



City of Richmond
Planning and Development Department

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: February 27, 2007

From: Jean Lamontagne
Director of Development

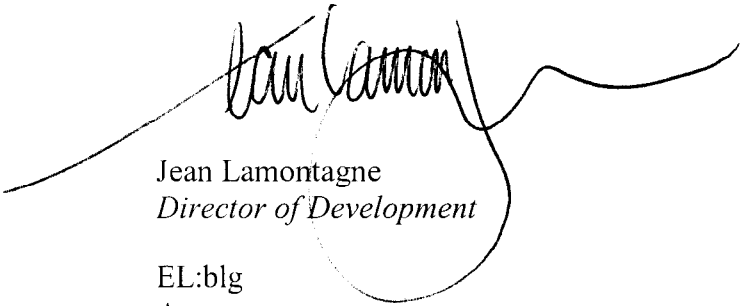
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Re: **Application by 0699316 B.C. Ltd. for a Development Permit at
22611 Westminster Highway**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 11 townhouses at 22611 Westminster Highway on a site zoned Comprehensive Development District (CD/24); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to permit tandem parking.



Jean Lamontagne
Director of Development

EL:blg
Att.

Staff Report

Origin

In January, 2004, 598401 B.C. Ltd. applied to the City of Richmond for permission to develop 11 three-storey townhouse units at 22611 Westminster Highway. The site is being rezoned from Single-Family Housing District, Subdivision Area C (R1/C) to Comprehensive Development District (CD/24) for this project under Bylaw No. 7562 (RZ 03-224655).

The rezoning bylaw was given Third Reading on October 20, 2003 and the Development Permit application was given favourable consideration by the Development Permit Panel on August 25, 2004. The project has been inactive since that time and a new owner/developer (0699316 B.C. Ltd.) took over the project in February, 2006. The new applicant has been actively addressing the rezoning conditions including a Servicing Agreement for frontage improvements along Westminster Highway. Due to the time lag, the Development Permit is being forwarded to the Development Permit Panel for reconsideration prior to being forwarded to Council for consideration.

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

This site is located within the Hamilton Area Plan, Schedule 2.14 of the Official Community Plan (OCP). The Lower Westminster Sub-Area Land Use Map (**Attachment 2**) designates the subject property for "Small and Large Lot Single-Family Residential; Two-Family Residential; Townhouse Residential; and Institutional". Development surrounding the site is described as follows:

- To the north and west, is McLean Park;
- To the east, across Westminster Highway, is the Bethany Baptist Church (situated behind surface parking) and townhouses; and
- To the south, is an existing single-family home which has redevelopment potential under the Sub-Area Plan.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site (RZ 03-224655) was held on October 20, 2003. At the Public Hearing, the adjacent neighbour at 22595 Westminster Highway expressed the following concerns about rezoning the property from single-family use to townhouse use:

- Increase in residents and vehicles;
- Development Potential of adjacent 22595 Westminster Highway;
- Devaluation of property;
- Loss of privacy;
- Building height; and
- Loss of view into McLean Park.

During the rezoning process, the concerns relating to the land use (increase in residents, increase in associated vehicle traffic and impact on redevelopment potential of adjacent lot) were addressed. Staff noted during the rezoning process that the Official Community Plan (OCP) designates a range of residential uses for this and surrounding residential lots from single-family to townhouse uses. The applicant has provided pedestrian and vehicular cross-access agreements to facilitate the future redevelopment potential of the adjacent lot. On this basis, Council granted Second and Third Readings to the rezoning bylaw.

During the Development Permit process, staff worked with the applicant to address the privacy issue in the following ways:

- Fencing will be provided along the shared property line with 4 ft. picket fencing in the front and rear yard setbacks, and 6 ft. solid wood fencing for the remainder;
- Tree and hedge planting will be provided adjacent to the neighbour's driveway;
- Shrub and tree planting will be provided adjacent to the neighbour's back yard; and
- Limited window openings will be located on the elevations facing the adjacent neighbour.

In order to maximize the view from the adjacent property to McLean Park, the applicant is providing a larger angled setback which is 4.5 m (14.75 ft.) at the narrowest point and approximately 13.5 m (44.29 ft.) at the widest point. There is no bylaw requirement for a side yard setback in this zone and the setback provided is in excess of the setback that would be required for single-family development. The angled setback mitigates the visual impact of the three-storey massing and provides a view corridor from the adjacent lot into McLean Park across the southwest corner of the site. As the subject site has been vacant for a number of years, any development will impact the neighbour's view into McLean Park across the subject site. The proposed development will not affect existing views from the adjacent lot into McLean Park to the west and south.

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. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the Comprehensive Development District (CD/24) except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Division 400 (Off-Street Parking & Loading) of the Zoning and Development Bylaw No. 5300 to permit tandem parking.

(Staff supports the proposed variance as it is considered minor and is consistent with other townhouse development in Richmond. In addition, tandem parking was identified in the staff report and received no comments during the rezoning process and Public Hearing. City's Transportation Department has reviewed and accepted the provision of tandem parking. A Restrictive Covenant prohibiting the conversion of the tandem parking area to habitable space is required prior to Development Permit Issuance.)

Advisory Design Panel Comments

The Advisory Design Panel was generally supportive of the proposed development and decided that the project should proceed. A copy of the relevant excerpt from the Advisory Design Panel Minutes from May 19, 2004 is attached for reference (**Attachment 3**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

Analysis

Conditions of Adjacency

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development;
- The applicant has addressed privacy for the adjacent single-family lot to the south through a generous angled setback of the building (4.5 m to 13.5 m), a 1.8 m high solid fence, and landscaping with tree, hedge and shrub planting along the shared property line;
- Relationship to the McLean Park is neighbourly; a passive outdoor amenity area is provided with a seating area, pedestrian entry and visual link to the adjacent McLean Park; and
- Pedestrian frontage character facing Westminster Highway has been incorporated to enhance the pedestrian residential streetscape.

Urban Design and Site Planning

- The siting of the building and the relationship between the indoor spaces and the outdoor areas allow for adequate surveillance to meet safety and crime prevention objectives;
- The visitor parking has been broken up and located throughout the site and set back from Westminster Highway to minimize its visual impact. A total of 25 parking spaces are provided including 3 visitor stalls, one of which is accessible;
- The electrical closet has been incorporated into the design of the building, carefully sited and screened with landscaping to minimize its visual impact on Westminster Highway;
- The recycling enclosure has been incorporated with mailboxes into a carefully designed kiosk with screening and a roof and has been screened with landscaping to minimize its visual impact on Westminster Highway; and
- The applicant has provided pedestrian and vehicular cross access agreements to facilitate the future redevelopment potential of the adjacent lot to the south.

Architectural Form and Character

- The building forms are well articulated;
- The proposed building materials (wood board and batten, Hardi-plank siding at grade, vinyl siding above, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- The proposed dwelling units are three-storeys in height with two (2) car tandem garages at grade. The use of the ground level for parking enables the development to meet flood proofing requirements for habitable space; and
- One adaptable unit (Unit-A1a) has been incorporated into the design.

Landscape Design and Open Space Design

- The landscape design includes 27 new trees which will contribute a maturity to the development identity and streetscape elevation;

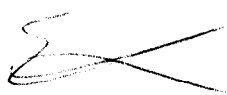
- The landscape design also includes an outdoor amenity area well in excess of the Official Community Plan (OCP) guidelines, special paving treatment with patterning and colour, as well as substantial planting to provide a highly liveable environment along this highway;
- The pedestrian walkway along the north and west property line connects the two amenity areas and enhances the pedestrian link from the development to McLean Park and to the future development on the adjacent property.
- At the request of the Advisory Design Panel, the previously proposed children's play equipment has been removed and a passive outdoor amenity area is provided with a seating area, pedestrian entry and visual link to the adjacent McLean Park. There is children's play equipment in the adjacent McLean Park;
- The recycling enclosure is located on the driveway, setback and screened with a gated and roofed enclosure and landscaping. It's design and surrounding landscaping mitigate it's visual impact onto Westminster Highway; and
- The use of interlocking pavers improves the permeability of the site.

Flood Management

- In accordance with the Interim Flood Protection Management Strategy, registration of a Floodplain Covenant, specifying a minimum habitable elevation of 3.5 m, on title is required prior to the issuance of the Development Permit.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff and the Advisory Design Panel's 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 and improves the animation along the highway. Therefore, staff recommend support of this Development Permit application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

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

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$11,000;
- Registration of a floodplain covenant, specifying a minimum habitable elevation of 3.5 m, on title;
- Registration of a legal agreement to prohibit conversion of the tandem parking area into habitable space; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$39,856 (based on total floor area of 19,928 ft²).

Attachment 1: Development Application Data Sheet

Attachment 2: Lower Westminster Sub-Area Land Use Map

Attachment 3: Excerpt from the Advisory Design Panel Minutes



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet Development Applications Division

DP 04-255283

Attachment 1

Address: 22611 Westminster Highway

Applicant: 0699316 B.C. Ltd.

Owner: 0699316 B.C. Ltd.

Planning Area(s): Lower Westminster Sub-Area of the Hamilton Area (Schedule 2.14)

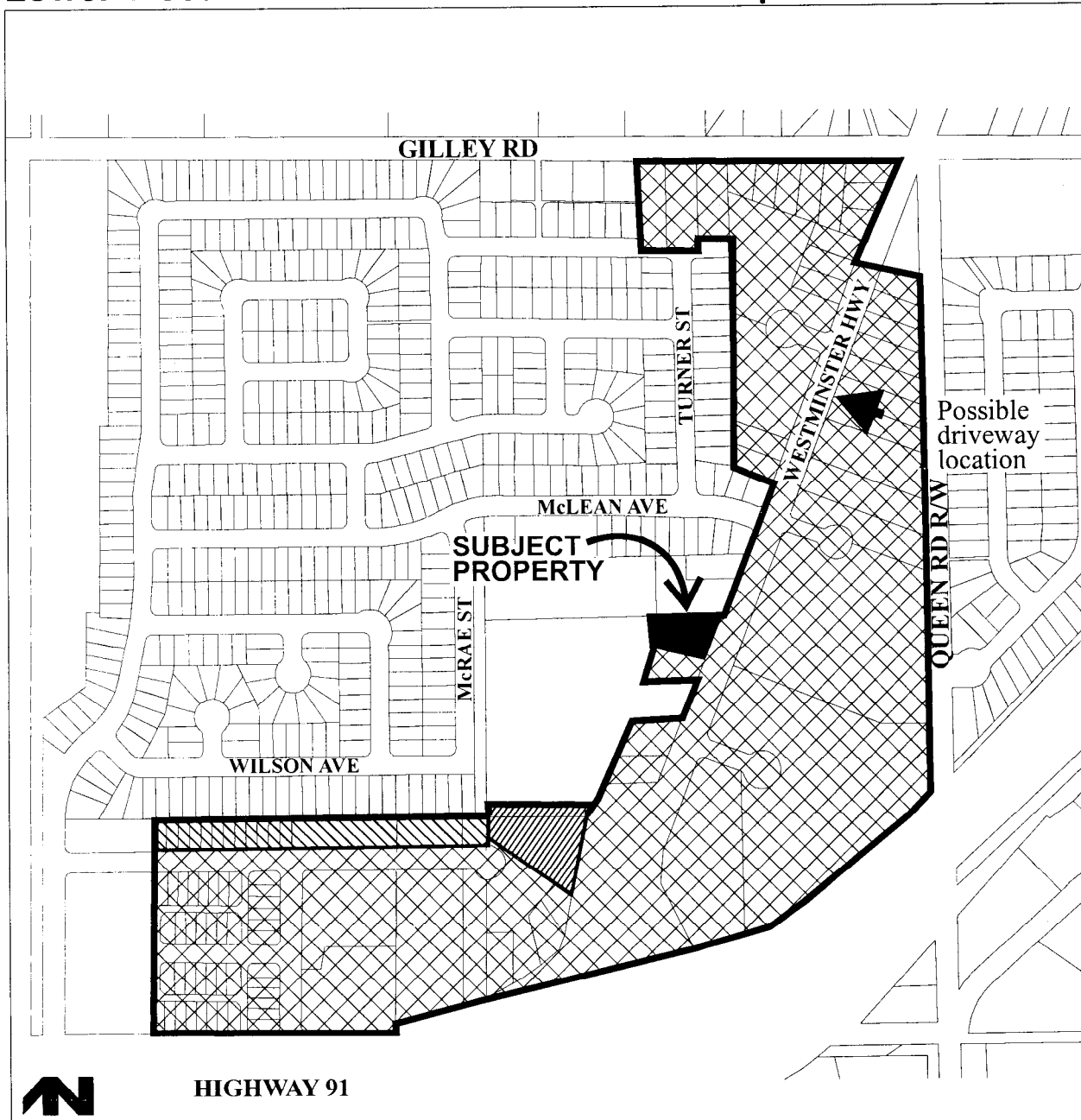
Floor Area Gross: 1,851.3 m² (19,928 ft²) Floor Area Net: 1,210.2 m² (13,027 ft²)


	Existing	Proposed
Site Area:	2,023.4 m ² (21,780 ft ²)	2,023.4 m ² (21,780 ft ²)
Land Uses:	Formerly single-family home	townhouse units
OCP Designation:	Residential and Institutional	No Change
Zoning:	Single-Family Housing District, Subdivision Area C (R1/C)	Comprehensive Development District (CD/24)
Number of Units:	1	11


	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.6	0.6	none permitted
Lot Coverage:	Max. 35%	34%	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side Yard:	none	1.89 m & 4.5 m	none
Setback – Rear Yard:	none	6.3 m	none
Height (m):	Max. 10.6 m	10.6 m	none
Off-street Parking Spaces – Regular/Visitor:	22 and 3	22 and 3	none
Off-street Parking Spaces – Accessible:	1	1	none
Total off-street Spaces:	25	25	none
Tandem Parking Spaces	Not permitted	22	variance requested to permit 22 tandem parking stalls
Amenity Space – Indoor:	Min. 70 m ²	\$11,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 66 m ²	288 m ²	none


City of Richmond

Lower Westminster Sub-Area Land Use Map



 Small and Large Lot Single-Family Residential; Two-Family Residential; Townhouse Residential; & Institutional

 Single-Family Residential and/or Duplex Residential Only

 Community Facilities Use

Permitted Density:

A range of 11 to 25 units per acre to a maximum of 700 dwelling units in the sub-area.

Hamilton Area Plan

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, May 19, 2004 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

2. 2004-22

Townhouses

Tom Yamamoto, Architect.

22611 Westminster Highway
(Formal)

DP 04-255283

The comments of the Panel were as follows:

- a good re-submission;
- a good presentation that addressed all previously raised issues. It was suggested that the sitting area include spring toys and that the mailbox area be provided with a lay-by. It was further suggested that the Dawn Viburnum trees be replaced with canopy trees. ***The children's play equipment was removed in response to the panel's request at the previous presentation and there is children's play equipment in the adjacent McLean Park. Canopy trees are provided;***
- the changes made were a comfortable fit;
- the response made to the concerns of the Panel were appreciated, as were the offset walkways from the stairs;
- the response of the applicant to the issues was complimented.

The Chair concluded the discussion with the note that the suggestions made by the Panel were for consideration only. He also noted that the reasons for not incorporating an elevator were appreciated.

The unanimous decision of the Panel was that the project move forward.



City of Richmond
Planning and Development Department

Development Permit

No. DP 04-255283

To the Holder: 0699316 B.C. LTD.
Property Address: 22611 WESTMINISTER HIGHWAY
Address: C/O A. B. SIDANA
SUITE 103 - 13045 84TH AVENUE
SURREY, BC V3W 1B3

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) Permit tandem parking where two spaces are intended to be used by residents of a single dwelling unit.
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 #4 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 \$39,856.00 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 04-255283

To the Holder: 0699316 B.C. LTD.
Property Address: 22611 WESTMINISTER HIGHWAY
Address: C/O A. B. SIDANA
SUITE 103 - 13045 84TH AVENUE
SURREY, BC V3W 1B3

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 , .

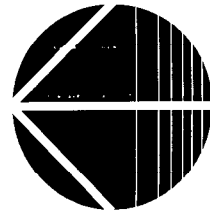
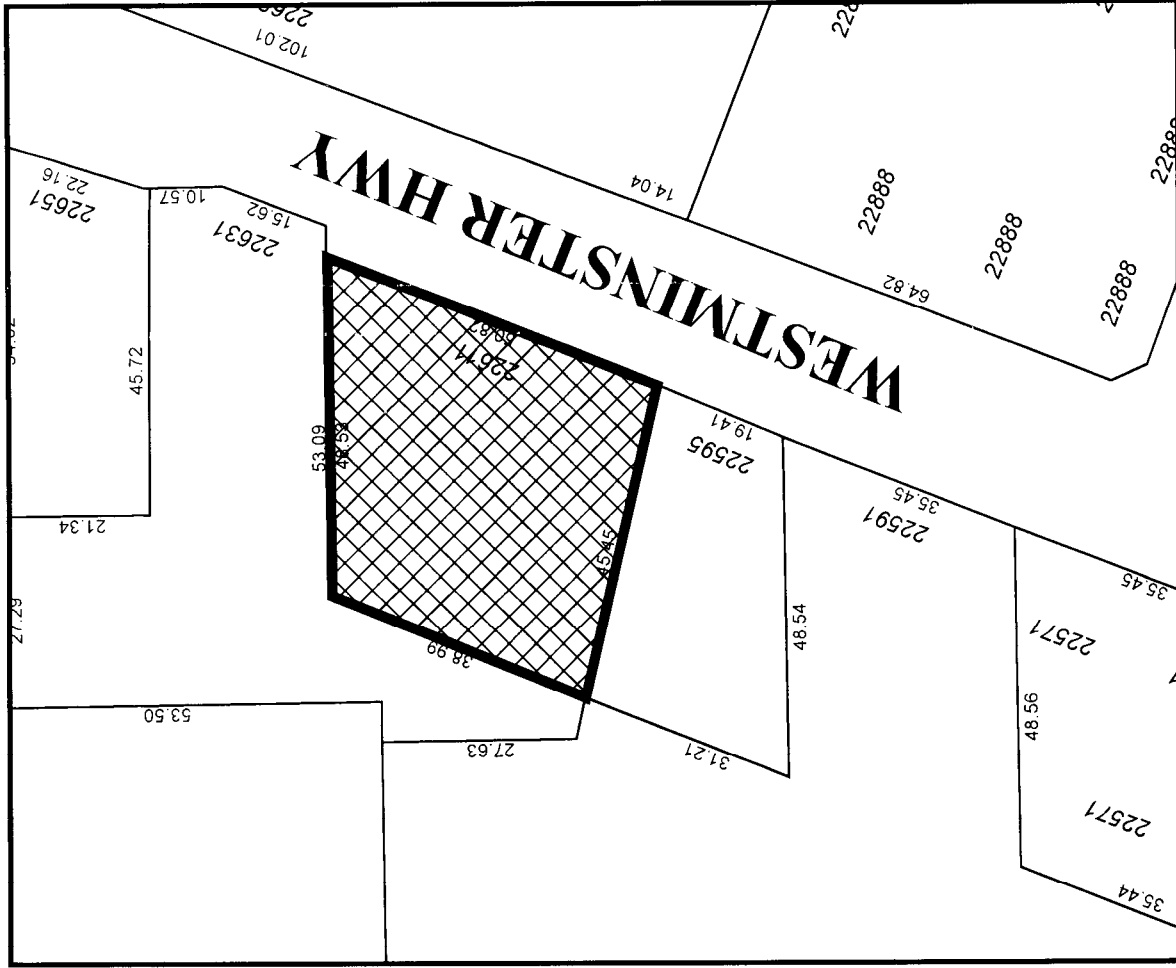
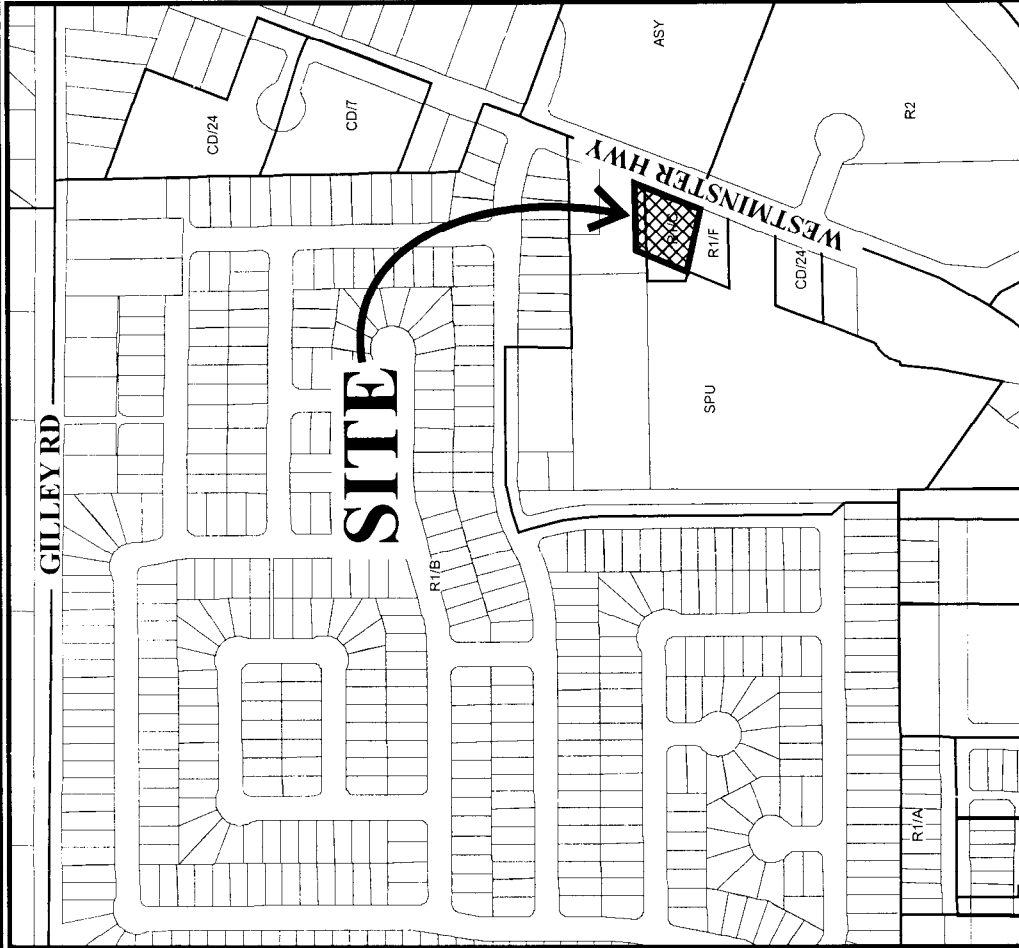
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond

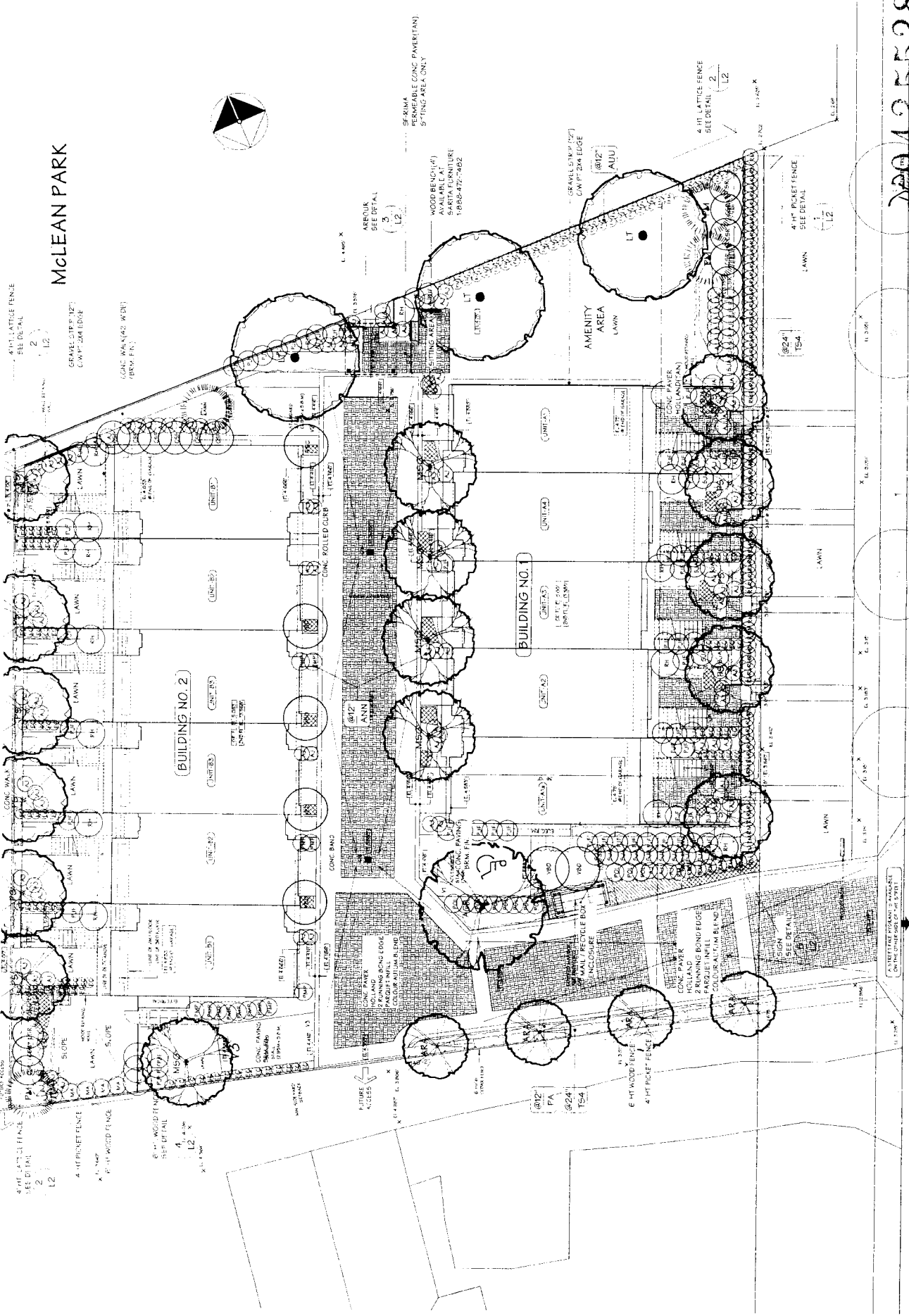


DP 04-255283 SCHEDULE "A"

Original Date: 02/06/04

Revision Date: 02/28/07

Note: Dimensions are in METRES



McLEAN PARK



DATE: 12/10/04
 DRAWN BY: J. H. HARRIS
 CHECKED BY: J. H. HARRIS
 APPROVED BY: J. H. HARRIS
 SCALE: 1" = 20'-0"
 SHEET NO. 1 OF 2
 PROJECT NO. 2004-0001
 CLIENT: WESTMINSTER HWY. PROJECT
 LOCATION: 22611 RICHMOND, VA 22611
 PROJECT NO. 2004-0001
 SHEET NO. 1 OF 2



ITO ASSOCIATES, INC.
 2100 MAIN STREET
 RICHMOND, VA 23214
 PHONE: (804) 271-2800
 FAX: (804) 271-2801
 EMAIL: INFO@ITO-VA.COM

Project: WESTMINSTER HWY.
 22611 RICHMOND, VA

Drawing: LSC
 LANDSCAPE PLAN

FEB 27 2007

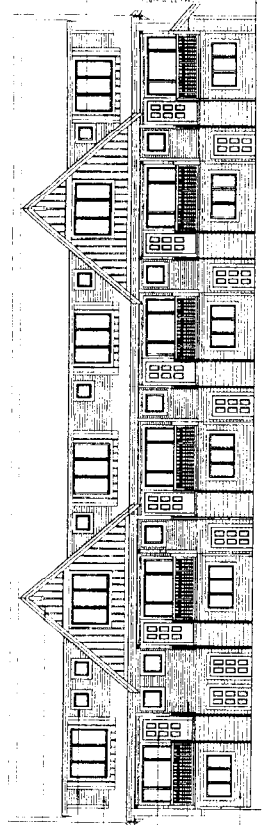
PLAN #3

2004255283

WESTMINSTER HWY.

L1

OF 2



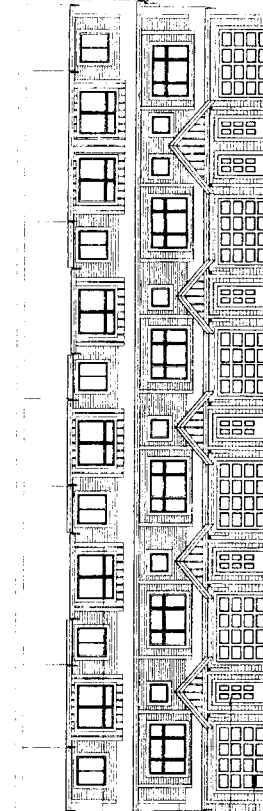
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BUILDING NO. 2

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[UNIT B1] [UNIT B2] [UNIT B3] [UNIT B4]



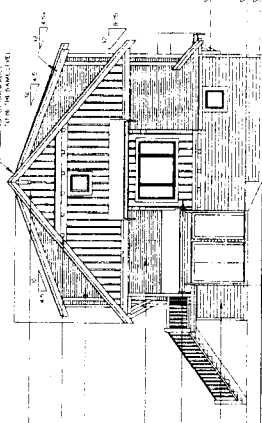
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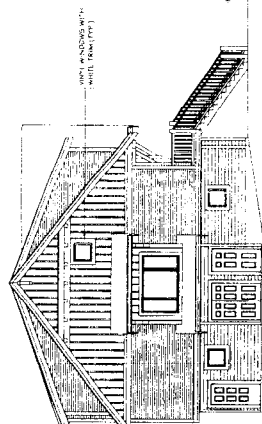


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BUILDING NO. 2

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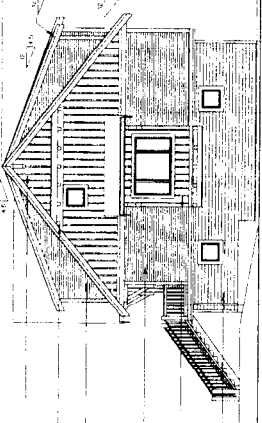
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[UNIT B1] [UNIT B2] [UNIT B3] [UNIT B4]

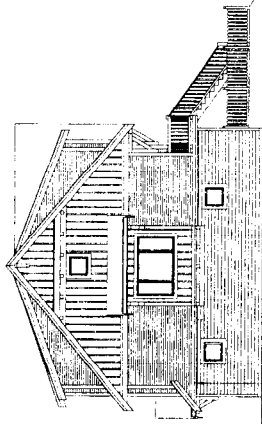


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BUILDING NO. 1

[UNIT B1] [UNIT B2] [UNIT B3] [UNIT B4]



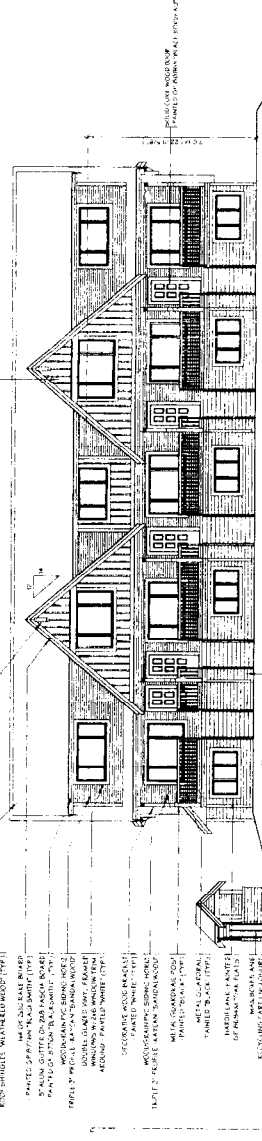
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BUILDING NO. 1

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EAST ELEVATION
SCALE 1/8" = 1'-0"

[UNIT B1] [UNIT B2] [UNIT B3] [UNIT B4]

BUILDING NO. 1

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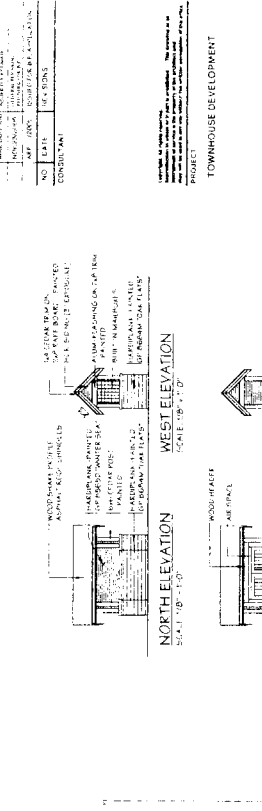
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BUILDING NO. 1

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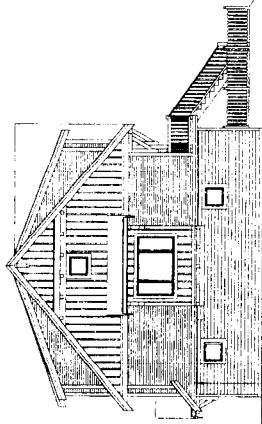
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BUILDING NO. 1

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SOUTH ELEVATION
SCALE 1/8" = 1'-0"

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TOWNHOUSE DEVELOPMENT
 2001 WESTMONTGOMERY HWY
 ARLINGTON, VA
 FEB 27 2007
 tomizo yamamoto architect inc.
 3000 WESTMONTGOMERY HWY
 ARLINGTON, VA 22206
 TEL: 703.261.1111
 FAX: 703.261.1112
 WWW.TOMIZOYAMAMOTO.COM

ELEVATIONS
 PLAN #4
 SHEET NO. 4
 DATE JAN 15/06
 DRAWN BY
 CHECKED BY

PROJECT
 TOWNHOUSE DEVELOPMENT
 2001 WESTMONTGOMERY HWY
 ARLINGTON, VA
 FEB 27 2007
 tomizo yamamoto architect inc.
 3000 WESTMONTGOMERY HWY
 ARLINGTON, VA 22206
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NORTH ELEVATION
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 WEST ELEVATION
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 SOUTH ELEVATION
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 EAST ELEVATION
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 RECYCLING/MAIL BOX ENCLOSURE ELEVATIONS
 SCALE 1/8" = 1'-0"

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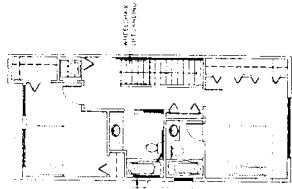
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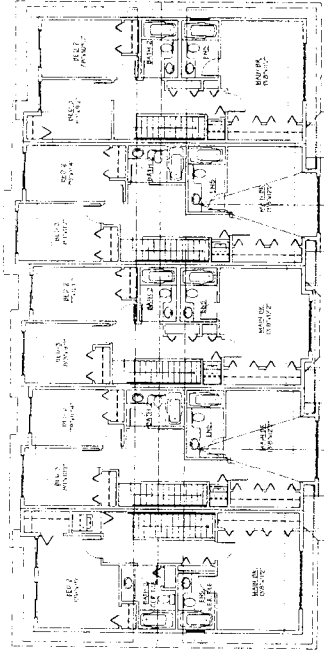
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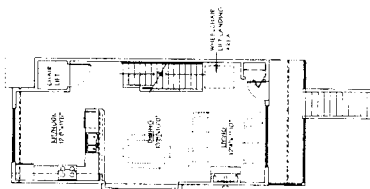
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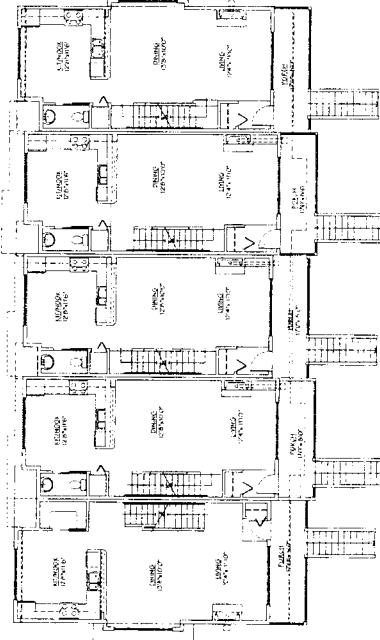
UNIT 1A1



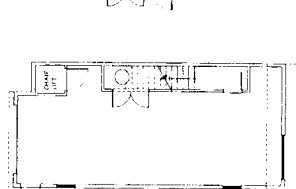
UNIT 3A1 UNIT 3A2 UNIT 3A3 UNIT 3A4



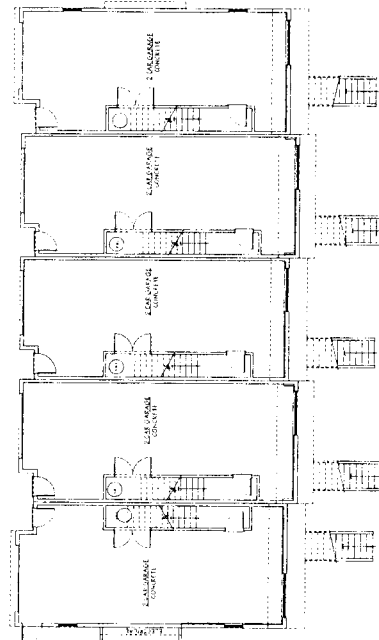
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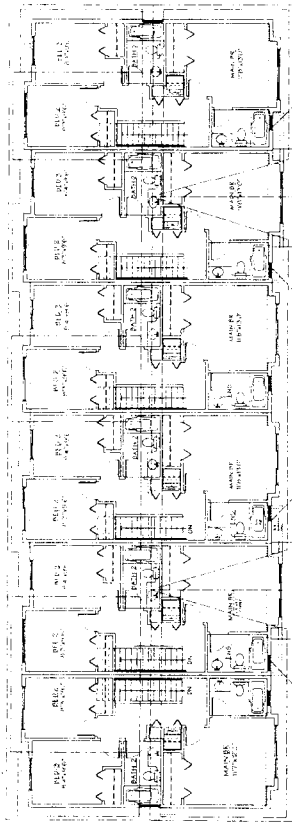
UNIT 2A1 UNIT 2A2 UNIT 2A3 UNIT 2A4



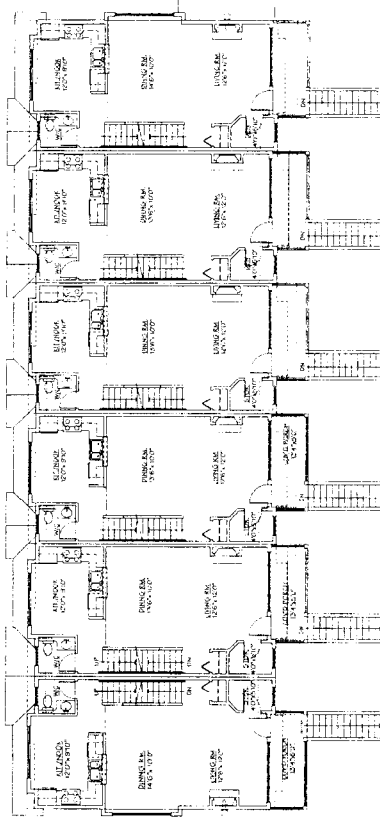
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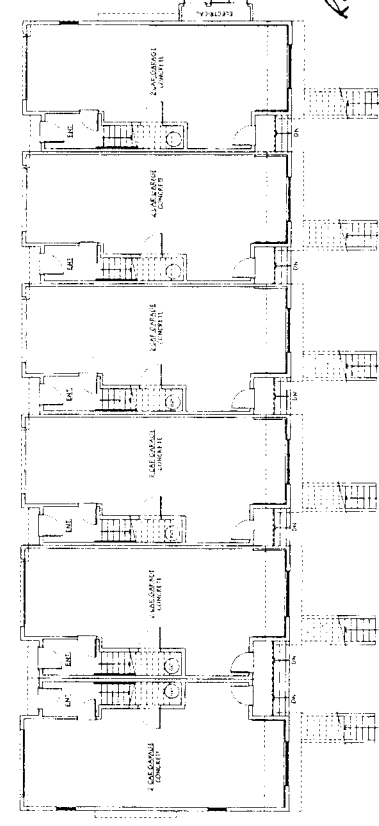
UNIT 1A1 UNIT 1A2 UNIT 1A3 UNIT 1A4



UNIT 3B1 UNIT 3B2 UNIT 3B3 UNIT 3B4



UNIT 2B1 UNIT 2B2 UNIT 2B3 UNIT 2B4



UNIT 1B1 UNIT 1B2 UNIT 1B3 UNIT 1B4

NO.	DATE	REVISION
1	02/27/2007	ISSUED FOR PERMIT
2	03/01/2007	REVISED PER COMMENTS

CONSULTANT

TOWNHOUSE DEVELOPMENT

2001 WESTMINSTER HIGHWAY
RICHMOND, B.C.

tomizo
yamamoto
architect inc.

FEB 27 2007

2001 WESTMINSTER HIGHWAY
RICHMOND, B.C.

BUILDING NO.1
FLOOR PLANS

REFERENCE PLAN

UNIT NO. 1

DATE: 02/27/2007
DRAWN: TYPING
CHECKED:

5

DP 04255283

ACCESSIBLE UNIT CONVERSION PLAN