



City of Richmond
Planning and Development Department

Memorandum

To Development Permit Panel - June 28, 2006

To: Development Permit Panel

Date: June 19, 2006

From: Jean Lamontagne
Director of Development

File: DP 05-304533

Re: **Application by – Am-Pri Construction Ltd. for Development Permit at 7071 Bridge Street (referral from Council Meeting of June 12, 2006)**

The Development Permit (report from the Director of Development dated March 7, 2005 attached) regarding the above was given favourable consideration by the Development Permit Panel at their meetings held on April 12, 2006 and on May 24, 2006. It was then forwarded to the June 12, 2006 Council Meeting for their consideration.

At the June 12th Council Meeting it was moved and seconded:

That Part (2)(a) of Resolution No. R06/11-25 (Development Permit DP 05-304533, for the property at 7071 Bridge Street) be referred to the Development Permit Panel to investigate the possibility of having larger trees planted on the site.

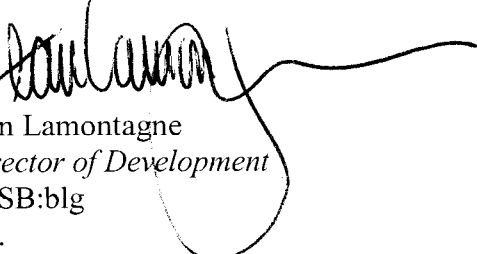
The question on Resolution No. R06/11-26 was not called, as direction was given that it should be City staff who determine how large the trees should be, with a view to obtaining the largest trees possible, as opposed to having the size of the replacement tree determined by the developer's arborist.

The applicant has accepted the City's arborist recommendation to provide three (3) replacement trees as follows:

1. Move three (3) very large trees (via Maple Leaf Tree Movers) that could become available in the next six months; or
2. If no very large trees are available to move, three (3) Douglas Firs, 25 ft. in height are available via Maple Leaf Tree Movers;
this would comply with Council's resolution to get the largest possible replacement trees for the three (3) trees that were damaged.

The intent of the original Development Permit application has not been revised with the exception of larger replacement trees.

Staff recommend that the Development Permit be issued.


Jean Lamontagne
Director of Development
JL/SB:blg
Att.



City of Richmond
Planning & Development

Memorandum

To Development Permit Panel - June 28, 2006

To Council - Jun 12, 2006

To: David Weber
Director, City Clerk's Office

Date: June 1, 2006

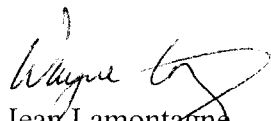
From: Jean Lamontagne
Director of Development

File: DP 05-304533

Re: **Application by – Am-Pri Construction Ltd. for Development Permit at
7071 Bridge Street**

The attached Development Permit was given favourable consideration by the Development Permit Panel at their meetings held on April 12, 2006 and May 24, 2006.

It would now be appropriate to include this item on the agenda of the next Council meeting for their consideration.

for 
Jean Lamontagne
Director of Development

SB:blg
Att.

Applicant's Comments

Tom Yamamoto, architect, and Charan Sethi, applicant, were in attendance. Mr. Yamamoto described the project as a small property located next to the school and consisting of a 3 storey unit at the front and a two storey unit at the rear of the property to interface with the existing single-family homes. A cross-access agreement for the benefit of the adjacent duplex located to the east (6971 and 6991 No 4 Road) had been obtained.

Mr. Yamamoto noted that because of the small size of the property there was little room available for amenities but a seating area had been provided with a walkway to the street. He explained that the variance was to accommodate a one-storey projection for an electrical closet. He added that the three-storey main building was set back 3.4 m., which was more than required. He advised that there would be one handicapped adaptable unit

Staff Comments

None.

Panel Discussion

In response to a question from the Chair, Mr. Yamamoto confirmed that there was no play equipment provided because there was not enough space for such an amenity.

Correspondence

None.

Gallery Comments

None.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *Permit the construction of a 7-unit townhouse development at 9791 Granville Avenue on a site zoned "Comprehensive Development District (CD/155)"; and*
2. *Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum east side yard setback from 3 m to 2.7 m for a ground floor electrical closet.*

CARRIED

7. Development Permit 05-304533

(Report: March 7, 2006 File No.: DP-05-304533) (REDMS No. 1704258)

APPLICANT:

Am-Pri Construction Ltd

PROPERTY LOCATION: 7071 Bridge Street

INTENT OF PERMIT:

1. To permit the construction of 17 townhouse units at 7071 Bridge Street on a site zoned "Comprehensive Development District (CD/35)"; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.

Applicant's Comments

Tom Yamamoto, architect, stated that there had been 3 large trees on the property which they had originally tried to save, however, the root systems had been damaged during the demolition of the house last summer, and their arborist had said these trees could not be preserved. He advised that they were providing some large calliper trees as well as a contribution towards tree planting in the community park. The amenity space had been relocated to the centre of the project. The variance being requested related to enclosures for recycling and garbage as there would not be curbside garbage pick-up in this small development.

Mr. Masa Ito, landscape architect, referred to the tree replacement proposal and stated that, although the trees were intact, the root system was damaged, and in the opinion of the arborist they were not suitable for retention. He advised that the landscaping plan included three 15cm calliper trees plus three 5 metre high conifers (conifers are classified by height rather than calliper of the trunk) and this size would be equivalent to or greater than a 15 cm calliper tree. In addition there would be a number of trees suited to small areas. The difference in the estimated value between the existing trees and the proposed replacement trees for the site was approximately \$3,000, which was paid in cash to the City's Park Development Fund. In response to a question from the Panel, staff advised that the trees were damaged by machinery working too close to the root system when the house was demolished. The Chair commented that through the rezoning process, members of the community had expressed concern about the way the streets in the neighbourhood were being changed by development, and the City had been relying on this applicant's commitment to protect the trees on this property as well as design the open space on the site to provide a benefit to the community. He noted, however, that the trees had been damaged, and the site reconfigured to the benefit of the future residents rather than of the existing residents of the community, which put the City in a difficult situation.

Staff Comments

Mr. Lamontagne advised that the current project was different than the one presented to the Public Hearing in March 2005 in which the larger trees were to be preserved. He noted that the FAR had been increased from .55 to .60 with the intent to retain the trees on Bridge Street. However, since this was not possible, the applicant had agreed to provide a contribution to the City's affordable housing fund.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

In response to a question from the Chair on whether or not the trees had been protected during demolition of the house, information was provided by the applicant's representative that demolition was done in July last year, and he would do whatever he could to compensate for this damage.

Panel Decision

The Chair stated that while he acknowledged the applicant's contribution to the affordable housing fund, he could not support the application today. He expressed the opinion that this issue went beyond the value of the trees. The community had made it clear at the public hearing that they wanted the trees and open space adjacent to the street, but the trees had been damaged and the open space internalized. He stated that he would like a design closer to the original proposal for this site and appropriate compensation for the damaged trees; this could include replanting of the damaged trees with mature replacements to preserve the original streetscape concept. He added that it was incumbent on the applicant to develop a suitable proposal to address these issues.

In response to further questions from the Chair, the architect advised that the amenity space had been relocated because of the removal of the trees, and to comply with design guidelines which indicated that play spaces should be located internally for safety reasons. The Chair commented that these guidelines had been superseded by the conditions of the rezoning to a higher density for this site in order to allow for the retention of the trees and the open space located next to the public domain.

Ms. Carlile expressed concern about locating the play area close to the street. Mr. Day was supportive of the Chair's position that there was an expectation in the community for a certain street character.

It was moved and seconded

That Development Permit 05-304533 for property located at 7071 Bridge Street be referred to staff for further discussion with the applicant.

CARRIED



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To Development Permit Panel June 28, 2006

To Council - June 12, 2006

To Development Permit Panel - Apr. 12, 2006

To: Development Permit Panel

Date: March 7, 2006

From: Jean Lamontagne
Director of Development

File: DP 05-304533

Re: **Application by Am-Pri Construction Ltd. for a Development Permit at
7071 Bridge Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 17 townhouse units at 7071 Bridge Street on a site zoned "Comprehensive Development District (CD/35)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.


Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

Origin

Am-Pri Construction Ltd. has applied to the City of Richmond for permission to develop 17 townhouse units at 7071 Bridge Street. The site formerly contained a single-family home.

The site is being rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/35)” for this project under Bylaw 7893 (RZ 04-286806).

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 in the City Centre Area, McLennan South Sub-Area and is located on Bridge Street between Granville Avenue and Blundell Road. Development surrounding the subject site is as follows:

- To the north, are single-family lots fronting onto Bridge Street and Granville Avenue, zoned “Single-Family Housing District, Subdivision Area F (R1/F)”;
- To the east, across the street, and also fronting Bridge Street, are single-family lots, zoned “Single-Family Housing District, Subdivision Area F (R1/F)” and a townhouse development, zoned “Townhouse District (R2)”;
- To the south, fronting Bridge Street, are single-family lots, zoned “Single-Family Housing District, Subdivision Area F (R1/F)”;
- To the west, a rezoning application is under consideration to permit townhouse development submitted by the same applicant at 7040 and 7060 Ash Street (RZ 05-300412), currently zoned “Single-Family Housing District, Subdivision Area F (R1/F)”.

Rezoning and Public Hearing Results

During the rezoning process, staff identified the design issue related to tree retention to be resolved at the Development Permit stage. Particular emphasis was placed on the retention of a group of mature evergreen trees as part of this application (see trees section below).

The Public Hearing for the rezoning of this site was held on March 21, 2005. The following concerns were expressed at the Public Hearing about rezoning the property:

- The impact this development would have on the size of lots on Bridge Street (see lot sizes section below);
- Whether a qualified arborist would ensure that the retention of existing trees would be carried out in a successful manner as he had been disappointed with the destruction of the character of Heather Street in terms of the lack of tree retention (see trees section below); and
- Increased traffic on Bridge Street and next to a school (see traffic section below).

Trees

During the rezoning process, the applicant committed to retain a group of three (3) existing significant mature evergreen trees in the front of the lot despite the setbacks allowed for in Comprehensive Development District (CD/35). Unfortunately, retention is no longer possible in the opinion of the applicant’s registered arborist, Mr. Ken Bell, due to extensive damage

sustained to the root systems from the heavy machinery used to demolish the former single-family home that was previously on the site. Protective tree fencing was not installed onsite at the time of house demolition in the Summer of 2005. Mr. Bell has assessed the value of these trees at \$10,900 before the irrevocable damage was sustained. To compensate for the loss of these trees, the applicant is providing a number of large calliper trees and a cash contribution towards tree planting in the nearby neighbourhood park.

In total 18 trees are proposed for removal and replacement with 29 new trees and a cash contribution in the amount of \$3887 to be used for tree planting in the nearby Paulik Gardens Neighbourhood Park which is currently under development. The landscape design includes 10 larger specimen size trees and a variety of species which will provide an appealing landscape for the neighbourhood and future residents.

Lot Sizes

The subject lot is designated 'Residential, 2 ½ storeys' in the McLennan South Sub-Area Land Use Map. Council approved an amendment to the McLennan South Sub-Area Land Use Map which established minimum lot sizes for the 'Residential, Historic Single-Family, 2 ½ storeys' area south of Sills Avenue.

Traffic

A traffic assessment by City's Transportation Department staff indicates that the net increase in traffic generated from this 17-unit townhouse development would not significantly impact the existing traffic condition on Bridge Street or Granville Avenue, where there is a driveway access to MacNeil Secondary School.

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/35)" except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in bold)

The applicant requests to vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the minimum front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.

(Staff supports the proposed variance as it results in the public benefit of freeing up open space for front yard identity on Bridge Street and landscaping in the form of permeable pavers, shrub and specimen sized new tree planting. The variance is limited to two (2) 1.4 m wide roofed enclosures; one (1) for recycling carts the other for a garbage dumpster. A 6 m front yard setback is provided to the two (2) townhouse units fronting onto Bridge Street. The provision of two (2) small enclosures with roofs is preferable to the alternative, which would be to provide an expansive paved pad of 19 m² (204 ft²) for curb side recycling blue box and garbage collection for this 17-unit development).

Advisory Design Panel Comments

The Advisory Design Panel supported the project and changes have been incorporated in line with comments made by Panel members. A copy of the relevant excerpt from the Advisory

Design Panel Minutes from Wednesday, October 5, 2005 is attached for reference (**Attachment 2**). 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 form and massing of the development generally complies with OCP guidelines;
- The two (2) units fronting onto Bridge Street present a front yard interface with walkways, low fences and gates opening onto Bridge Street;
- The proposed height, siting and orientation of the building respects the massing of the surrounding existing single-family homes. Townhouse unit back yard conditions are presented at the interface to the existing single-family home lots to the north and south with varying setbacks which are increased at the second storey to at least 4.5 m for 16 of the 17 proposed townhouse units;
- The applicant has addressed privacy for the adjacent single-family homes to the north and south through: the planting of trees and shrubs, and the provision of 1.8 m height solid wood privacy fencing; and
- The site is lower than the north neighbouring Bridge Street property (7051 Bridge Street). The site will be raised for drainage purposes, matching the adjacent property. With the exception of the interface to 7051 Bridge Street, a retaining wall up to a maximum height of 0.45 m is proposed with perimeter drainage. The retaining wall will need to be designed to accommodate the protection of neighbouring trees to the north and south.

Urban Design and Site Planning

- The applicant has demonstrated a sensitive transition to the adjacent single-family homes to the north, south, and west;
- The Bridge streetscape is animated with pedestrian-oriented front entries to two (2) units, roofed enclosures for a garbage dumpster and recycling carts, and the use of two (2) different building types (**see Reference Plan A**);
- The view into the development from Bridge Street has been improved through decorative paving, shrub and tree planting along the drive aisle and a trellis at the internal road end;
- Children's play opportunities onsite include private yards and a central outdoor amenity area including children's play equipment. The outdoor amenity area (135 m²) is larger than the minimum requirement (102 m²);
- Vehicle access is provided from Bridge Street with loading onsite in the drive aisle;
- With the provision of a two-car garage in each townhouse unit, resident parking exceeds the Bylaw requirement. The provision of visitor parking meets the Bylaw requirement with four (4) spaces provided throughout the development site, including one (1) accessible parking space;
- Headlight glare into adjacent lots has been mitigated with 1.8 m height privacy fencing;
- The site has been designed to accommodate fire-fighting requirements. Two (2) roofed enclosures are proposed for a garbage dumpster and recycling carts;

- Universal accessibility measures have been incorporated into this development. Blocking inside of the walls will be provided in all washrooms in all units to facilitate future potential installation of grab bars/handrails; and
- An accessible unit has not been provided in this 17-unit development with two-storey units. An alternate floor plan demonstrating conversion potential to accommodate a person in a wheelchair is provided for one (1) unit with the installation of an elevator and renovation of the kitchen (**Reference Plan B**). The stove, vent and a portion of the kitchen cabinets would require relocation. The layout of the master bedroom ensuite accommodates a wheelchair.

Architectural Form and Character

- The building forms are articulated; with a combination of hip and gable pitched roofs, projecting bays and dormers and a mix of building materials. The use of Hip roofs between buildings maximizes sunlight penetration and emphasizes the separation of the buildings;
- The proposed building materials (Vinyl siding, Hardi-plank siding, Hardi-panel with wood batten, painted wood trim, metal garage doors with transom windows and wood shake appearance asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines;
- Visual interest and variety has been incorporated with five (5) different building types, varying setbacks and spacing along meandering roads and a central amenity space;
- The impact of blank garage doors has been mitigated on the internal manoeuvring aisle with transom windows and separation with planting and pedestrian entries; and
- Development signage has been integrated into the design of the garbage enclosure.

Landscape Design and Open Space Design

- As discussed earlier in this report, the planting of 29 new trees is proposed in compensation for the removal of 18 existing trees due to poor condition and conflicts with building and internal road locations. Ten (10) of the replacement trees are large specimen size trees;
- In recognition of the importance of mature trees to the character of the neighbourhood and the unfortunate irrevocable damage sustained to the three (3) substantial Evergreen trees which were to be retained, a portion of the required Landscaping Letter of Credit will be held for a longer maintenance period of three (3) years to ensure success for the 29 new trees to be planted onsite. This maintenance period is longer than the one (1) year normally used for Development Permit landscaping security and matches the maintenance period for trees planted under the Tree Preservation Bylaw;
- To mitigate impact of development on nearby significant trees on neighbouring properties, the applicant will be taking protection measures under the supervision of a registered arborist throughout construction including the installation of protective tree fencing;
- The landscape design also includes a central outdoor amenity space, perimeter solid wood 1.8 m height privacy fencing, special paving treatment, substantial planting and landscaping structures for the mailboxes, recycling carts and garbage dumpster;
- The outdoor amenity space design includes children's play equipment with a climber, slide and play panels and nearby seating for adult supervision;

- Paving treatment includes a variety of materials to mitigate the length of the drive aisle and to differentiate between pedestrian paths, drive aisle, garage aprons and visitor parking. Permeable pavers with patterning and colour have been incorporated; and
- Payment of cash-in-lieu of indoor amenity space is required prior to Development Permit issuance in the amount of \$17,000 in compliance with the Official Community Plan (OCP).

Affordable Housing

- Affordable housing units were not secured through the Rezoning for this relatively small 17-unit development. The land use complies with the McLennan South Sub-Area Plan. The density of 0.6 FAR exceeds the base density of 0.55 envisioned in the sub-area plan on the basis of the retention of significant evergreen trees in the streetscape. In recognition of the increased density permitted on the subject lot on the basis of the tree retention, which is no longer possible, the developer has also agreed to make a voluntary contribution to the City's affordable housing statutory reserve in the amount of \$17,690 based on \$0.60/ft².

Crime Prevention Through Environmental Design

- Site lighting is provided for the central drive aisle and should not impact the neighbouring single-family lots to the north and south;
- Natural surveillance opportunities are provided for the central outdoor amenity space, mailboxes, and visitor parking spaces;
- Natural surveillance opportunities are provided for the unit front entries which face either the central drive aisle or Bridge Street. The furthest entry to the north-west unit also faces the drive aisle and is located next to an open visitor parking space; and
- Space differentiation has been established between public and semi public outdoor spaces with landscape buffers.

Servicing

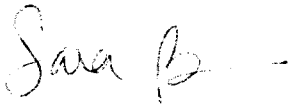
- An application for a Servicing Agreement (SA 05- 320009) has been submitted to the City for the design and construction of frontage improvements along Bridge Street. The Servicing Agreement is a condition of Building Permit. Works include, but are not limited to, the creation of a 1.5 m concrete sidewalk (.31 m off of the property line) along the entire frontage, tying into works done via Servicing Agreement (SA 01-112506) at the north edge of 7051 Bridge Street. Works are to include road widening, curb and gutter installation, a 3.85 m grass boulevard complete with street trees and pre-ducting for hydro and telephone. All works are at the developers' sole cost; without credits; and
- An Engineering servicing capacity analysis was requested during the Development Permit application process and has been submitted to the City by the developer's consultant. The requirement for storm sewer upgrades has been identified and are proposed to be provided through the Servicing Agreement (including adjacent 7051 Bridge Street) at the developer's sole cost, without credits.

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 list of Development Permit conditions is included as **Attachment 3**. The developer has agreed to these conditions as evidenced by his signed acceptance. In recognition of the importance of mature trees to the character of the neighbourhood, the applicant has agreed to make a voluntary contribution for parks tree planting and also to provide security over a maintenance period for the new trees planted onsite. A contribution of \$ 3,887 will be put towards tree planting in Paulik Gardens Neighbourhood Park. Security in the amount of \$14,500 will be held through a Landscaping Letter of Credit for a maintenance period of three (3) years for the 29 new trees planted onsite. In recognition of the increased density permitted on the subject lot on the basis of the tree retention, which is no longer possible, the developer has also agreed to make a voluntary contribution to the City's affordable housing statutory reserve in the amount of \$17,690.

The applicant has presented a development that offers a sensitive transition to adjacent single-family homes and fits into the existing and emerging McLennan South neighbourhood context. Therefore, staff recommend support of this Development Permit application.



Sara Badyal, M.Arch.
Planner 1
(4282)

SB: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 \$17,000;
- Cash contribution towards tree planting in Paulik Gardens Neighbourhood Park in the amount of \$3,887;
- Cash contribution towards the City's affordable housing statutory reserve in the amount of \$17,690;
- Proof of a contract with a registered arborist (minimum 4 site visits through construction) to mitigate the impact of development on the neighbouring significant trees;
- Installation of protective tree fencing and periodic inspection during construction to the satisfaction of a registered arborist for the neighbouring significant trees; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$58,967, a portion of which (\$14,500) will be held for a maintenance period of (3 years for the 29 new trees).

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

- Construction Traffic Management Plan (<http://www.richmond.ca/services/ttp/special.htm>);
- Execution of a Servicing Agreement for frontage improvements. Works include, but are not limited to, the creation of a 1.5 m concrete sidewalk (.31 m off of the property line) along the entire frontage, tying into works done via SA 01-112506 at the north edge of 7051 Bridge Street. Works are to include road widening, curb and gutter installation, a 3.85 m grass boulevard complete with street trees and pre-ducting for hydro and telephone. All works are at the developers' sole cost; without credits; and
- Incorporation of accessibility measures into the Building Permit drawings including blocking inside of the walls in all washrooms in all units to facilitate future potential installation of grab bars/handrails.



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
(604) 276-4000

Development Application Data Sheet Development Applications Department

DP 05-304533

Attachment 1

Address: 7071 Bridge Street

Applicant: Am-Pri Construction Ltd.

Owner: Am-Pri Developments (2004)

Planning Area(s): McLennan South Sub-Area of City Centre

Floor Area Gross: 2,739 m²

Floor Area Net: 2,116.5 m²

	Existing	Proposed
Site Area:	3,548 m ² by applicant	No Change
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Single or Multi-Family Residential	No Change
Zoning:	Formerly R1/F	Existing CD/35
Number of Units:	Formerly 1	17

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	None Permitted
Lot Coverage:	Max. 40% when Max. 2 ½ storey	40% & 2 storey	None
Setback – Front Yard:	Min. 6 m	Min. 6 m	None
Setback – North Side Yard:	Min. 3 m	Min. 3.4 m	None
Setback – South Side Yard:	Min. 3 m	Min. 3 m	None
Setback – Rear Yard:	Min. 3 m	3.15 m	None
Height (m):	Max. 10 m & 2 ½ storey within 20 m of Public Rd 11 m & 3 storey	9.2 m & 2 storey	None
Off-street Parking Spaces – Regular/Commercial:	34 and 4	34 and 4	None
Off-street Parking Spaces – Accessible:	1	1	None
Total off-street Spaces:	38	38	None
Tandem Parking Spaces	Not permitted	none	None
Amenity Space – Indoor:	Min. 70 m ²	cash-in-lieu	None
Amenity Space – Outdoor:	Min. 102 m ²	135 m ²	None

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, October 05 – 4:00 p.m.
Rm. M.1.003
Richmond City Hall

The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

4. Townhouses

Tomizo Yamamoto, Architect
7071 Bridge Street

DP 05-304533

The comments of the Panel were as follows:

- Looks really good. Prefers amenity space more central however, this amenity space looks good where it is – ***Amenity area has been moved to a central location.***
- Really nice project. Fits in well with the neighbourhood.
- Likes the scheme. Great project – 9m lane not a requirement in the fire code. The drive aisle could be narrowed and backyards could be increased, and more planting added to the drive aisle – ***Planting along the drive aisle includes shrubs and 8 trees, 6 of which have been increased to specimen size;***
- Try to put permeable pavers throughout. Consider defining amenity space through use of trellises – ***Permeable paving has been added at driveway entry, at the amenity space and in visitor parking spaces;***
- Well resolved project. Take the opportunity to create larger gate house element – solve problem of enclosing amenity – play it up make more meaningful, bolder gazebo style or open style – ***Amenity space relocated and enclosed with landscaping;***
- Accessible unit looks good. All units could be readily adapted.
- If drive aisle is narrowed, more landscape could be added. Internal street trees could be brought in further to create nicer canopy. Instead of columnar trees – have umbrella type trees – ***Drive aisle width and vertical clearance dictated by fire truck needs. Trees have been increased in size.***
- Some pavers could be added to the visitor parking stalls and across the driveway to break up drive aisle, possibly alongside driveways, and along edge of drive aisle. More street trees are needed in the internal driveway. Space behind play area could have an ornamental/shade tree – double up trees along north edge, same on opposite side of site – ***Pavers and shade tree incorporated.***
- Panel suggested the creation of a gatehouse to consolidate the recycling, mail box and seating area to become more of a feature at the entrance. Site signage can be incorporated into the gate feature as well – ***Amenity area and mailboxes relocated.***

The Panel complemented the architect on the quality of the presentation and the quality of the streetscape.

It was moved and seconded

That the project move forward with the full support of the Panel.

**CARRIED
Unanimous**

Conditional Development Permit Requirements

**7071 Bridge Street
DP 05-304533**

Prior to forwarding this application to Council for Development Permit approval, the developer is required to complete the following requirements:

1. Payment of cash in-lieu of on-site indoor amenity space in the amount of \$17,000;
2. A voluntary cash contribution towards tree planting in Paulik Gardens Neighbourhood Park in the amount of \$3,887;
3. A voluntary cash contribution towards the City's Affordable Housing Statutory Reserve in the amount of 0.60\$/ft² (eg. \$17,690);
4. Proof of a contract with a registered arborist (minimum 4 site visits through construction) to ensure the protection of neighbouring significant trees;
5. Installation and maintenance of protective tree fencing to the satisfaction of a registered arborist; and
6. Receipt of a Letter-of-Credit for landscaping in the amount of \$58,967. This amount is based on the total floor area, including areas which may be exempt from floor area ratio (F.A.R.) calculations, such as garages. A portion of the Letter-of-Credit in the amount of \$14,500 will be held for a maintenance period of 3 years for the 29 new trees.

Signed

Date

MAR 17, 2016



Development Permit Panel

Wednesday, May 24, 2006

Time: 3:30 p.m.

Place: Council Chambers
Richmond City Hall

Present: Joe Erceg, Chair
Jeff Day, General Manager, Engineering and Public Works
Mike Kirk, General Manager, Corporate Services

The meeting was called to order at 3:30 p.m.

1. Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on May 10, 2006, be adopted.

CARRIED

2. Development Permit 05-304533

(Report: May 1, 2006 File No.: 05-304533) (REDMS No. 1826979, 1704258 (Attachment 2))

APPLICANT: **Am-Pri Construction Ltd.**

PROPERTY LOCATION: **7071 Bridge Street**

INTENT OF PERMIT:

1. To permit the construction of 17 townhouse units at 7071 Bridge Street on a site zoned "Comprehensive Development District (CD/35)"; and
2. To vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.

Applicant's Comments

Tom Yamamoto, architect, reported that he has revised the design to include an increased minimum Bridge Street setback of 11 m for the northeast unit and that he has generally improved the project proposal to have a character close to the original scheme while maintaining a children's play area in a central location away from the street.

Masa Ito, landscape architect, reported the revised landscape plan has been provided to compensate for the trees that were damaged during demolition. Five new substantial specimen size trees in the Bridge streetscape are to replace the evergreen frontage image. The landscape plan includes six new large specimen trees, deciduous and Evergreen to replace the three removed trees.

Staff Comments

Jean Lamontagne, Director of Development, advised that the revised plan is more in line with the rezoning application, specifically the open space along the street, and the slightly reduced children's play area is maintained in a central location away from the street. He further advised that the proposed replacement trees are in accordance with the OCP guidelines.

Correspondence

None.

Gallery Comments

None.

Panel Discussion

The Chair stated that the project had been improved and commended the Applicant and staff for their work. It was thought that it was better to have the play area in an internal location.

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

- 1. Permit the construction of 17 townhouse units at 7071 Bridge Street on a site zoned "Comprehensive Development District (CD/35)"; and*
- 2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.*

CARRIED



City of Richmond
Planning & Development

**Report to
Development Permit Panel**

To Development Permit Panel - June 28, 06

*To Development Permit Panel -
May 24, 2006*

To: Development Permit Panel

Date: May 1, 2006

From: Jean Lamontagne
Director of Development

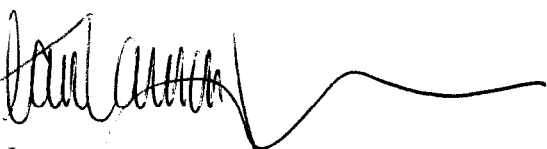
File: DP 05-304533

Re: **Application by Am-Pri Construction Ltd. for a Development Permit at
7071 Bridge Street**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 17 townhouse units at 7071 Bridge Street on a site zoned "Comprehensive Development District (CD/35)"; and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 to reduce the front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.


Jean Lamontagne
Director of Development

SB:blg
Att.

Staff Report

A staff report on the above mentioned Development Permit application was presented to the Development Permit Panel on April 12, 2006 where the application was referred to staff for further discussion with the applicant. Of particular concern to the Panel, was that tree retention and streetscape open space shown to the Public and Council at Public Hearing had been removed from the development proposal (**Attachments 1 & 2**).

In response, the applicant has improved the project proposal with a design closer to the initial proposal, while maintaining a children's play area in a central location away from the street. The revisions to the design include an increased minimum Bridge Street setback of 11 m for the northeast unit and the provision of five (5) new specimen size trees in the Bridge streetscape.

Three (3) Norwegian Spruce trees which were to be retained in the Bridge Street streetscape were irrevocably damaged during the demolition of the former house in the Summer of 2005. As stated in the staff report of March 7, 2006, the damaged trees are proposed to be replaced with a variety of new trees and cash contributions to neighbourhood park tree planting and affordable housing. The revised landscape plan includes six (6) new large specimen trees, deciduous and Evergreen varying in size from 15 cm dbh to 6 m in height.

The addition of a substantial number of specimen size trees in the townhouse unit front yards will provide mature planting to significantly improve the Bridge Street streetscape and provide a maturity to the proposed new townhouse development. Visual interest is provided through a significant and staggered building setback and a variety of building materials and tree species.

With these improvements, staff recommend that the Development Permit be issued.



Sara Badyal, M.Arch.
Planner 1 (Local 4282)

SB:blg

The following conditions have been met:

- Payment of cash in-lieu of on-site indoor amenity space in the amount of \$17,000;
- Cash contribution towards tree planting in Paulik Gardens Neighbourhood Park in the amount of \$3,887;
- Cash contribution towards the City's affordable housing statutory reserve in the amount of \$17,690;
- Proof of a contract with a registered arborist (minimum 4 site visits through construction) to mitigate the impact of development on the neighbouring significant trees;
- Installation of protective tree fencing and periodic inspection during construction to the satisfaction of a registered arborist for the neighbouring significant trees; and
- Receipt of a Letter-of-Credit for landscaping in the amount of \$58,967, a portion of which (\$14,500) will be held for a maintenance period of (3 years for the 29 new trees).

The following are required prior to Building Permit issuance:

- Receipt of a construction parking & traffic management plan to the satisfaction of the Transportation Department (refer to <http://www.richmond.ca/services/ttp/special.htm>);
- Execution of a Servicing Agreement for frontage improvements, storm sewer upgrading and Colville Road upgrading at the developer's sole cost without DCC credits. Works include, but are not limited to: storm sewer upgrading across the Colville Road frontage and to the main conveyance across No. 2 Road, road widening, curb and gutter, ditch infill via covered storm sewer, creation of a minimum 2 m grass boulevard with street trees, davit arm street lighting and a 1.5 m concrete sidewalk at or near the property line; and
- Accessibility measures to be incorporated into the Building Permit drawings including blocking in all washroom walls to facilitate future potential grab bar installation.



City of Richmond
Planning & Development

Development Permit

No. DP 05-304533

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 7071 BRIDGE STREET
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

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 reduce the front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.
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 #6 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 \$58,967. 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 05-304533

To the Holder: AM-PRI CONSTRUCTION LTD.
Property Address: 7071 BRIDGE STREET
Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

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 , .

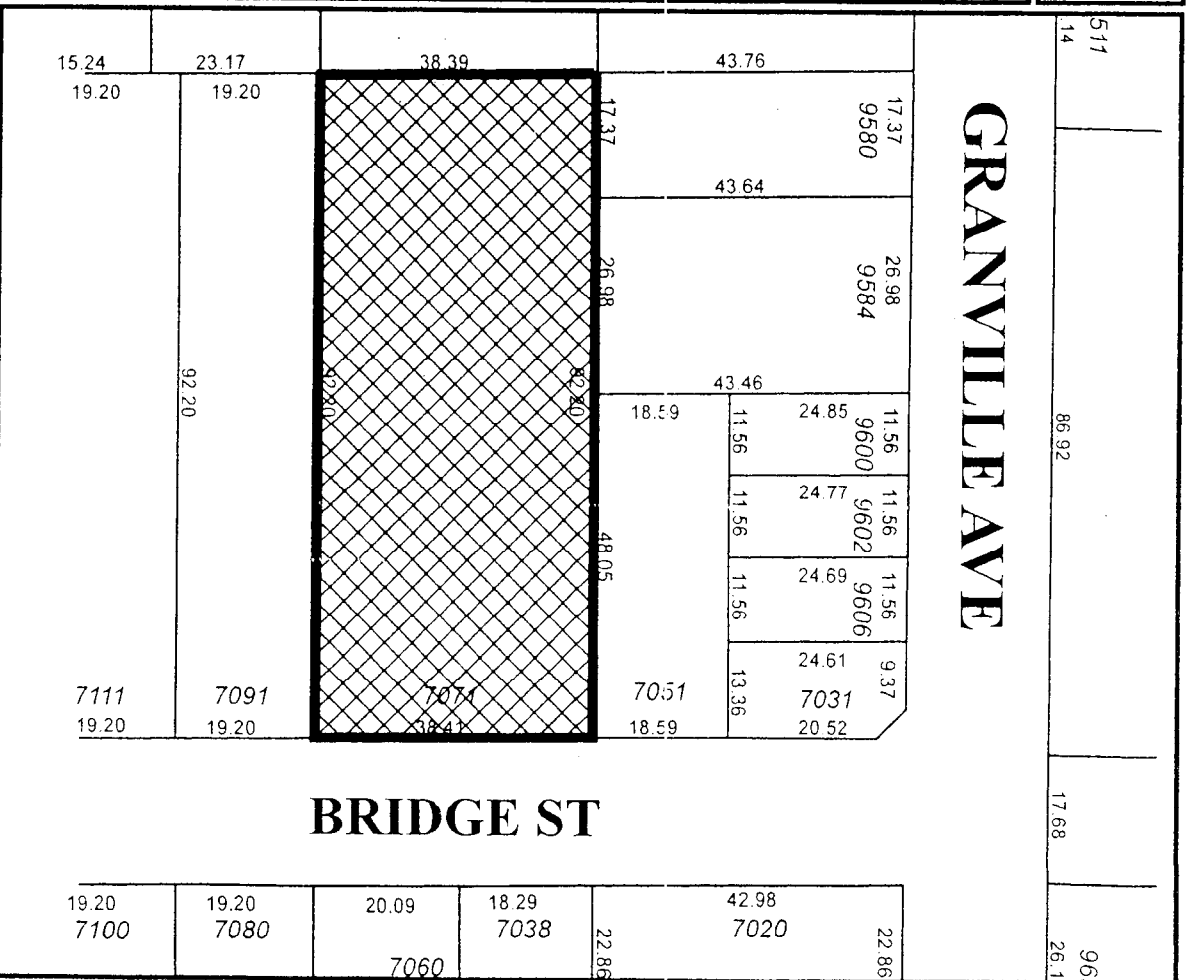
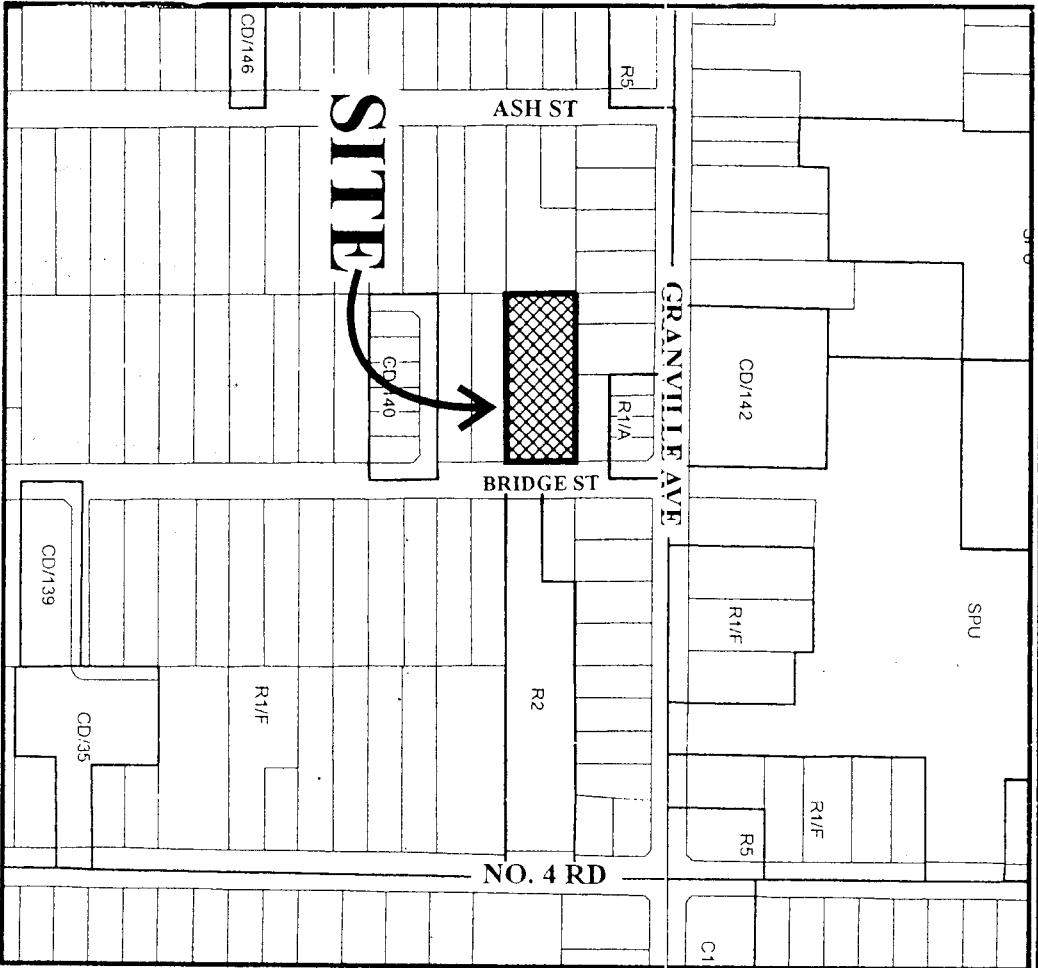
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



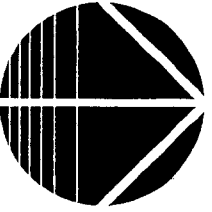
City of Richmond

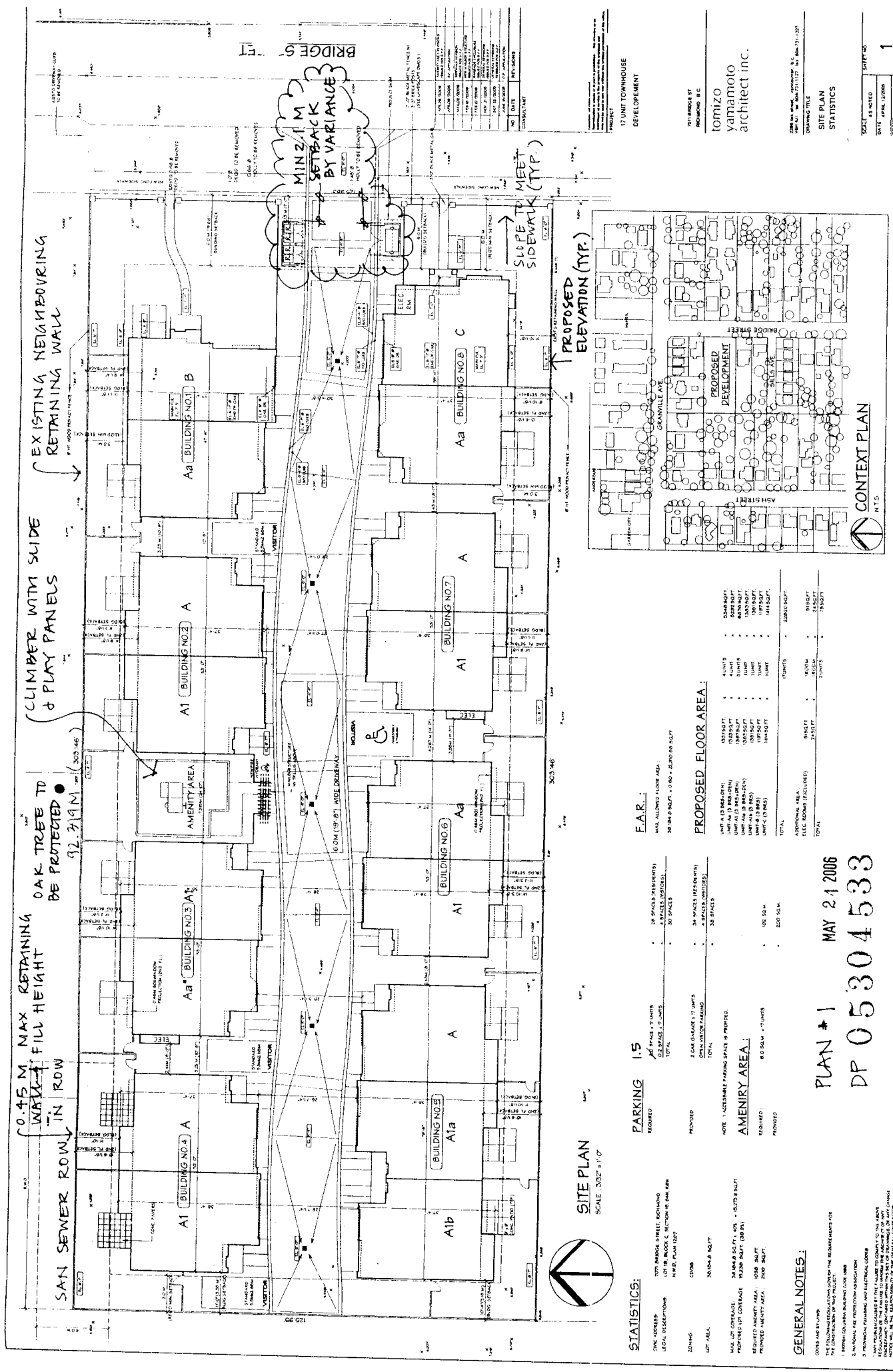


DP 05-304533
SCHEDULE "A"

Original Date: 06/21/05
Revision Date:

Note: Dimensions are in METRES





EXISTING NEIGHBOURING
RETAINING WALL

(CLIMBER WITH SLIDE
& PLAY PANELS

OAK TREE TO
BE PROTECTED ●

MAX RETAINING
FILL HEIGHT

0.45 M
WATER IN ROW
SAN SEWER ROW

MIN 2.1 M 5
SETBACK
BY VARIANCE 3

→ SLOPE TO MEET
SIDEWALK (TYP.)

PROPOSED
ELEVATION (TYP.)STATISTICS:

CONC. ADDRESS LEGAL DESCRIPTION 22HMS LOT AREA	7074 INDIAN STREET, BIRMINGHAM LOT 16, BLOCK C, SECTION 16, T4N, 86W H.W.D. PLAN 1267 01756 30,164.9 SQ.FT.	MAX. LOT COVERAGE PROPOSED LOT COVERAGE 34.96% SQ.FT. (40%) 19,230 SQ.FT. (38.6%)	REQUIRED MIN. AREA PROVIDED MIN. AREA 10,800 SQ.FT. 20,200 SQ.FT.
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PARKING 1.5

REQUIRED	<p>2.0 SPACE x 10 UNITS</p> <p>0.2 SPACE x 10 UNITS</p> <p>TOTAL</p>
PROVIDED	<p>2.0 CAR GARAGE x 17 UNITS</p> <p>OPEN VISITOR PARKING</p> <p>TOTAL</p>

NOTE: 1 ACCESSIBLE PARKING SPACE IS PROVIDED.

AMENITY AREA:

REQUIRED	<p>8.0 BULK x 71 UNITS</p>
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F A R .

MAX. ALLOWED FLOOR AREA :
30.04 x 50 FT. x 0.80 = 1200.80 SQ.FT.

PROPOSED FLOOR

UNIT-A (3 BKS+DEN)	1375.50
UNIT-Aa (3 BKS+DEN)	1523.50
UNIT-At (3 BKS+DEN)	1587.50
UNIT-Ab (3 BKS+DEN)	1587.50
UNIT-Ac (3 BKS+DEN)	1587.50
UNIT-AE (3 BKS)	1197.50
UNIT-B (3 BKS)	1444.50
UNIT-C (3 BKS)	

PROPOSED FLOOR AREA:

UNIT # (S 862-024)	1375 SQ FT	4 UNITS	3340 SQ FT
UNIT 1 (S 862-024)	1325 SQ FT	4 UNIT	6225 SQ FT
UNIT 2 (S 862-024)	1325 SQ FT	4 UNIT	6225 SQ FT
UNIT 3 (S 862-024)	1325 SQ FT	4 UNIT	6225 SQ FT
UNIT 4A (S 862-024)	1365 SQ FT	1 UNIT	1365 SQ FT
UNIT 4B (S 862-024)	1365 SQ FT	1 UNIT	1365 SQ FT
UNIT 5 (S 862-024)	1445 SQ FT	1 UNIT	1445 SQ FT
UNIT 6 (S 862-024)	1445 SQ FT	1 UNIT	1445 SQ FT
TOTAL		20 UNITS	22620 SQ FT

GENERAL NOTES:

CODES AND BY-LAWS

THE FOLLOWING REGULATIONS GOVERN THE REQUIREMENTS FOR THE CONSTRUCTION OF THIS PROJECT:

1. BRITISH COLUMBIA BUILDING CODE (BCC)
2. NATIONAL FIRE PROTECTION ASSOCIATION
3. NATIONAL PLUMBING AND ELECTRICAL CODES
4. ANY REQUIREMENTS BY THE VILLAGE TO COMPLY TO THE ABOVE REGULATIONS OR THE FAILURE TO WITHIN THE JURISDICTION OF ANY AGENCY, BE IT THE VILLAGE OR THE PROVINCE OF BRITISH COLUMBIA, TO OBTAIN A PERMIT TO CONSTRUCT OR TO OBTAIN A PERMIT TO OCCUPY THE BUILDING.

PLAN

DP 05304533

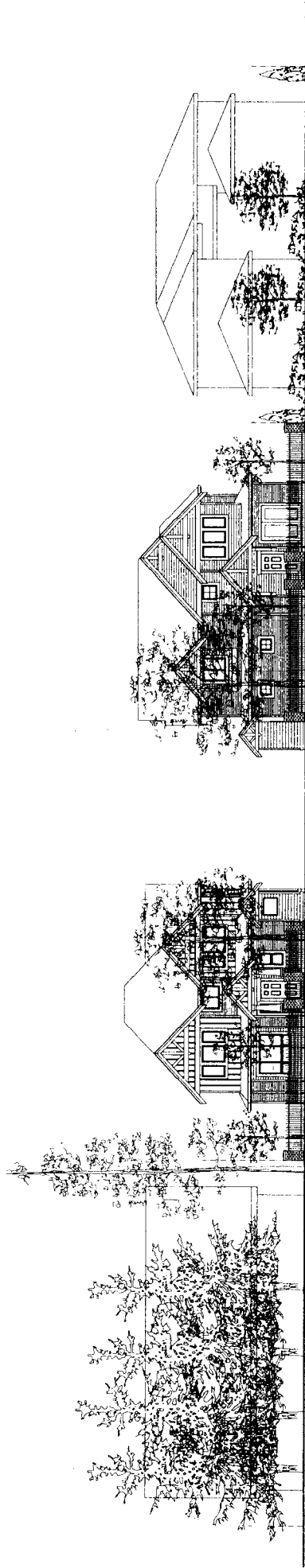
CONTEXT PLAN

SCALE
AS NOTED

DATE APR 12/2006

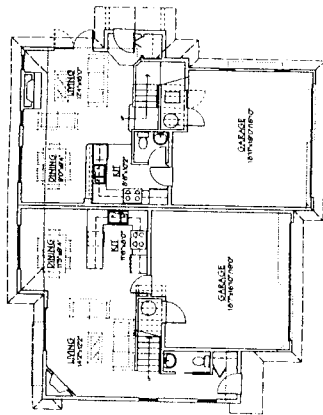
ON JULY 24

1

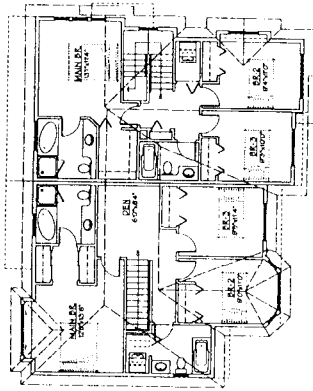


EAST ELEVATION (BRIDGE STREET)
SCALE 1/8" = 1'-0"

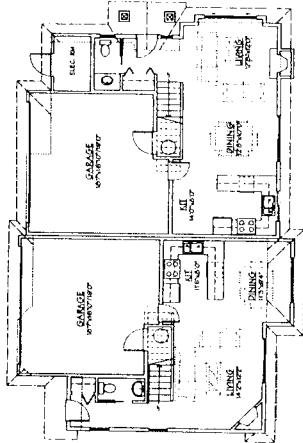
Reference Plan A APR 12 2006
DP 05304533



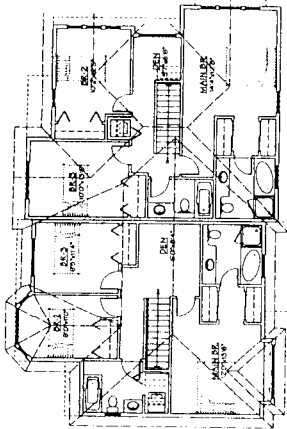
UNIT A
BUILDING NO. 1
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



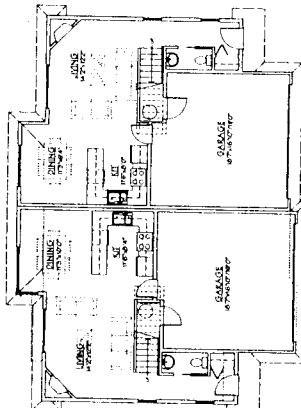
UNIT A
BUILDING NO. 1
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



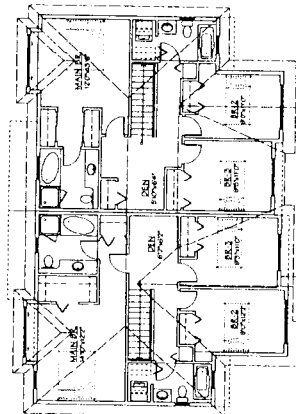
UNIT A
BUILDING NO. 2
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



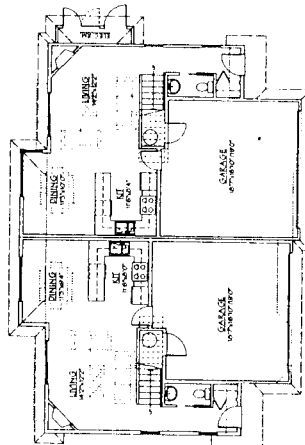
UNIT A
BUILDING NO. 2
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



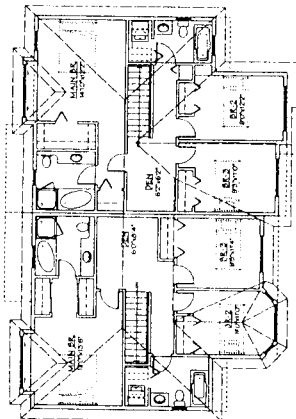
UNIT A
BUILDING NO. 2 & 4
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



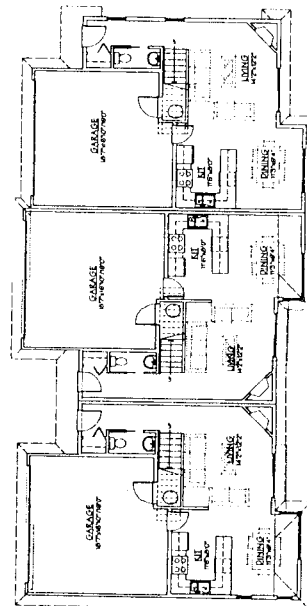
UNIT A
BUILDING NO. 2 & 4
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



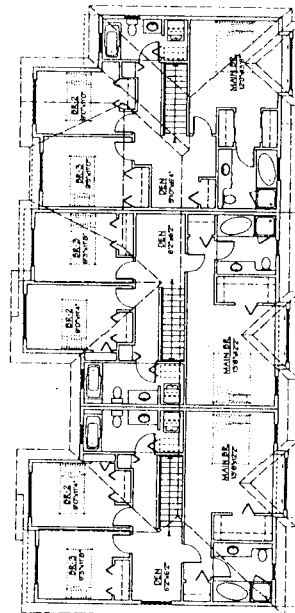
UNIT A
BUILDING NO. 7
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



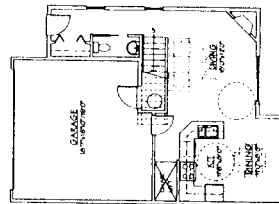
UNIT A
BUILDING NO. 7
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



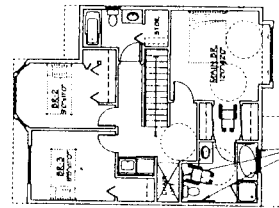
UNIT A
BUILDING NO. 3
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT A
BUILDING NO. 3
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT A
BUILDING NO. 5
GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"



UNIT A
BUILDING NO. 5
SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/00	PRELIMINARY	TM	
2	10/1/00	REVISION	TM	
3	10/1/00	REVISION	TM	
4	10/1/00	REVISION	TM	
5	10/1/00	REVISION	TM	
6	10/1/00	REVISION	TM	
7	10/1/00	REVISION	TM	
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9	10/1/00	REVISION	TM	
10	10/1/00	REVISION	TM	

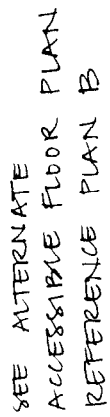
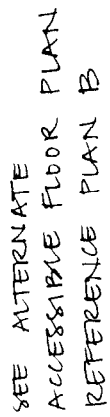
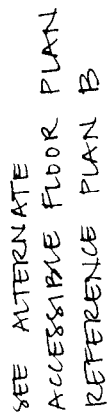
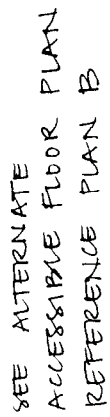
PROJECT
17 UNIT TOWNHOUSE
DEVELOPMENT
TOWN AND COUNTRY
INCORPORATED, INC.
7777 ARCADE ST.
INDIANAPOLIS, IN 46254
TEL: 317.777.1177 FAX: 317.777.1227
WWW.TCINC.COM

tomizo
yamamoto
architect inc.

FLOOR PLANS

REFERENCE PLAN B MAY 24 2006
BDA 3
POSSIBLE ACCESSIBLE UNIT
CONVERSION
SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"	SHEET NO. 8
DATE MAY 08, 2006	DESIGNER
DATE MAY 08, 2006	PROJECT NO. 05-304533
DATE MAY 08, 2006	CHECKER
DATE MAY 08, 2006	PROJECT NO. 05-304533



DATE	10" x 10"	SHEET NO	9
DATE	MAY 08, 2006	PROD NO	0438
LAWY	K.M./M.M.		
ENGINEER			



City of Richmond
Planning & Development

Development Permit

No. DP 05-304533

To the Holder: AM-PRI CONSTRUCTION LTD.

Property Address: 7071 BRIDGE STREET

Address: C/O TOMIZO YAMAMOTO ARCHITECT INC.
2386 OAK STREET
VANCOUVER, BC V6H 4J1

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 reduce the front yard setback from 6 m to 2.1 m for a recycling enclosure and a garbage enclosure.
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 #6 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 \$58,967. 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.

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Property Address: 7071 BRIDGE STREET
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VANCOUVER, BC V6H 4J1

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 , .

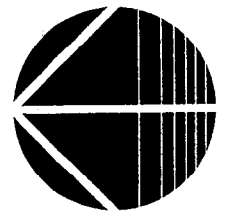
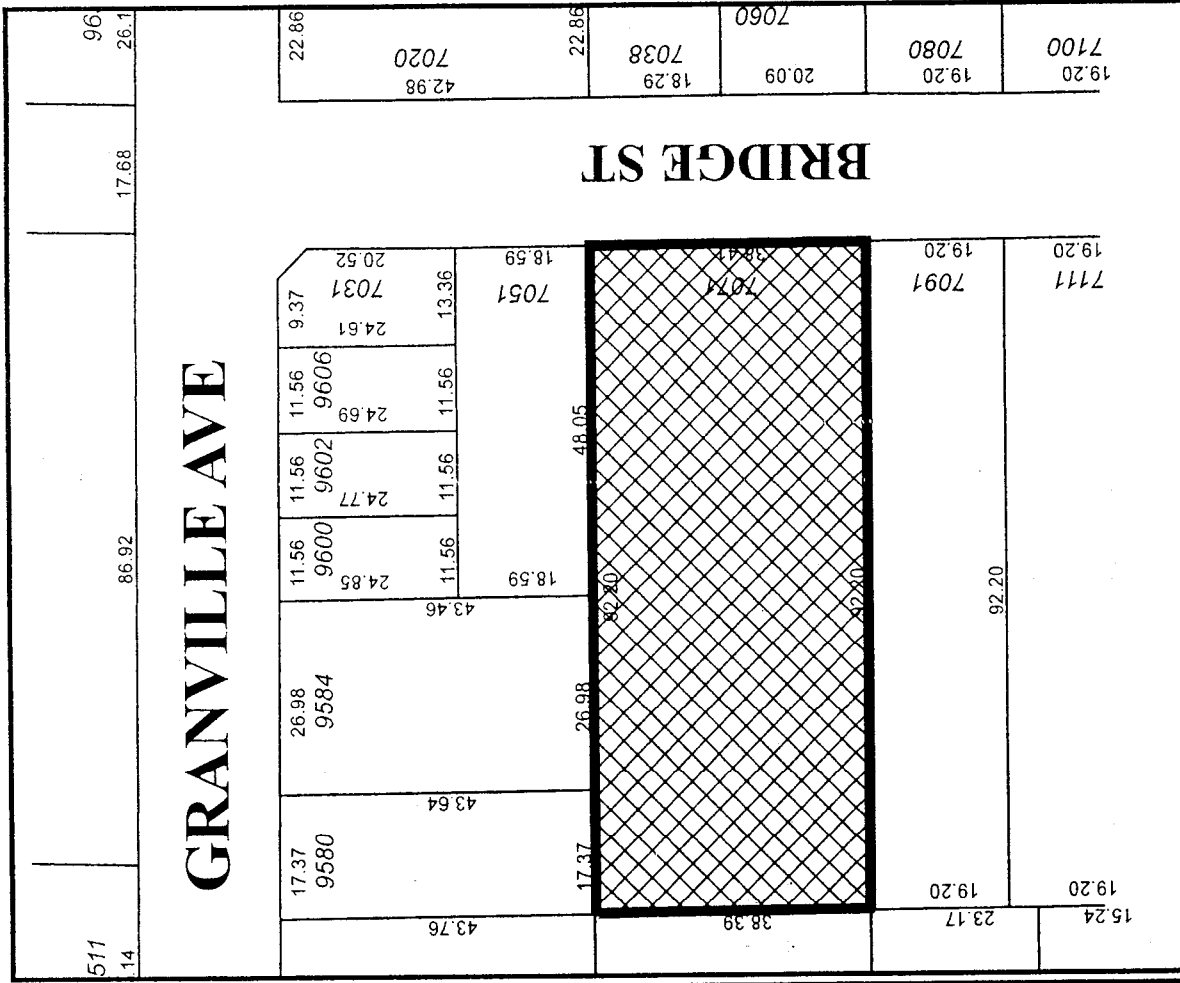
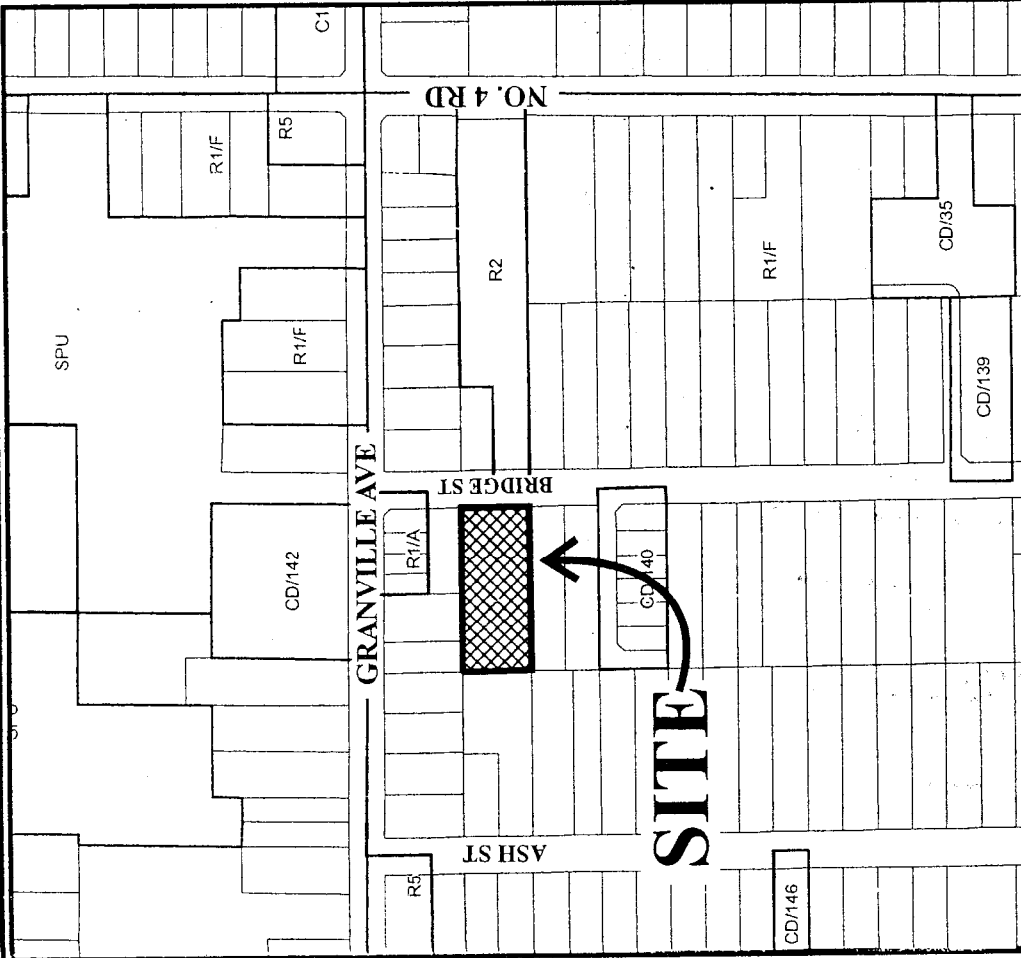
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 05-304533 SCHEDULE "A"

Original Date: 06/21/05

Revision Date:

Note: Dimensions are in METRES