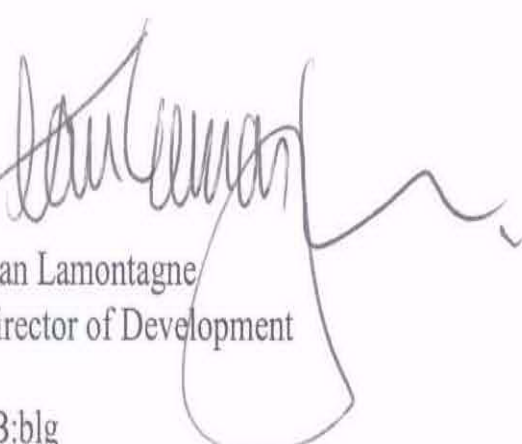


- That a Development Permit be issued which would:
1. Permit the construction of four (4) townhouse units at 7360 St. Albans Road on a site zoned Comprehensive Development District (CD/120); and
 2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum permitted porch and balcony projection into the General Currie Road setback from 1 m to 2.5 m for four (4) porch/balcony projections.



Jean Lamontagne
Director of Development

SB:blg
Att.

Background

The subject St. Albans Sub-Area (City Centre Area) site is the northeast corner property at the intersection of St. Albans Road and General Currie Road and adjoins multi-family development on both sides. Development surrounding the subject site is as follows:

- To the north and east, are multi-family developments, zoned “Townhouse & Apartment District (R3)”;
- To the south, across General Currie Road, is a multi-family development, zoned “Townhouse & Apartment District (R3)”;
- To the west, across St. Albans Road, is a multi-family development, zoned “Townhouse & Apartment District (R3)”;
- To the southwest, across the intersection of St. Albans and General Currie Roads, are an existing single-family home and a duplex, zoned “Single-Family Housing District, Subdivision Area E (R1/E)”, with redevelopment potential and multi-family development beyond.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage:

- Tree survey, assessment and retention strategy;
- The provision of an outdoor amenity area; and
- Screening the drive aisle from St. Albans Road.

The Public Hearing for the rezoning of this site was held on December 20, 2004. In a written submission, concern about the vehicular visibility at the intersection was expressed.

Staff worked with the applicant to address these issues in the following ways:

- There are a number of existing City boulevard trees along the General Currie Road frontage. Those suitable for retention are being retained and two (2) additional boulevard trees are proposed to fill in the streetscape. Proof of a contract with a registered arborist (minimum 4 site visits) and installation of protective tree fencing to the satisfaction of a registered arborist are required prior to issuance of Development Permit;

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

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum permitted porch and balcony projection into the General Currie Road setback from 1 m to 2.5 m for four (4) porch/balcony projections.

(Staff supports the proposed variance as streetscape animation and pedestrian orientation is improved with the addition of the open covered porch element and a minimum depth for covered porches of 2.5 m (8.2 ft.) is recommended to allow for usability. The proposed variance does not create any negative impact on the adjacent development to the north. The variance was noted during Rezoning and no concerns were expressed).

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel due to the small scale of development and resolution of architectural and landscape design.

Analysis

Conditions of Adjacency

- The proposed height, siting and orientation of the building respects the massing of the surrounding existing multi-family development; and
- The applicant has addressed privacy for the adjacent multi-family developments to the north, and east through: careful building siting, the planting of hedges along the shared property lines, and the maintenance of existing solid wood privacy fencing.

Urban Design and Site Planning

- The development offers animated pedestrian-oriented streetscapes on St. Albans and General Currie Roads including individual unit front entries along General Currie Road;
- Vehicle access to the development will be through an existing driveway crossing and cross-access registered on the title of the adjacent multi-family development to the north at 7320 St. Albans Road;
- The view into the development from St. Albans Road has been improved with landscape screening;

and 1.8 m height wood picket fencing at the rear of the eastern unit. There is existing neighbouring solid wood privacy fencing along the north and east property lines;

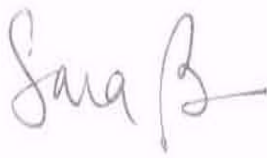
- An adaptable floor plan has not been provided in this small four (4) unit development proposal. Aging in place accessibility measures have been incorporated in the design of all 4 units including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential installation of grab bars;
- The site has been designed to accommodate fire-fighting requirements; and
- Cash-in-lieu of indoor amenity space was secured through the rezoning.

Architectural Form and Character

- The building forms are well articulated; and
- The proposed building materials (board and batten, horizontal Hardi-siding, horizontal vinyl siding at the second and third floors, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design and Open Space Design

- There are no existing trees on site, and a number of existing city boulevard trees. The landscape design includes measures to retain eight (8) City boulevard trees facing General Currie Road. To this end, the developer is required to retain a registered arborist and install protective barrier fencing around these trees during construction to the satisfaction of a registered arborist prior to Development Permit issuance. An existing sanitary sewer Right-of-Way along the east property line and the number and scale of existing boulevard trees limit the opportunity to plant new trees in this small development. Three (3) new trees are proposed onsite and an additional two (2) new City boulevard trees to fill in the streetscape tree planting pattern;
- The landscape design also includes hedge, shrub and ground cover planting, benches for seating, and special paving treatment with patterning and colour;
- Although this development does provide the required amount of outdoor amenity space, children's play equipment is not included, as discussed above. However, each unit has a contained outdoor yard;
- The use of permeable pavers improves the permeability of the site; and
- Visitor parking is setback and screened from General Currie Road with landscaping.



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:

- Installation of tree protection fencing to the satisfaction of the City arborist for the protection of city boulevard trees;
- Proof of a contract with a registered arborist (with a minimum of 4 site visits) to ensure proper protection of existing city boulevard trees; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$15,048.

The following conditions are required to be met prior to future Building Permit issuance:

- Applicant must provide a construction parking & traffic management plan to the satisfaction of the Transportation Department (refer to <http://www.richmond.ca/services/ttp/special.htm>);
- Incorporation of accessibility measures for aging in place in Building Permit drawings including lever handles for doors and faucets and blocking in all washroom walls to facilitate future potential grab bar installation; and
- Execution of a Servicing Agreement for storm sewer upgrades and frontage improvements along St. Albans and General Currie at the developer's sole cost. Works include, but are not limited to: design and construction of upgraded storm sewer pipe from STM 4600 to STM 4599 to OCP Standards, and frontage improvements along St. Albans and General Currie. Frontage improvements include, but are not limited to:
 - St. Albans: 1.99m grass blvd (no trees because of hydro lines) and a 1.50m sidewalk to match constructed frontage at 7320 St Albans; and
 - General Currie: sidewalk construction to tie into the existing concrete sidewalk to the east, retaining and supplementing boulevard trees, and the new construction along St Albans.

All works are at the developers' sole cost - no credits.

Site Area:	Formerly 812 m ²	Existing 804 m ²
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Multi-Family Low-Rise	No change
Zoning:	Formerly R1/E	Existing CD/120
Number of Units:	1	4

	Bylaw Requirement	Proposed	Variance
Density	Max 62 du/ha	50 du/ha	None Permitted
Floor Area Ratio:	Max. 0.7	0.7	None Permitted
Lot Coverage – Building:	Max. 45%	28%	None
Setback – St. Albans Road:	Min. 4.5 m	4.5 m	None
Setback – General Currie Road:	Min 6 m	6 m	2.5 m porch projections
Setback – Side Yard:	Min. 1.2 m	6 m	None
Setback – Rear Yard:	Min. 1.2 m	3 m	None
Height (m):	12 m	11.9 m	None
Lot Size:	Min. 360 m ² Max. 2,020 m ²	804 m ²	None
Off-street Parking – Regular/Visitor*:	6 and 1	8 and 1	None
Off-street Parking Spaces – Total:	7	9	None
Amenity Space – Indoor:	Min 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min 24 m ²	42 m ²	None

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 increase the maximum permitted porch and balcony projection into the General Currie Road setback from 1 m to 2.5 m for four (4) open porch/balcony projections.
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 \$15,048. 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.

AUTHORIZING RESOLUTION NO.
DAY OF , .

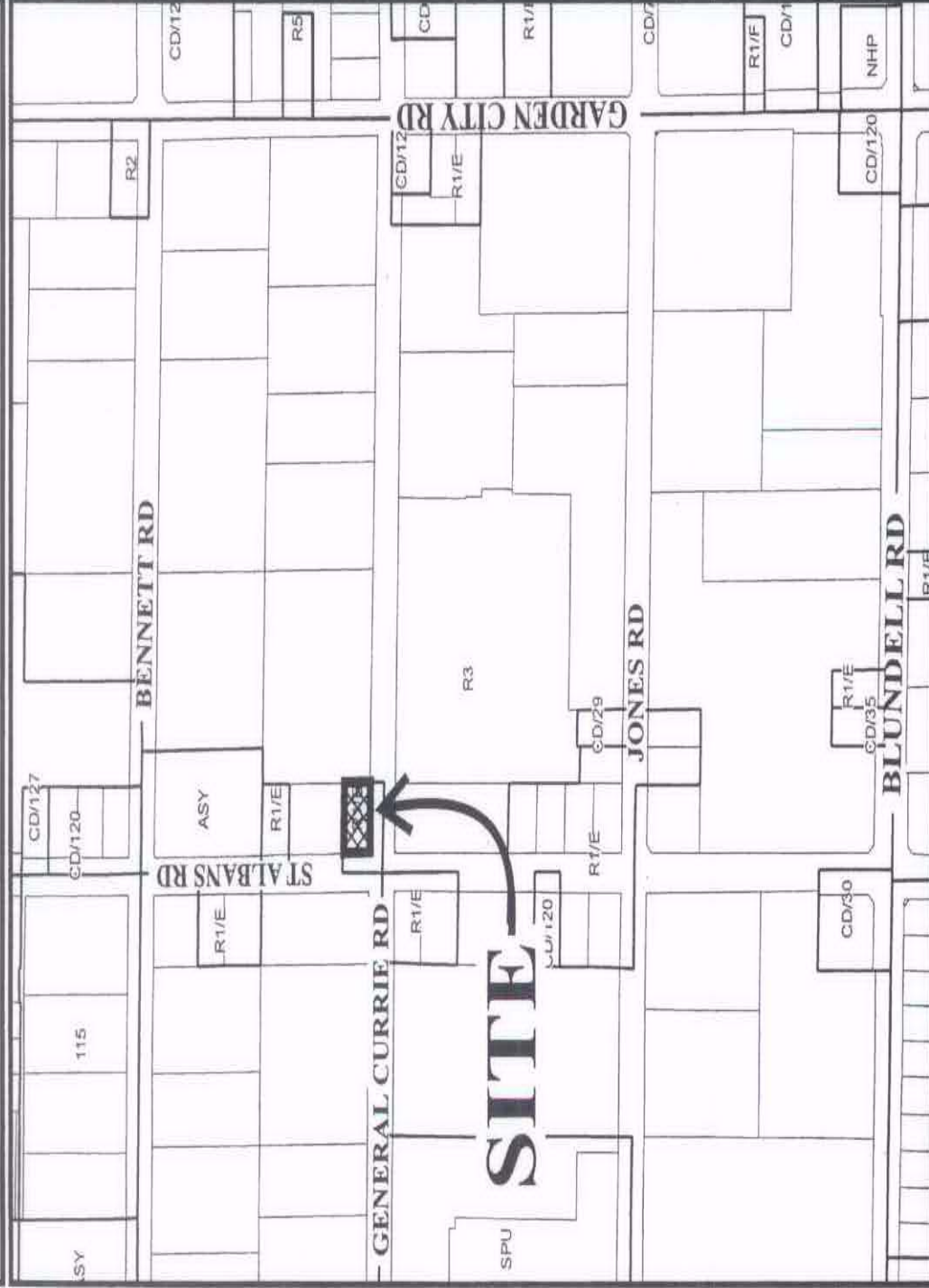
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

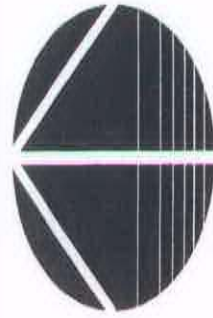
MAYOR



City of Richmond



SITE



DP 05-293643
SCHEDULE "A"

1/337

85.26

21.35

ST ALBANS RD

GEN

2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to increase the maximum permitted porch and balcony projection into the General Currie Road setback from 1 m to 2.5 m for four (4) porch/balcony projections.

The Richmond Development Permit Panel will meet to consider oral and written submissions on the proposed development noted above, on:

Date: Wednesday, March 29, 2006
Time: 3:30 p.m.
Place: Council Chambers, Richmond City Hall

If you are unable to attend the Development Permit Panel meeting, you may mail or otherwise deliver to the **Director, City Clerk's Office**, at the above address, a written submission, which will be entered into the meeting record if it is received **prior to or at the meeting on the above date**.

To obtain further information on this application, or to review supporting staff reports, contact the Urban Development Division, (604-276-4395), first floor, City Hall, between 8:15 a.m. and 5:00 p.m., Monday through Friday, except statutory holidays, between March 17, 2006 and the date of the Development Permit Panel Meeting. Staff reports on the matter(s) identified above are available on the City website at <http://www.richmond.ca/cityhall/council/agendas/dpp/2006.htm>.

*We have no objections to
the proposed application.*

David Weber
Director, City Clerk's Office

It's not there now is an eyesore.

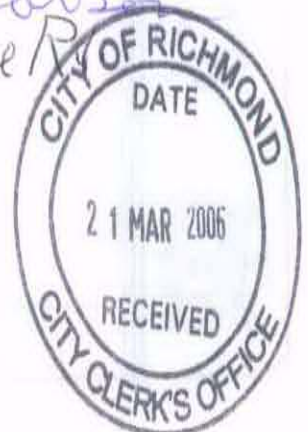
DW:wl

R. R. Jacobson

Helen R. Jacobson

303-8560 General Currie Rd

V6Y 1M2



No	Date	Revision
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FRONT ELEVATION (SOUTH)

1 HARD1 HORIZ SIDING
(FIRST FLOOR ONLY)

PLAN * 3 AUG 24 2005
DP05293643

MAIN FLOOR PLAN

2178 Barkley Avenue
Victoria BC V8S 2P8
Tel (250) 370-0843
Fax (250) 370-0046

WILBERT BROWN ARCHITECT
Project _____

A Unit Templeuve Project
7350 St. Albans Road
Richmond, BC

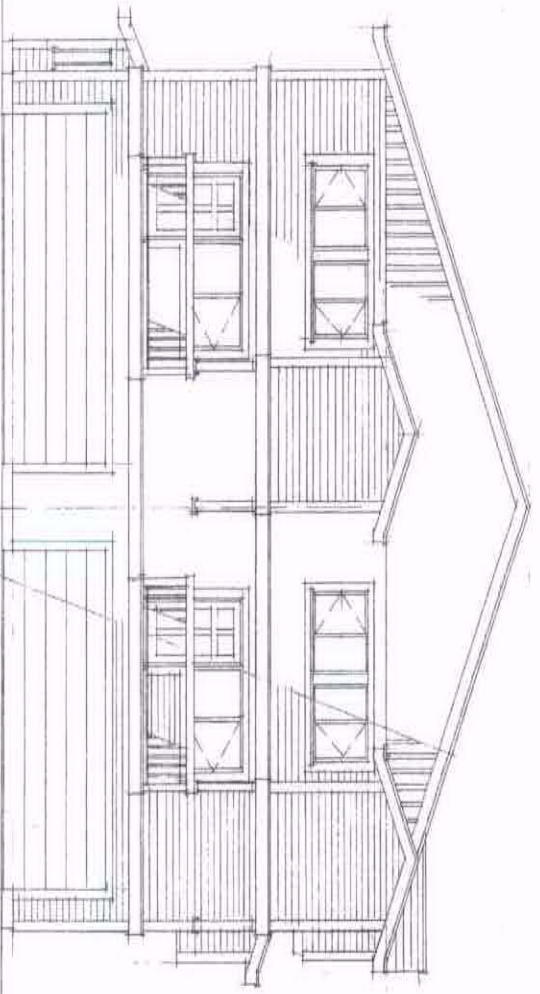
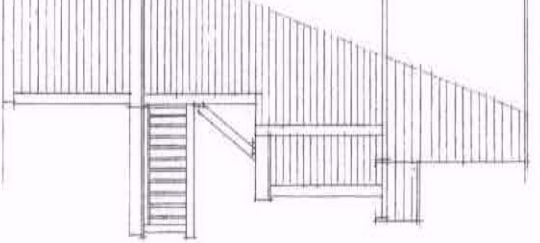
Project number _____
0405

SCALE: AS SHOWN
REVISIONS:
DRAWN BY: CHENBERG

Drawing title _____
DRAWING NUMBER _____
OF A _____

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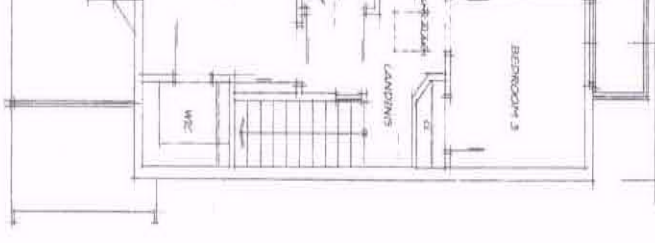
No.	Date	Revision
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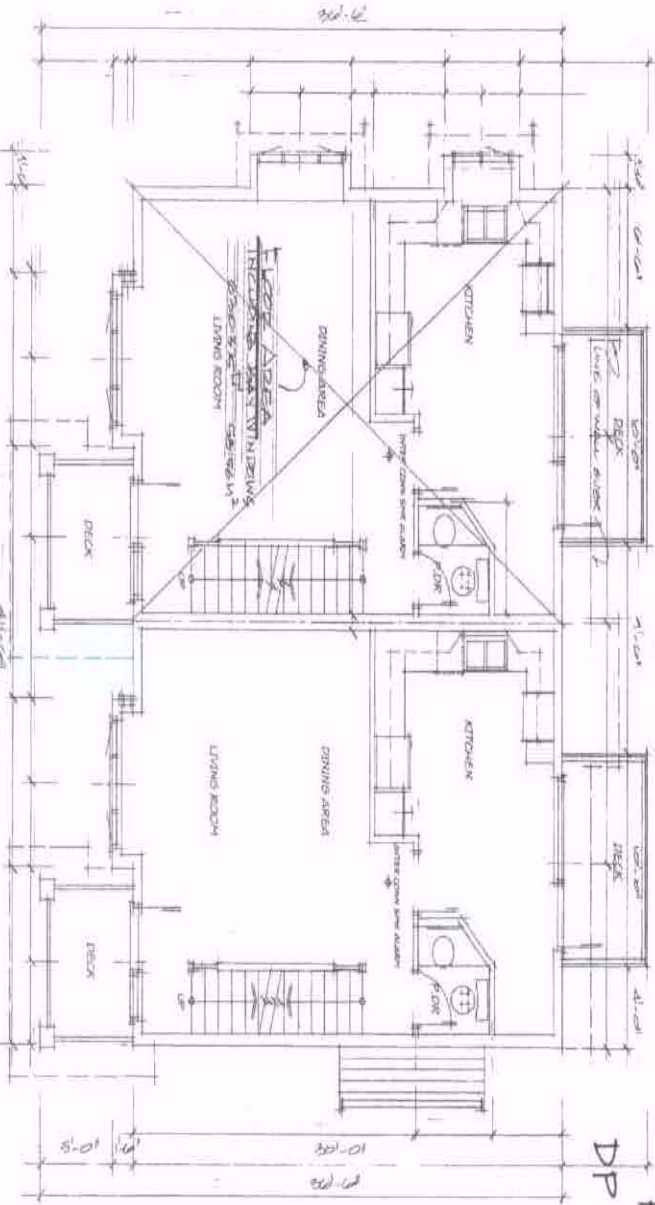
REAR ELEVATION (EAST)

REAR ELEVATION (NORTH)

PLAN #4 AUG 24 2005
DP 05293643



PLAN LEVEL 3



FLOOR PLAN LEVEL 2

3779, Bedford Avenue
Victoria, BC V8S 2P9
Canada
Tel: (250) 370-0942
Fax: (250) 370-0946

William Atwood Architects
Project
4 Unit Townhouse Project
3400 St. James Road
Richmond, BC

Project number
0408

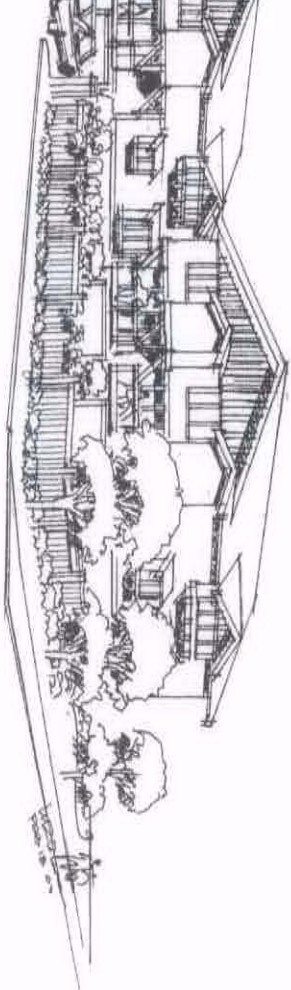
Scale
As indicated
Drawn by
Checked

Drawing title
REAR ELEVATION
REAR ELEVATION

Drawing number
D.P. A-25



VIEW FROM SOUTH WEST
OF HOUSES & PARKING DRIVE



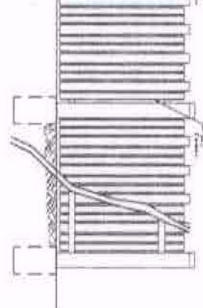
VIEW FROM NORTH WEST
HOUSE OF CARITS

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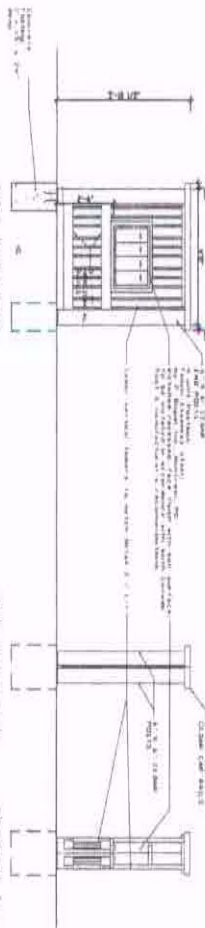
Rev. Date Revision

REFERENCE
PLAN
DP 05293643
AUG 24 2005

7077, Budget Avenue
Victoria BC V8S 2P6
Canada
Tel: (250) 379-0645
Fax: (250) 379-0046
William Rhone Architects
Project
4 Unit Townhouse Project
7077, Budget Avenue
Richmond, BC
Project number
0405
Scale 1/8" = 1'-0"
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Drawing title
REFERENCE PLAN
Drawing number
05293643



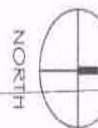
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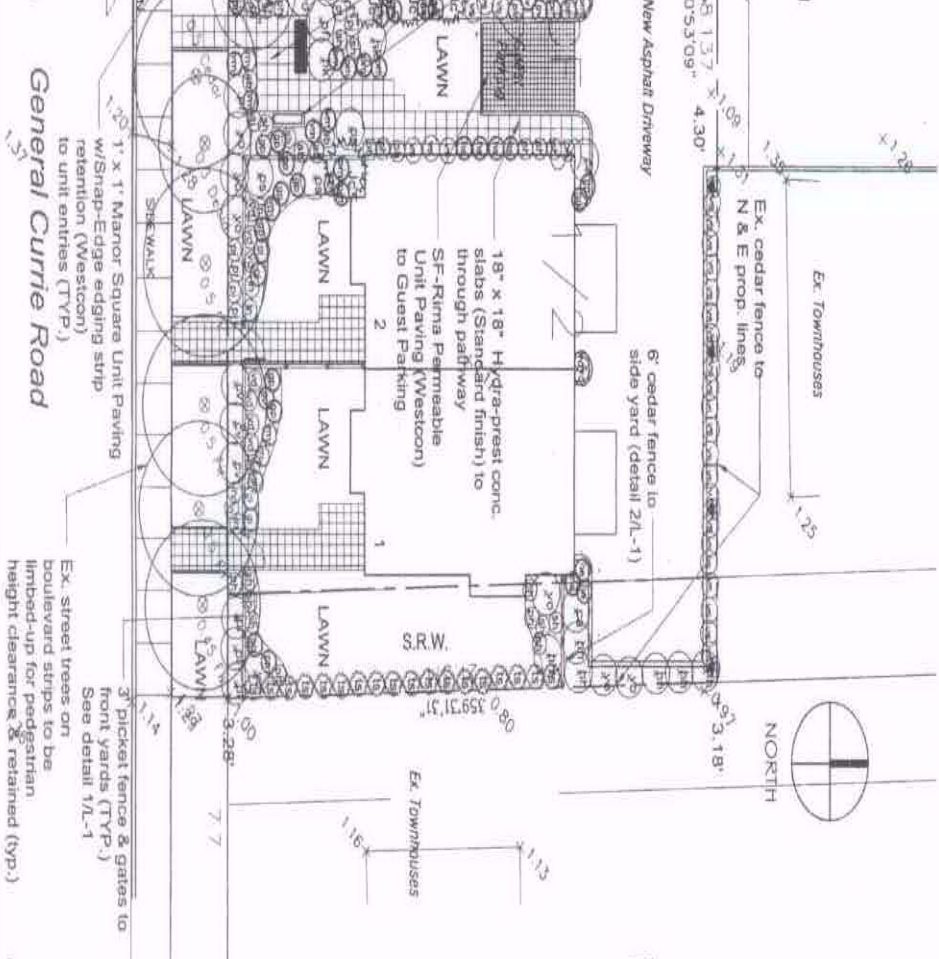
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SECTION 'A-A'

SEE PLAN # 2B



NORTH



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NOTES:
1. All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSLAB/CNLA.

2. Landscape drawings and civil drawings shall be coordinated.
3. Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum depths/dimensions:
Grass Areas - 150 mm (6")
Shrubs, Groundcovers, Vines & Perennials - 450 mm (18")
Trees - Minimum 300 mm (1") of topsoil around the rootball compacted to 85% Std. Proctor Density
4. Note that existing grades shall be maintained within dripline of existing trees subject to minor adjustment only in accordance with the recommendations of a certified arborist to preserve the health and vigour of the trees.

PLAN # 2A AUG 24 2005
DP 05293643

PRO CONSULTANT

7380 ST. ALBANS ROAD

RICHMOND, B.C.

LANDSCAPE PLAN

DATE: 05/04

PLAN #3

C

DATE: 05/04

PLAN #3

C

CITY BOULEVARD TREES →

7360 St Albans Plant Schedule					
Broadleaf Trees					
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	
As	1	Acer circinatum	Vine maple	Ht 3m	
As	2	Acer palmatum 'Sango Kaku'	Japanese maple	Ht 3m	
	2	Thuja plicata	Western Red Cedar	8cm Cal(4m ht)	
Coniferous Trees					
Jc	6	Juniperus chinensis 'Torulosa'	Hollywood juniper	Ht 1.0m	
Shrubs				SIZE	
SYMBOL	QTY	NAME			
aa	1	Amelanchier alnifolia	Serviceberry	8-10' Bush	
ab	8	Azalea japonica Blue Danube	Evergreen Azalea	#2 pot, 40cm ht	
cv	5	Ceanothus impressus 'Victoria'	California lilac	#5 pot, 2.5' ht	
ca	4	Choisya 'Aztec Pearl'	Choisya	#3 pot, 50cm ht	
ha	1	Hydrangea aspera villosa	Downy hydrangea	#3 pot	
hk	2	Hydrangea paniculata 'Kyu shu'	Kyushu hydrangea	#2 pot, 30cm ht	
hh	10	Hypericum Hidcote	St John's Wort	#2 pot, 40cm ht	
lb	1	Lavatera alba Burgundy Wine	Lavatera	#5 pot 60cm	
ln	11	Lonicera nitida	Shrub Honeysuckle	#3 pot, 40cm ht	
np	7	Nandina domestica 'Plum Passion'	Heavenly bamboo	#3 pot, 40cm ht	
od	3	Osmanthus delavayi	Osmanthus	#3 pot, 50cm ht	
pf	9	Platanus japonica Flaming Silver	Lily of the Valley Shrub	#3 pot, 50cm ht	
pl	7	Platanus japonica Little Heath	Lily of the Valley Shrub	#2 pot, 30cm ht	
sk	11	Skimmia japonica reevesiana	Skimmia	#3 pot, 50cm ht	
vo	11	Vaccinium ovatum Thunderbird	Evergreen Huckleberry	#3 pot, 40cm ht	
vd	17	Viburnum davidii	David's Viburnum	#3 pot, 40cm ht	
Hedge					
ts	34	Thuja occidentalis 'Smaragd'	Arbortvitae	Ht 1.2m	
vs	50	Viburnum tinus 'Spring Bouquet'	Laurustinus	#3 pot 50cm ht	
Climbers				SIZE	
SYMBOL	QTY	NAME			
ca	8	Clematis armandi	Evergreen clematis	#3 pot, 90cm ht	
Groundcover and Herbaceous perennials				SIZE	
SYMBOL	QTY	NAME			
cs	2	Cornus sanguinea Winter Flame	Winter Flame Dogwood	#3 pot, 50cm ht	
gp	17	Gaultheria procumbens	Wintergreen	#2 pot	
gl	9	Geranium Johnsons Blue	Geranium	10cm pot	
hs	6	Hemerocallis 'Stella d'Or'	Daylily	#1 pot	
he	16	Hosta sieboldiana elegans	Plantain lily	#1 pot	
sh	9	Sarcococca hockeana humilis	Sarcococca	#3 pot	
vm	16	Vinca minor Bowles Variety	Periwinkle	10cm pot	
Grasses and ferns					
my	5	Miscanthus 'Yaku Jima'	Dwarf Japanese silver grass	#2 pot	
pe	13	Pennisetum alopecuroides Hamelin	Japanese Blood Grass	#2 pot	
pim	33	Polystichum munium	Deer Fern	#1 pot	
ps	3	Polystichum setiferum	Beverly wood fern	#1 pot	

PLAN # 2B AUG 24 2005
DP 05293643

1/2 OF S 1/2

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MY TREES TO BE
EXISTING GRADUATING NOT
BY DEVELOPMENT IN
ONE
BY A
REGISTERED ARBORIST
on an official application

Tree Protection Fencing to Existing Trees (typ.)
see detail above right

REGISTERED ARCHITECT

General Currie Road

PLAN # 2C AUG 24 2005
DP 05293643

[illegible]

NO. 10



NORTH

[illegible]

11/21/2011

7360 51 Auburn Road
Richmond, BC

THREE RETENTION PLANS

DATE	10/10/2022
TIME	10:00
LOCATION	10/10/2022
NAME	10/10/2022
ADDRESS	10/10/2022
PHONE	10/10/2022
EMAIL	10/10/2022
WEBSITE	10/10/2022
OTHER	10/10/2022
REMARKS	10/10/2022
APPROVED	10/10/2022
RECEIVED	10/10/2022