



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel

Date: October 20 , 2004

From: Raul Allueva
Director of Development

File: DP 04-272882

Re: **Application by Peter Yee for a Development Permit at
9331 General Currie Road**

Staff Recommendation

That a Development Permit be issued which would permit the construction of four (4) dwelling units at 9331 General Currie Road on a site zoned Comprehensive Development District (CD/120).

Raul Allueva
Director of Development

for

SB:blg
Att.

Staff Report

Origin

Peter Yee has applied to the City of Richmond for permission to develop four (4) dwelling units at 9331 General Currie Road in the form of two (2) two-storey buildings and two (2) three-storey buildings. The site contains a single-family home which will be demolished for this project.

The site is in the process of being rezoned from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/120) for this project under Bylaw 7766 (rezoning application RZ 04-266836).

Background

The subject application and associated staff report (**Attachment 1**) were considered by the Development Permit Panel on October 13, 2004. The Panel raised concerns about the proposal and referred the application back to staff with the following recommendation:

That DP 04-272882 be referred to staff for a review of the following:

- *provision of better access to the front units from the parking;*
- *improved articulation of the interior side elevations and better delineation of each storey;*
- *the use of a combination of materials for paving;*
- *provision of landscaping along the internal driveway; and*
- *confirmation of compliance with the City's tree re-planting requirements and provision of landscaping detail for the boulevard.*

Analysis

The purpose of this staff report is to outline the measures taken by the applicant to respond to the concerns listed in the referral motion.

Access to On-site Residential Parking:

- The two-storeys of living space for the rear unit has been raised up a storey over garages for both the front and rear units. There is an internal door linking the two-car garage to the entry foyer of the rear unit. The link between the front units and their one-car garages at the rear has been improved through flipping the floor plan for the rear unit and changing the landscape treatment. The most direct link is along a path of pavers in the side yard connecting the garage's exterior pedestrian garage door to the unit's back door; and
- The proposal satisfies the bylaw requirements for the number of on-site residential parking spaces provided. On-site parking is located off and facing the lane, in the rear buildings, to minimize its visual impact on General Currie Road.

Architectural Treatment of Side Elevations:

- The architectural side elevation treatment has been improved with the introduction of roof edge fascia detail, wood shingles and barge boards. The introduction of bay windows into the shared access was explored, but abandoned. Unfortunately, the introduction of bay window projections conflicts with the required 4 m temporary cross-access easement; and
- High quality building materials are proposed.

Landscape Treatment:

- The Development Permit application has been revised to include a landscape plan prepared by a registered Landscape Architect;
- The landscape plan has been revised to include: a combination of materials for paving; transitional landscaping strips along the internal driveway including low shrubs, low fencing and trees;
- The applicant explored retention of all four (4) existing trees outside of the lane right-of-way, but unfortunately, the location of three (3) of the trees conflicts with building envelopes. The applicant is retaining one (1) existing clump ornamental Maple tree in the front yard setback. The remaining three (3) trees will be replaced with 26 new trees; and
- The landscape plan shows City boulevard treatment including a sidewalk pulled back from the curb, street trees, and a grass boulevard. Frontage improvements including those mentioned will be secured and confirmed through a required Servicing Agreement prior to Building Permit issuance.

Conclusions

The applicant has satisfactorily addressed the Development Permit Panel's comments regarding: access to residential parking; architectural and landscaping treatment of side elevations and shared access; the use of a combination of materials for paving; tree replacement rationale; and landscaping detail for the boulevard.

Please refer to the attached staff report dated September 15, 2004, regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context; therefore, staff recommend support of this Development Permit application.



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

SB:blg

Prior to forwarding this application to Council for approval the following condition has to be met:

- Receipt of a Letter of Credit for landscaping in the amount of \$16,208.56 (based on a total floor area of 8,104.28 ft²); and
- Proof of contract with registered arborist with minimum of four (4) site visits (prior to demolition and through construction) to supervise the retention of trees onsite and adjacent to site.

Prior to approval of future Subdivision*, the following condition has to be met:

- Servicing Agreement*.

Prior to Building Permit issuance the following condition has to be met:

- Subdivision* of the site into two (2) lots.

* requires separate application.

List of Attachments

Attachment 1 Staff Report of September 15, 2004 to the Development Permit Panel
Meeting of October 13, 2004



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: September 15, 2004
File: DP 04-272882
Re: **Application by Peter Yee for a Development Permit at 9331 General Currie Road**

Staff Recommendation

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A handwritten signature in cursive script, appearing to read "Raul Allueva", followed by a horizontal line.

Raul Allueva
Director of Development

RA rg
Att. 1

Staff Report

Origin

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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 McLennan South Sub-Area site is located on General Currie Road between Heather Street and Ash Street. The existing development surrounding the site is described as follows:

- To the north, is proposed a multi-family development, Comprehensive Development District (CD/143) with a higher maximum floor area ratio Floor Area Ratio (F.A.R.) at 0.71 (RZ 03-254676);
- To the west, are two (2) single-family homes and proposed multi-family development, Comprehensive Development District (CD/120) beyond with the same F.A.R. (RZ 03-242687 and RZ 03-251948);
- To the south, across General Currie Road, are single-family lots; and
- To the east, are two (2) single-family lots facing Ash Street.

Rezoning and Public Hearing Requirements

The Rezoning Application for this development (RZ 04-266836) was presented to Planning Committee on July 20, 2004 and received Second and Third Readings at the Public Hearing on August 23, 2004. A letter was received from the adjacent neighbour to the east regarding the provision of off-street parking on site. The proposal satisfies Bylaw requirements (1.5 parking spaces per dwelling unit for a total of 6 parking spaces).

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/120) Schedule.

Analysis

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

- Schedule 1: 9.2 General Guidelines
- 9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses)
- Schedule 2: 2.10 City Centre Area Plan
- 2.10D McLennan South Sub Area Plan

Conditions of Adjacency:

- The proposed, height, siting and orientation of the buildings respect the massing of the surrounding existing residential development; and
- The applicant has addressed privacy for the adjacent single-family side yard to the east and back yards to the west through stepping down the roof form; minimizing windows on these elevations; a 1.8 m solid wood fence (lane portion temporary); and orienting the main living areas and associated windows towards the north, south and to the centre of the development.

Site Planning and Urban Design:

- The subdivision of the subject site into two sites is a requirement prior to Building Permit issuance;
- Vehicle access to the development will be through a rear lane. A portion of this lane is being constructed through the proposed developments at 7400 Heather and 9251 General Currie Street, providing a permanent connection to Heather Street. The lane is intended to carry through to Ash Street to the east. Until such a time as the lane connects through to the subject property, the development is providing a temporary access ROW which straddles the future property lines in the middle of the development. When the lane connects through, the temporary access will be closed and the paving removed;
- The resident parking is accessed from the lane with no visual impact on General Currie Road. Parking will be provided at a rate of 1.5 resident parking spaces per dwelling unit as required by the zoning district schedule (visitor parking stalls are not required as each future lot will contain less than 4 dwelling units); and
- Passive surveillance opportunities are presented through the siting of the building and the relationship between the indoor spaces and the outdoor areas to meet safety and crime prevention objectives.

Architectural Form and Character:

- The building forms are well articulated; and
- The proposed building materials (wood shingles, Hardi-plank siding, painted wood trim and asphalt shingle roofing) are generally consistent with the Official Community Plan (OCP) Guidelines.

Landscape Design:

- Three (3) existing fruit trees located in the rear of the property will be removed as their location conflicts with the lane ROW;

- Three (3) existing substantial trees (a Spruce and two Douglas Firs) located in the west side yard will be removed as their location conflicts with building envelopes. They are being replaced with a new tree in each unit's front yard. The new trees will be a mixture of different sizes with larger specimens in the front yard setback to the front units and smaller ornamental species in the smaller front yards for the rear units. In addition, high-quality building materials (hardi-plank, wood trim and natural granite) are proposed and interlocking pavers have been used for pedestrian paths and the shared driveway;
- The landscape design includes retaining one (1) existing Maple tree and planting four (4) new trees (one in each front yard). The retention of the mature Maple tree and planting of two (2) new upsized specimen trees will contribute a maturity to the development identity and streetscape elevations;
- The landscape design also includes special paving treatment with patterning and colour, as well as accent native planting; and
- The use of interlocking pavers improves the permeability of the site.

Advisory Design Panel Comments

Due to the small scale of the proposed development, the application was not presented to the Advisory Design Panel.

Conclusions

The applicant has satisfactorily addressed issues that were identified through the rezoning process, as well as staff comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



for Sara Badyal, M.Arch.
Planner 1

SB:rg

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City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

**Development Application
Data Sheet**
Development Applications Department

DP 04-272882 **Attachment 1**

Address: 9331 General Currie Road

Applicant: Peter Yee Owner: Alex, Jeffrey and Brenda Yip

Planning Area(s): B2 Character Area of McLennan South Sub-Area of City Centre Area

Site Area Existing: 883.8 m² After future Subdivision: 441.9 m² each

Floor Area Gross: 752.9 m² Net: 618.5 m²

Zoning Formerly: R1/F Existing: CD/120

	Existing	Proposed
Land Uses	formerly single family home	detached units
OCP Designation	Residential, 2 ½ Storeys typical (3 storeys Max.)	Residential, 3 Storeys
Number of Units	1	4 total, 2 on each future lot

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Lot Coverage – Building:	Max. 45%	38.4%	none
Lot Size:	Min. 360 m ² Max. 1,560 m ²	441.9 m ²	none
Setback – Front Yard:	Min. 6 m	6 m	none
Setback – Side & Rear Yards:	Min. 1.2 m	Min. 1.2 m	none
Setback – Lane:	Min. 1.2 m	1.2 m	none
Height (m):	12 m	10.9 m	none
Building Separation	Min 1.2 m	Greater than 3 m	none
Off-street Parking Spaces – Regular/Visitor*:	6 and 0	6 and 0	none
Off-street Parking Spaces – Total:	6	6	none
Tandem Parking Spaces	permitted	4	none
Amenity Space – Indoor*:	none	none	none
Amenity Space – Outdoor*:	none	none	none

*Variances are not required for not providing visitor parking, indoor or outdoor amenity space as each Other: future subdivided lot will only contain 2 dwelling units.



No. DP 04-272882

To the Holder: PETER YEE

Property Address: 9331 GENERAL CURRIE ROAD

Address: C/O #303 – 460 NANAIMO STREET
VANCOUVER, BC V5L 4W3

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 Plans #1 to #3c attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plans #2 to #3a attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plans #3a to #3c attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #3a 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 #4 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.

Development Permit

No. DP 04-272882

To the Holder: PETER YEE
Property Address: 9331 GENERAL CURRIE ROAD
Address: C/O #303 – 460 NANAIMO STREET
VANCOUVER, BC V5L 4W3

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$16,208.56.

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 , .

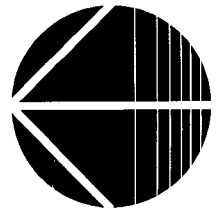
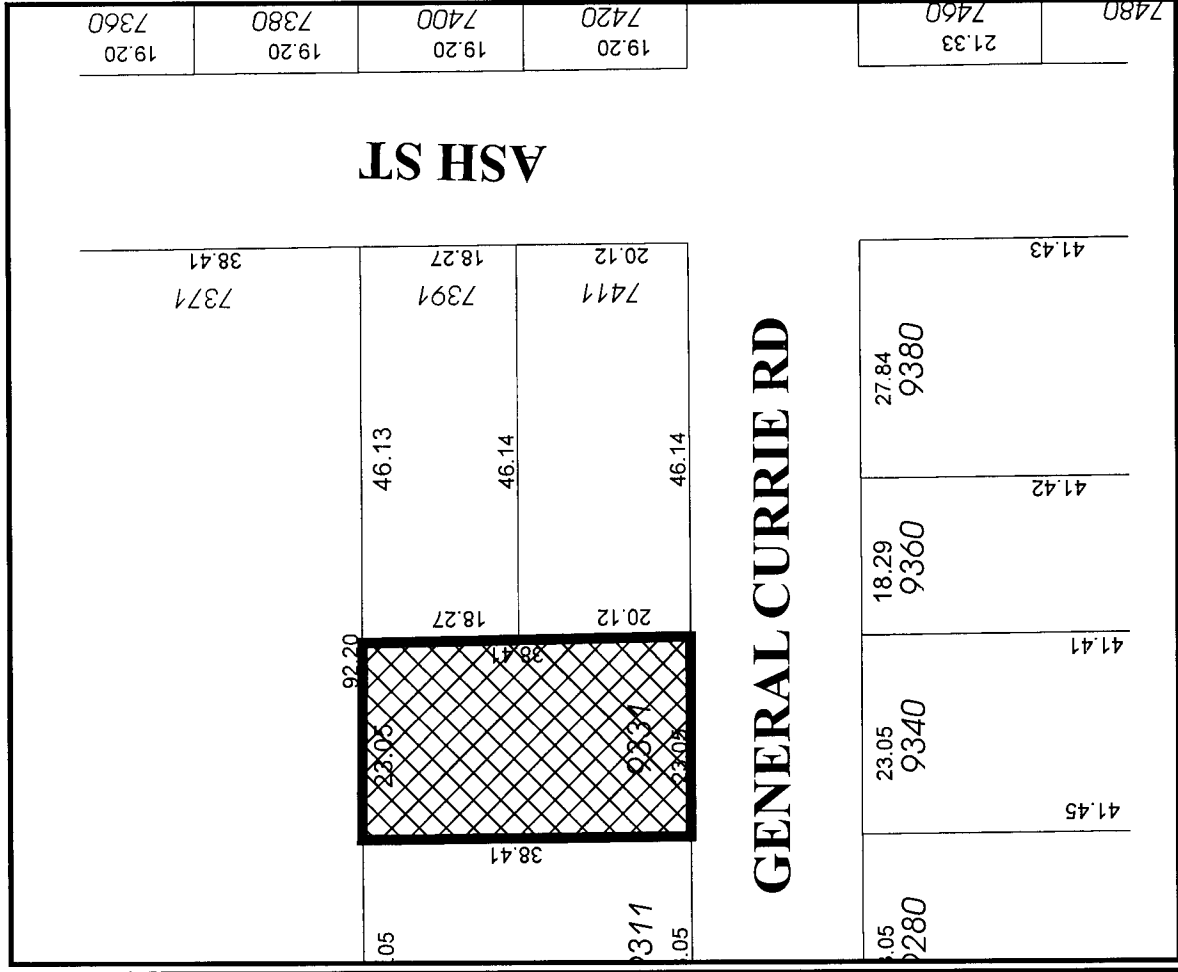
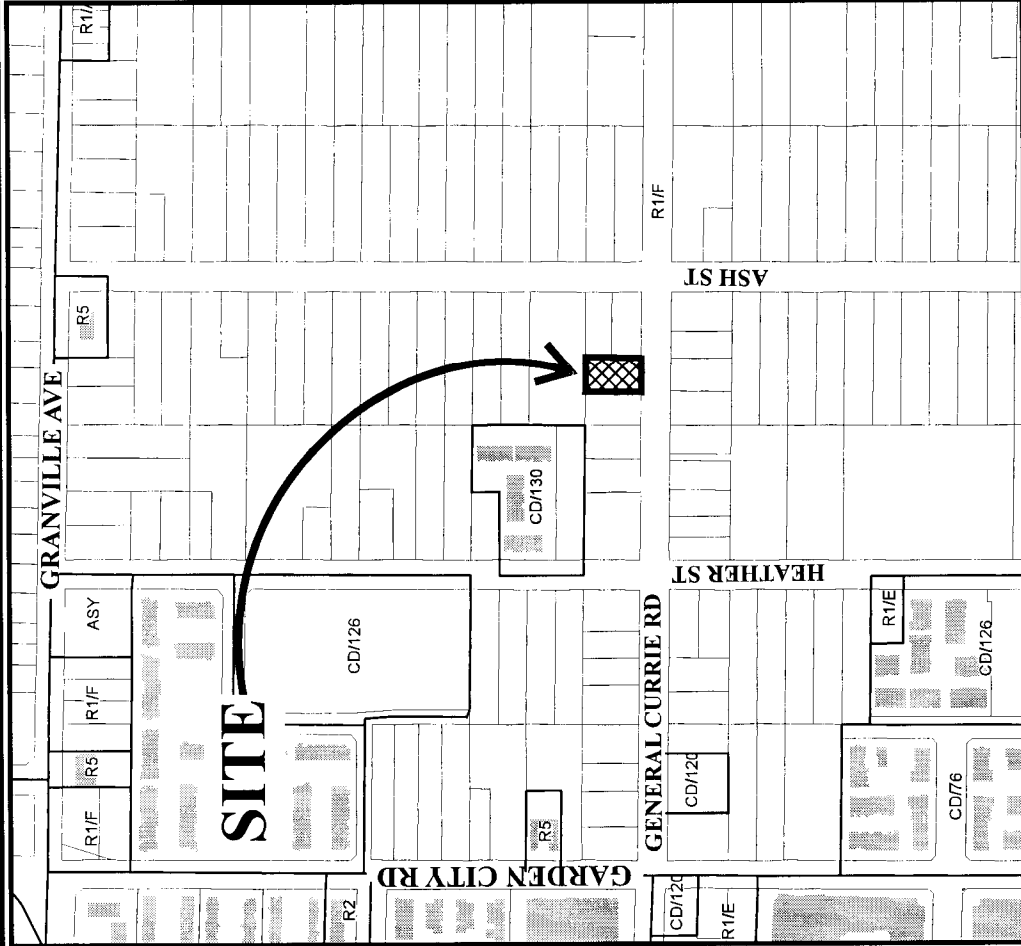
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 04-272882

SCHEDULE "A"

Original Date: 07/08/04

Revision Date:

Note: Dimensions are in METRES

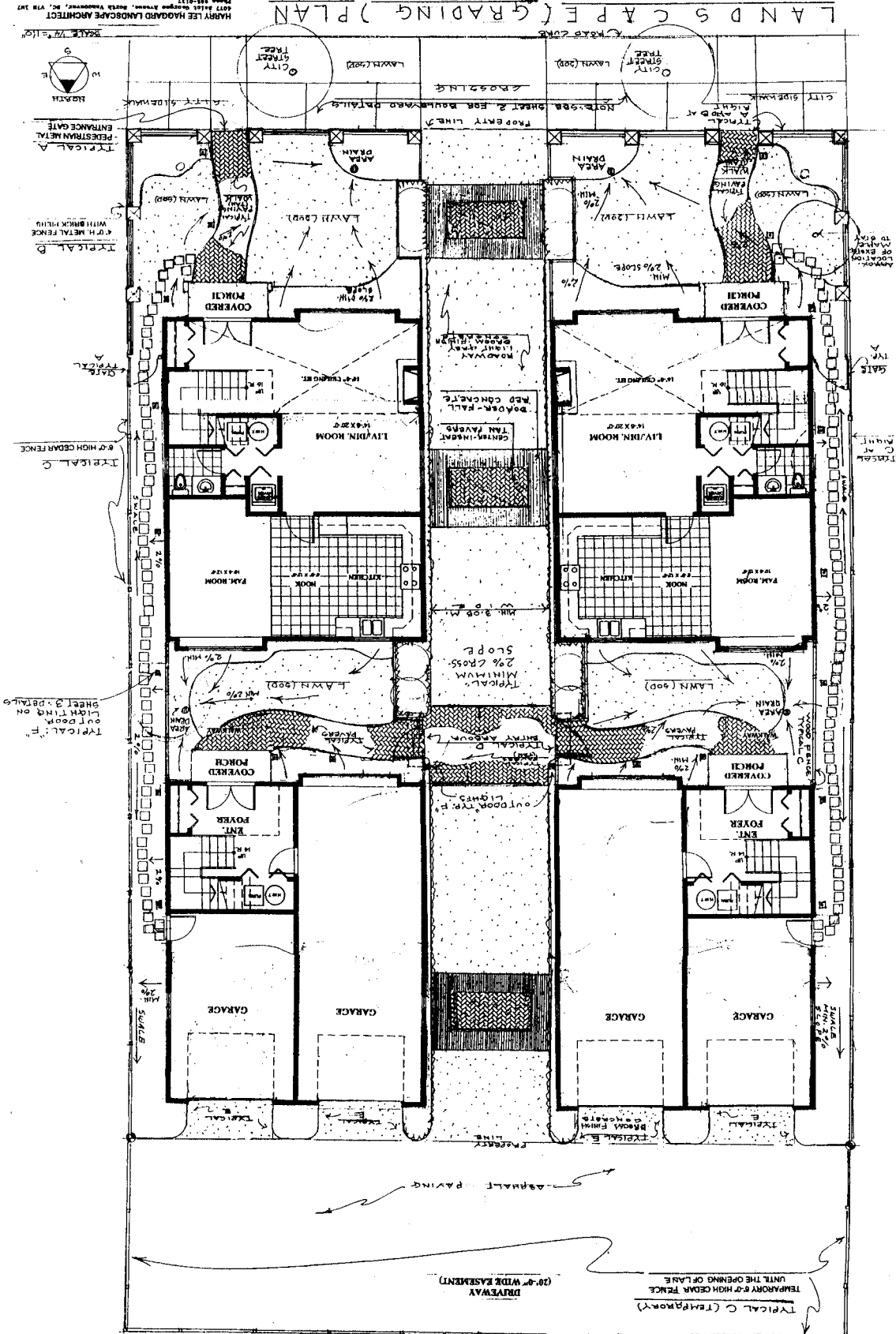
DATA:

Civic Address	9331 General Currie Road	
Legal Description	E 1/2 of the W 1/2 of Lot 11 Block "B" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207	
Site Area	883.8 m ²	
Zoning District	CD/120	
Allowable F.A.R.	Max. 0.7 (618.66 m ²)	
Proposed F.A.R.	Max. 0.7 (618.48 m ²)	
	each front unit	each rear unit
3 rd floor		70.51 m ²
2 nd floor	56.90 m ²	79.43 m ²
1 st floor	85.27 m ²	17.13 m ²
total	142.17 m ²	167.07 m ²
each future subdivided lot	Max. 0.7 (309.24 m ²)	
Garage Area	134.4 m ²	
Site Coverage	Max. 45% permitted	
	Max. 39% proposed	

PLAN # 1 OCT 27 2004
 DP 04272882

P. Y. & Associates Engineering Ltd. Consulting, Structural Engineers & Project Management 4831 General Currie Road, Vancouver, B.C. V6J 4R9 Tel: 604-255-3888 Fax: 604-255-3888	Project: PROPOSED RESIDENTIAL DEVELOPMENT AT 4831 GENERAL CURRIE ROAD, RICHMOND, B.C.

Job No. 2004-68	Date OCT-2004	Scale 1/4" = 1'-0"	Sheet 1 OF 3	Checked H.T. Haggard
Project: PROPOSED RESIDENTIAL DEVELOPMENT, AT 4501 GENERAL CURSE ROAD, RICHMOND, BC. Engineering Ltd. Consulting Structural Engineers & Development P. Y. & Associates 353-480 Vancouver Street, Vancouver, B.C. V6B 5K3 Tel: 604-266-3999 Fax: 604-263-0946				
Drawing Title: SITE PLAN WITH LANDSCAPE (GRADING PLAN)				



HARRY LEE HAGGARD LANDSCAPE ARCHITECT
 4015 151st Street, Richmond, BC, V7A 1M7
 Phone 604-271-1177



TYPICAL A
 6'-0" HIGH METAL ENTRANCE GATE

TYPICAL B
 6'-0" HIGH METAL FENCE WITH BRICK PIER

TYPICAL C
 6'-0" HIGH CEDAR FENCE

TYPICAL D
 6'-0" HIGH CEDAR FENCE

TYPICAL E
 6'-0" HIGH CEDAR FENCE

TYPICAL F
 6'-0" HIGH CEDAR FENCE

TYPICAL G
 6'-0" HIGH CEDAR FENCE

TYPICAL H
 6'-0" HIGH CEDAR FENCE

TYPICAL I
 6'-0" HIGH CEDAR FENCE

TYPICAL J
 6'-0" HIGH CEDAR FENCE

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 6'-0" HIGH CEDAR FENCE

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TYPICAL R
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TYPICAL S
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TYPICAL T
 6'-0" HIGH CEDAR FENCE

TYPICAL U
 6'-0" HIGH CEDAR FENCE

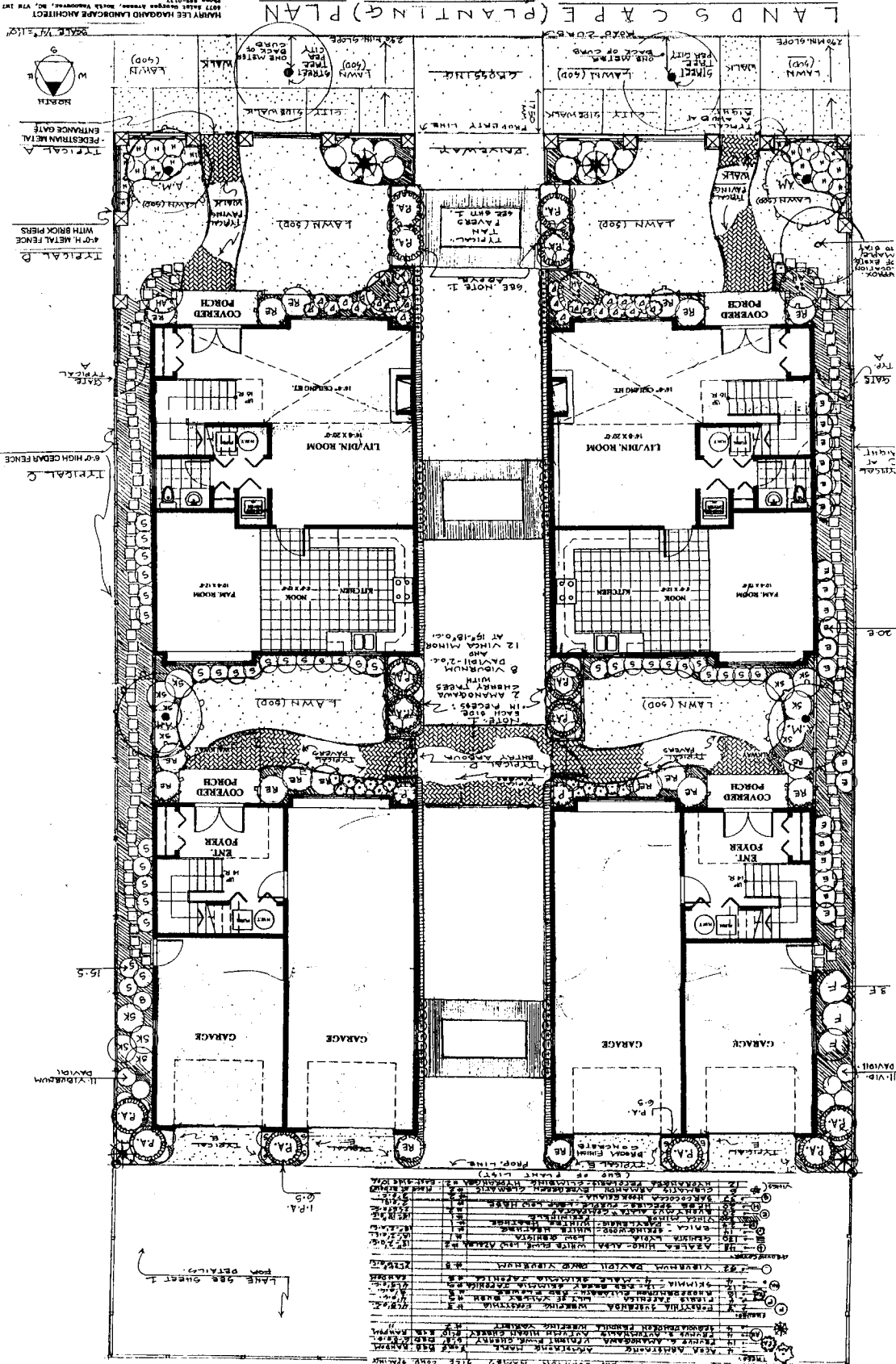
TYPICAL V
 6'-0" HIGH CEDAR FENCE

TYPICAL W
 6'-0" HIGH CEDAR FENCE

TYPICAL X
 6'-0" HIGH CEDAR FENCE

TYPICAL Y
 6'-0" HIGH CEDAR FENCE

Job No 2004-68	Date OCT-2004	Scale 1/4" = 1'-0"	Sheet 2 of 3	Checked V.M.H.	Drawn V.M.H.	AND PLANT LIST LANDSCAPE SITE PLAN WITH	Project PROPOSED RESIDENTIAL DEVELOPMENT AT 4391 GENERAL CURVE ROAD, RICHMOND, B.C.	Project Management Engineering Ltd. Consulting Structural Engineers & Development P. Y. & Associates Tel: 604-202-2008 Fax: 604-202-2008 2007-600 Hastings Street, Richmond, B.C. V6V 4A3	Notes: THE WRITTEN SPECIFICATIONS ON SHEET 3 OF THIS SET FORM AN INTEGRAL PART OF THESE DRAWINGS.
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DATE: OCT-2004	SCALE: 1/8" = 1'-0"	DRAWN: HLL	CHECKED: H.L. HARRIS
JOB NO. 2004-66			
SHEET 3 OF 3			
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT 9391 GENERAL CURRIE ROAD, RICHMOND, B.C.			
CONSULTING: P. Y. & ASSOCIATES Engineering Ltd. & DEVELOPMENT			
PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT AT 9391 GENERAL CURRIE ROAD, RICHMOND, B.C.			
CONTACT: P. Y. & ASSOCIATES Engineering Ltd. & DEVELOPMENT			

HARRY LEE HARRIS LANDSCAPE ARCHITECT 4077 SAULT STEPHEN AVENUE, SOUTH RICHMOND, B.C. V6V 1W7 FROM 955-0137

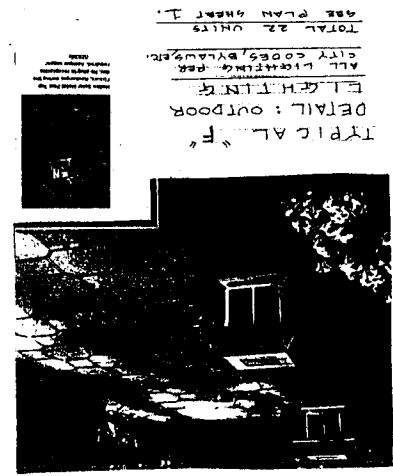
LANDSCAPE (DETAILS AND WRITTEN SPECIFICATIONS)

PLAN #3c
OCT 27 2004
DP 04272882



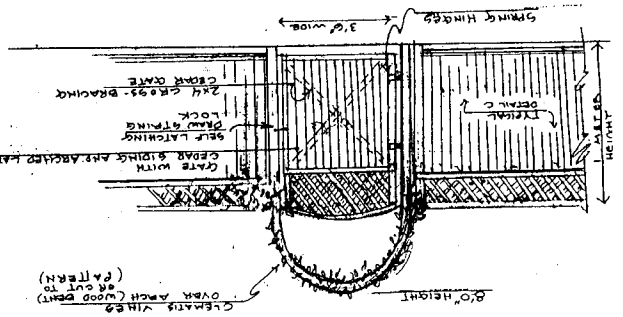
1. All work, materials, methods, etc. to be per B.C.S.L.A. and C.N.T.A. standards and specifications.
2. Add good field notes (minimum 1/4" day and maximum 1/8" per week) to depict as best as possible the site conditions (all existing trees and structures to be preserved).
3. After all planting and watering 2" of dark mulch (not less) throughout and road flanks.
4. The trees which have been transplanted in the 1" border up of asphalt and road flanks.
5. That inspection upon request by Landscape Contractor to include at a minimum of three to five:
6. That inspection at time of plant arrival.
7. That the inspection after that plant is placed in place and that the work is done.
8. That the inspection after that plant is placed in place and that the work is done.
9. A daily (20) day maintenance of plants to include pruning, watering, etc. Said 30-day maintenance to begin after that plant is placed in place and that the inspection has been carried out and reported by letter by this office.
10. The written specifications (17" x 17") form an integral part of these drawings.
11. All dimensions, locations, grades, etc. are approximate and are to be verified on-site prior to bidding by the respective contractor.
12. The general nature of plant quantities shown on the plan or the plan list is the number for which the Landscape Contractor is responsible for.

WRITTEN SPECIFICATIONS



SEE TYPICAL "E" ON SHEET 1 THIS SET.

TYPICAL DETAIL "D"



- CONSTRUCTION NOTES:
- 1) ALL WOOD PRESUME TREATED STRUCTURAL COGON.
 - 2) TRAIL ALL CUTS AND ENDS WITH PRESERVATIVE MIN. TWO COATS SIX HOURS APART.
 - 3) USE GALVANIZED NAILS, SPIRES, FASTENERS, ETC. THROUGH-OUT.

