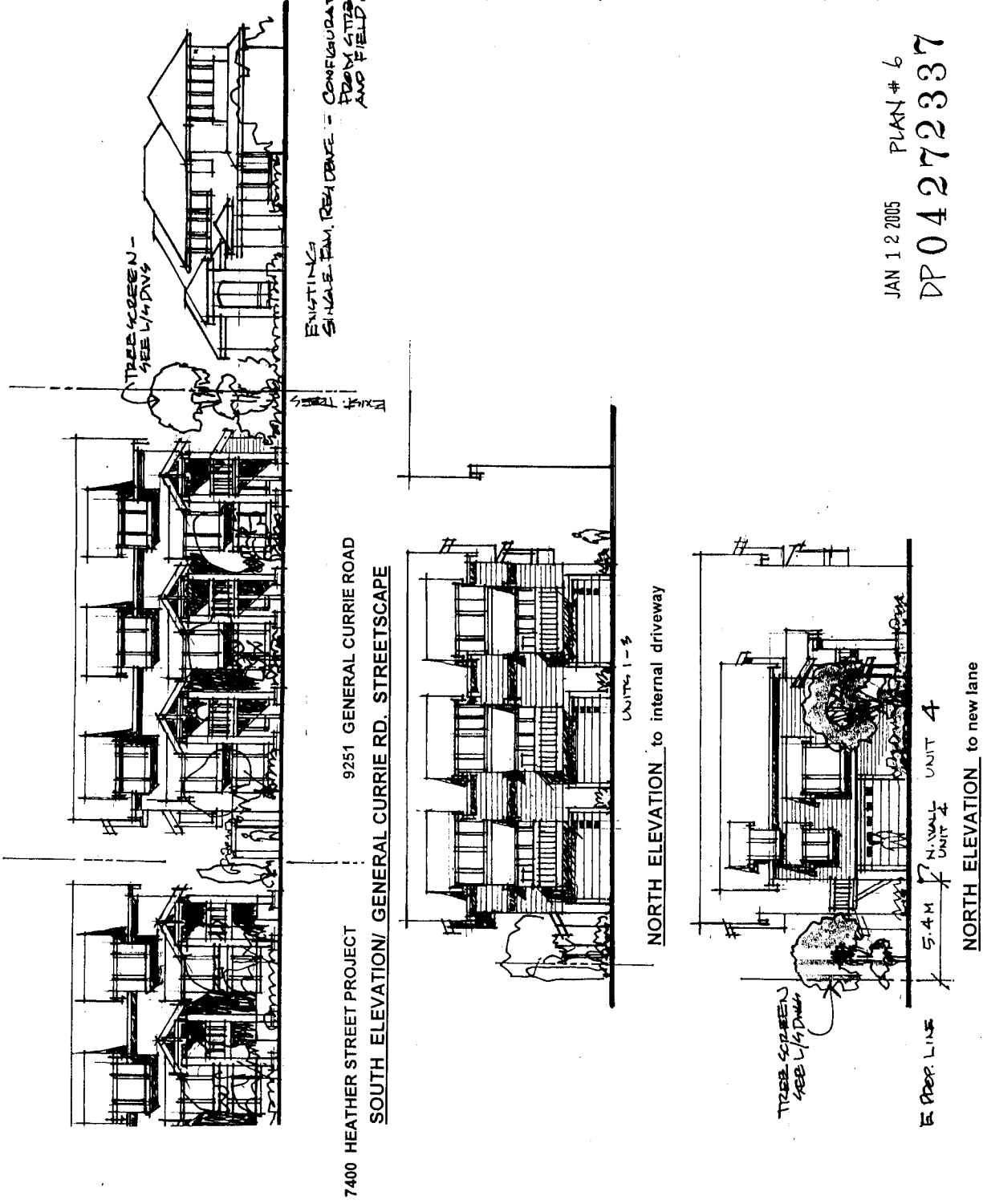
Drawing title
 EAST & SOUTH ELEVATIONS
 Drawing number
 D.P.A-7



JAN 12 2005
 PLAN * 5
 DP 04272337

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No	Date	Revision
1	16 NOV 04	TREE SCREEN MOVED ON E.P. ADD: TO HOUSE
2		DIMENSION N.W. OF UNIT 4 TO CREAT. 5.4M



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William Rhone Consultant
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4 UNIT TOWNHOUSE
 PROJECT
 9251 GENERAL CURRIE
 ROAD
 RICHMOND, BC

Project number

0907

Scale _____
 Date _____
 Drawn _____
 Checked _____

Drawings title

STREETSCAPE &
 NORTH ELEVATION

Drawings number

DR. A-8

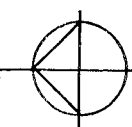
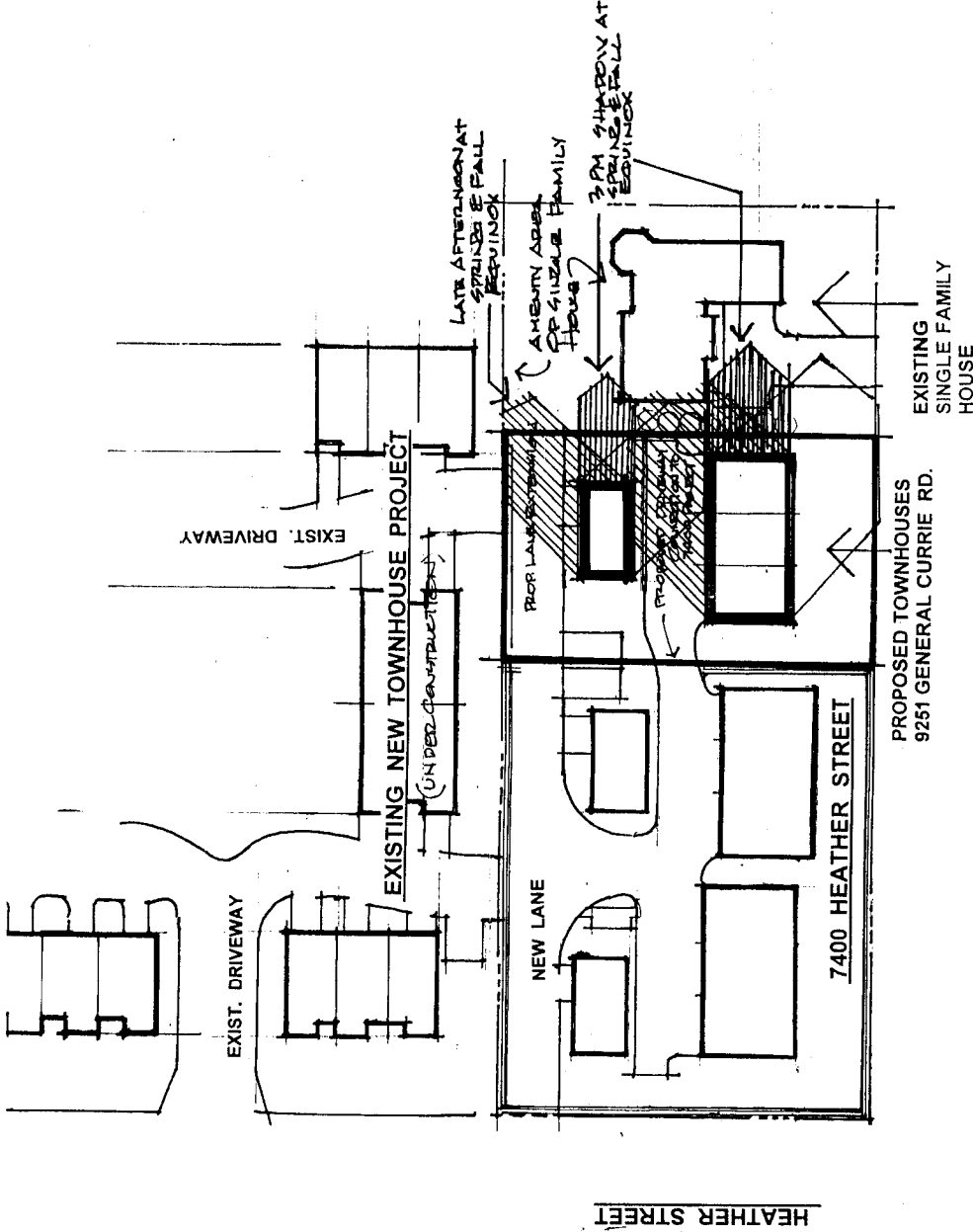
JAN 12 2005 PLAN # 6
 DP 04272337

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No. _____ Date _____ Revision _____

17 NOV SHADOV STUD
 IMPACT ON SING
 FAMILY HOUSE
 SHOWN

**FUTURE
 MULTIPLE UNIT
 HOUSING**



JAN 12 2005 Reference Plan

DP 04272337

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**4 UNIT TOWNHOUSE
 PROJECT
 9251 GENERAL CURRIE
 ROAD
 RICHMOND, BC**

Project number
0207

Scale: 1" = 10'-0"
 Date: 05 June 2004
 Drawn by: [Signature]
 Checked:

Drawing title
CONTACT PLAN

Drawing number

D.P. A.2

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No. Date Revision

1/18/04 CAR. 5022
 FOR UNIT 1 &
 NOTED

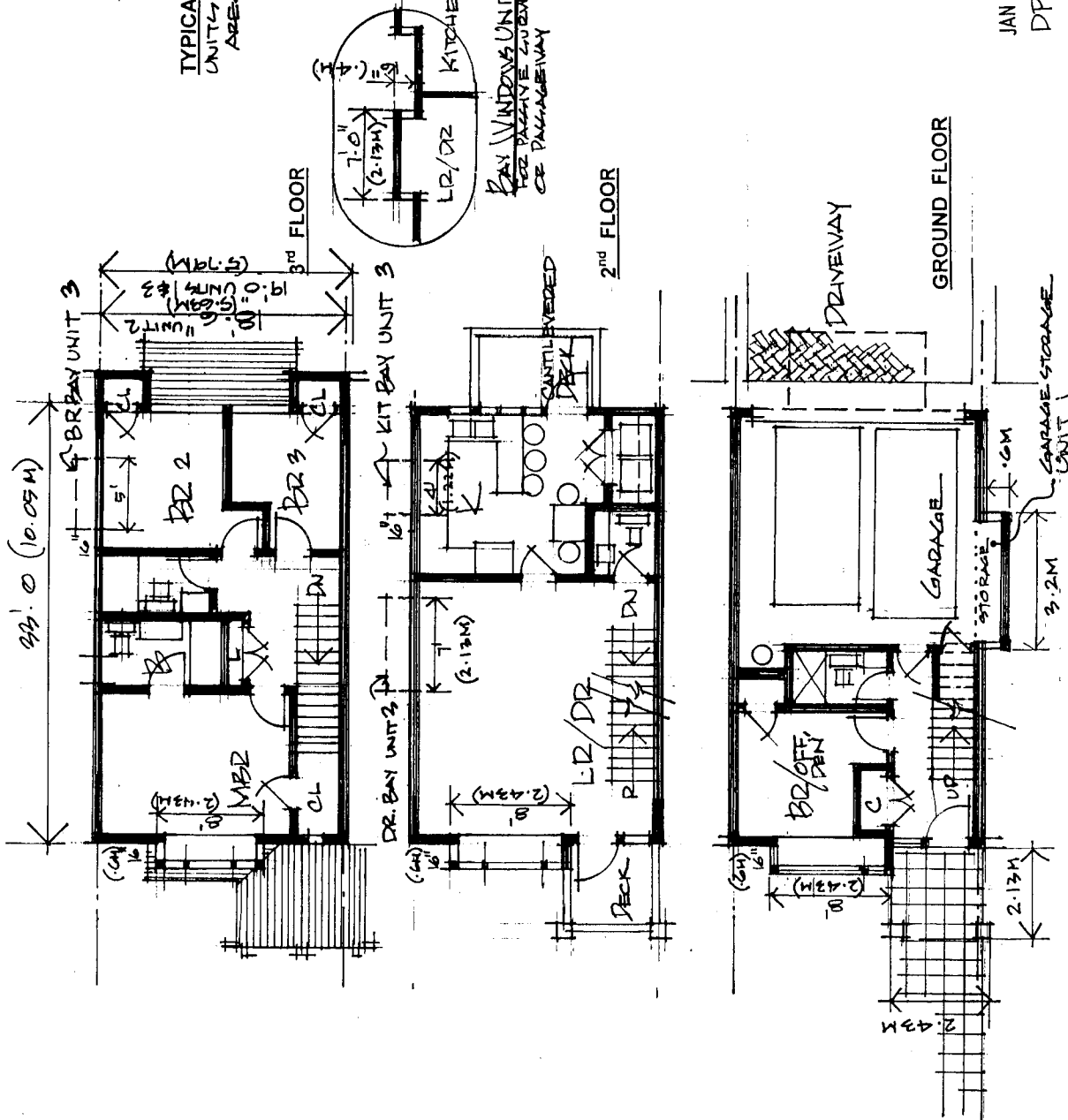
147.48 M²
 143.1 M²
 148.84 M²

TYPICAL UNIT PLAN
 UNITS 1-3 INCL.

AREA:
 UNIT 1
 UNIT 2
 UNIT 3

1587.6 D
 1540.5 D
 1602.2 D

2/18/04 DIMENSIONS &
 AREAS NOT
 IN METRIC



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 Fax: (250) 370-0946

William Rhone Consultant
 Project

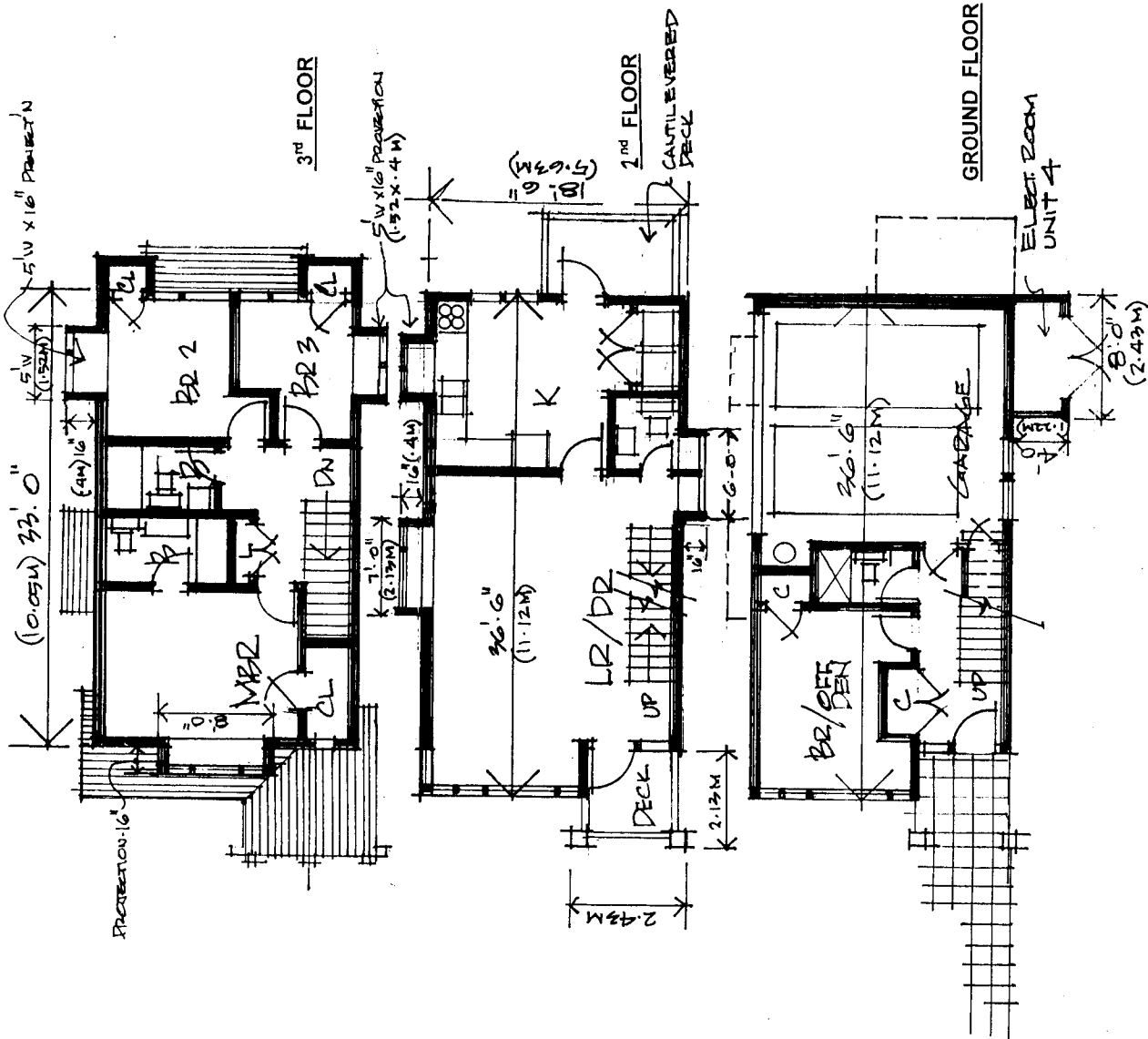
4 UNIT TOWNHOUSE
 PROJECT
 9251 GENERAL CURRI
 ROAD
 RICHMOND, BC

Project number
 0307

Scale 1/8" = 1'-0"
 Date 02/18/04
 Drawing Checked

Drawing title
 UNIT PLANS 1-3 INC
 Drawing number
 D.P. A.3

JAN 12 2005 Reference Plan
 DP 04272337



PLAN - UNIT 4
 AREA - 1660 SQ. FT. 154-21M2

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No.	Date	Revision
1	18 NOV 04	CAULI-VEREED DE NOTED METRIC DIMENSION ADDED

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William Rhone Consultant
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4 UNIT TOWNHOUSE
 PROJECT
 9251 GENERAL CURRIE
 ROAD
 RICHMOND, BC

Project number
 0307

Scale
 Date
 Drawing Checked

Drawing title
 UNIT PLAN - 4

Drawing number
 DP. A-4

Reference Plan

JAN 12 2005

DP 04272337