



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel

**Date:** February 28, 2006

**From:** Jean Lamontagne  
Director of Development

**File:** DP 05-312653

**Re:** **Application by Patrick Cotter Architect Inc. for a Development Permit at 12251 No. 2 Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of 36 townhouse units at 12251 No 2 Road on a site zoned "Townhouse District (R2 – 0.7)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to:
  - a) Increase permitted lot coverage from 40% to 43.2%;
  - b) Reduce the minimum required rear yard setback from 3 m to 2.25 m for 0.75 m deep room projections limited to the first storey only on the southwest building; and
  - c) Permit 40 tandem parking spaces in 20 townhouse units.



Jean Lamontagne  
Director of Development

JL:sb  
Att.

### Staff Report

A staff report on the above mentioned Development Permit Application was presented to the Panel on January 25, 2006 where the staff recommendation was carried and forwarded to Council with the recommendation of the Panel to authorize the issuance of a Development Permit. At the February 13, 2006 Council meeting, the following staff referral was carried:

***“That Development Permit (DP 05-312653), for property at 12251 No. 2 Road, be referred to the Development Permit Panel for reconsideration.”***

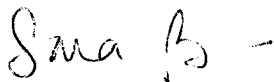
In response, the applicant has improved the project proposal. The landscape plan has been revised to include additional trees, to increase the variety of tree species at the shared driveway entrance, and to include texture and coloured pavement treatment at the shared driveway entrance.

Nine (9) Evergreen trees have been added along the shared driveway and internal drive aisle. In addition, two (2) trees were changed from Evergreen to deciduous at the entrance to the shared driveway in the Agricultural Land Reserve (ALR) buffer planting area. In total, the landscape design includes 51 new trees on a former industrial site without any existing trees.

The addition of Evergreen trees will provide year round softening of the south edges of buildings #7 and #8 and the paved driveway entrance from No. 2 Road which is shared with the two (2) adjacent townhouse developments at 12311 No. 2 Road. The change of species to include Bowhall Red Maple deciduous trees in the Agricultural Land Reserve (ALR) buffer planting area adds visual interest and variety at the shared driveway entrance. Bowhall Red Maple trees are planted along the south edge of the site visually connecting the streetscape with the amenity area and west edge of the site.

A 0.9 m strip of textured and coloured pavement has been added along the edge of the shared driveway entrance which will visually mitigate the wide pavement of the shared driveway entrance and should act as a secondary pedestrian entrance.

With these improvements, staff recommend that the Development Permit be issued.



Sara Badyal, M.Arch.  
Planner 1

SB:sb

The following condition has been met:

- Receipt of a Letter-of-Credit for landscaping in the amount of \$134,381.



**City of Richmond**  
Urban Development Division

**Development Permit**

**No. DP 05-312653**

To the Holder: PATRICK COTTER ARCHITECT INC.

Property Address: 12251 NO 2 ROAD

Address: C/O PATRICK COTTER  
#235 – 11300 NO 5 ROAD  
RICHMOND, BC V7A 5J7

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 to:
  - a) Increase permitted lot coverage from 40% to 43.2%.
  - b) Reduce the minimum required rear yard setback from 3 m to 2.25 m for 0.75 m room projections limited to the first storey only on the southwest building
  - c) Permit 40 tandem parking spaces in 20 townhouse units.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #15 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$134,381. 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. 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.
7. 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.

# Development Permit

No. DP 05-312653

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Property Address: 12251 NO 2 ROAD

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#235 – 11300 NO 5 ROAD  
RICHMOND, BC V7A 5J7

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8. 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.

This Permit is not a Building Permit.

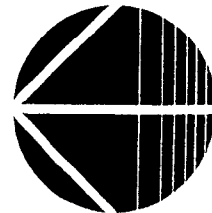
AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

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MAYOR

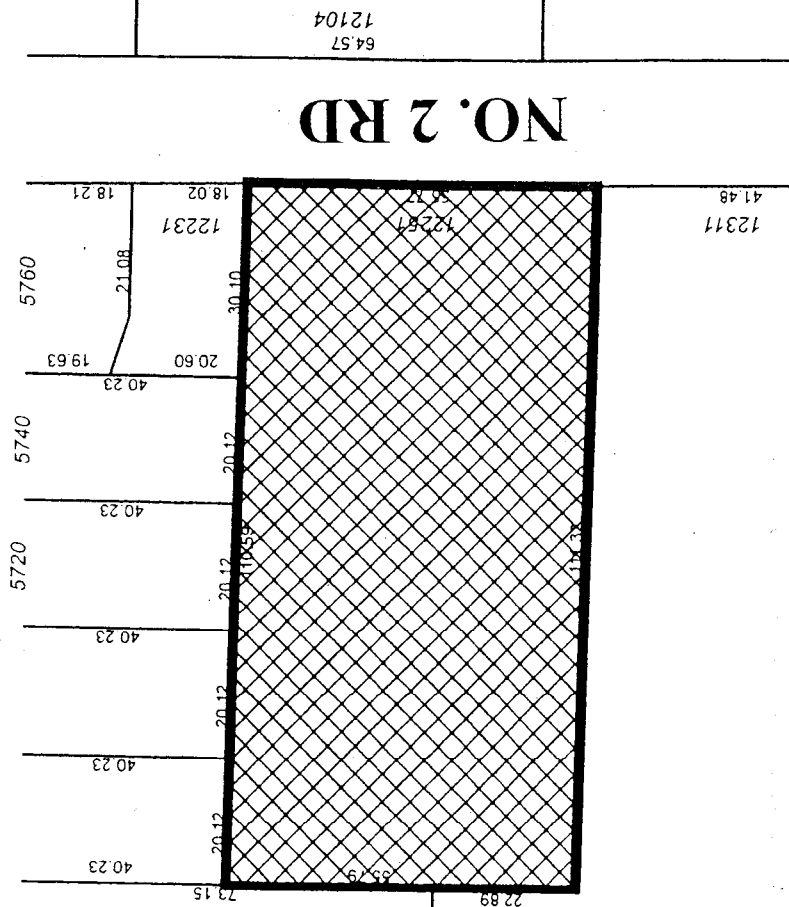
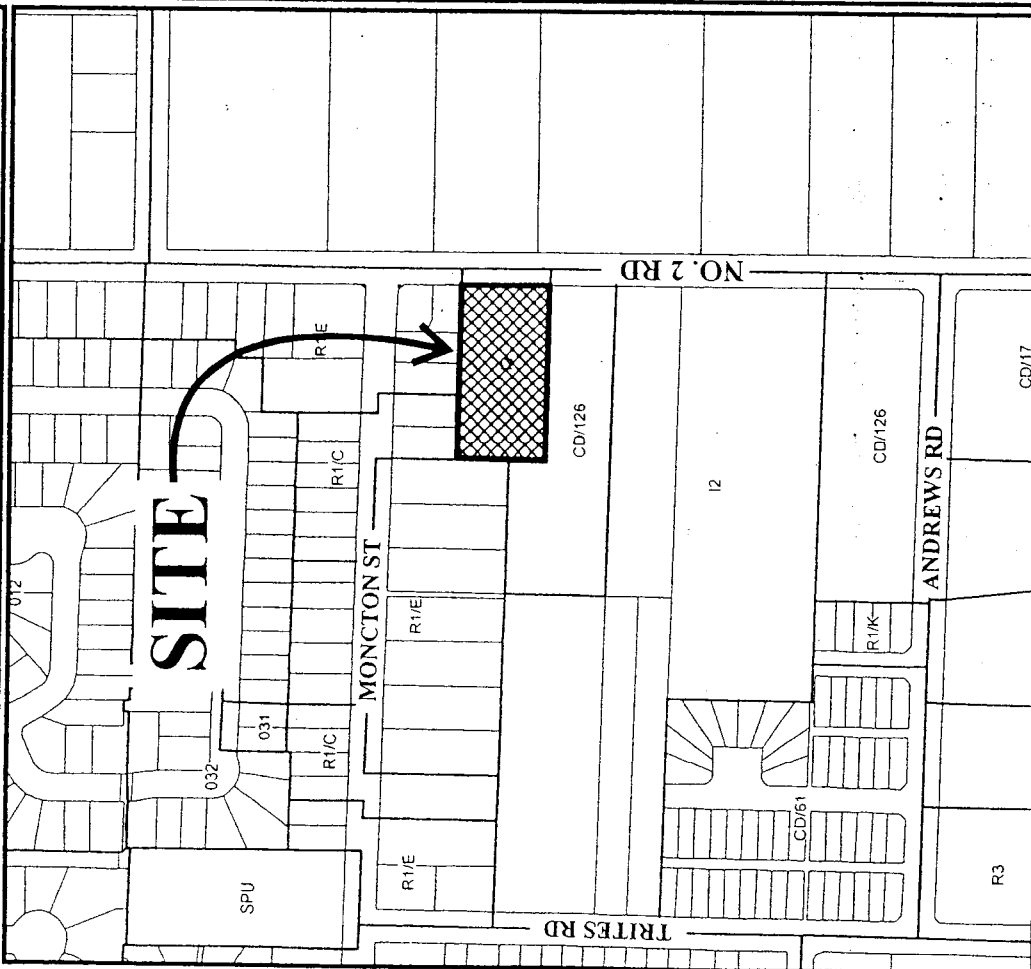


DP 05-312653  
SCHEDULE "A"

Original Date: 09/28/05

Revision Date:

Note: Dimensions are in METRES





**City of Richmond**  
Urban Development Division

**Memorandum**

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**From:** Jean Lamontagne  
Director of Development  
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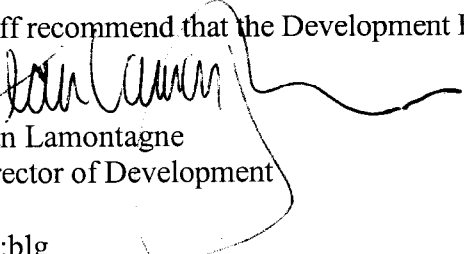
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A 0.9 m strip of textured and coloured pavement has been added along the edge of the shared driveway entrance which will visually mitigate the wide pavement of the shared driveway entrance and should act as a secondary pedestrian entrance.

Staff recommend that the Development Permit be issued.

  
Jean Lamontagne  
Director of Development

SB:blg

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**From:** Renate Bublick [mailto:rbublick@telus.net]  
**Sent:** Friday, 24 February 2006 2:16 PM  
**To:** Badyal, Sara  
**Subject:** DP 05-31253

The partners of *Fairwind Ventures Ltd.* have continued to review the revisions of the above reference application and want to formally respond the development permit application which is located adjacent to our property at 12311 No. 2 Road.

Our original concerns were three-fold:

- Variance of the maximum lot coverage
- Variance of the rear yard setbacks
- Lack of landscaping at the joint entrance

### 1. Lot Coverage Variance

We accept the argument put forth by City staff regarding the proposed variance resulting as a response to the liveability issue of city staff wanting semi-private outdoor space which is contiguous with main living areas.

### 2. Setback Variance

Again, we accept the argument put forth by City staff that the proposed variance will be limited to the first storey only and that it is the direct result of pushing Building 11 to the east into the rear yard setback.

### 3. Landscaping

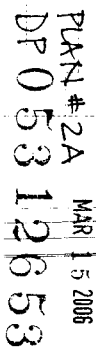
We have received and reviewed the new landscaping plans from **C. Kavolinas & Associates Inc.** dated Jan06 - 5. These plans show additional landscaping materials, including some trees, around the perimeter of the first two buildings at the entrance to the project. The incorporation of this street fronting character to articulate the entrance way is satisfactory to us. The applicant has also provided us with a before and after rendering showing the street fronting character at our joint entrance way.

Therefore, with respect to our comments communicated to you on January 9th, 2006, we consider our concerns to be addressed and satisfied.






If you have any further questions please feel free to contact us.

Thanks,

Renate



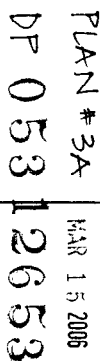


KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
	GEOPHYLLUM JAPONICUM	KATSURA TREE	4	7 CM. CAL.	10m. O.C.
	BEBENIA ALUANA	WINTERGREEN BARBERRY	11	75 POT	90 CM. O.C.
	PERANTHUS X 'WOLFE'	FIRETHORN	15	75 POT	90 CM. O.C.
	RHOODODENDRON V.M. 'CRETE'	Y.M. RHOODODENDRON	18	75 POT	90 CM. O.C.
	PRUNUS L. 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	32	60 CM. CAL.	90 CM. O.C.

ST

PERMANENT IRRIGATION SYSTEM  
TO BE PROVIDED FOR LANDSCAPING  
IN SHARED AREAS

2 PLAY STRUCTURES TO BE PROVIDED IN AMENITY AREA INCL. SWINGS, SLIDE, LADDER & PANELS.



**CAVALINIS & ASSOCIATES INC.**  
200A GSA  
21308 - 40 AVE.  
JACKSON, N.C.  
718 127  
PHONE (804) 886-2343

DR. S.L. HARRISON  
POSTBOX OFFICE ABERDEEN N.C.  
UNIT #205  
11300 - WALKER & ROAD  
ROCKFORD, ILL.  
676 507  
PHONE (804) 272-1477

PLAN VIEW	
LANDSCAPE PLAN MULTI-FAMILY DEVELOPMENT	
1221 N. 4 ROAD HOUSTON, TEX.	
DATE	1-20-00
BY	MMW/DJS
CHK	MMW
APP'D	IN SEAL
REVISION	

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS"

1.80 METER HIGH  
SOLID CEDAR FENCE

1.8 M  
HEIGHT

1.2 M  
HEIGHT

6 M

SOLID WOOD FENCING

STAMPED CONCRETE TO REPLICATE  
BOARD PLANKS FROM A BOARDWALK

BOLLARDS  
CONCRETE

NO. 2 ROAD

PLAN #38  
DPO5312653

MAR 15 2006

REV	DATE	DESCRIPTION	BY
01	JAN/06	REVISION REQUEST	5
02	DEC/05	REVISION REQUEST	4
03	DEC/05	REVISION REQUEST	3
04	DEC/05	REVISION REQUEST	2
05	DEC/05	REVISION REQUEST	1

E. KAVOLINIS & ASSOCIATES INC.  
2120 - 10 AVENUE  
VANCOUVER, BC  
V6M 1T7  
PHONE (604) 686-2843

MR. BILL HARRISON  
PARKER COTTON ASSOCIATES INC.  
11200 - 100 AVENUE  
VANCOUVER, BC  
V6M 1T7  
PHONE (604) 273-1177

LANDSCAPE PLAN  
MULTI-FAMILY  
DEVELOPMENT  
VANCOUVER, BC

DATE	1/20/06	DATE	JAN/06
BY	5	BY	5
CHECKED	4	CHECKED	4
APPROVED	3	APPROVED	3

L-2

BLDA 10

1.20 METER HIGH  
RAIL FENCE

100% FAMILY BENEFITS (7)  
RESIDENT PLAY SURFACE  
TODDLER SAFETY ZONE

1.20 METER HIGH  
RAIL FENCE