



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: April 28, 2003
File: DP 03-223538
Re: **Application by Care Enterprises Ltd. for a Development Permit at
8091 Bennett Road**

Manager's Recommendation

That a Development Permit be issued for a property at 8091 Bennett Road that would:

- (1) allow the construction of four (4) residential units on a lot zoned Comprehensive Development District (CD/120); and
- (2) vary the minimum setback from a public road in order to permit a mailbox and recycling box structure along Bennett Road.

Joe Erceg
Manager, Development Applications

AJ:blg
Att.

Staff Report

Origin

Tom Yamamoto, Architect has submitted an application on behalf of Care Enterprises Ltd. for a Development Permit on an infill lot on Bennett Road just south of McDonald's Restaurant parking lot. The property has recently been rezoned to Comprehensive Development District (CD/120).

A copy of the development application filed with the Urban Development Division is appended to this report.

Development Information

Site Area:	930 m ² (10,010 ft.)
Building Area:	655.65 m ² (7,057.6 ft ²)
Site Coverage:	45% Allowed 40.3% Proposed
F.A.R.:	0.7 Allowed 0.698 Proposed
Parking:	7 Spaces Required 8 Spaces Proposed

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 2.10. of Bylaw 7100, the Official Community Plan.

Development surrounding the subject site consists of townhouses on either side and across the street, and McDonald's Restaurant is to the north (behind).

Staff Comments

Urban Development - Design

This infill project has made a good attempt at fitting in with the surroundings and we appreciate the revised site plan which has preserved a few existing trees. The finish material on the lower floor should be a more durable and attractive material such as brick, wood, or Hardi-planks.

The architect has substituted hardi-planks at the ground floor level.

Urban Development - Utilities

No off-site upgrading required or other Development Application concerns. Development Cost Charges (DCC's) and service tie-ins will be determined at Building Permit stage.

Urban Development – Transportation

1. Throat width of driveway to Bennett Road should be minimum 5.1 m (as was accepted for 7831 Bennett Road; similar 4-unit development). Rezoning drawing showed 18.5 ft. (5.64 m). *see analysis.
2. For vehicles to turn around in the back; should have minimum 6 m to manoeuvre. *There should be adequate space for the small number of residents to manoeuvre.*

Building Approvals

No building concerns. What is the distance between the front and rear buildings? Can a vehicle be comfortably turned around in this space? *The distance between the front and rear buildings is 7.7 m (25 ft. 6 in.).*

Fire Prevention, Detection and Protection

No comments received.

Garbage and Recycling

Okay with the concrete pad. Turn the letter box around so that the Mailman will not trip over the garbage containers or recycling boxes. *Mail boxes are facing the walkway/driveway, and there is an adjacent paved area for blue boxes.*

City Centre Guidelines

The following is a checklist of the guidelines, with areas of compliance shown with a and staff comments in **bold**.

- General multiple-family guidelines promote the following:
 - a) Clustering - Maximum 90 apartment units sharing one entrance, 25 townhouses clustered, and 6 townhouses in a row.
 - b) Entries - Promote individual grade-level unit entries.
 - c) Views - Provide near-, middle-, and distant-views to each unit.
 - d) Sun - 75% of units and their open space should receive direct sunlight year-around.
 - e) Private Open Space - Larger spaces are strongly encouraged, but for townhouses, 37 m² (9 m deep) minimum, and for apartments, 6 m² (1.8 m deep) minimum.
 - f) Noise - Maintain maximum indoor ambient sound level of 35 dBA, and buffer traffic noise impacts on private and semi-private open space.
- Universal housing seeks to accommodate the functional needs of all residents, through:
 - a) Common areas - All should accommodate wheelchairs and the visually impaired.
 - b) Elevator - At least one must accommodate a prone stretcher.
 - c) Units - Should accommodate wheelchair access throughout.
 - d) Doorways - Wheelchair accessible throughout common areas and private units.
 - e) Floors - Slip-resistant and non-glare.
 - f) Locks, Handles, and Controls - Easy to read, reach, grasp, and use.
 - g) Counters, Cupboards, Sinks, Tubs, and Showers - Well lit and easy to use.

h) Additional electrical features - Encouraged to allow for computers, etc.

Consider making one unit more accessible on the ground floor by deleting one (1) parking space and adding a bedroom on the ground level. Alternatively, provide a plan of how this could be accomplished at a future time should a purchaser with special needs come along (lifts, etc.). The architect has provided a design for a unit which can be easily converted to universal accessibility, with space for a lift, etc.

- Housing families with children effectively requires special consideration of:
 - a) Sites - Within walking distance of schools/amenities, protected from incompatible uses, and conducive to the provision of family housing needs (i.e. play space).
 - b) Clustering - Group family units to provide children peers to play with, a sense of community, and adequate numbers to support the provision of amenities.
 - c) Common Open Space - Must meet the needs of both adults and children.
 - d) Indoor Amenity Space - Size, distribution, and design should accommodate both adults and children.

Semi-Private Space, for the common use of residents or non-residential tenants, should:

- a) Phasing - Adequately serve each phase of development.
- b) Design and Operation - Be tailored to site-specific tenant needs.
- c) Minimum Ratio - For residential, 2 m²/bedroom (plus 4 m²/bedroom of outdoor space), and for other uses, 1 m²/100 m² of gross leaseable building area.
- d) Tenants - Meet the on-site needs of children, youth, adults, and seniors.

4.4.4 Parking and Loading: Improve the safety/appearance/effectiveness of these uses.

- Lane system should be retained and expanded to enhance access, emergency service, and back-of-house operations wherever practical. Elsewhere:
 - a) Access - Typically from secondary streets.
 - b) Driveways - Consolidate to minimize pedestrian interruption and duplication of vehicular routes, and to provide a more coherent circulation system.
 - c) Car/Service Entrances - Minimize impact on pedestrians and the streetscape.
- Visual impact of new and existing parking lots/structures should be minimized:

Consider a trellis with vines at the east end of the driveway, to improve the appearance of this area and to screen the adjacent property. The landscape architect has added an arbour at the end of the driveway.
- Parking reduction opportunities should be sought through the sharing of parking facilities and coordination with the off-site opportunities. **We note that you exceed the bylaw parking requirement by two (2)spaces.**

Advisory Design Panel

The comments of the Advisory Design Panel were as follows:

- “It was good to see a project with the street done in pavers. The landscaping looked good. The magnolias could be larger. Address signage could be located on the mailbox.
- A good project.

- A lot has been done with the site. The architecture is simple in terms of form and materials -- was there an opportunity to enrich the details of the building? A lot had been done with the landscaping.
- The rear units were deemed second class citizens and were not represented fairly at the sidewalk. A suggestion was put forth for a sidewalk from front to back.
- The unanimous decision of the Panel was that the project move forward.”

Analysis

This little project is in-between two similar projects. The applicants have incorporated some existing trees and screened the site from the adjacent McDonald's Restaurant. The applicant has responded to staff and Design Panel comments, and no variances are required. The project generally conforms to the City Centre Guidelines, except as noted.

*Regarding the driveway width, throat width and sidewalk, we note that the Design Panel suggested a sidewalk and the Transportation Department suggested a wider "throat width". Nevertheless, the driveway width should not be increased at the expense of green space. It should be possible to vary the width or add a de-facto sidewalk with different paving, multi-use of paved areas, etc. Also, there is an existing driveway to the west, so the de-facto throat width is wider.

Conclusions

Tom Yamamoto, Architect, on behalf of Care Enterprises Ltd., has submitted plans for an infill townhouse project on Bennett Road. The plans generally conform to regulations and guidelines, and the project fits into the surroundings. Staff support this application.



Alex Jamieson
Planner 2 - Urban Design

AJ:blg

There are conditions to be met: prior to forwarding the application to Council, a Letter of Credit is required for landscaping, and prior to a Building Permit being issued, existing trees are to be fenced.



Development Applications Department

6911 No. 3 Road
Richmond, BC V6Y 2C1

City of Richmond

Main (604) 276-4000 Fax (604) 276-4177

DEVELOPMENT APPLICATION

Please submit this completed form to the Zoning, Land Use Planning and Development Applications Centre for each application (ie. rezoning; subdivision; development permit, etc.). All materials submitted to the City for a development application become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and fees.

Type of Application: DEVELOPMENT PERMIT

Property Address(es): 8091 BENNETT RD.

Legal Description(s): LOT 25 SECT'N 16 B4N R6W
PLAN 20915

Applicant: CARE ENTERPRISES LTD.

Correspondence/Calls to be directed to:

Name: TOMIZO YAMAMOTO ARCHITECT INC

Address: 954 BAYCREST DR. NORTH VANCOUVER
B.C.

Tel. No.: 929-8531 Business 929-8591 Residence 929-8591 Fax 929-8591

Postal Code: V7G 1N8

Property Owner(s) Signature(s): [Signature] CARE ENTERPRISES LTD.

Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

FOR OFFICE USE

Date Received: Jan 31 2003

Application Fee: \$ 2235.00

File No.: OP 03-223538

Receipt No.: 13-0017604

Only assign if application is complete



No. DP 03-223538

To the Holder: CARE ENTERPRISES LTD.
Property Address: 8091 BENNETT ROAD
Address: c/o TOM YAMAMOTO, ARCHITECT
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 Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1 and 2 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 Plan #3 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. In addition to other remedies, if existing trees die or are damaged by construction, the City may cash the letter-of-credit in an amount equal to the value of the trees.

To the Holder: CARE ENTERPRISES LTD.
Property Address: 8091 BENNETT ROAD
Address: c/o TOM YAMAMOTO, ARCHITECT
954 BAYCREST DRIVE
NORTH VANCOUVER, BC V7G 1N8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$13,982.00.

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

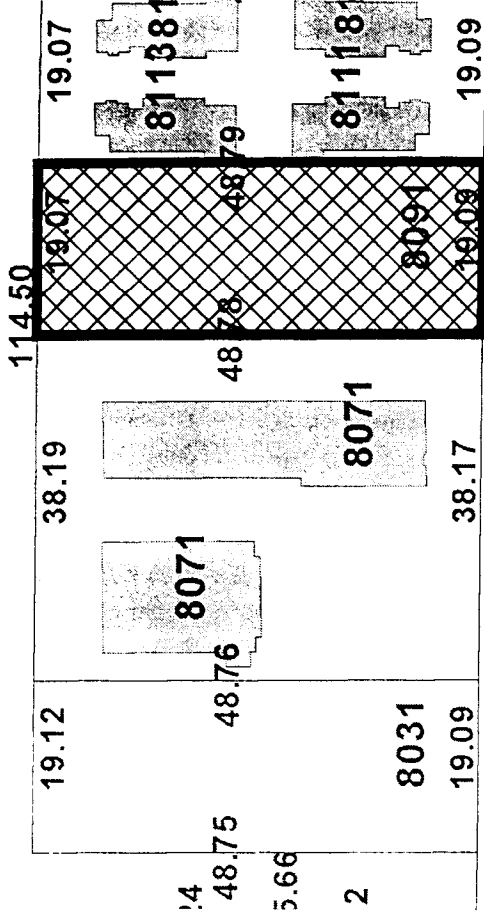
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR

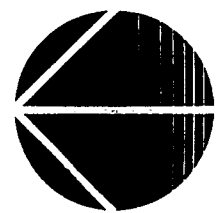


City of Richmond



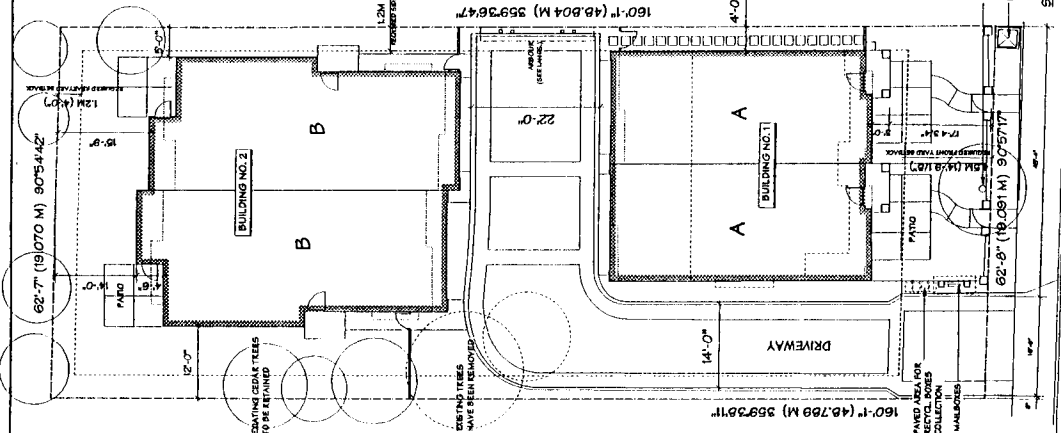
BENNETT RD

8680



DP 03-223538 SCHEDULE "A"

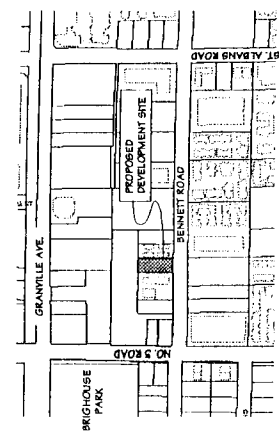
Original Date: 02/13/03
 Revision Date:
 Note: Dimensions are in METRES



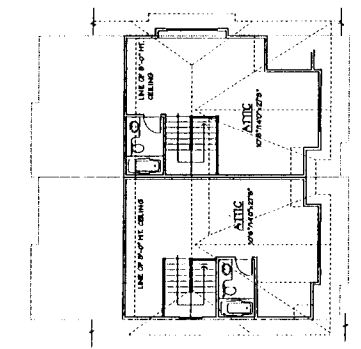
BENNETT ROAD



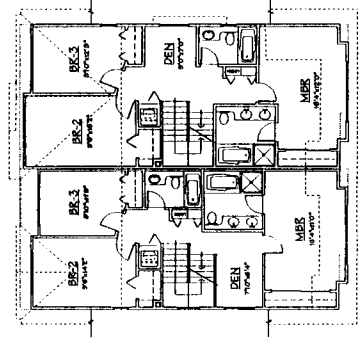
SITE PLAN
SCALE: 1" = 10'-0"



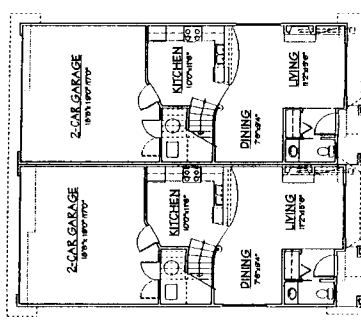
CONTEXT PLAN
SCALE: NOT TO SCALE



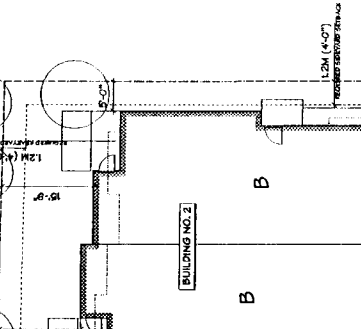
MAIN FLOOR PLAN
507 sq.ft.
UNIT A1A2 - BUILDING NO. 1



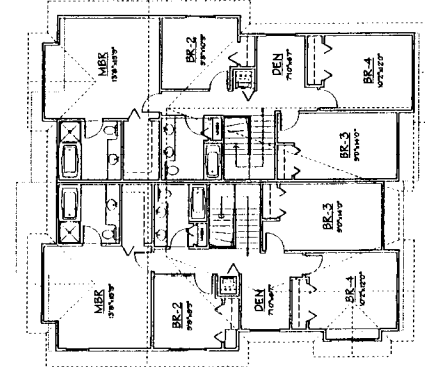
MAIN FLOOR PLAN
507 sq.ft.
UNIT A1A2 - BUILDING NO. 2



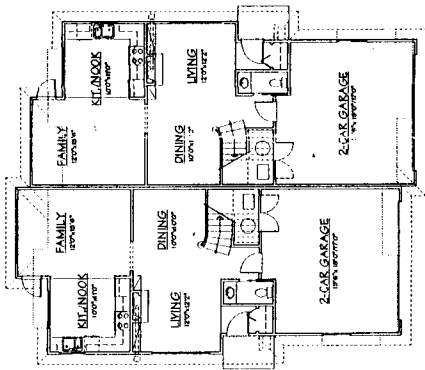
MAIN FLOOR PLAN
507 sq.ft.
UNIT A1A2 - BUILDING NO. 1



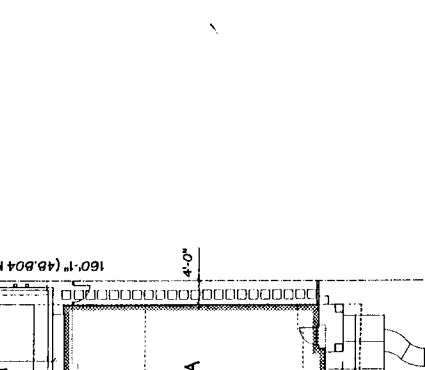
MAIN FLOOR PLAN
507 sq.ft.
UNIT A1A2 - BUILDING NO. 2



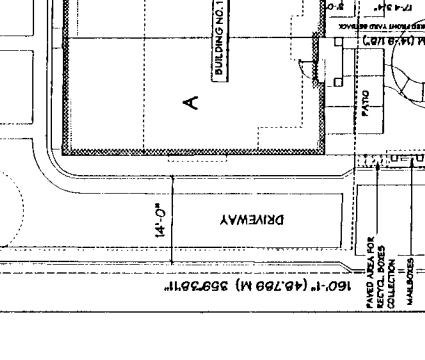
UPPER FLOOR PLAN
905 sq.ft.
UNIT B - BUILDING NO. 2



UPPER FLOOR PLAN
905 sq.ft.
UNIT B - BUILDING NO. 1



PARTIAL MAIN FLOOR PLAN



PARTIAL MAIN FLOOR PLAN

STATISTICS:
CITY ADDRESS: 4000 BRANNETT ROAD
LOT 25, SECTION 16, BLOCK 3 NORTH RANGE 6 WEST, N.A.D. PLAN 20895
LEGAL DESCRIPTION: LOT 25, SECTION 16, BLOCK 3 NORTH RANGE 6 WEST, N.A.D. PLAN 20895
ZONING: CD120
SITE AREA: 10,000 SQ.FT. (930 SQ.M.)
MAXIMUM FLOOR AREA RATIO: 0.7 ± 0.03
MAX ALLOWED: 10,000 SQ.FT. X 0.7 ± 0.03 (7,000 SQ.FT. (646 SQ.M.))
PROPOSED: 9,200 SQ.FT. X 0.03 ± 0.03 (273.5 SQ.M.)

TOTAL:
7,007 SQ.FT. (646 SQ.M.)
7,307 SQ.FT. (673.9 SQ.M.)

MAXIMUM SITE COVERAGE:
BUILDINGS ONLY: 45%
MAX ALLOWED: 10,000 SQ.FT. X 45% = 4,500 SQ.FT. (416.5 SQ.M.)
PROPOSED: 4,031
BUILDINGS AND ALL NON-PROPOSED SURFACES: 70%
MAX ALLOWED: 10,000 SQ.FT. X 70% = 7,007 SQ.FT. (646 SQ.M.)
PROPOSED: 6,743

PROPOSED FLOOR AREA:

UNIT	FLOOR AREA	COVERED PORCH	TOTAL
UNIT A1	1,708 SQ.FT.	333 SQ.FT.	2,041 SQ.FT.
UNIT A2	1,708 SQ.FT.	333 SQ.FT.	2,041 SQ.FT.
UNIT B	1,708 SQ.FT.	333 SQ.FT.	2,041 SQ.FT.
TOTAL	5,124 SQ.FT.	999 SQ.FT.	6,123 SQ.FT.

PARKING:

TYPE	SPACES PER UNIT	TOTAL
REQUIRED	15 SPACES PER UNIT	6 SPACES
PROVIDED	4 UNITS X 2 CAR GARAGE = 8 SPACES	8 SPACES

NO.	DATE	REVISIONS	CONTRACTOR
001	JAN 30/03	ISSUED FOR P.F.	
002	MAY 2/03	ISSUED FOR P.F.	
003	MAY 2/03	ISSUED FOR P.F.	

PROJECT:
TOWNHOUSE DEVELOPMENT
4 UNITS

801 BRANNETT ROAD
ROCKING HILL, B.C.

tomizo
yamamoto
architect inc.

DRAWING TITLE
SITE PLAN
FLOOR PLANS

NO.	DATE	REVISIONS	CONTRACTOR
001	JAN 30/03	ISSUED FOR P.F.	
002	MAY 2/03	ISSUED FOR P.F.	
003	MAY 2/03	ISSUED FOR P.F.	

UNIT B - UNIVERSAL UNIT CONVERSION
MAY 2 2003
#1
DP03.223538

