



City of Richmond
Planning & Development

General Compliance Request

To: Development Permit Panel

Date: May 16, 2006

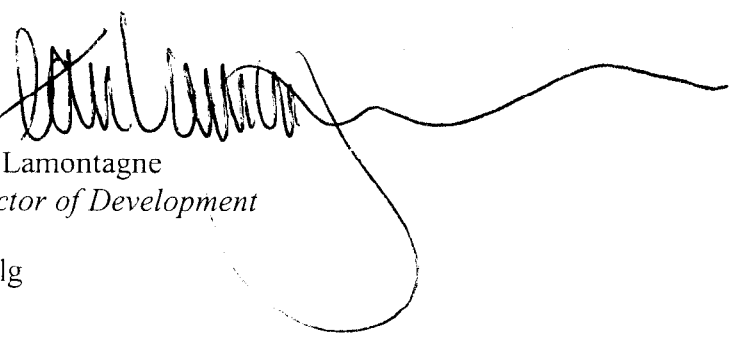
From: Jean Lamontagne
Director of Development

File: DP 05-292001

Re: **Application by Adera Equities Inc. for a General Compliance at
6033 Katsura Street (formerly 9180, 9186, 9200 and
9220 Westminster Highway)**

Staff Recommendation

1. That the revised plans be considered to be in General Compliance with Development Permit DP 05-292001 for an 84-unit multiple-family building at 6033 Katsura Street (formerly 9180, 9186, 9200 and 9220 Westminster Highway) that generally covers the following changes:
 - a) Addition of openings in the exterior parkade wall at the southwest corner of the parkade;
 - b) Deletion of the retaining wall and the landscape fill at the southwest corner of the site between the parkade and the property lines; and
 - c) Adjustment to the landscaping at the southwest corner of the project.



Jean Lamontagne
Director of Development

EL:blg
Att.

Staff Report

Origin

Adera Equities Inc. has requested a general compliance ruling on an 84-unit multiple-family building development project which is currently under construction in the McLennan North Area (Schedule A). The Development Permit (DP 05-292001) was approved by Council on October 24, 2005. Excerpts of the approved plans are appended to this report. The approved site plan can be found in **Attachment 1**.

Findings of Fact

The following changes are requested:

1. Addition of openings in the exterior parkade wall at the southwest corner of the parkade (**Attachment 2-5**);
2. Deletion of the middle retaining wall and the landscape fill at the southwest corner between the parkade and the property line (**Attachment 2-3 & 6-7**); and
3. Adjustment to the landscaping at the southwest corner of the project (**Attachment 8-9**).

Staff Comments

Due to the soil condition and in an effort to offset possible slab settlement, changes have been made to the southwest corner of the site to reduce the height and weight of the landscape berm against the parkade, reduce the weight of the parkade structure and to provide the ability to re-level the suspended slab. The proposed revisions are intended to maintain an appearance consistent with the original Development Permit submission.

Openings are to be provided in the parkade wall to reduce the weight of the structure and to allow for structural steel levelling plates to be inserted between the top of the columns and the suspended slab (**Attachment 10 -13**). The openings in the parkade wall will be infilled with expanded metal mesh at the parkade area for security purposes. The openings in the parkade wall at the storage room will be infilled with a metal-framed wall and clad with sliding to match the building.

The middle retaining wall between the parkade and the property line is no longer required as the landscaping is now sloping down towards an opening in the parkade instead of sloping upward to the terrace (**Attachment 14 & 15**).

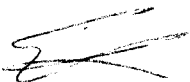
Soil in the landscaping area has been reduced to 12 in. deep and drainage mats have been added in lieu of drain rock. Plants have been adjusted to be more drought tolerant / shallow soil tolerant at the top of the slab. Changes at the perimeter of the site have also been made as fill against the parkade has been reduced. Tree locations have been adjusted on the perimeter to better suit the aspect of the slope. Species of plants were changed to provide a broadleaf Evergreen hedge against the now exposed parkade wall (**Attachment 16 & 17**). The landscaping between the property line and the parkade wall will mature into a substantial visual screen that will effectively block the view of the parkade wall.

Analysis of General Compliance Criteria

The proposed revisions are generally consistent with criteria identified in the adopted General Compliance Guidelines. The proposed exterior modifications maintain or enhance the quality of development while retaining the basic form and character of the development. The overall form and character of the buildings and the proposed exterior building materials have not changed. The overall quality of the landscape has changed in a positive way. Broadleaf Evergreen shrubs will be used to form an Evergreen hedge along the perimeter.

Conclusions

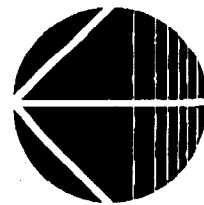
Adera Equities Inc. has requested a general compliance ruling on the project which is currently under construction at 6033 Katsura Street (formerly 9180, 9186, 9200 and 9220 Westminster Highway). The proposed additions of openings in the exterior parkade wall at the southwest corner of the parkade, deletion of the retaining wall and the landscape fill at the southwest corner of the site between the parkade and the property lines; and adjustment to the landscaping at the southwest corner of the project are within the scope of General Compliance Guidelines as adopted by Council and maintain the overall quality of the Development. Staff have no objections to the proposed changes.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Approved Site Plan
- Attachment 2: Approved Site Plan – Parking Level
- Attachment 3: Revised Site Plan – Parking Level
- Attachment 4: Approved Elevations – South & West
- Attachment 5: Revised Elevations – South & West
- Attachment 6: Approved Sections
- Attachment 7: Revised Sections
- Attachment 8: Approved Landscape Plan
- Attachment 9: Revised Landscape Plan
- Attachment 10: Approved & Revised South Elevation
- Attachment 11: Approved & Revised West Elevation
- Attachment 12: Approved & Revised Cross Section
- Attachment 13: Approved & Revised Landscape Plan – Southwest Corner

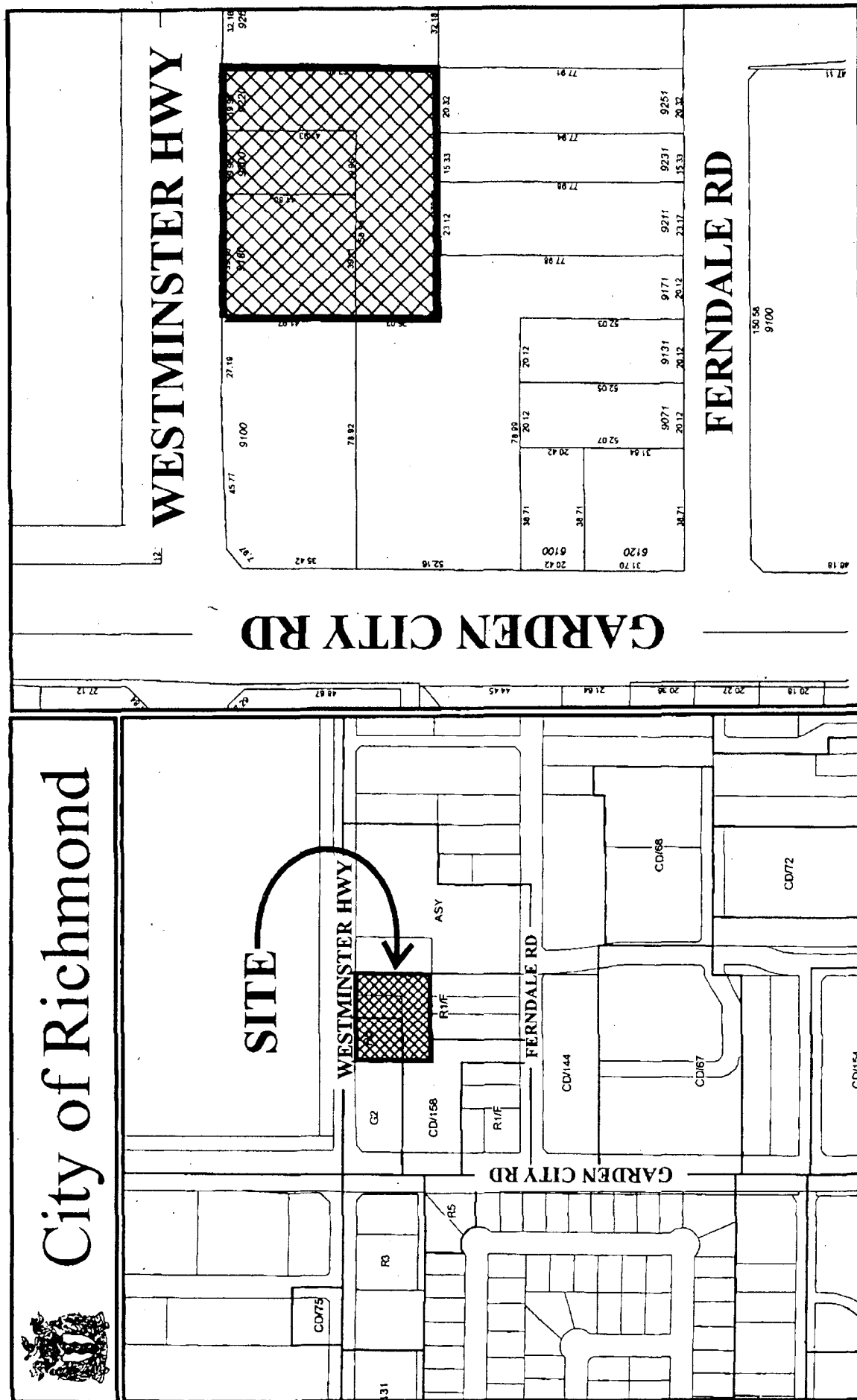


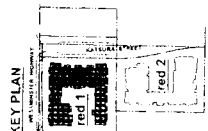
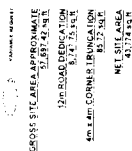
DP 05-292001
SCHEDULE "A"

Original Date: 02/16/05

Revision Date: 09/21/05

Note: Dimensions are in METRES

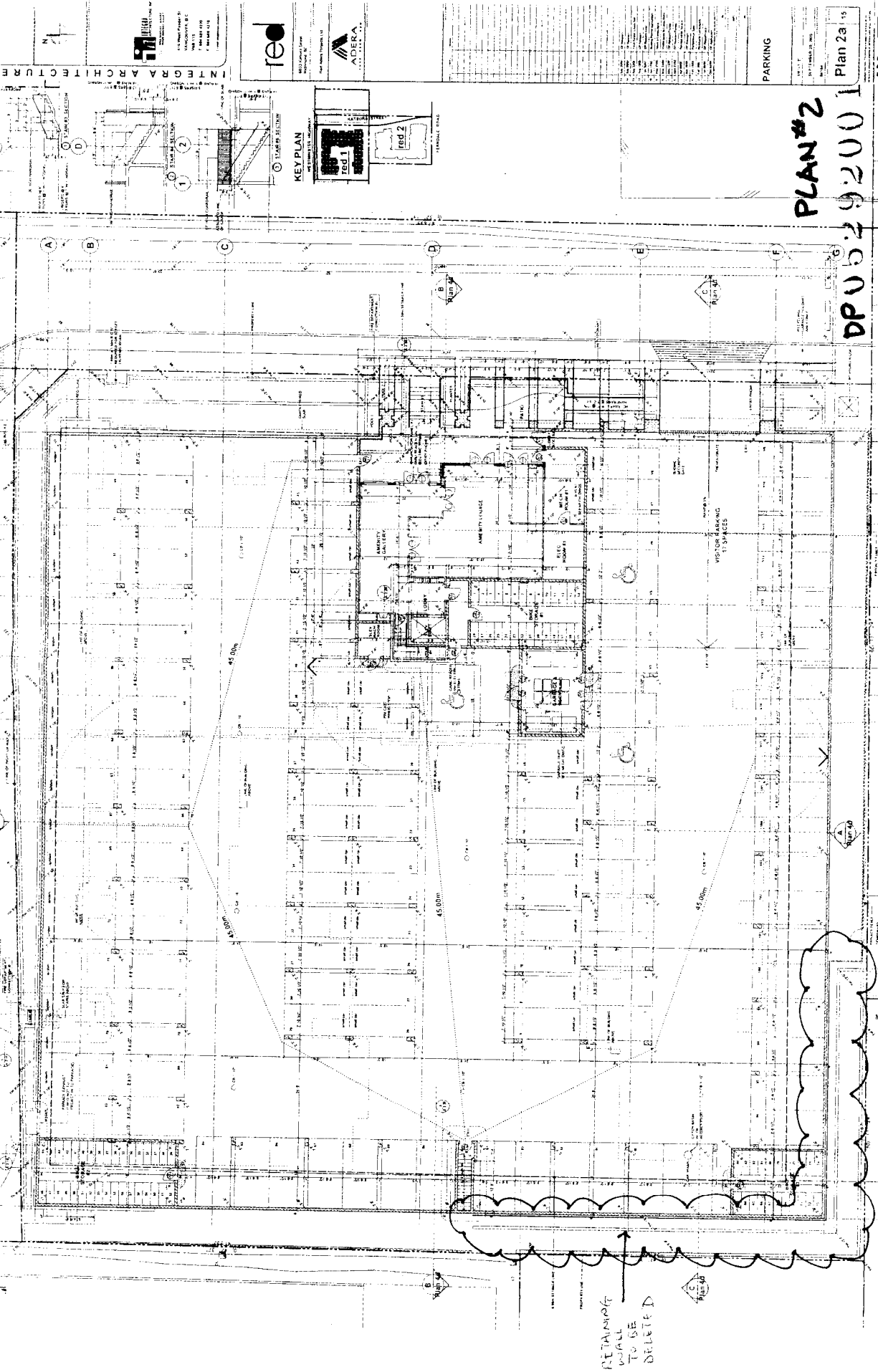




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DP 05292001

APPROVED SITE PLAN - PARKING LEVEL



REVISED SITE PLAN - PARKING LEVEL

ATTACHMENT 3

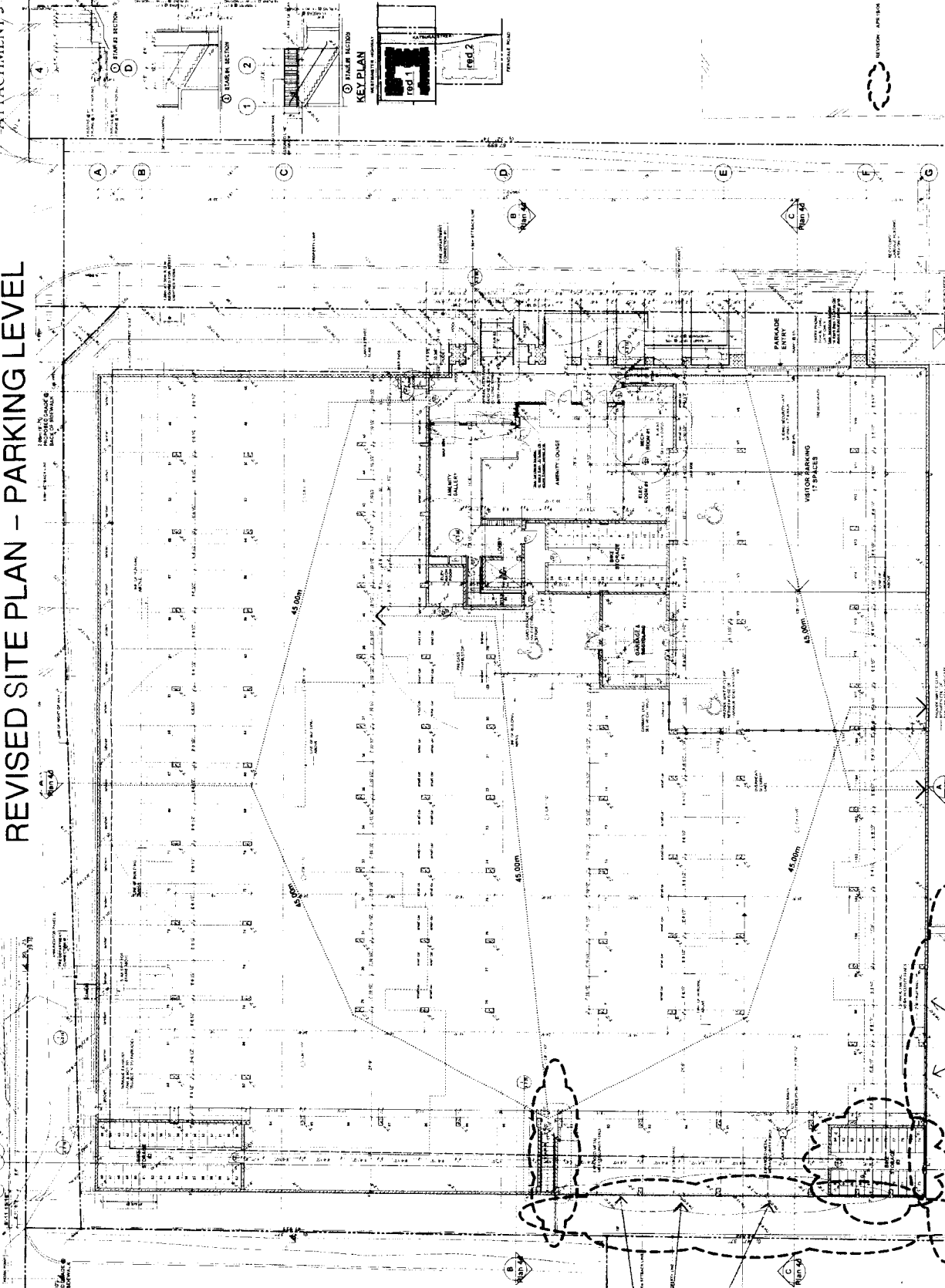
INTEGRA ARCHITECTURE INC.
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ADURA
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PARKING

APR 12
PLAN 2a 17

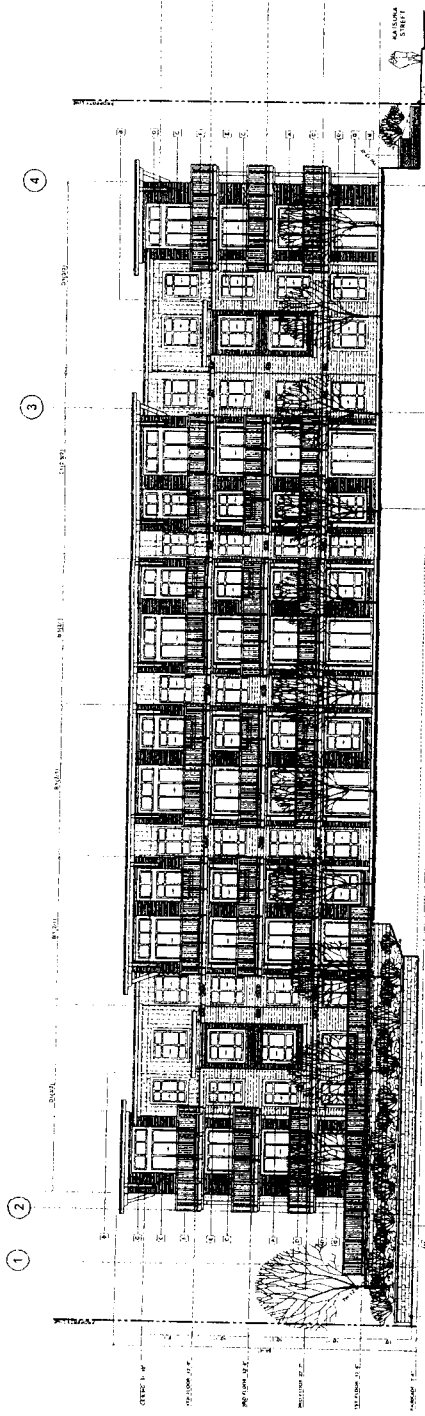


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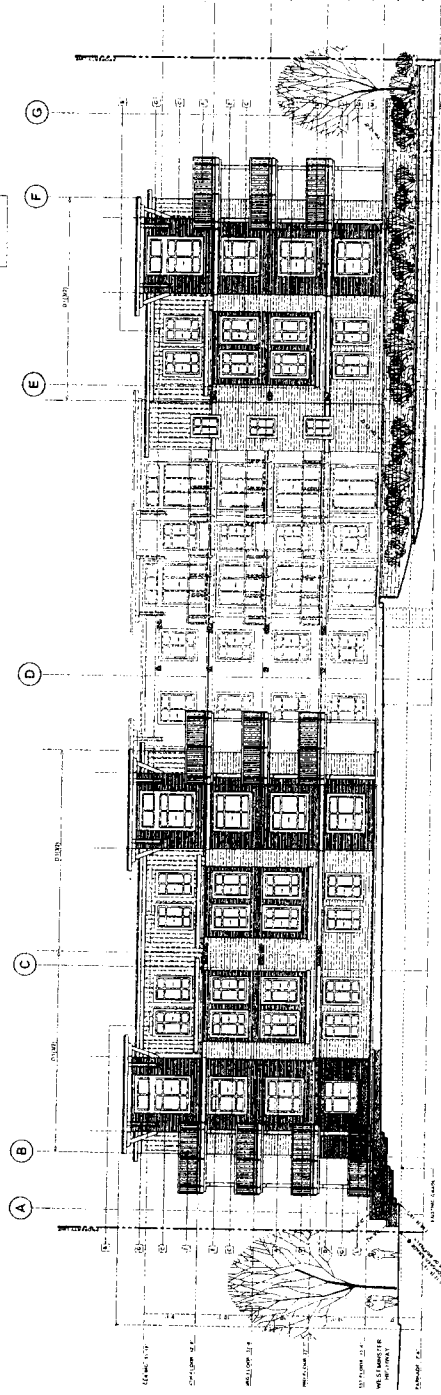
PROPOSED
CUTTINGS

PROPOSED
CUTTINGS

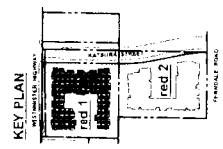
APPROVED ELEVATIONS – SOUTH & WEST



3 SOUTH ELEVATION



4 WEST ELEVATION



MATERIAL & COLOUR LEGEND

Material	Colour	Notes
Brick	Red	Standard
Brick	Dark Red	Standard
Brick	Light Red	Standard
Brick	Dark Grey	Standard
Brick	Light Grey	Standard
Brick	Dark Blue	Standard
Brick	Light Blue	Standard
Brick	Dark Green	Standard
Brick	Light Green	Standard
Brick	Dark Yellow	Standard
Brick	Light Yellow	Standard
Brick	Dark Brown	Standard
Brick	Light Brown	Standard
Brick	Dark Purple	Standard
Brick	Light Purple	Standard
Brick	Dark Pink	Standard
Brick	Light Pink	Standard
Brick	Dark Orange	Standard
Brick	Light Orange	Standard
Brick	Dark Teal	Standard
Brick	Light Teal	Standard
Brick	Dark Lavender	Standard
Brick	Light Lavender	Standard
Brick	Dark Maroon	Standard
Brick	Light Maroon	Standard
Brick	Dark Navy	Standard
Brick	Light Navy	Standard
Brick	Dark Black	Standard
Brick	Light Black	Standard

PLAN # 4.b
DP 05292001

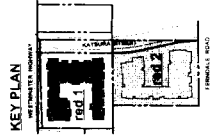
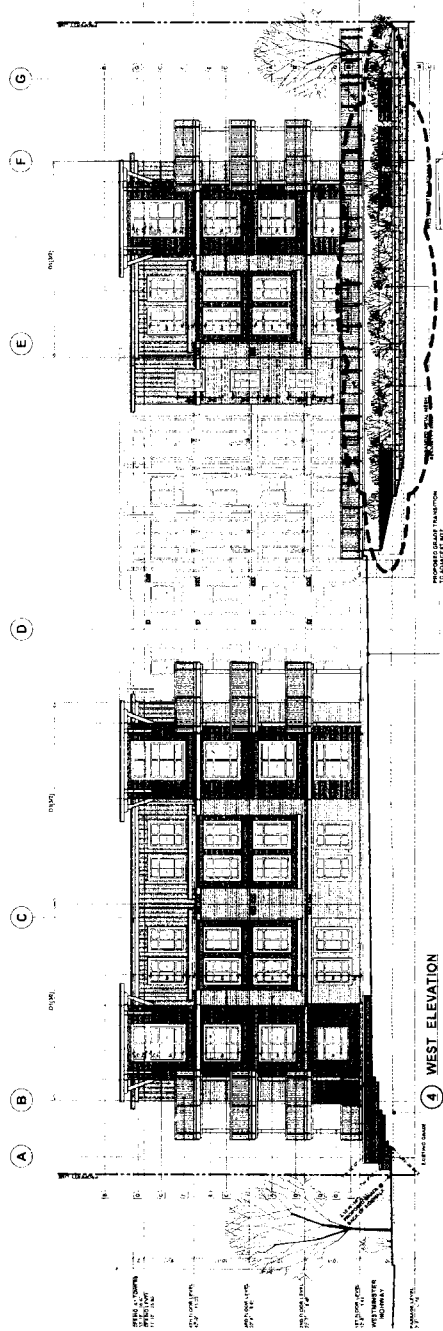
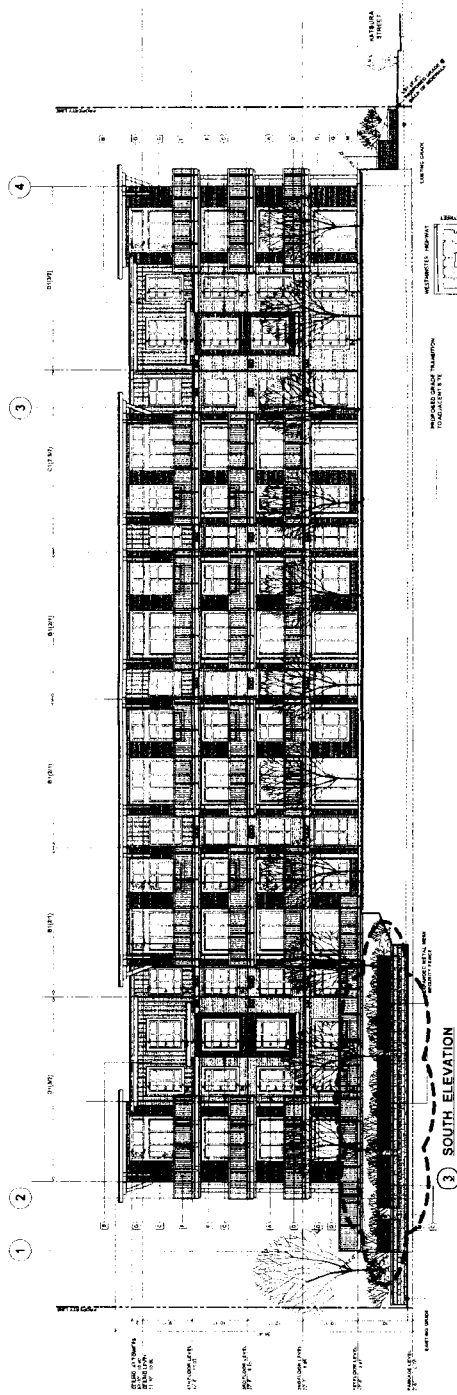
ELEVATIONS
SOUTH & WEST

Plan 4b

INTEGRA ARCHITECTURE INC.

red
ADERA

REVISED ELEVATIONS – SOUTH & WEST



MATERIAL & COLOUR LEGEND

Code	Material	Colour
1	Concrete	Light Grey
2	Brick	Red
3	Stone	Dark Grey
4	Wood	Light Brown
5	Paint	White
6	Paint	Dark Grey
7	Paint	Light Grey
8	Paint	Dark Brown
9	Paint	Light Brown
10	Paint	Dark Grey
11	Paint	Light Grey
12	Paint	Dark Brown
13	Paint	Light Brown
14	Paint	Dark Grey
15	Paint	Light Grey
16	Paint	Dark Brown
17	Paint	Light Brown
18	Paint	Dark Grey
19	Paint	Light Grey
20	Paint	Dark Brown

DP 05292001

INTEGRA ARCHITECTURE INC.

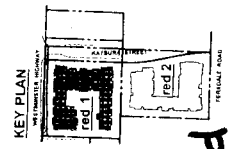
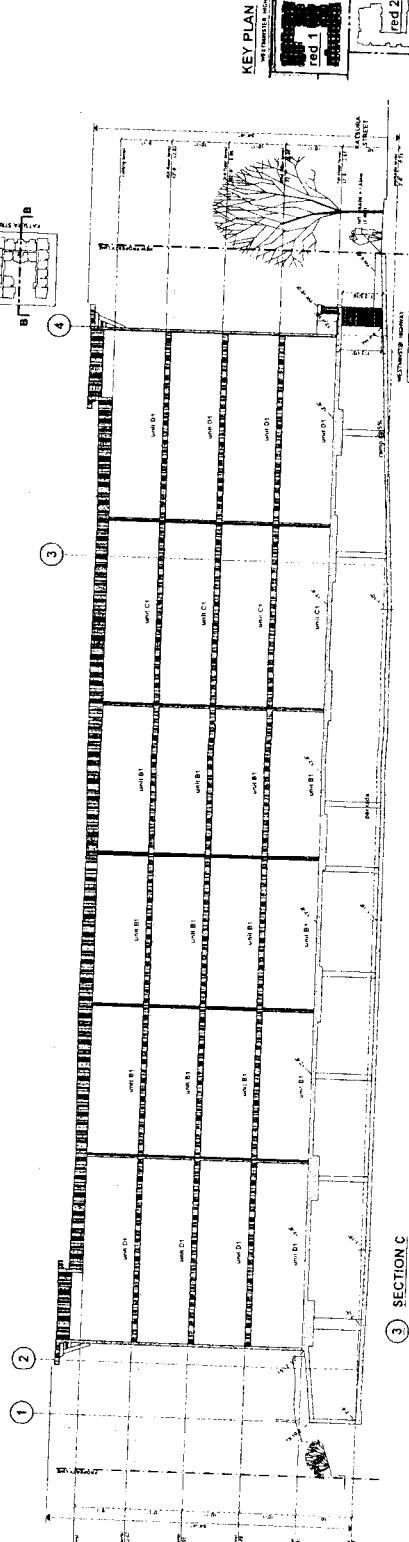
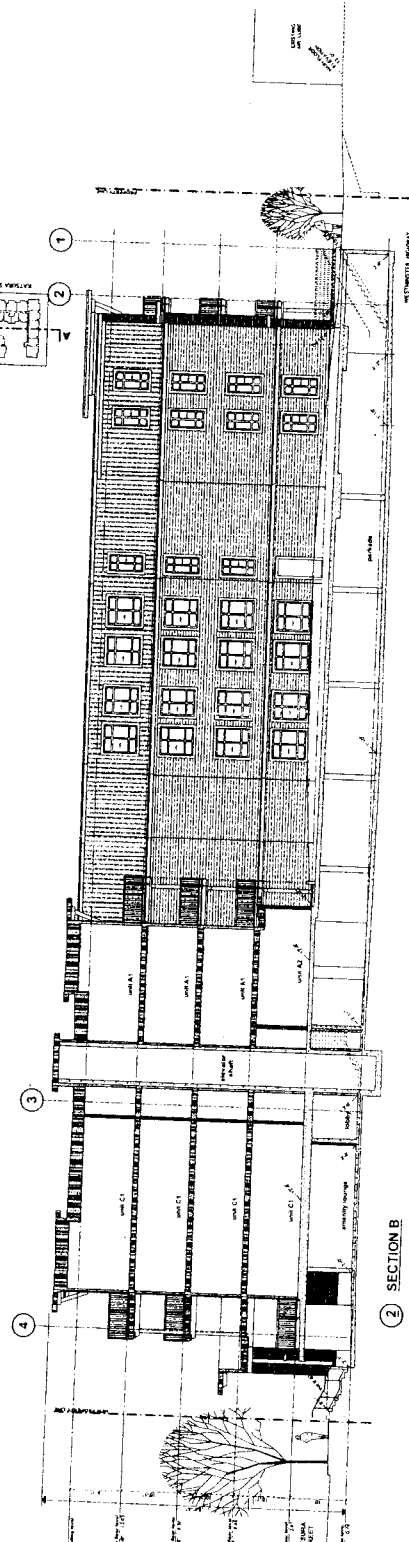
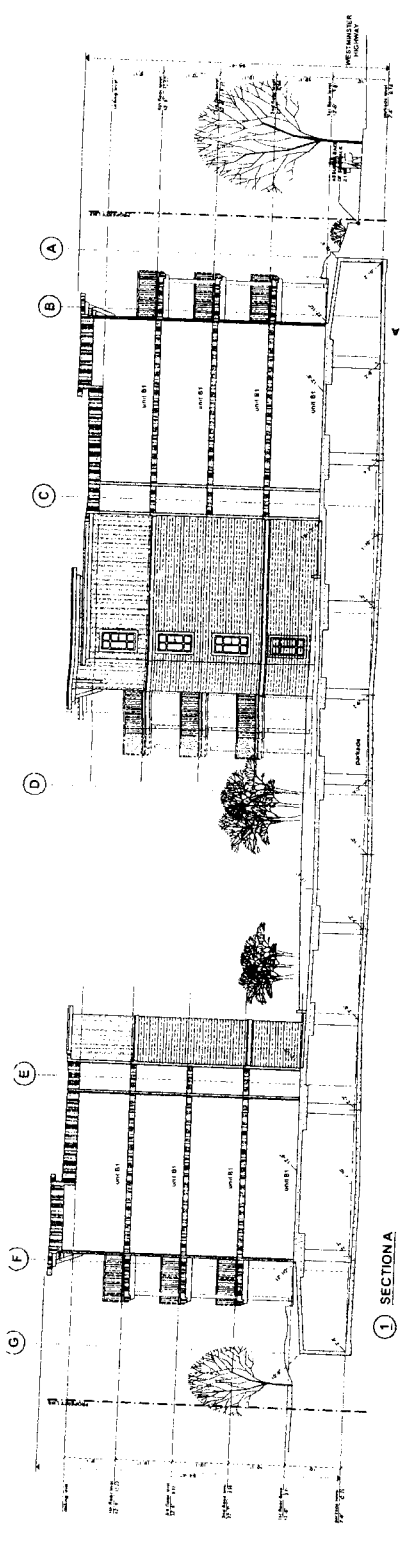
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red

red 1
 red 2

ADARA

APPROVED SECTIONS

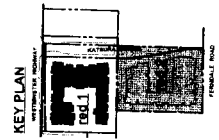
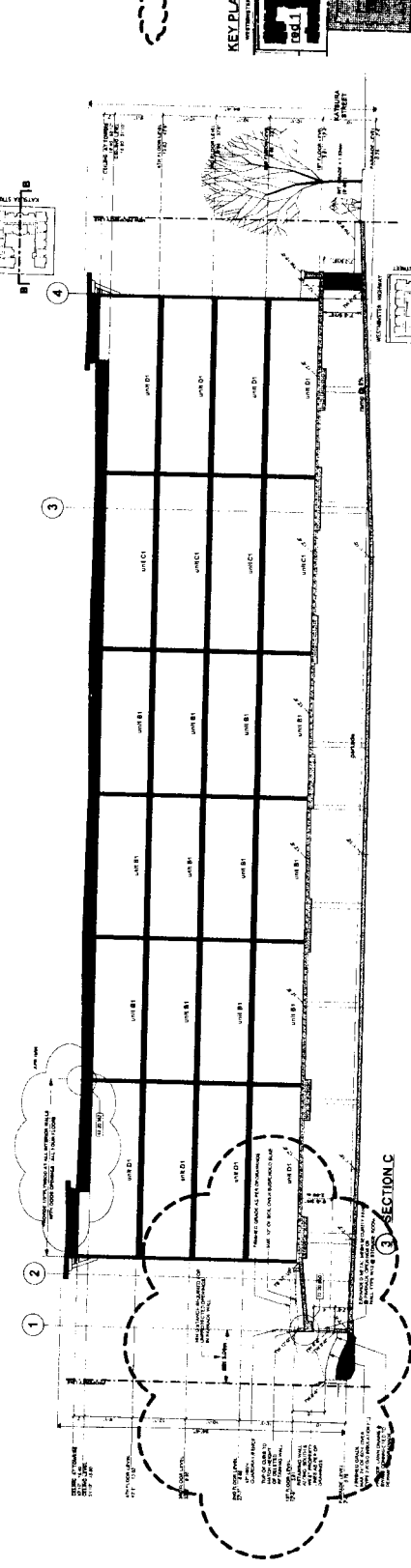
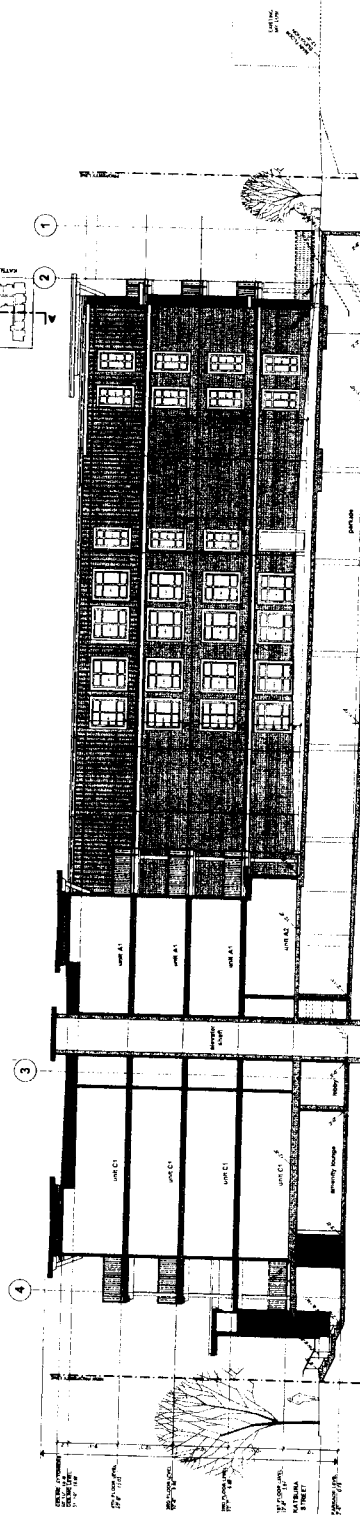
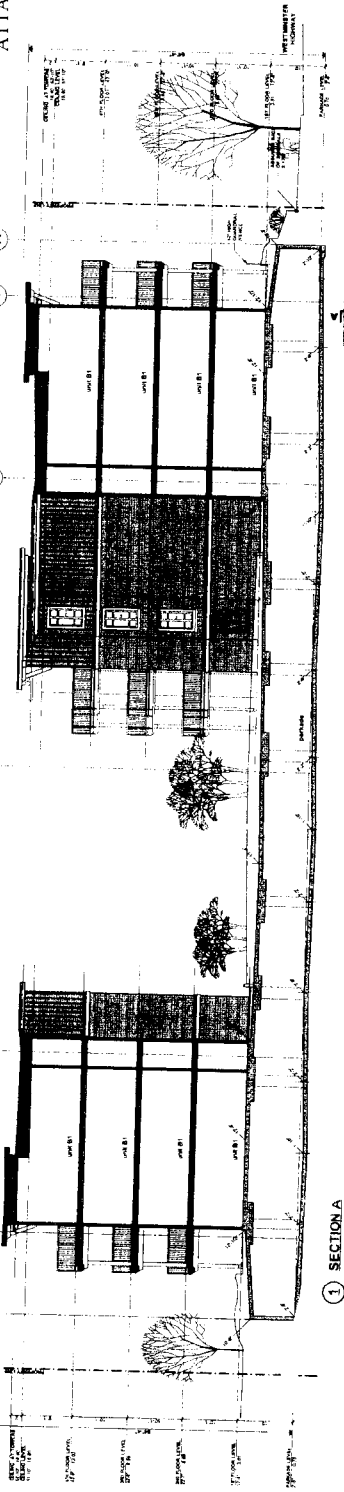


PLAN # 4.d
 DP05292001

SECTIONS
 A, B & C

Plan 4d

REVISED SECTIONS



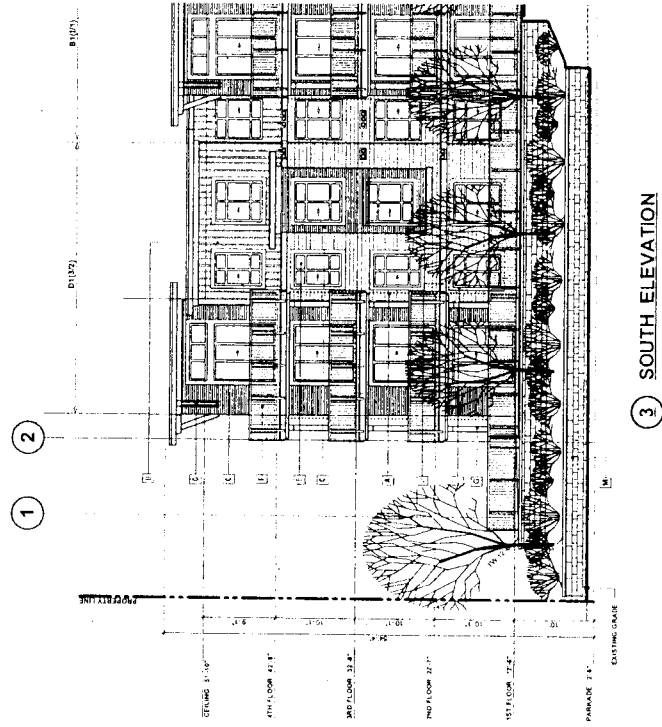
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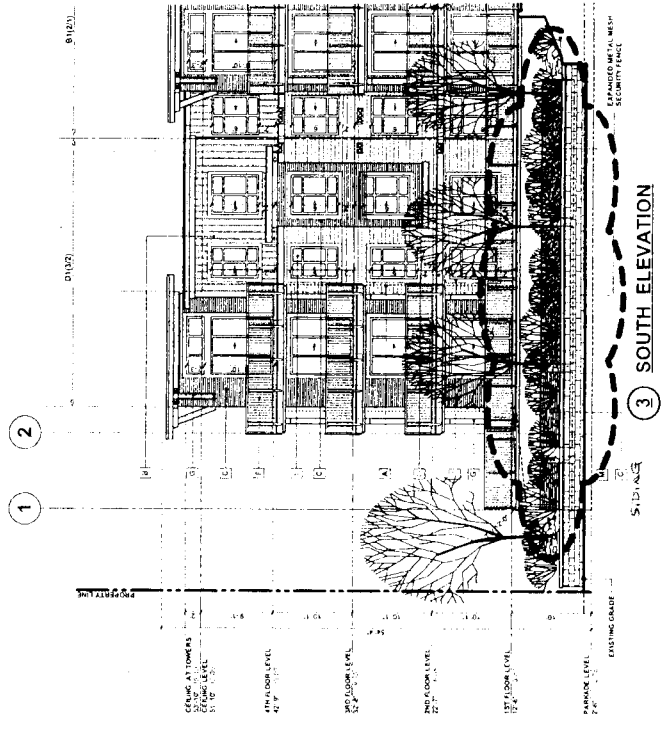
APPROVED SOUTH ELEVATION



DP 05292001

PLAN 4b

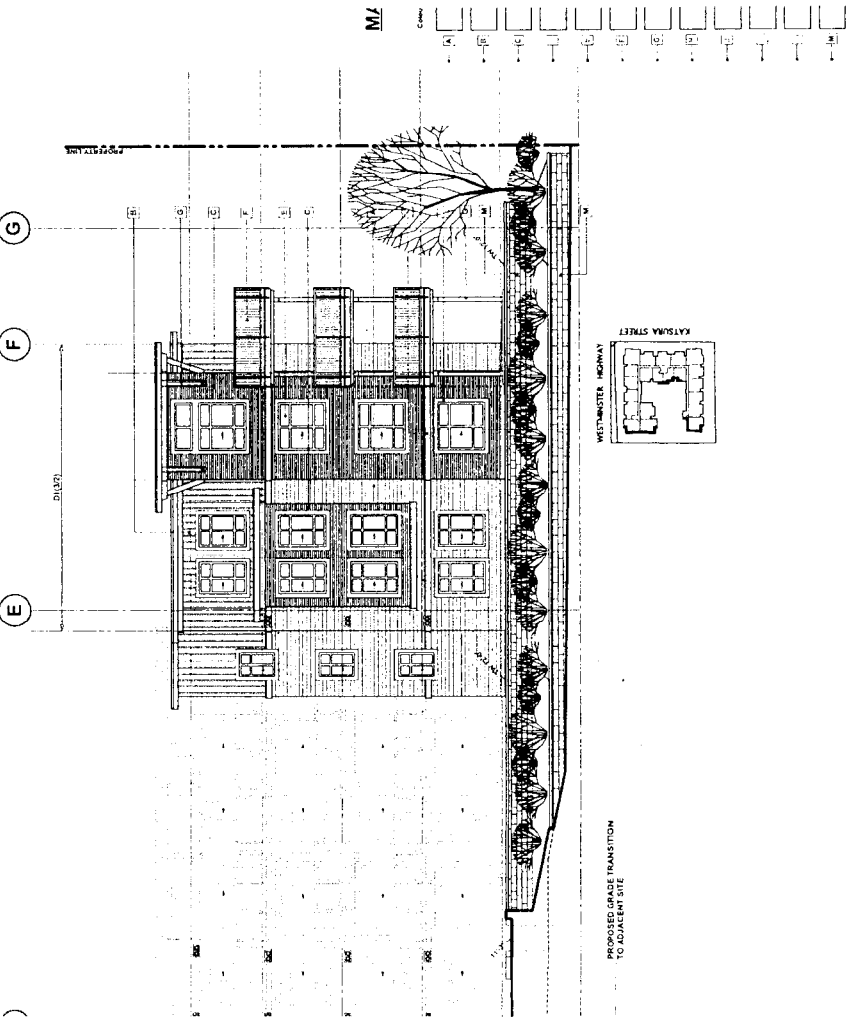
REVISED SOUTH ELEVATION



DP 05292001

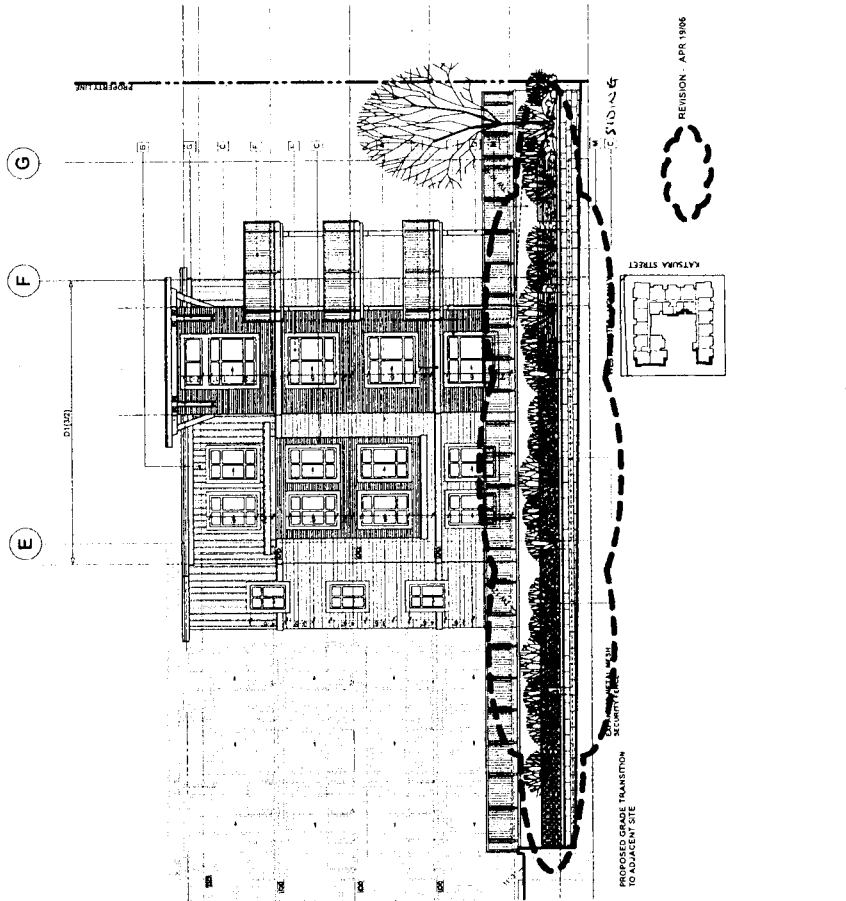
PLAN 4b - ENVR

REVISED WEST ELEVATION



DP 05292001

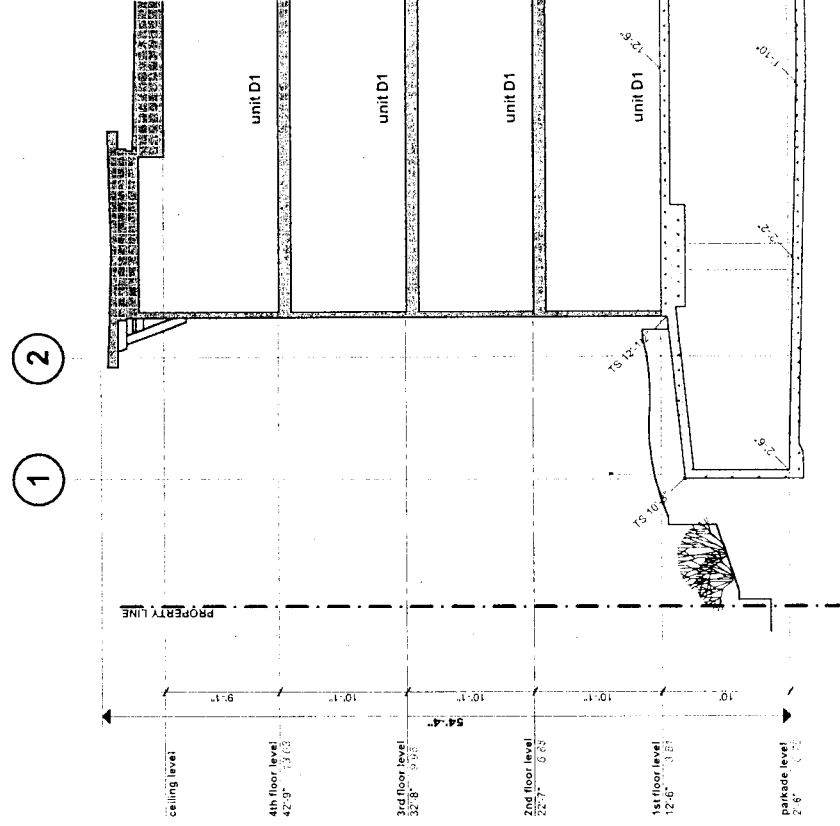
PUN AB



DP 05292001

PUN AB- REVISED

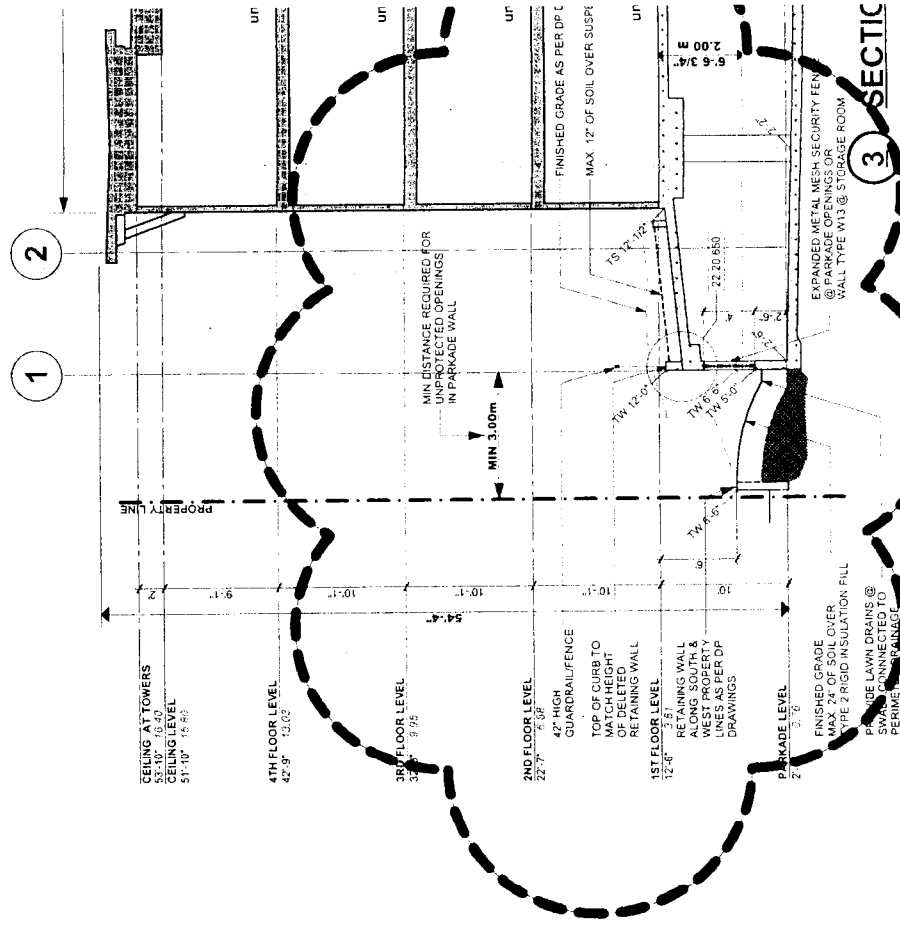
APPROVED CROSS SECTION



PLAN 4 d

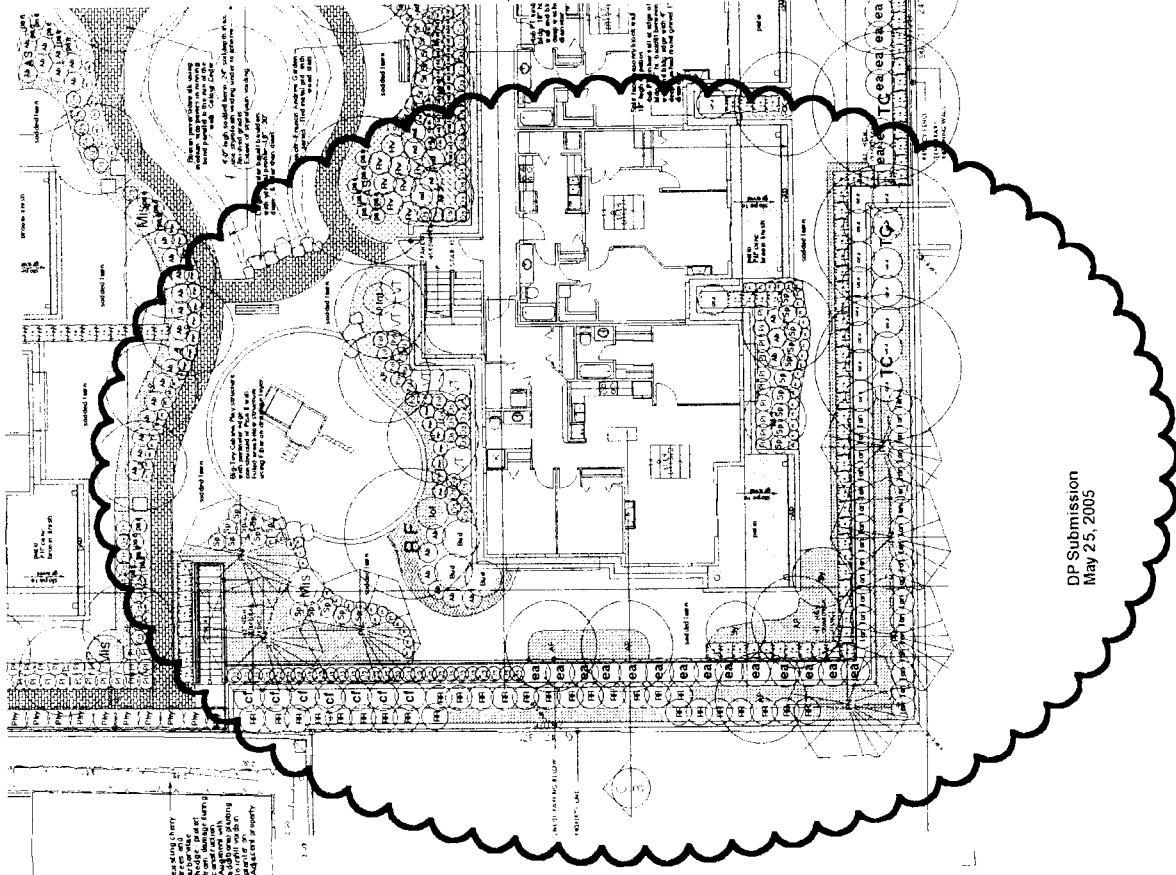
DP05292001 (3) SECTION C

REVISED CROSS SECTION



PLAN 4d - 201500

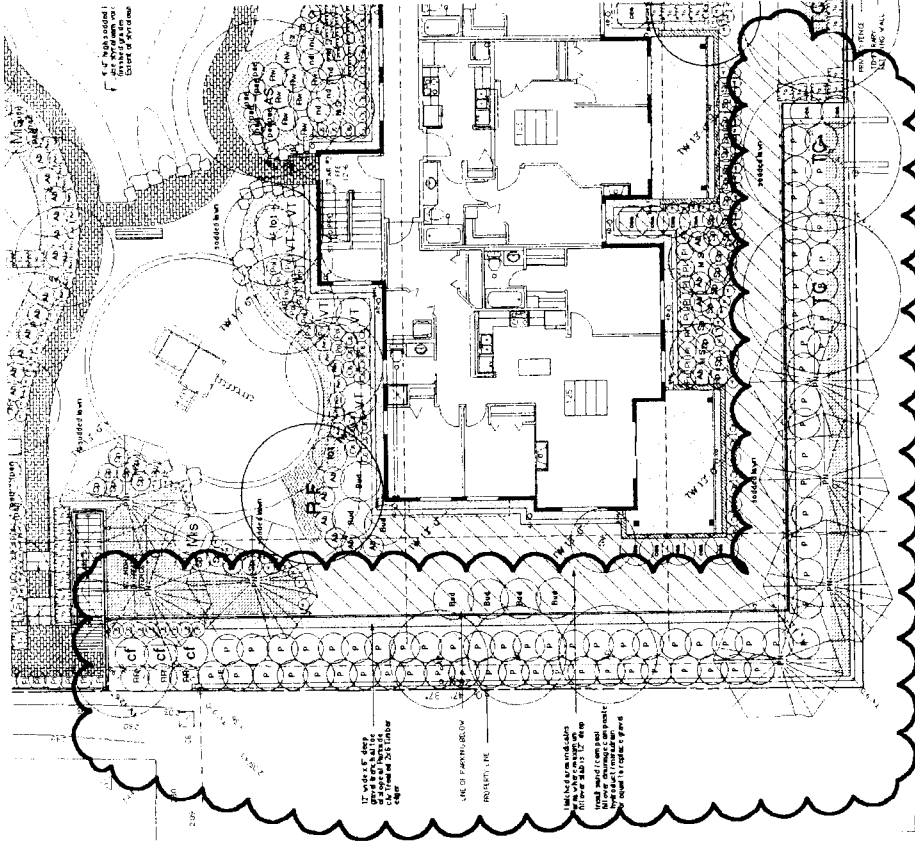
DP05292001



DP Submission
May 25, 2005

APPROVED LANDSCAPE PLAN - SOUTHWEST CORNER

DP 05292001



Issued for DPA
April 25, 2006

REVISED LANDSCAPE PLAN - SOUTHWEST CORNER

DP 05292001