



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: December 14, 2004
File: DP 04-279616
Re: **Application by Pacific Western Developments Ltd. for a Development Permit at 8271 Francis Road**

Staff Recommendation

That a Development Permit be issued which would:

- 1) Permit the construction of seven (7) dwelling units at 8271 Francis Road on a site zoned Townhouse District (R2 – 0.6); and
- 2) Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
 - a) Reduce the minimum required front yard setback from 6 m to 3 m;
 - b) Reduce the minimum required side yard setback from 3 m to 1.7 m for the northwest unit;
and
 - c) Reduce the minimum required lot width from 30 m to 24.38 m.


Raul Allueva
Director of Development

SB:rg
Att.

Staff Report

Origin

Pacific Western Developments Ltd. has applied to the City of Richmond for permission to develop seven (7) dwelling units at 8271 Francis Road.

The site is being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.6) under Bylaw 7814 (RZ 04-270789).

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

The subject site in the Broadmoor Area is located on Francis Road between No. 3 Road and St. Albans Road. It is the last remaining development parcel between existing townhouse development along this frontage with single-family homes behind.

The existing development surrounding the site is described as follows:

- To the north, are single-family lots (R1/E) fronting onto Robinson Road;
- To the east, is a two-storey multi-family development, Townhouse District (R2), single-family lot (R1/E) and two (2) strata-titled duplexes (R1/E) between the subject site and St. Albans Road;
- To the south, across Francis Road, are single-family lots (R1/E) with redevelopment potential under the Arterial Road Redevelopment Policy; and
- To the west, are two-storey multi-family developments, Townhouse District (R2).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on October 18, 2004. No comments were received from the public during the Rezoning or Development Permit processes.

Staff Comments

The proposed scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. The proposal complies with the intent of the applicable Development Permit sections of the Official Community Plan (OCP) and is generally in compliance with the Townhouse District (R2 – 0.6) Schedule except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in *bold*)

The applicant requests the following variations to the Townhouse District (R2 – 0.6) Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To vary the provision of Section 203(C).4 (Minimum Setbacks From Property Lines) to reduce the minimum required front yard setback to Francis Road from 6 m to 3 m.

(Staff supports the proposed variance as it is the result of developing two-storey townhouses with an access on this narrow and constrained orphan lot between two existing townhouse developments. The proposed setback is 3.3 m on the ground floor and 3 m at the second floor due to a bedroom projection which provides desirable proportionate building and streetscape articulation. The proposed reduced front yard setback allows for an animated streetscape, and enables fulfillment of the required two visitor parking spaces and an outdoor amenity area within this small site. Although projections are permitted of 1.5 m for an open porch and 0.6 m for bay windows, in recognition of the reduced setback, the only encroachment is 0.7 m of the 1 m deep open porch. The variance was identified during Rezoning and received no public concerns. The engineering department has been requested to provide frontage improvements of curb, gutter, boulevard with grass and trees and a sidewalk through the DCC program in 2006).

- 2) To vary the provision of Section 203(C).4 (Minimum Setbacks From Property Lines) to reduce the minimum required side yard setback from 3 m to 1.7 m for the northwest unit; and

(Staff supports the proposed variance as it results from measures taken to fit into the surrounding context and improve the transition to the single-family home behind. The proposed building height is limited to two-storey to fit into the surrounding context. In addition, the site plan consists of three units backing onto the rear north property line which limits the length of the manoeuvring aisle, improving the view into the development and the transition to the single-family home behind. The variance was identified in the northeast side yard during Rezoning and received no public concerns. The rear unit plan was flipped during the Development Permit process, moving the variance to the northwest side yard, in order to improve visibility of the recessed entrance entry to unit A and to improve transition to neighbouring development. The narrowed side yard and unit entry are located adjacent to a side yard condition in the adjacent development at 8231 Francis Road. A variance is not required for the enclosed electrical room which is located in the northeast side yard and adjacent to a back yard condition in the adjacent development at 8311 Francis Road).

- 3) To vary the provision of Section 203(A).6 (Minimum Lot Size) to reduce the minimum required lot width from 30 m to 24.38 m.

(Staff supports the proposed variance as the subject site is located between two existing townhouse developments with no options to increase the development site area).

Analysis

Conditions of Adjacency:

- The proposed height, siting and orientation of the building respects the massing of the surrounding existing development; and
- The applicant has addressed privacy for the adjacent single-family home to the north through: limiting the building height to two-storey; recessing about half the rear elevation at the first and second storey (3.36 m to 5.23 m); locating units along the rear north property line and turning the manoeuvring aisle; hedge and tree planting; and a 1.8 m solid wood fence.

Site Planning and Urban Design:

- The development offers a pedestrian oriented streetscape on Francis Road;
- Resident and visitor parking are located off of the manoeuvring aisle to lessen the visual impact on Francis Road. Parking will be provided at the required rate of 2.0 resident and 0.2 visitor parking spaces per dwelling unit as required by the zoning district schedule; and
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

Architectural Form and Character:

- The proposed buildings are well articulated;
- The proposed building materials (vinyl siding, wood board and batten in the gable ends and on the bays, decorative wood brackets, vinyl windows, painted wood trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines; and
- Roughly half of the proposed Francis Road streetscape elevation is wood board and batten in the gable ends and on projections. The streetscape building materials also include rain screen vinyl siding with a narrow profile at the second storey and a higher quality and wider profile at grade. Masonry detailing has been incorporated into the posts for the metal fencing and the posts supporting the porch columns.

Landscape Design:

- Eight (8) existing trees will be removed from site, one of which is hazardous. None are considered by a registered arborist as major trees due to their poor to fair condition;
- In lieu of replacing the seven (7) trees at a 2:1 ratio with 5-7 cm dbh new trees, a combination of eleven (11) new trees, larger shrubs and special paving treatment is proposed. New trees will include seven (7) new trees at 6 cm dbh and three (3) larger trees at 8 cm dbh;
- The driveway has been located to minimize the impact on an existing city boulevard tree
- The landscape design includes eleven (11) new trees onsite, shrub and ground cover planting, permeable paving, trellis structures and benches for seating. The landscape design also includes special paving treatments including pavers;
- The amenity area is designed as an open flexible space to promote gathering and make the space visually appear larger than it is. Children's play equipment has not been included as it is difficult to provide in such a small outdoor amenity area due to safety clearance requirements. However, the outdoor amenity area has been designed to allow an informal opportunity for play in a lawn and paved area with supervision possible from bench seating. In addition, each unit is ground oriented with a contained back yard and this small development is within walking distance of several parks including the playground at Walter Lee Elementary;
- Wood privacy fencing (1.8 m height) and hedging are provided along the shared west, north and east property lines;
- Residents will place their individual recycling boxes on an exposed aggregate concrete pad adjacent to the manoeuvring aisle for weekly City collection. The pad is screened with the project sign, a transparent metal fence and hedging; and
- The use of interlocking pavers improves the permeability of the site.

General:

- An alternate floor plan has been provided for two units which can be adapted for universal accessibility.

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed subject to the resolution of specific issues. A copy of the relevant excerpt from the Advisory Design Panel Minutes of November 17, 2004 is attached for reference (**Attachment 2**). In response to the issues raised by the Panel: Unit A has been relocated to improve the front entry visibility; the size of plant material has been increased; hedges have been incorporated; and the trellis and amenity area has been shifted to the east and a landscaping buffer to the adjacent unit has been added.

Conclusions

The applicant has satisfactorily addressed staff and the Advisory Design Panel's comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.

Planner 1

(Local 4282)

SB:rg

The following condition is to be met prior to forwarding this application to Council for approval:

- Receipt of a Letter of Credit for landscaping in the amount of \$23,782.

List of Attachments

- | | |
|--------------|--|
| Attachment 1 | Development Application Data Sheet |
| Attachment 2 | Excerpt from Advisory Design Panel Minutes |



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

**Development Application
Data Sheet**
Development Applications Department

DP 04-279616

Attachment 1

Address: 8271 Francis Road

Applicant: Pacific Western Developments Ltd. Owner: same

Planning Area(s): Broadmoor Area

Floor Area Gross: 1104.7 m² Net: 891 m²

	Existing	Proposed
Site Area	1,486 m ²	no change
Land Uses	Two-Family residential	Multi-family residential
OCP Designation	Medium Density Residential	no change
Zoning	formerly R1/E	R2 – 0.6
Number of Units	2 dwelling units	7 dwelling units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage:	Max. 40 %	38.1 %	none
Setback – Francis Rd*:	6 m	3 m	reduced setback
Setback – Side Yard*:	3 m	1.7 m & 3 m	NW reduction
Setback – Rear:	3 m	3 m	none
Height (m):	11 m & 3 storeys	9 m & 2 storeys	none
Lot Size*:	Min. 30 m Width & Min. 35 m Depth	24.38 m Width & 60.96 m Depth	5.62 m reduction in Width
Off-street Parking Spaces:	11 and 2	14 and 2	none
Off-street Parking Spaces – Accessible:	1	1	none
Off-street Parking Spaces – Total:	12	16	none
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	none
Amenity Space – Outdoor:	Min. 42 m ²	42 m ²	none

*Variances have been requested to: reduce the Francis Road setback from 6 m to 3 m; reduce the side yard setback from 3 m to 1.7 m for the NE unit; and reduce the minimum lot width from 30 m to 24.38 m.

**ANNOTATED EXCERPT FROM
MINUTES FROM THE DESIGN PANEL MEETING**

Wednesday, November 17, 2004 – 4:00 p.m.

Rm. 1.003

RICHMOND CITY HALL

5. **Townhouses**

Tomizo Yamamoto Architect
8271 Francis Road

DP 04-279616

The comments of the Panel were as follows:

- the mailbox should be relocated to the amenity area, or be located in the side yard setback adjacent to the drive aisle – **Incorporated;**
- a decent project. The amenity area is in front of a unit window and would therefore need to be masked – **A planting bed has been added;**
- the amenity area should be pulled to the east (the trellises and benches) and could be reworked in general – **Incorporated.** The driveway could be broken up with pavers – the intersection, entrance and banding could occur and different colours/patterns could be provided at the visitor parking area – **Pavers have been incorporated for the visitor parking spaces.** Trees could be placed along the driveway with a large tree at the end of the driveway – **Two trees (one large) have been located at the end of the driveway.** The use of trees as screening material was not sufficient. Hedges should be added. Tree and shrub sizes could be increased where possible – **Hedges have been added and hedge and tree sizes have been increased selectively;**
- The use of asphalt was good. The entry to Unit A was concealed – could the access be flipped to place the access on the open side – **Incorporated; and**
- The plant material was not bold enough. More plant material could be added to the edge of the east and west side – also on the north/east corner and along the driveway – **Incorporated.**

Discussion then ensued that resulted in the following motion:

It was moved and seconded

That DP 04-279616 move forward subject to the applicant working with Planning staff to address the comments of the Panel regarding the access to Unit A (at least ensure maximum light and visibility); increasing the size of plant material; incorporate hedges; and, shifting the trellis and amenity area to the east – screen the adjacent window.

CARRIED



No. DP 04-279616

To the Holder: PACIFIC WESTERN DEVELOPMENTS LTD.

Property Address: 8271 FRANCIS ROAD

Address: TOMIZO YAMAMOTO ARCHITECT INC
C/O 954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

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 through #3a attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #1 to #3 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #3 and #3a attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 through #3 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 #4 and #5 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 04-279616

To the Holder: PACIFIC WESTERN DEVELOPMENTS LTD.

Property Address: 8271 FRANCIS ROAD

Address: TOMIZO YAMAMOTO ARCHITECT INC
C/O 954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$23,782.

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.
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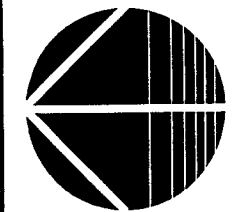
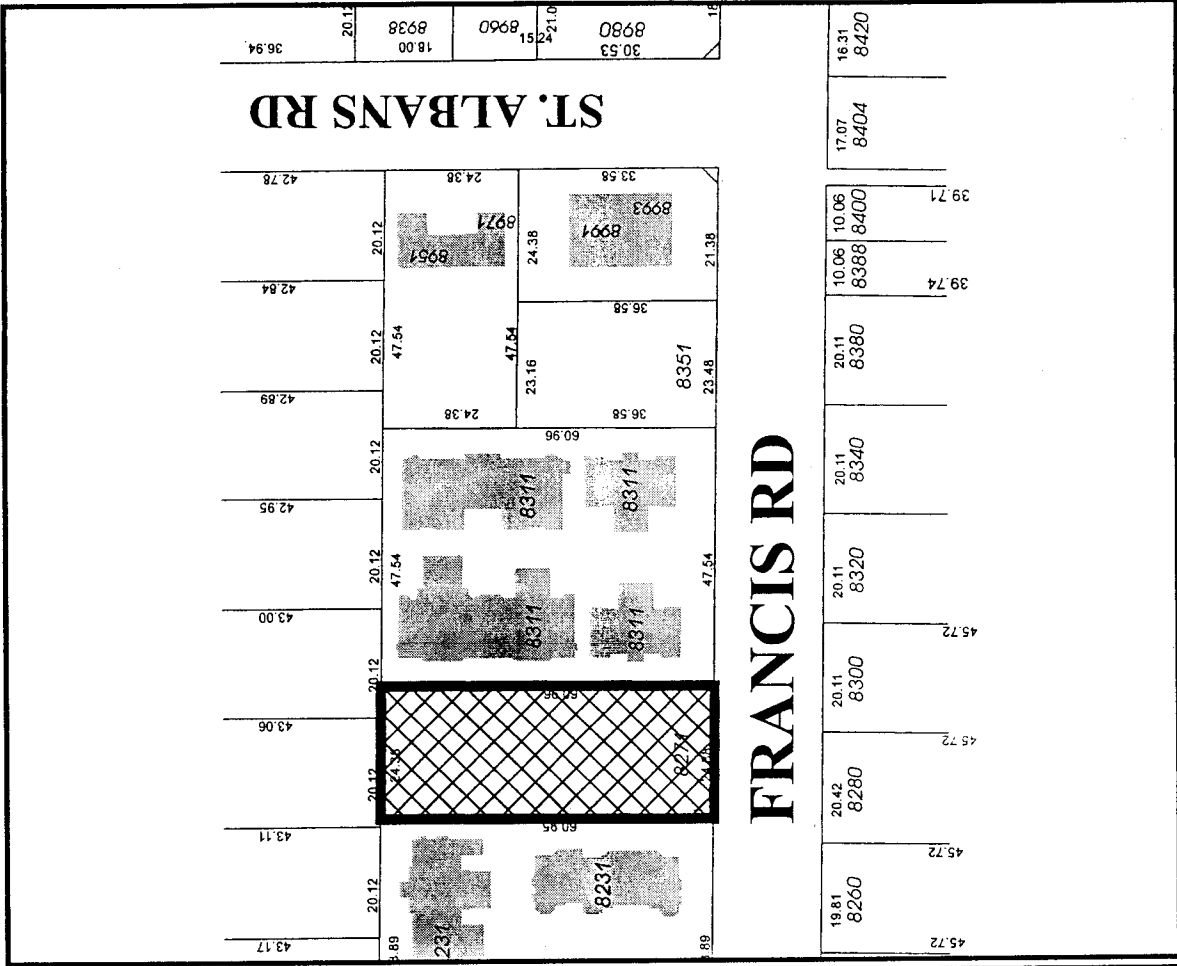
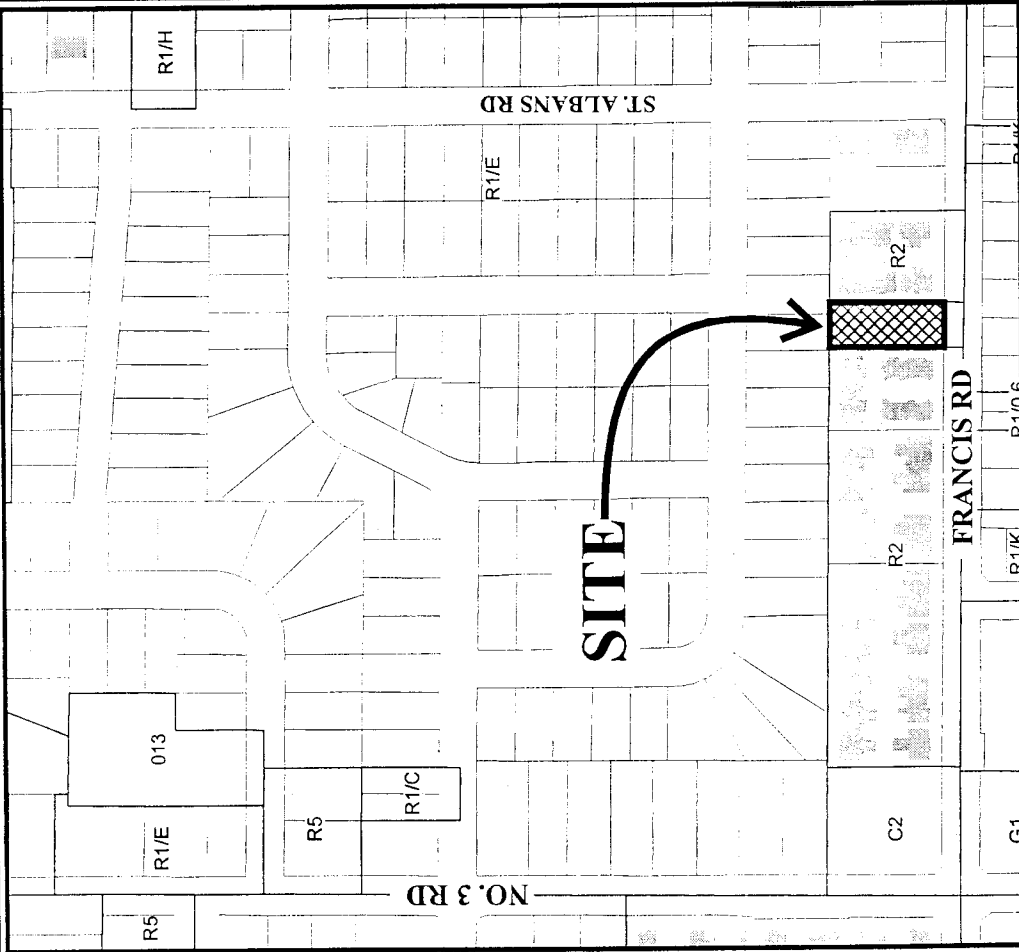
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City of Richmond



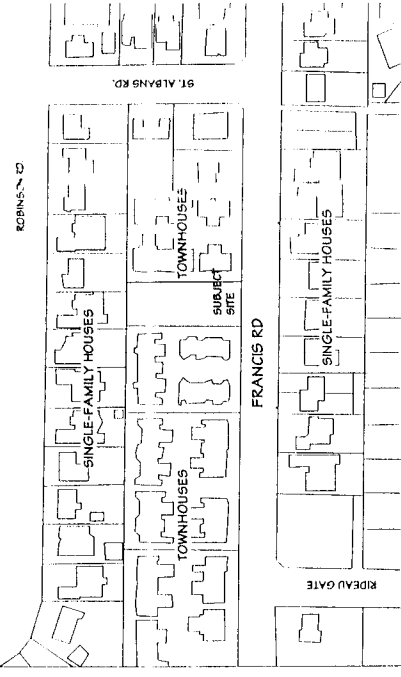
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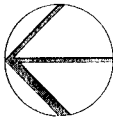
Revision Date:

Note: Dimensions are in METRES

24.38 M LOT WIDTH
BY VARIANCE



CONTEXT PLAN
SCALE: 1/8" = 1'-0"



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7 UNIT
TOWNHOUSE DEVELOPMENT

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architect inc.

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STATISTICS:
CITY ADDRESS: 827 FRANCIS ROAD
LEGAL DESCRIPTION: LOT 17 OF SECTION 28, BLOCK 4, NORTH RANGE 6 WEST, N.W.D. PLAN 10291
ZONING: R2-0.8
SITE AREA: 1486 SQ.M. (15394.3 SQ.FT.)
MAXIMUM SITE COVERAGE: 1.40 %
MAX. ALLOWED: 16,994.9 SQ.FT. (184,454.4 SQ.M.)
PROPOSED: 6,091 SQ.FT. (566.9 SQ.M.) (38.1% COVERAGE)

PROPOSED FLOOR AREA:

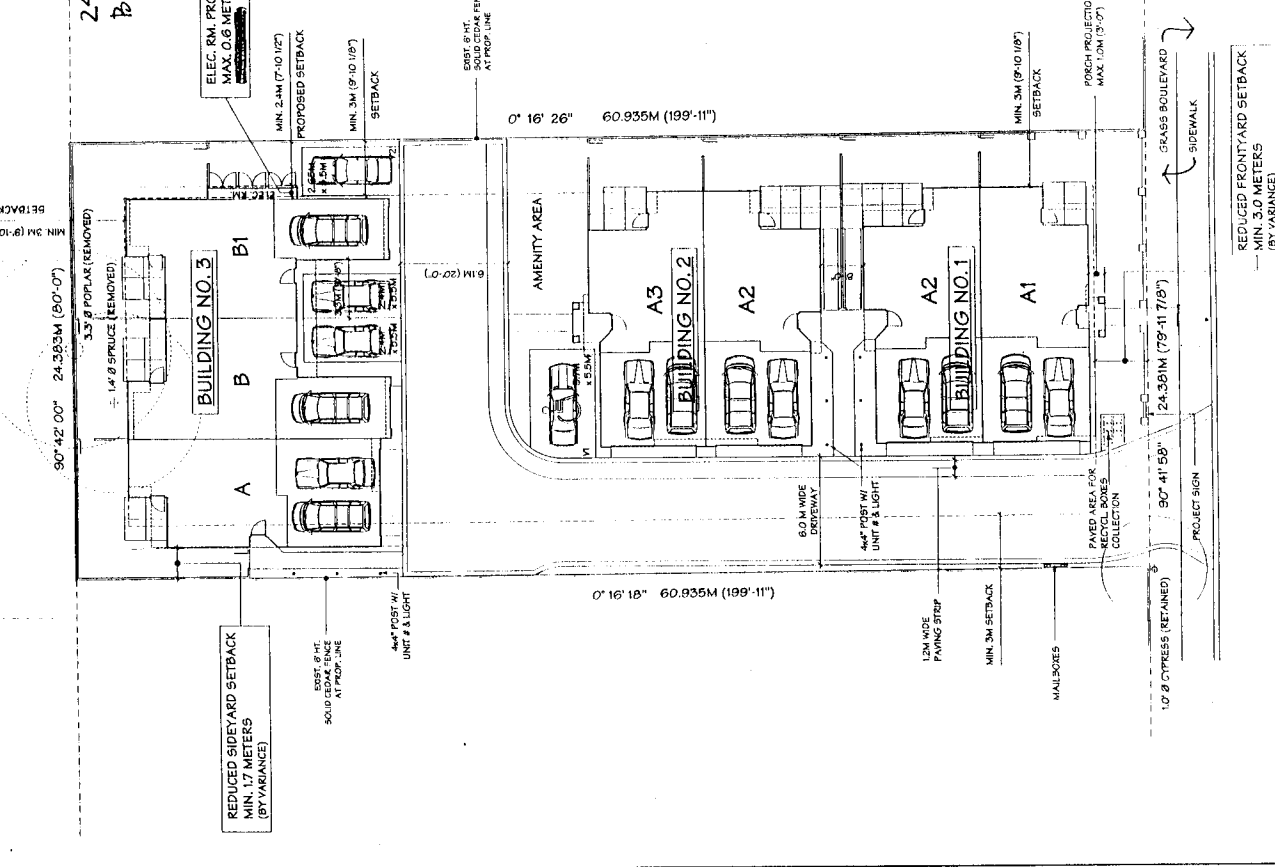
UNIT #	AREA (SQ.M.)	AREA (SQ.FT.)	UNITS
UNIT A1 (4 UNITS)	1377 sq.m.	14784 sq.ft.	4
UNIT A2 (4 UNITS)	1377 sq.m.	14784 sq.ft.	4
UNIT A3 (4 UNITS)	1377 sq.m.	14784 sq.ft.	4
UNIT B1 (4 UNITS)	1377 sq.m.	14784 sq.ft.	4
UNIT B2 (4 UNITS)	1377 sq.m.	14784 sq.ft.	4
UNIT B3 (4 UNITS)	1377 sq.m.	14784 sq.ft.	4
UNIT C1 (4 UNITS)	1377 sq.m.	14784 sq.ft.	4
UNIT C2 (4 UNITS)	1377 sq.m.	14784 sq.ft.	4
UNIT C3 (4 UNITS)	1377 sq.m.	14784 sq.ft.	4
TOTAL (FACED)	10218 sq.m.	110384 sq.ft.	36

PARKING:

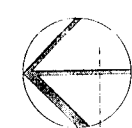
REQUIRED	PROVIDED
2.0 SPACES PER UNIT (RESIDENTS)	2 SPACES
0.2 SPACES PER UNIT (VISITORS)	2 SPACES
TOTAL	4 SPACES
3 UNITS, 1 CAR GARAGE	3 SPACES
0 UNITS, 2 CAR GARAGES	4 SPACES
3 UNITS, 2 CAR GARAGES	6 SPACES
GUEST PARKING SPACES	2 SPACES
TOTAL	16 SPACES

AMENITY AREA:
REQUIRED: 64.0 SQ.FT. (5.95 SQ.M.) PER UNIT
PROVIDED: 482 SQ.FT. (44.6 SQ.M.)
OUTDOOR AMENITY SPACE: 482 SQ.FT. (44.6 SQ.M.)
INDOOR AMENITY SPACE: 0 SQ.FT. (0 SQ.M.)

CASH-IN-LIEU



SITE PLAN / PARKING LAYOUT
SCALE: 1/16" = 1'-0"



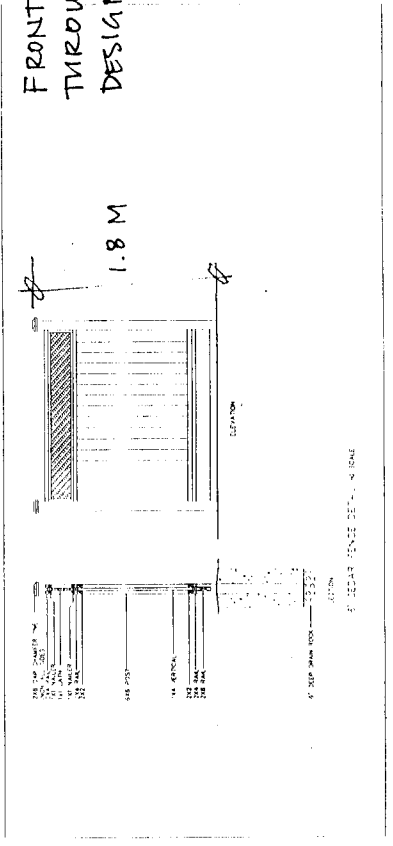
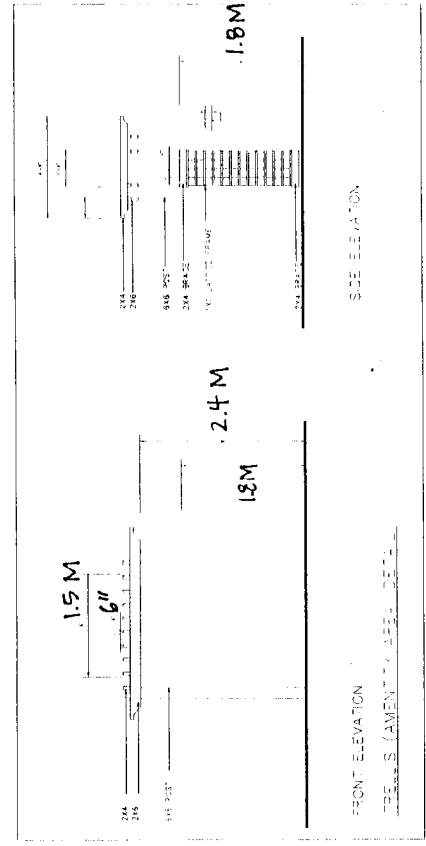
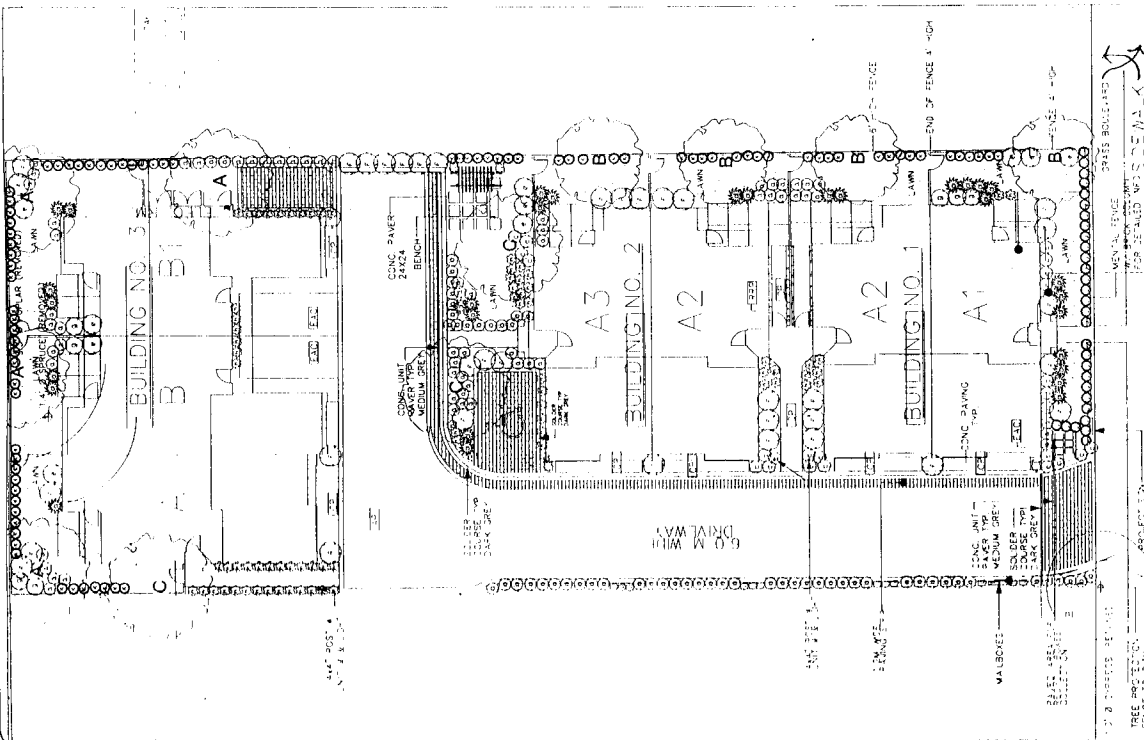
JAN 12 2005
DP # 04-279616
PLAN # 1 & #2

NO.	DATE	REVISION
1	01/15/18	ISSUED FOR PERMITS
2	02/01/18	REVISED PER COMMENTS
3	02/15/18	REVISED PER COMMENTS
4	03/01/18	REVISED PER COMMENTS
5	03/15/18	REVISED PER COMMENTS
6	04/01/18	REVISED PER COMMENTS
7	04/15/18	REVISED PER COMMENTS
8	05/01/18	REVISED PER COMMENTS
9	05/15/18	REVISED PER COMMENTS
10	06/01/18	REVISED PER COMMENTS
11	06/15/18	REVISED PER COMMENTS
12	07/01/18	REVISED PER COMMENTS
13	07/15/18	REVISED PER COMMENTS
14	08/01/18	REVISED PER COMMENTS
15	08/15/18	REVISED PER COMMENTS
16	09/01/18	REVISED PER COMMENTS
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19	10/15/18	REVISED PER COMMENTS
20	11/01/18	REVISED PER COMMENTS
21	11/15/18	REVISED PER COMMENTS
22	12/01/18	REVISED PER COMMENTS
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24	01/01/19	REVISED PER COMMENTS
25	01/15/19	REVISED PER COMMENTS
26	02/01/19	REVISED PER COMMENTS
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56	05/01/20	REVISED PER COMMENTS
57	05/15/20	REVISED PER COMMENTS
58	06/01/20	REVISED PER COMMENTS
59	06/15/20	REVISED PER COMMENTS
60	07/01/20	REVISED PER COMMENTS
61	07/15/	

PLANT LIST

Quantity	Symbol	Botanical Name	Common Name	Size	Spacing	Comments
41A	Trees					
31C		Betula alpestris	White-barked Himalayan Birch	300 CM B&S	30 shown	
		Magnolia toba	Kobus Magnolia	300 CM B&S	30 shown	
		Shorea robusta	Evergreen Ashoka	1200	30 shown	
		Albizia leonensis	Acacia leonensis	1200	30 shown	
		Bauhinia macrophylla	Winter Gem	1200	30 shown	
		Platanus sp.	Platanus	1200	30 shown	
		Hamamelis virginica	Black-veined Shale	1200	30 shown	
		Rhododendron	Rhododendron	1200	30 shown	
		Quercus macrocarpa	Large-leafed Oak	1200	30 shown	
		Crataegus mollis	Evergreen Hawthorn	1200	30 shown	
		Thuja occidentalis	Emerald Green Cedar	1200	30 shown	
		Parthenocissus vitacea	Virginia Creeper	1200	30 shown	

EXPOSED AGGREGATE CONC. PAVING
ASPHALT PAVING
CONC. PAVING
FLYER ROCK PAVING



FRONTAGE IMPROVEMENTS
THROUGH DCC PROGRAM
DESIGN TO BE DETERMINED

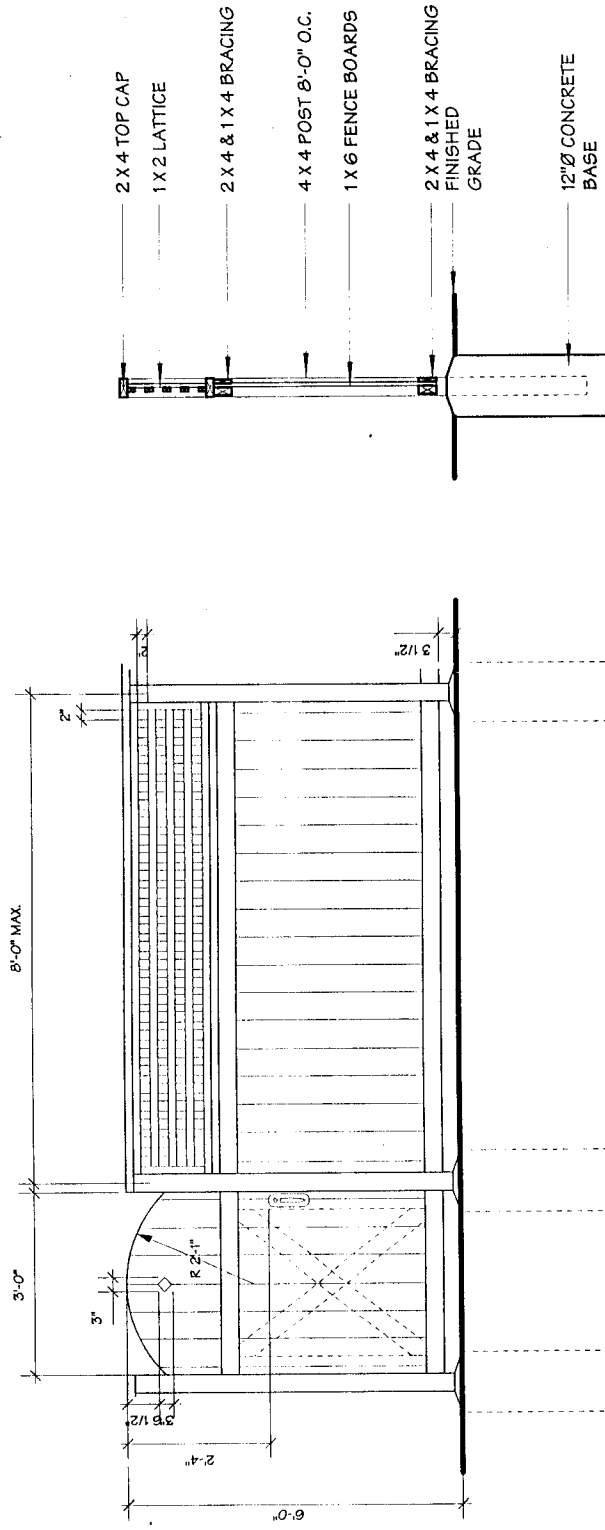
JAN 12 2005

JHL Design Group Inc.
Landscape Architecture - Urban Design
4125 Maple Street, Richmond, BC
V6X 2K7
Tel: 604-273-6166
Fax: 604-273-6167
www.jhl.com

PROPOSED TOWNHOUSE DEVELOPMENT
3277 Francis Road, Richmond, BC

LANDSCAPE PLAN PLANNING PLAN

DP #04-273616
PLAN #3



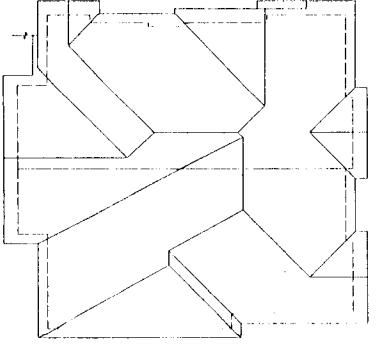
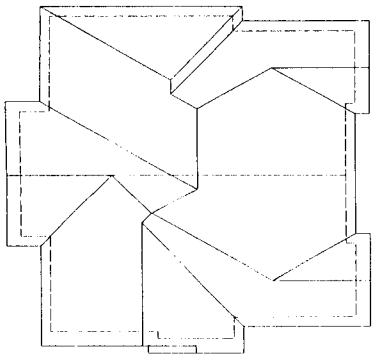
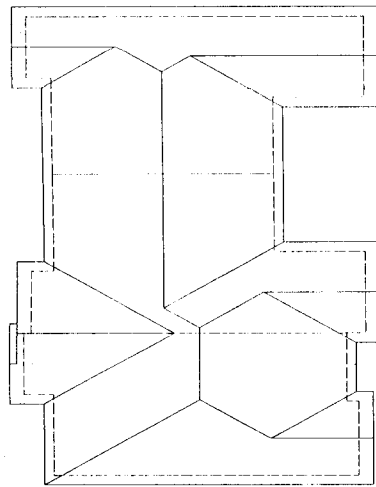
2
L2

6' WOOD FENCE

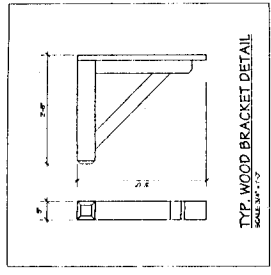
SCALE - 1/2" = 1'-0"

PLAN # 3a JAN 12 2005
 DP 04279616

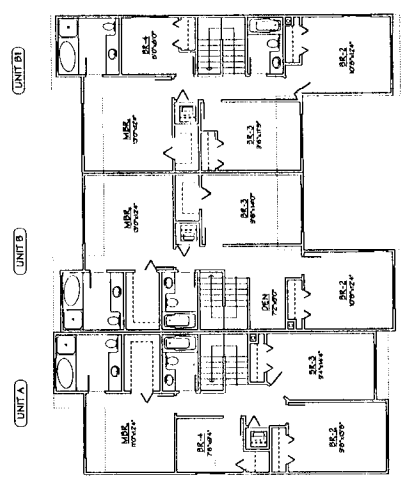
ROOF PLAN
SCALE 1/8" = 1'-0"



ROOF PLAN
SCALE 1/8" = 1'-0"



SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

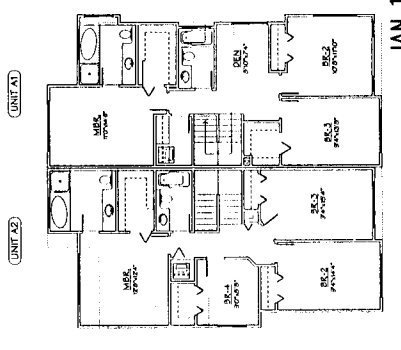


UNIT A

UNIT B

UNIT BI

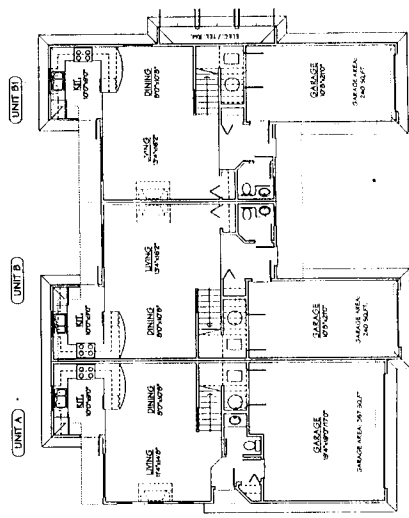
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT A1

UNIT A2

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"

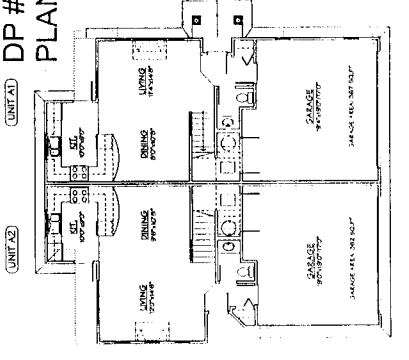


UNIT A

UNIT B

UNIT BI

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT A1

UNIT A2

JAN 12 2005

DP # 04-279616
PLAN #5

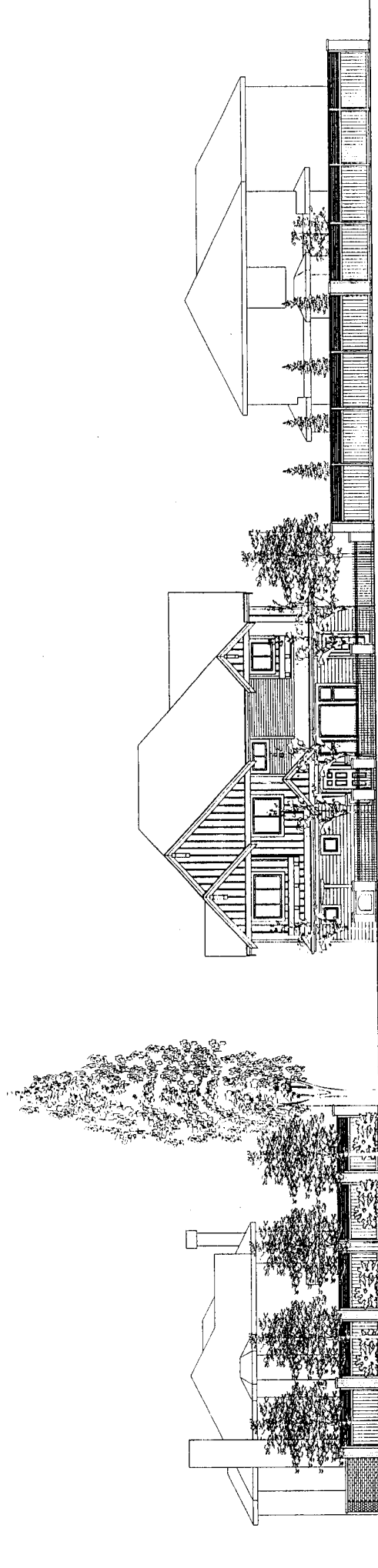
PROJECT
7 UNIT
TOWNHOUSE DEVELOPMENT

8771 FRANKS ROAD
ROCKHILL, S.C.
tomizo
yamamoto
architect inc.

844 SHAWNEE DRIVE, SUITE 200, ROCKHILL, S.C. 29734
TEL: 803-963-8331 FAX: 803-963-8331

FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.	A02
TITLE	FLOOR PLANS	DATE	JAN 12 2005
DRAWN BY	JKR	CHECKED	
PROJECT NO.	04-279616	PROJ. NO.	0411



SOUTH ELEVATION STREETSCAPE - FRANCIS ROAD

November 23, 2004

tomizo yamamoto architect inc.

954 Baycrest Drive, North Vancouver
B.C. V7G 1N8 Tel. 929-8531 Fax. 929-8591
E-mail: tyarch@ultranet.ca

Reference Plan JAN 1 2 2005

7 UNIT TOWNHOUSE DEVELOPMENT

8271 FRANCIS
ROAD

DP 04279616