



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel

**Date:** February 9, 2005

**From:** Raul Allueva  
Director of Development

**File:** DP 04-279309

**Re:** **Application by Platinum Management Inc. for a Development Permit at  
7100 St. Albans Road**

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**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of five (5) dwelling units at 7100 St. Albans Road on a site zoned Comprehensive Development District (CD/127); and
2. Vary the provisions of Zoning and Development Bylaw No. 5300 to:
  - a) Reduce the public road (front yard) property line setback for a gateway structure from 2 m to 0 m; and,
  - b) Reduce the east property line setback from 4.57 m to 4 m.

Raul Allueva  
Director of Development

KN:blg  
Att.

## Staff Report

### Origin

John Young, on behalf of Platinum Management Inc., has applied to the City of Richmond for permission to develop five (5) townhouse dwelling units at 7100 St. Albans Road in the form of one (1) three-storey building.

The site is in the process of being rezoned to Comprehensive Development District (CD/127) by way of zoning Bylaw 7775 (rezoning application RZ 04-010244).

### Development Information

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

### Background

The subject site is located on 7100 St. Albans Road between Bennett Road and Granville Avenue (see **Schedule A**). The existing development surrounding the site is described as follows:

- To the north and east is the Bosa Ventures project the “Palms” (zoned CD/73), consisting of two (2) residential high-rise towers, a mid-rise apartment building, and townhouses in addition to street-level commercial;
- To the west, across St. Albans Road, is an apartment building zoned LUC 115; and
- To the south of the site is a similar lot that was rezoned to Comprehensive Development District (CD/120) to permit a four-unit townhouse development.

### Rezoning and Public Hearing Requirements

A Public Hearing was held on September 20, 2004 and there were no concerns expressed about this proposal.

### 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. There are conditions which are required to be met prior to the issuance of Building Permits as outlined in the rezoning report in the requirement for a Servicing Agreement. In addition, 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 Comprehensive Development District (CD/127) Schedule except for the zoning variances noted below.

### Zoning Compliance/Variiances (staff comments in *bold*)

The applicant requests the following variances to the Comprehensive Development District (CD/127) Schedule of the Zoning and Development Bylaw No. 5300:

- 1) To reduce the public road setback (for gateway structure) from 2 m to 0 m in order to allow for an entry gate and covered mailbox structure.

*(Staff supports the proposed variance as these features add to both the animated street presence and liveability of the project. The gateway structure defines pedestrian entry in accordance with CPTED principles, as vehicle access is through the adjacent complex to the north. The structure is nicely incorporated into the landscape plan and amenity area).*

- 2) To reduce the east yard setback from 4.57 to 4 metres.

*(Staff supports this variance as the east elevation building face is slightly staggered and increases to the required 4.57 metres at the south end of the building. In addition, there is some landscaping in the areas where the variance is requested, the building face is articulated and the building interfaces with the side elevation of the adjacent townhouse building to the east.)*

### **Analysis**

Criteria and policies for the issuance of Development Permits appear in Bylaw 7100, the Official Community Plan (OCP):

- Schedule 1: 9.2 General Guidelines  
              9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)  
Schedule 2: 2.10 City Centre Area Plan  
              2.10A St. Albans Sub-Area Plan

#### Conditions of Adjacency:

- The proposed, three-storey height, siting and orientation of the buildings respect the massing of the surrounding three-storey residential development along St. Albans Road (zoned CD/120).

#### Site Planning and Urban Design:

- Vehicle access to the development will be through a driveway access easement through “the Palms” site at 7080 St. Albans Road. A cross-access agreement was provided as a condition of rezoning “the Palms” site;
- Parking will be provided at a rate of two (2) parking spaces per dwelling unit, in excess of that required by the zoning district schedule, plus one (1) visitor parking stall for use by the complex; 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 building forms are well articulated;
- One unit is convertible for wheelchair access; and
- The proposed building materials (brick at the ground level, wood-grain PVC siding on the second and third levels, and wood shake-appearance asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

#### Landscape Design:

- The landscape plan will integrate well with the existing streetscape and provides for a gated front pathway feature;

- An existing tree is being retained on St. Albans;
- The site plan provides for perimeter fencing and private yards;
- An amenity/play area is provided in an enclosed portion of the site; and
- To improve site permeability, the applicant will utilize permeable concrete pavers for the driveway and visitor parking.

### **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, plant materials were added to the end of the drive aisle, window sizes were coordinated, street elevations were improved through additional articulation, and the gatehouse architecture was revised to better relate to the building design. The plans now adequately address Advisory Design Panel issues.

### **Conclusions**

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Kimberly Needham  
Contract Planner 2 (Temp.)  
(Local 4635)

KN:blg

Prior to issuance of future Building Permit, the developer is to pay a Work Order for reinstatement of the existing direct access to St. Albans Road (which should be used as a construction access). Reinstatement is to include a grass boulevard and possibly planting another tree.



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1

## Development Application Data Sheet Development Applications Department

**DP 04-279309**

**Attachment 1**

Address:	7100 St. Albans Road		
Applicant:	Platinum Management Inc.	Owner:	Platinum Management Inc.
Planning Area(s):	St. Albans Sub-Area of City Centre Area		
Site Area	Existing: 812 m <sup>2</sup>		
Floor Area	Gross: 633 m <sup>2</sup> each		
Zoning	Proposed: CD/127	Existing: R3	

	Existing	Proposed
Land Uses	Single-family home	5 units
OCP Designation	Residential, 3- storeys typical	Residential, 3-storeys
Number of Units	1	5

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.78	0.78	none permitted
Lot Coverage – Building:	Max. 40%	37.3%	none
Lot Size:	None	812 m <sup>2</sup>	none
Setback – (public road):	Min. 6 m building 4 m porch 2 m for entry structure	6 m building 4.5 m porch Front gate/entry structure to be at 0 metres	<b>variance required for entry structure</b>
Setback – (N & S):	Min. 1.5 m	4 m and 6.8 m	none
Setback – (East)-	Min. 4.57 m	4 m	<b>variance required</b>
Height (m):	12 m	10.6 m	none
Off-street Parking Spaces – Regular/Visitor*:	8 and 1	10 and 1	none
Off-street Parking Spaces – Total:	9	11	none
Amenity Space – Indoor:	None	None	cash-in-lieu
Amenity Space – Outdoor:	322 m <sup>2</sup>	470 m <sup>2</sup>	none

## Minutes of Advisory Design Panel Meeting - November 17, 2004

3. Townhouses

Tomizo Yamamoto Architect

DP 04-279309

7100 St. Albans Road

(Formal)

Kimberly Needham, Planner, said that this was an infill project on a tight site that was adjacent to higher density properties on both sides. Ms. Needham then spoke about the integration of the project, how the frontage related to the streetscape, and, the articulation of the front relative to the streetscape. The requested variances were also reviewed, and it was noted that Planning staff supported the application.

With the aid of a model, a context plan, and elevations, Mr. Taizo Yamamoto of Tom Yamamoto Architect Inc., reviewed the access; the building clusters; the entrance area; the heritage style, materials and colours; and the parking arrangement, of the project.

Mr. Masa Ito, landscape architect, reviewed the landscape plan, including the fit of the project to the street, the gate structure, the retention of existing trees, and, the use of permeable pavers.

Mr. Yamamoto and Mr. Ito then responded to questions of the Panel regarding the removal of some sections of the concrete wall of the “Palms” property; and, the lack of an accessible unit.

The comments of the Panel were as follows:

- the site plan and landscaping were well resolved, as was the architecture. The architectural design of the pedestrian gateway would be better worked with Arts and Craft character. The window at the top of the end elevation could be sized differently as it appeared unresolved. ***The metal gate component was rounded to reflect Arts and Craft character. The window was resized.***
- nice project and landscaping. A big mix of window styles – the south elevations have different character windows – needed more reason to it. ***Window sizes have since been better organized.***
- the project and landscaping were complimented for the use of permeable pavers, the pedestrian entry detail, and, the retention of the Liquid Ambear on the boulevard. The inside of the concrete wall could be planted. ***The inside of the concrete wall was planted with climbing hydrangea.***
- the previous comments were agreed with and a further compliment was paid to the landscape architect for the use of permeable pavers.

- the use of permeable pavers in Richmond was not encouraged as it is important to remove water from the roadway. The use of pavers was not amenable to rollerblading or skating.

Discussion then ensued that resulted in the following motion:

It was moved and seconded

***That DP 04-279309 move forward subject to the applicant working with Planning staff in consideration of the Panel comments regarding increasing the detail of the Arts & Crafts elements, including on the gateway; the windows; and, the inclusion of an adaptable/accessible unit.***

**CARRIED**



**City of Richmond**  
Urban Development Division

## Development Permit

**No. DP 04-279309**

To the Holder: PLATINUM MANAGEMENT INC.

Property Address: 7100 ST. ALBANS ROAD

Address: C/O JOHN YOUNG  
#201 – 6200 NO. 3 ROAD  
RICHMOND, BC V6Y 2B3

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 to #2 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2 attached hereto.
  - c) Landscaping and screening and porous surfaces shall be provided around the different uses generally in accordance with the standards shown on Plans #3 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #2 and #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 through #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 04-279309

To the Holder: PLATINUM MANAGEMENT INC.

Property Address: 7100 ST. ALBANS ROAD

Address: C/O JOHN YOUNG  
#201 – 6200 NO. 3 ROAD  
RICHMOND, BC V6Y 2B3

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There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$13,642.

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

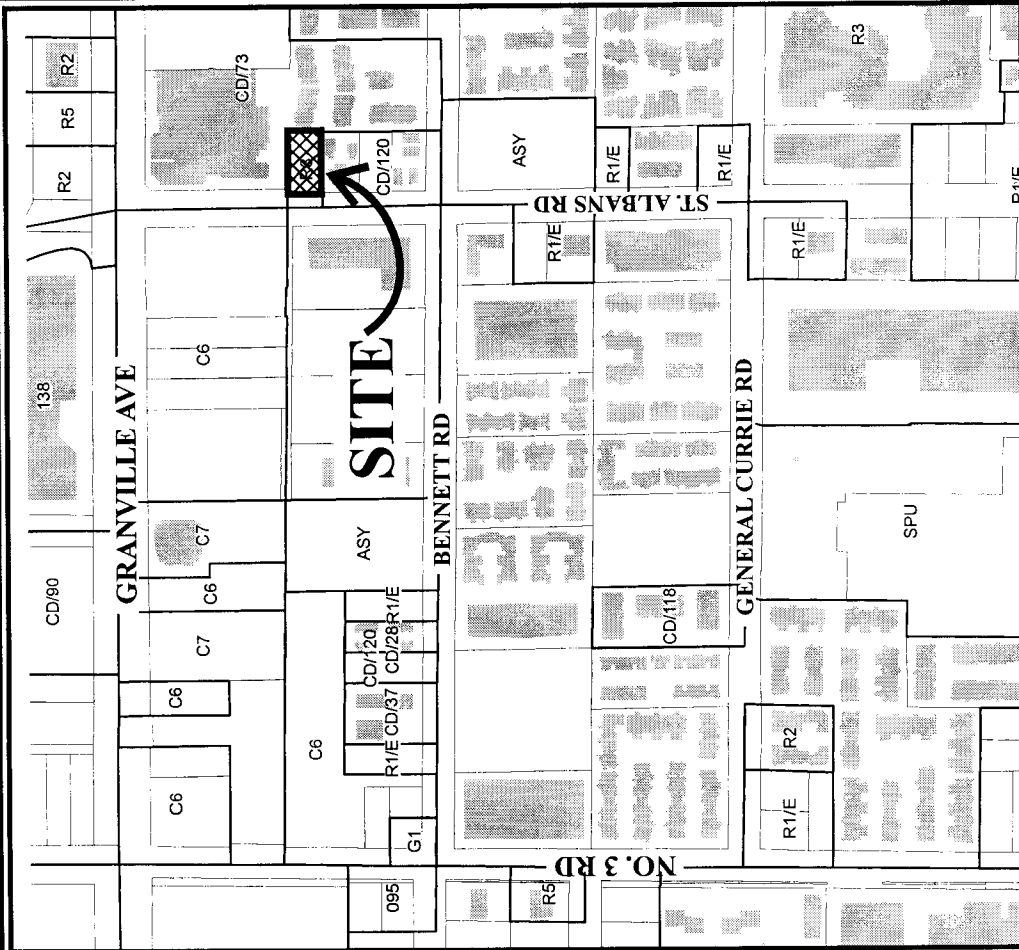
DELIVERED THIS DAY OF , .

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MAYOR

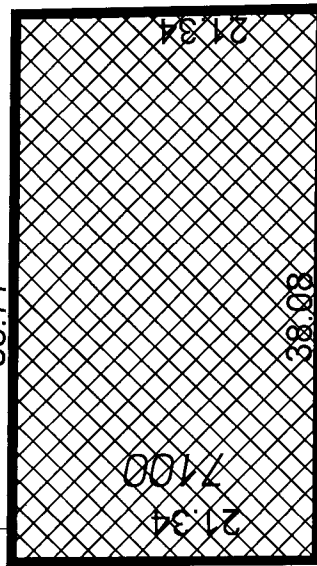


City of Richmond



ST. ALBANS RD

35.77



22.50

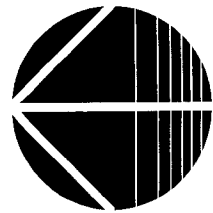
7120

7120

38.09

85.28

82.30



# DP 04-279309 SCHEDULE "A"

Original Date: 10/27/04

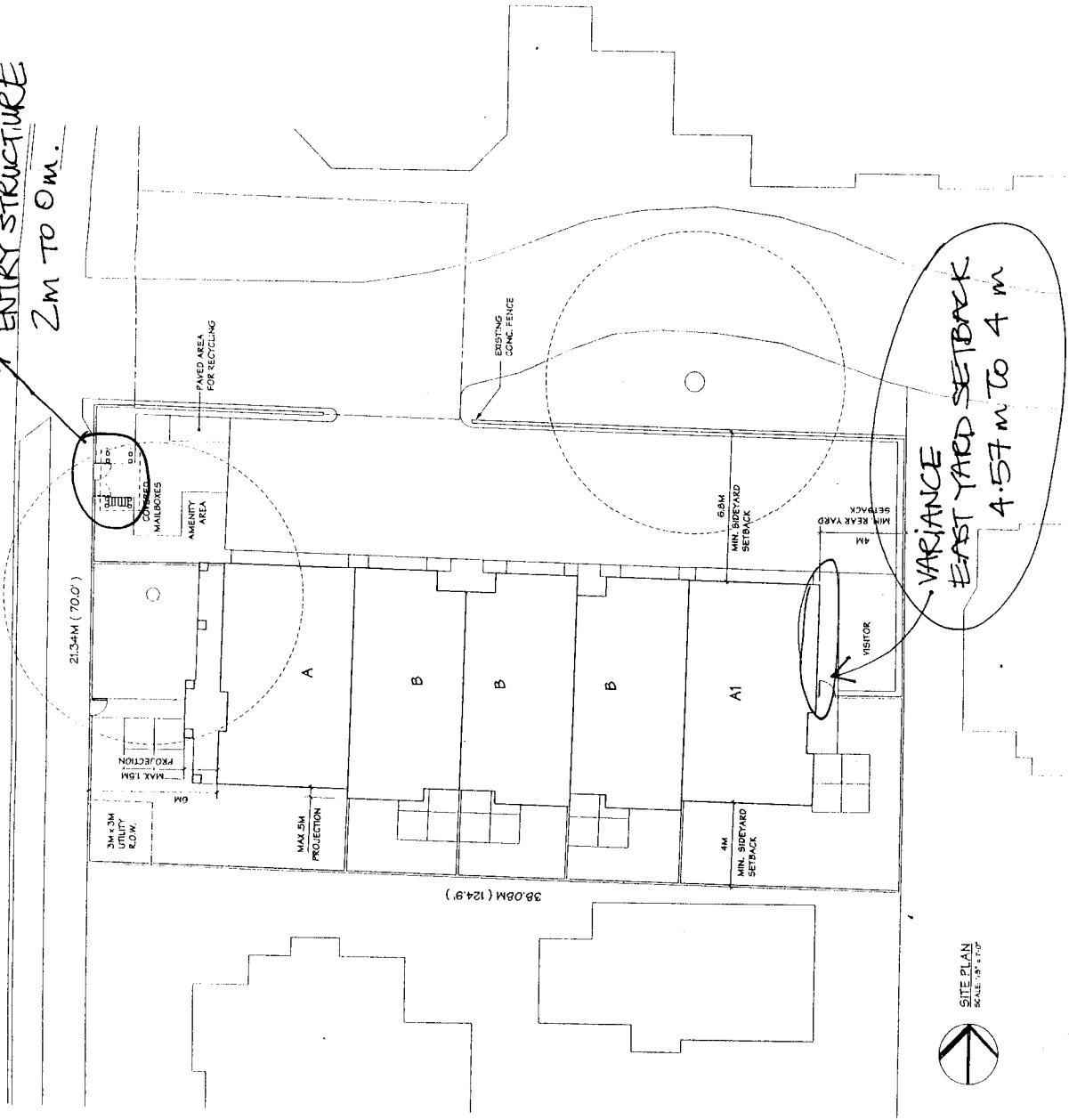
Revision Date:

Note: Dimensions are in METRES

DP-04-279309

VARIANCE FOR  
ENTRY STRUCTURE  
2M TO 0M.

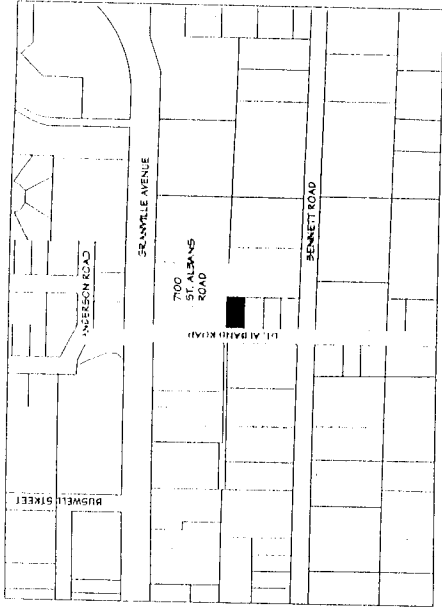
STALBANS ROAD



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



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



NO.	DATE	REVISIONS
1	01/11/2004	CONSULTANT

PROJECT  
TOWNHOUSE DEVELOPMENT  
FOR  
MR. MIKE YOUNG  
LUCKY REALTY  
200 4500 W. 37th Street, Richmond, BC V6V 2B3  
7100 ST. ALBANS STREET  
RICHMOND, B.C.  
tomizo  
yamamoto  
architect inc.  
SHEET TITLE  
SITE PLAN  
SHEET NO.  
A1  
DATE  
01/11/2004  
DRAWN  
BY  
CHECKED  
BY

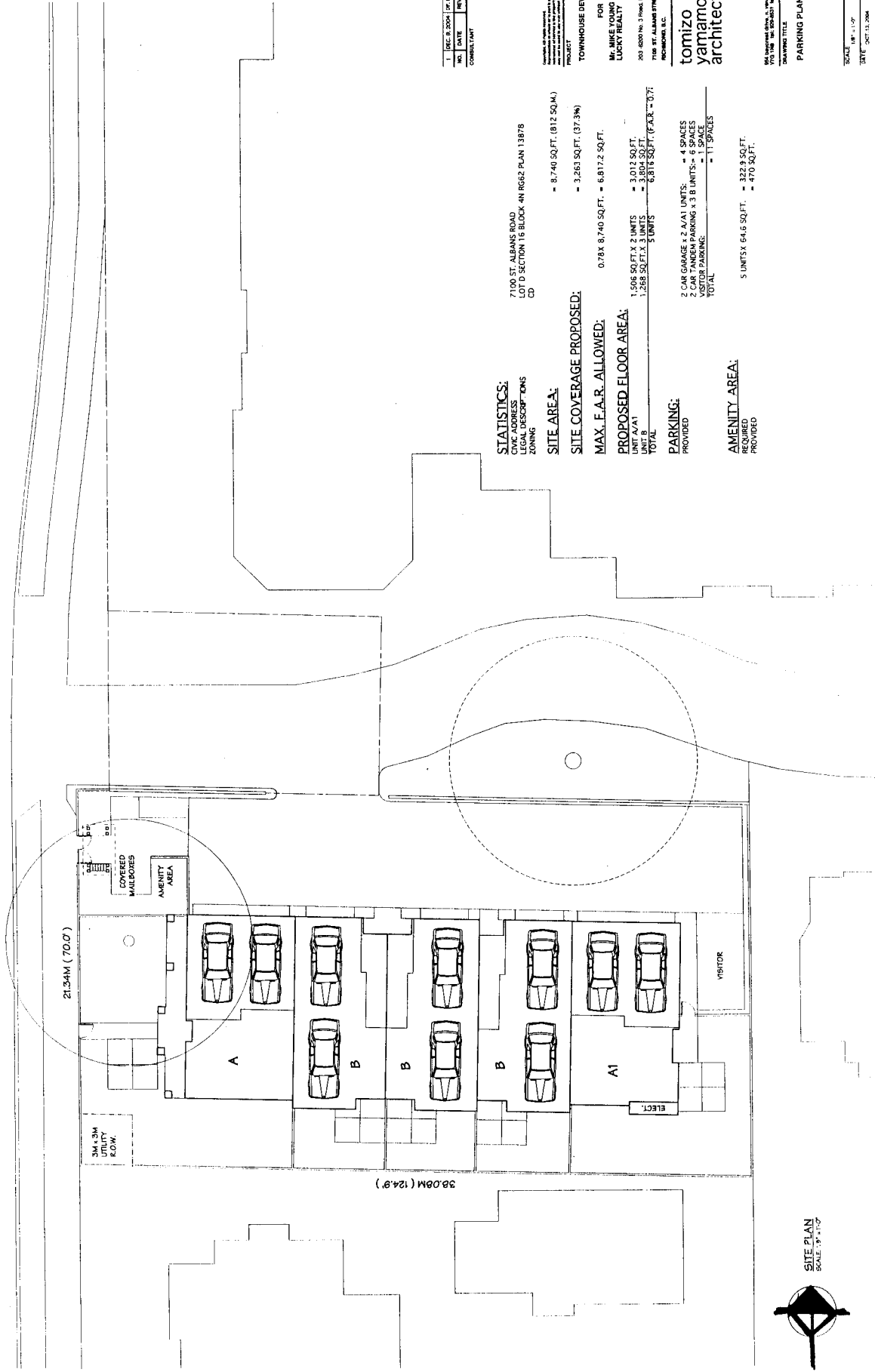
DP-04-279309

PLAN #1

OF 3

DP 04-279309

ST. ALBANS ROAD



**STATISTICS:**

CIVIC ADDRESS: 7100 ST. ALBANS ROAD  
 ZONING: CITY D SECTION 19 BLOCK 4N R662 PLAN 13878  
 CD

**SITE AREA:**

8,740 SQ. FT. (812 SQ. M.)  
 3,263 SQ. FT. (37.3%)

**SITE COVERAGE PROPOSED:**

0.78X 8,740 SQ. FT. = 6,817.2 SQ. FT.

**MAX. F.A.R. ALLOWED:**

1,506 SQ. FT. X 2 UNITS = 3,012 SQ. FT.  
 1,506 SQ. FT. X 1 UNIT = 1,506 SQ. FT.  
 TOTAL = 4,518 SQ. FT. (P.A.R. = 0.7)

**PROPOSED FLOOR AREA:**

UNIT A/A1 = 3,012 SQ. FT.  
 UNIT B = 1,506 SQ. FT.  
 TOTAL = 4,518 SQ. FT.

**PARKING:**

2 CAR GARAGE X 2 A/A1 UNITS = 4 SPACES  
 2 CAR GARAGE X 2 B UNITS = 4 SPACES  
 VISITOR PARKING = 1 SPACE  
 TOTAL = 9 SPACES

**AMENITY AREA:**

5 UNITS X 64.6 SQ. FT. = 322.9 SQ. FT.  
 PROVIDED = 470 SQ. FT.

DESIGNED BY: [Firm Name]  
 PROJECT: [Project Name]  
 SHEET: [Sheet Number]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

ARCHITECT: [Architect Name]

ENGINEER: [Engineer Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

ARCHITECT: [Architect Name]

ENGINEER: [Engineer Name]

DATE: [Date]

SCALE: [Scale]



SITE PLAN  
 SCALE: 1" = 10'

PLAN #2

SCALE: 1" = 10'

DATE: 07/11/2004

PROJECT: [Project Name]

CLIENT: [Client Name]

ARCHITECT: [Architect Name]

ENGINEER: [Engineer Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

ARCHITECT: [Architect Name]

ENGINEER: [Engineer Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

ARCHITECT: [Architect Name]

DEC 13 2002

SCALE: 1" = 10'

DATE: 07/11/2004

PROJECT: [Project Name]

CLIENT: [Client Name]

ARCHITECT: [Architect Name]

ENGINEER: [Engineer Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

ARCHITECT: [Architect Name]

ENGINEER: [Engineer Name]

DATE: [Date]

SCALE: [Scale]

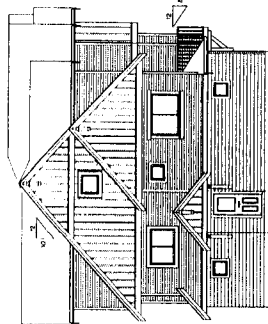
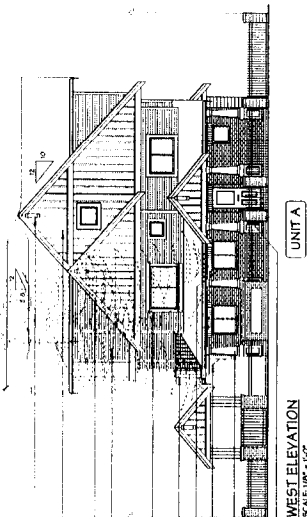
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CLIENT: [Client Name]

ARCHITECT: [Architect Name]

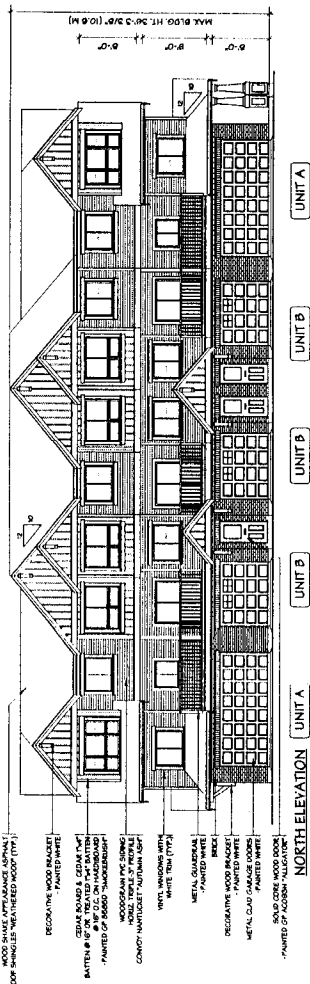


WOOD SHAKE APPEARANCE USUAL;  
DOES NOT WEATHER WOOD TOP



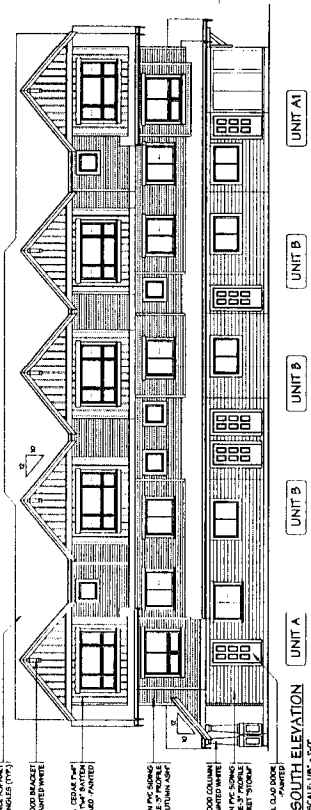
WEST ELEVATION

EAST ELEVATION



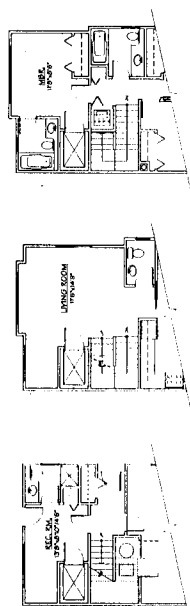
**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**NORTH ELE**



GROUND FLOOR PLAN

SOUTH ELEVATION



PARTIAL SECOND  
FLOOR PLAN

### PARTIAL THIRD

UNIT A ALTERNATE: ACCESSIBLE UNIT PLAN

PLAN #4

DATE	8" x 11"	SHEET NO.	A3	OF 3
DATE	JCT. 13, 2004			
PLANN	TV			
DESIGNED		PROJ. NO.	3312	

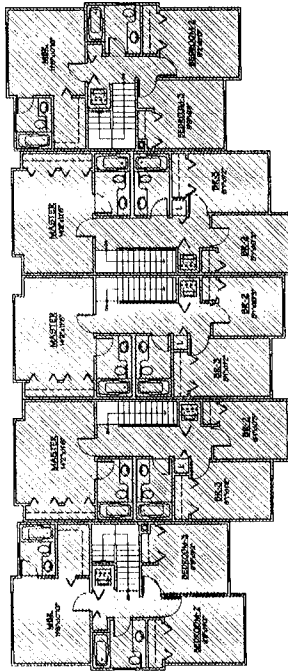
QUESTY NO

A3

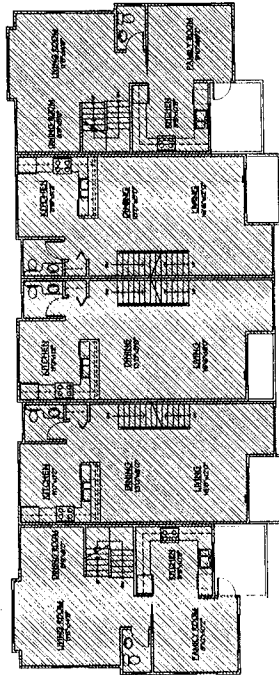
34

1

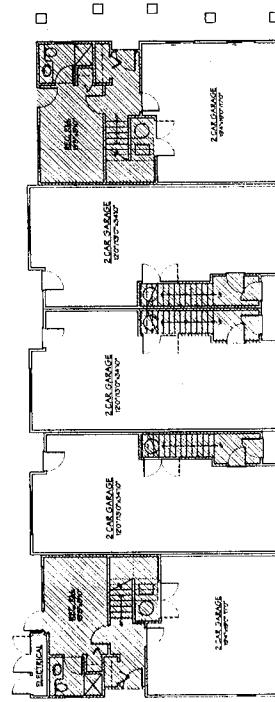
DP 04-279309



THIRD FLOOR: 3,011 S.F.  
SCALE: 1/8" = 1'-0"

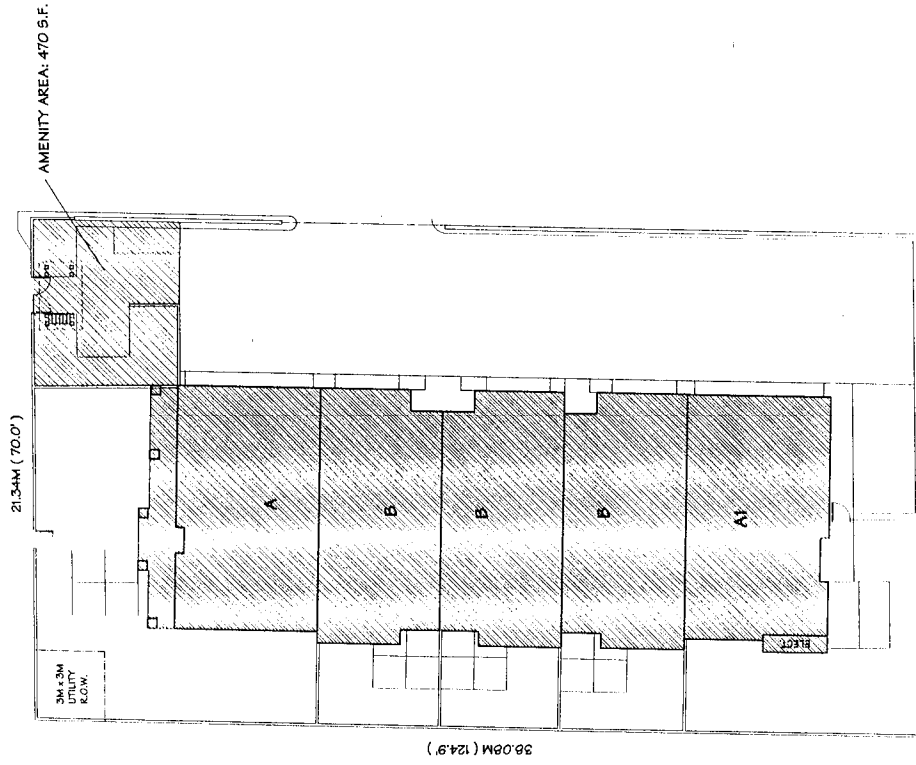


SECOND FLOOR: 2,977 S.F.  
SCALE: 1/8" = 1'-0"



GROUND FLOOR: 828 S.F.  
SCALE: 1/8" = 1'-0"

TOTAL FLOOR AREA = 6,816 S.F. (78%)



TOTAL SITE COVERAGE = 3,283 S.F. (37.3%)

NO.	DATE	REVISIONS
1	12/13/2004	ISSUED FOR PERMIT

PROJECT: TOWNHOUSE DEVELOPMENT  
FOR: MR. MIKE YOUNG, LUCKY REALTY  
203 6000 N.W. 3rd Ave., Fort Lauderdale, FL 33309  
203 6000 N.W. 3rd Ave., Fort Lauderdale, FL 33309  
203 6000 N.W. 3rd Ave., Fort Lauderdale, FL 33309

DESIGNED BY: tomizo yamamoto architect inc.

AREA OVERLAYS

DEC 13 2004

PLAN #5

OF 3

CREATED: 12/13/2004

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

DATE: DEC 13, 2004

DRAWN BY: T.Y.

CHECKED: T.Y.

PROJECT NO: 04-279309

SHEET NO: 5

PROJECT TITLE: TOWNHOUSE DEVELOPMENT

AREA OVERLAYS

DEC 13 2004

PLAN #5

OF 3

CREATED: 12/13/2004

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

DATE: DEC 13, 2004

DRAWN BY: T.Y.

CHECKED: T.Y.

PROJECT NO: 04-279309

SHEET NO: 5

PROJECT TITLE: TOWNHOUSE DEVELOPMENT