



**City of Richmond**  
Urban Development Division

**Report to  
Development Permit Panel**

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**To:** Development Permit Panel  
**From:** Joe Erceg  
Manager, Development Applications  
**Date:** November 5, 2002  
**File:** DP 02-213623  
**Re:** Application by Jan Timmer Architecture Inc for a Development Permit at 8480 Granville Ave.

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**Manager's Recommendation**

That a Development Permit be issued for a property at 8480 Granville Avenue that would:

1. Allow the construction of a townhouse/ apartment complex on a site zoned CD/73, and that would;
2. Vary the regulations in the *Zoning and Development Bylaw* to ;
  - ☐ reduce the setback from Granville Avenue from 6m (19.685') to 0 for stairs and trellises, and to 1.5m (4.921') for an entry canopy, and to 2m (6.561') for a one-storey parking garage, and
  - ☐ reduce the side yard setback from 6m to 4m (13.123') for a projecting deck.

Joe Erceg  
Manager, Development Applications

JE:ajl  
Att. 1

## Staff Report

### Origin

Jan Timmer has, on behalf of Bosa Developments Ltd., submitted plans for the final phase of "The Palms" development on Granville Avenue just west of St. Albans Road. The first three phases consisted of townhouses, a small storefront on St. Albans and two residential towers. The second tower is presently under construction.

This application is required because in a previous application they reduced the height and density of the townhouses on Bennett Road and moved the density to this portion of the site. The present plans for the apartments are more detailed than the plans submitted with the townhouses. This phase consists of 105 units in a terraced six-storey building.

In addition, staff supported a strata-initiated initiative for better vehicle access, and in August 2002 Council approved -in principle- an access onto Granville Avenue. The access -right-in-right-out- is reflected in the current set of plans.

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

### Development Information

	<u>Overall site:</u>	<u>This application:</u>
Site Area:	18,336 m <sup>2</sup> . (197,376 ft <sup>2</sup> .)	n.a.
Building Area:	389,669 ft <sup>2</sup> . residential	108,087 ft <sup>2</sup> .
F.A.R.:	1.98 Allowed 1.97 Proposed	n. a.
Parking:	477 Spaces Required 482 Spaces Proposed	148 152

### Findings of Fact

Guidelines for form and character for residential Development Permits appear in Schedule 2.10. of Bylaw 7100, the *City Centre Area Plan* (part of the *Official Community Plan*).

The following comments are followed by the applicant's response in ***bold italics***.

### Staff Comments

#### URBAN DEVELOPMENT – DESIGN

The design for this phase will see the completion of a successful design solution on a large and difficult site. Attention to detail will be crucial at this stage.

The landscape plans should be amended to show the shrubs, etc. on the boulevard (similar to the design of "The Dutchess" complex at 8180 Granville Avenue.) One function of this landscaping is to protect the bicycle lane and to discourage motorists from dropping off passengers at the building entry on Granville.

Provide dimensions on the site plan, drive-aisles and access roads. Building Section 'A' should be extended to incorporate the emergency access lane and the landscaping. (See comments from the Fire Department.) Note that the developer may need to initiate a process of removing the restricted vehicle access covenant -on Granville Avenue- prior to a Building Permit.

***The applicants have revised the plans accordingly. For further details, refer to the Analysis of the City Centre Guidelines (below).***

## **URBAN DEVELOPMENT - UTILITIES**

Consider contributing to the cost of underground utility wires. The current program calls for this to be done in 2005. I believe that there are only a few poles left, towards the east. See also Fire Department comments..

***The applicants have taken this information under advisement.***

## **URBAN DEVELOPMENT – TRANSPORTATION**

1. Prefer improved on-site circulation on surface, if possible.
2. Ensure no parking along the private east-west road and the turnaround at the building's main entrance.
3. As per City Council (August, 2002) a vehicle access to Granville Avenue from the parking garage -right-in-right-out- will be permitted.

***The applicants have taken this information under advisement. Note that the access to Granville is shown on the plans.***

## **FIRE PREVENTION**

1. Assure that ladder truck access between the south fire lane and the building is not unduly obstructed by landscaping. Also allow for a level area to set up ladders along the east setback. ***The applicant has assured that access will be provided.***
2. A minimum 7.3 m wide paved area or areas are required along the south side of the building for set-up of a ladder truck. ***The applicant has assured that paving/ access is provided.***
3. Overhead wiring along Granville obstructs fire department emergency operations. ***The applicant has assured that access is provided.***

4. Fire department connections to be interconnected, north side and south side. *These will be provided at the working drawing stage.*
5. Fire alarm system to be interconnected to other phases. *These will be provided at the working drawing stage.*

### Analysis of the City Centre and Multi-Family (Apartment) Guidelines

The following is a summary of only the most relevant City Centre Guidelines, with areas of compliance indicated with a ☒ , and staff comments in ***bold italics***.

#### 4.4 Land Use-Specific Design Considerations (City Centre Plan):

##### 4.4.1 Residential: Reinforce and augment other City livability criteria and sub-area plans.

- ☒ General multiple-family guidelines promote the following:
  - a) Clustering - Maximum 90 apartment units sharing one entrance, 25 townhouses clustered, and six townhouses in a row.
  - b) Entries - Promote individual grade-level unit entries.
  - c) Views - Provide near-, middle-, and distant-views to each unit.
  - d) Sun - 75% of units and their open space should receive direct sunlight year-around.
  - e) Private Open Space - Larger spaces are strongly encouraged, but for townhouses, 37 m<sup>2</sup> (9 m deep) minimum, and for apartments, 6m<sup>2</sup> (1.8 m deep) minimum.
  - f) Noise - Maintain maximum indoor ambient sound level of 35 dBA, and buffer traffic noise impacts on private and semi-private open space.
- ☒ Universal housing seeks to accommodate the functional needs of all residents, through:
  - a) Common areas - All should accommodate wheelchairs and the visually impaired.
  - b) Elevator - At least one must accommodate a prone stretcher.
  - c) Units - Should accommodate wheelchair access throughout.
  - d) Doorways - Wheelchair accessible throughout common areas and private units.
  - e) Floors - Slip-resistant and non-glare.
  - f) Locks, Handles, and Controls - Easy to read, reach, grasp, and use.
  - g) Counters, Cupboards, Sinks, Tubs, and Showers - Well lit and easy to use.
  - h) Additional electrical features - Encouraged to allow for computers, etc.
- ☒ Housing families with children effectively requires special consideration of:
  - a) Sites - Within walking distance of schools/amenities, protected from incompatible uses, and conducive to the provision of family housing needs (ie. play space).
  - b) Clustering - Group family units to provide children peers to play with, a sense of community, and adequate numbers to support the provision of amenities.
  - c) Common Open Space - Must meet the needs of both adults and children.
  - d) Indoor Amenity Space - Size, distribution, and design should accommodate both adults and children.
- ☐ Maximum transition height gradient of 45 degrees between apartment building and property lines. *While portions of the building are within the 45 degree gradient on the east property line, the majority of this side of the building has a much greater gradient. As a consequence, the neighbouring townhouse residents should not be unduly affected by shadows or overlooking. (See cross section attached). Furthermore, although the original permit had a four- storey building, it had a long façade on the east side and generally would have had a greater impact*

***on privacy and sunlight. Therefore the six- storey terraced and set-back building is actually an improvement.***

## **Variances**

The applicants are seeking variances to the setbacks along Granville Avenue to allow for an entry canopy, stairs, a trellis and the parking garage. The variances do not affect the guidelines for the area, and there is a large boulevard on Granville Avenue. Staff have no objections to the variances.

## **Design Panel Comments**

At their meeting of October 9, 2002, the Panel gave the project their approval, subject to the following Critique:

- ➔ the pedestrian walkway on the east property line could be gated;
- ➔ the courtyard area, and in particular the units in the corner as they are below the level of the grass, is at risk due to access from the street; it was suggested that the corner corridors at the Monaco could be replicated in this phase;
- ➔ the parking was open reducing risk however, risk would be further reduced by private locking gates, or a locking staircase on the east side;
- ➔ visitor parking was considered problematic and would require clear signage;
- ➔ the plant material was generous in size and of a nice palette; overall architectural composition was liked but the location of the fountain was questioned. *Mr. Ito responded that the fountain had been placed so that it was visible from each living room. Mr. Ito did not think the small outdoor areas should provide concentrated amenity uses.*
- ➔ the grandness of the staircase outside of the amenity room was questioned;
- ➔ the relationship of the rich landscape to the lean architecture was questioned; *Mr. Timmer responded that intricate detailing, especially in the upper regions, along with the stepping and an emphasis on the main entrance, had been incorporated.*
- ➔ the lack of use of the roofscape especially at penthouse level was noted;
- ➔ the lack of exterior accessibility was noted.

It was the consensus of the Panel, with the exception of Constable Powroznik who said that she could not support the project until the issues with the staircase on the east side had been addressed, that the project move forward subject to the noted comments. “

***The applicants have responded with appropriate changes to the plans. The architect has not changed the design of the facades because the intent is to blend with the existing buildings. In the architect's own words: “The strong clean lines of the architectural design support a very rich articulation in the***

*detailed building massing. Further embellishment of the design would detract from this clear and successful strategy, as can be observed from the completed Monaco building."*

### **Analysis**

This is the fourth and final phase of Bosa's "The Palms" development. The two phases which have been completed are of good quality and were well received. The developer has provided a small neighbourhood park/ playground on Bennett Road, and the completion of phase four should result in frontage works, including a "greenway" with extensive landscaping along Granville Avenue. The City is looking into putting the few remaining utility wires underground.

This phase consists of an unusual concrete six-storey apartment which steps down to the east and provides a good transition to the townhouses on the adjacent site. The original plans called for a four-storey frame building. The parking garage and roof deck are to be integral with the third phase.

The plans are generally in conformance with City guidelines and regulations. Staff support the revised design of this project.

### **Conclusions**

Jan Timmer has applied for a new Development Permit to allow changes to "phase four" of the Bosa development. The plans include a new vehicle access on Granville Avenue which was approved by Council. The project is generally consistent with city plans and guidelines for the area.



Alex Jamieson  
Planner 2 - Urban Design

AJ1:aj1

There are detailed requirements to be met: Prior to issuance of a building permit, a Servicing Agreement (or amendment to an existing agreement) may be required for frontage works on Granville.



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

## Development Permit Application

Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

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

Property Address(es): 8480 GRANVILLE AVENUE  
Legal Description(s): LOT 1 SECTION 16 BLOCK 4 NORTH RANGE 6 WEST  
N.W.D. PLAN LMP 35205 - PID 623 920 700  
Applicant: JAN H. TIMMER MATBC  
Correspondence/Calls to be directed to:  
Name: ABOVE  
Address: #102 - 4696 W 10TH AVE  
VANCOUVER, BC V6R 2J5  
Tel. No.: 604-739-8068 Postal Code  
Business Residence  
E-mail: jtimmer@direct.ca 604-739-8032  
Fax

Property Owner(s) Signature(s):

Please print name

OR

Authorized Agent's Signature:

Attach Letter of Authorization

Please print name

JAN H. TIMMER

### For Office Use

Date Received:

Aug 15/02

Application Fee:

10,660.00

File No.:

02-213623

Receipt No.:

13-0007714

Only assign if application is complete

PROOF OWNERSHIP + SITE PROFILE NOT REQ'D W/ ORIGINAL PHASE 1  
AS PER H. BURKE

ENTERED



**City of Richmond**  
Urban Development Division

**Development Permit**  
**No. DP 02-213623**

To the Holder: JAN H TIMMER ARCHITECTURE INC  
Property Address: 8480 GRANVILLE AVENUE  
Address: #102 – 4696 WEST 10<sup>th</sup> AVE., VANCOUVER, BC V6R 2J5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
  - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
  - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2, 3 and 4 attached hereto.
  - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #5, 6 and 7 attached hereto.
  - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1, 2, 3, 4, 6, and 7 attached hereto.
  - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, street trees, walkways, fire access 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 Plans #8, 9, and 10 attached hereto.
4. 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.
5. 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

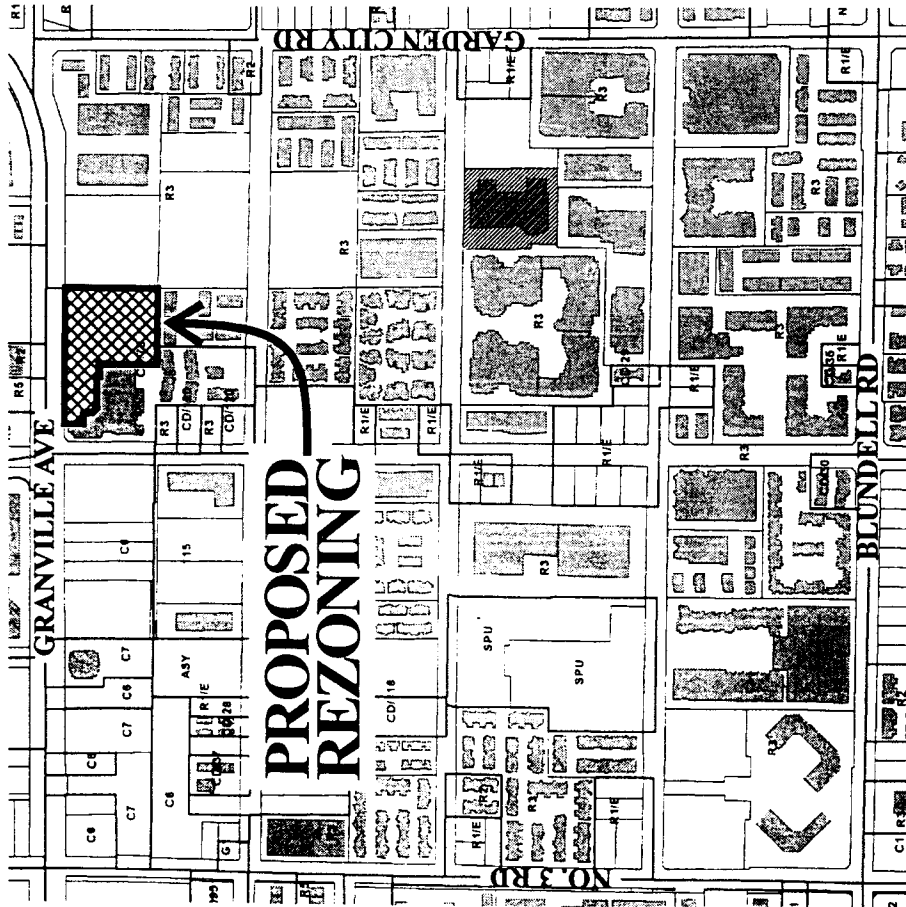
DELIVERED THIS DAY OF

\_\_\_\_\_  
MAYOR



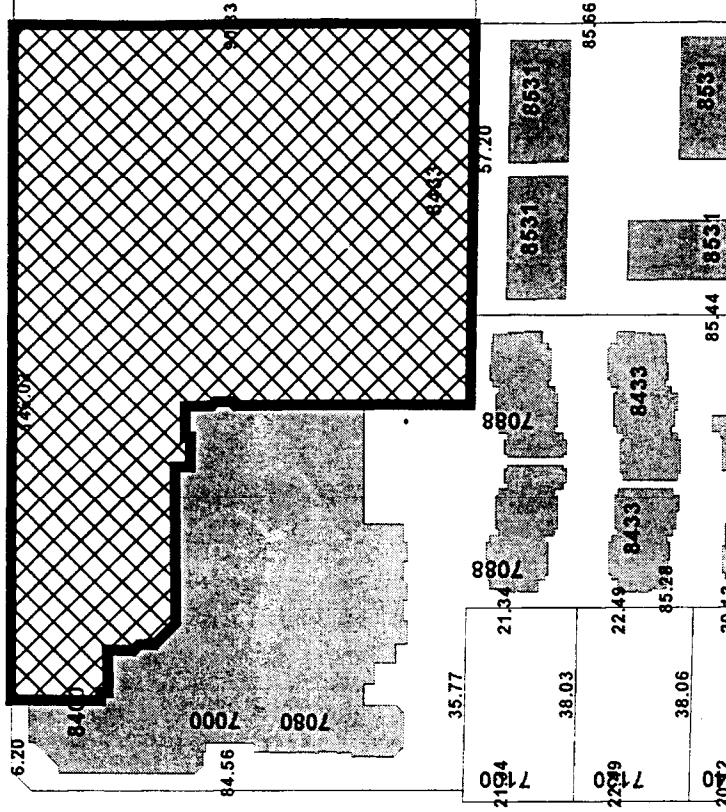


# City of Richmond

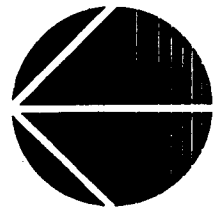


**PROPOSED  
REZONING**

**GRANVILLE AVE**



**RZ 02-213623**



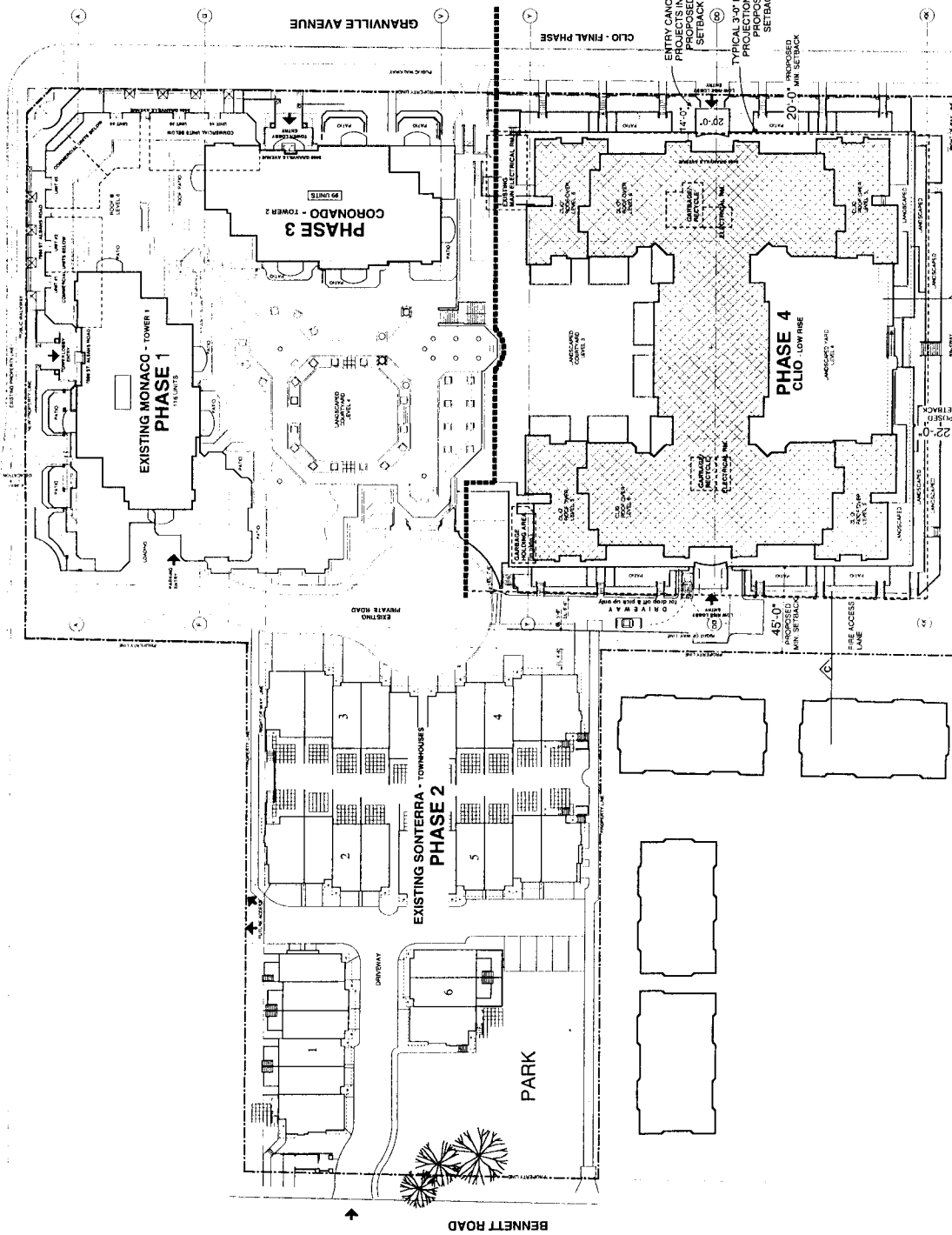
Original Date: 08/23/02

Revision Date:

Note: Dimensions are in METRES



ST. ALBAN'S ROAD



JULY 18, 2002 - 20% APPLICATION  
REVISION

CONTRACT NO.

CLIENT  
BOSA VENTURES

PROJECT  
CLIO AT THE PALMS  
RESIDENTIAL DEVELOPMENT  
FINAL PHASE

LOCATION  
RICHMOND, B.C.

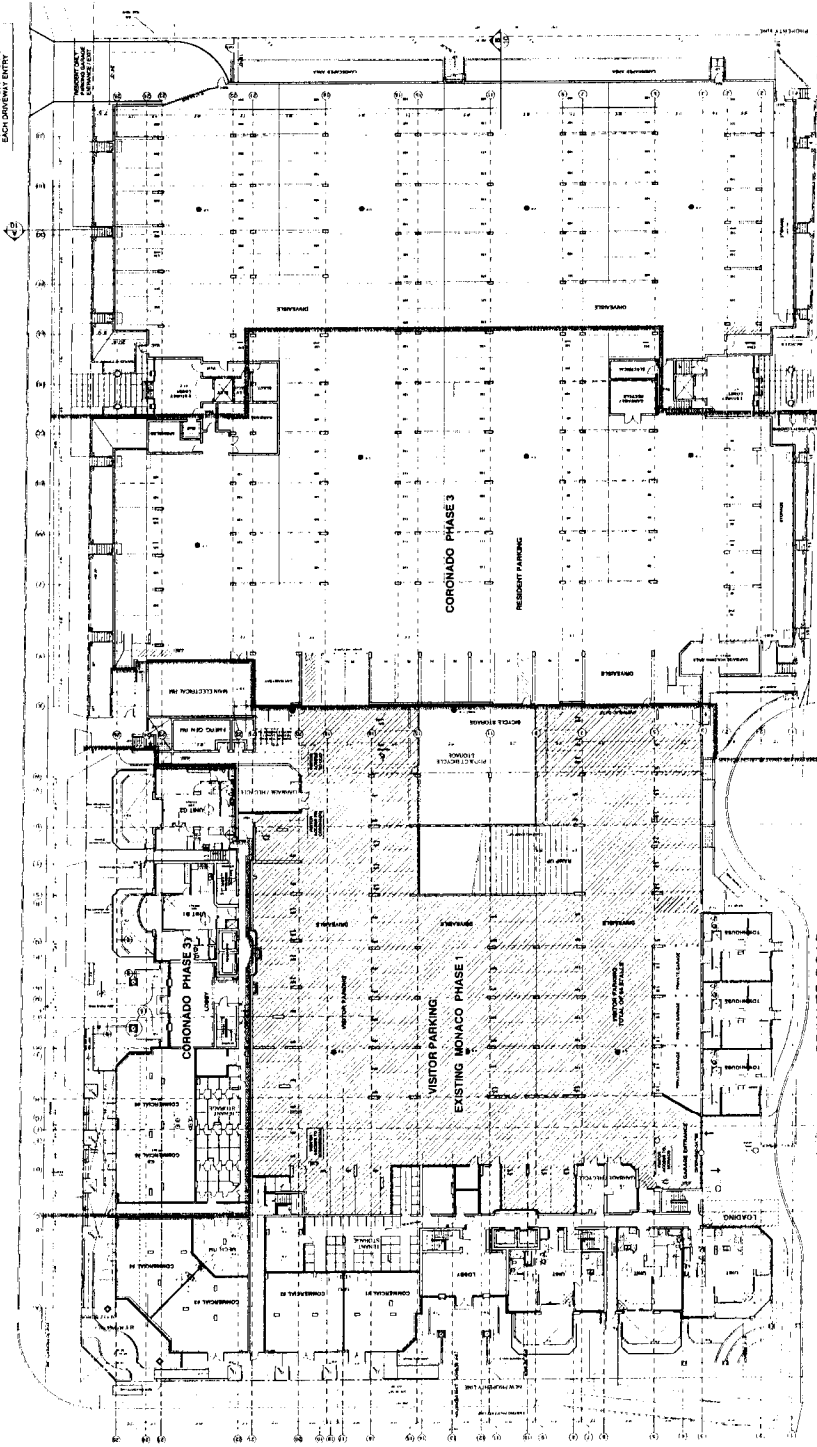
BUILDING ENVELOPE  
SITE PLAN

JAN H. TIMMER  
ARCHITECTURE LTD.  
DATE  
NOVEMBER 1, 2002  
SCALE  
1" = 20'-0"

#1  
NOV 05 2002  
DP 02.213623

GRANVILLE AVENUE

SHOWAGE TO DIRECT VISITORS  
TO VISITING LOT 1000  
TO VISITING LOT 1000



ST. ALBANS ROAD

PRIVATE ROAD

NOV 05 2002

LEVEL 1

EXISTING SONTERRA TOWNHOUSES PHASE 2

SHOWAGE TO DIRECT VISITORS  
TO VISITING LOT 1000  
TO VISITING LOT 1000

SEPT. 6, 2002 RESIDENTIAL DP.  
REVISIONS  
CORRECTIONS

CLIENT  
BOSA VENTURES INC.

PROJECT  
CLIO @ THE PALMS  
RESIDENTIAL  
DEVELOPMENT

LOCATION  
RICHMOND, B.C.

FILE  
LEVEL ONE  
PLAN

DRAWN  
MS

CHECKED  
JT

DATE  
10/11/02

PRINTED  
10/11/02

DATE  
NOVEMBER 1, 2002

FILE NO  
94-40

SHEET NO  
2

JAN H. TIMMER  
ARCHITECTURE LTD.

DP 02-213623







ITO  
 & ASSOCIATES  
 Landscape Architects  
 1000 N. 10th St., Suite 100  
 Fort Lauderdale, FL 33304  
 Phone: (954) 577-2010  
 Fax: (954) 577-2011  
 Email: info@itoassociates.com

**ITO**  
 & ASSOCIATES  
 Landscape Architects

1000 N. 10th St., Suite 100  
 Fort Lauderdale, FL 33304  
 Phone: (954) 577-2010  
 Fax: (954) 577-2011  
 Email: info@itoassociates.com

Project:  
 Site:  
 Date:

Client:  
 The Palms IV

Designer:  
 ITO & Associates, P.C.

Drawing No.:  
 LANDSCAPE PLAN  
 LEVEL 3 & 4

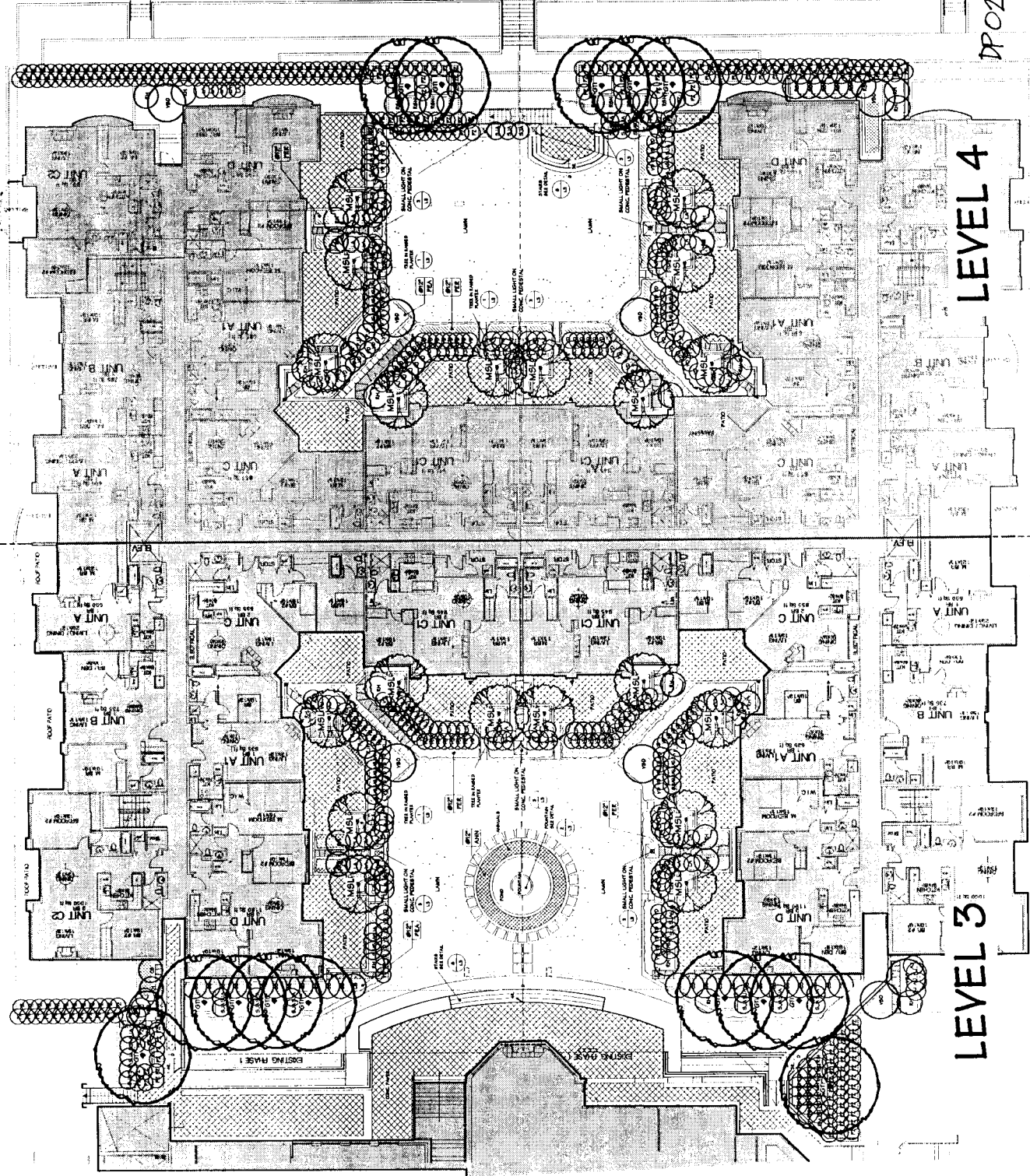
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North Arrow:	North
Sheet:	6
Project:	DP02-213623
Date:	12/12/2012
By:	W.L.
Check:	W.L.

L2 of 3

12/12/2012

DP02-213623

6



LEVEL 4

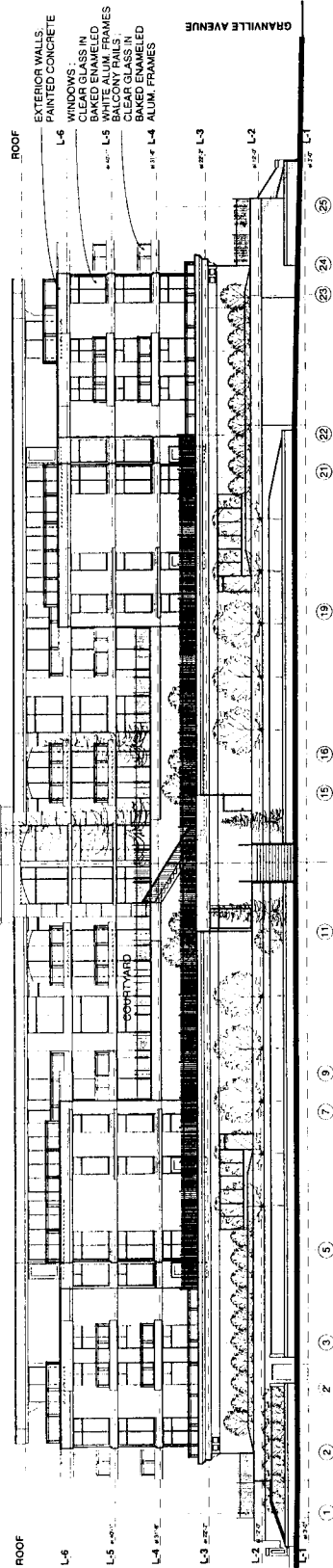
LEVEL 3



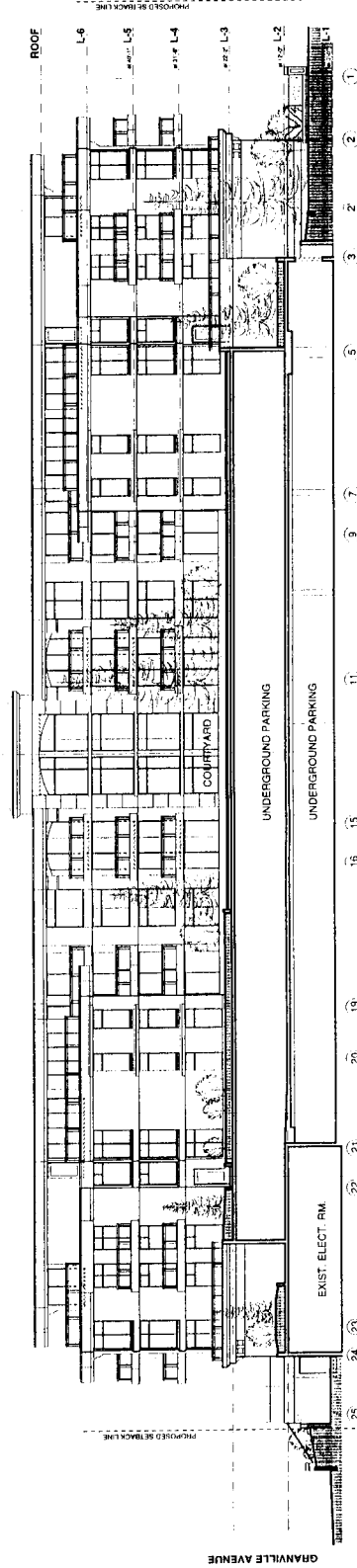




COLORED RIBBED METAL ROOF  
(eliminates conc. fin. design & install)



EAST ELEVATION



WEST ELEVATION / SECTION

DP 02-213623

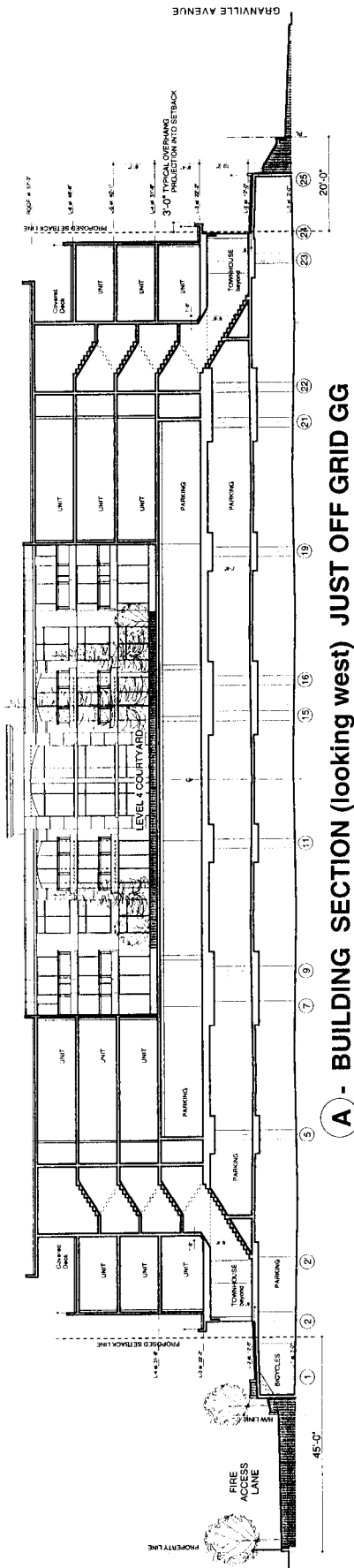
OCT 30 2023 APPROVED FOR  
SUBMITTAL  
CONTRACT NO. 23

BOSA VENTURES INC.  
PROJECT  
CLIO @ THE PALMS  
RESIDENTIAL  
DEVELOPMENT  
LOCATION  
RICHMOND, B.C.

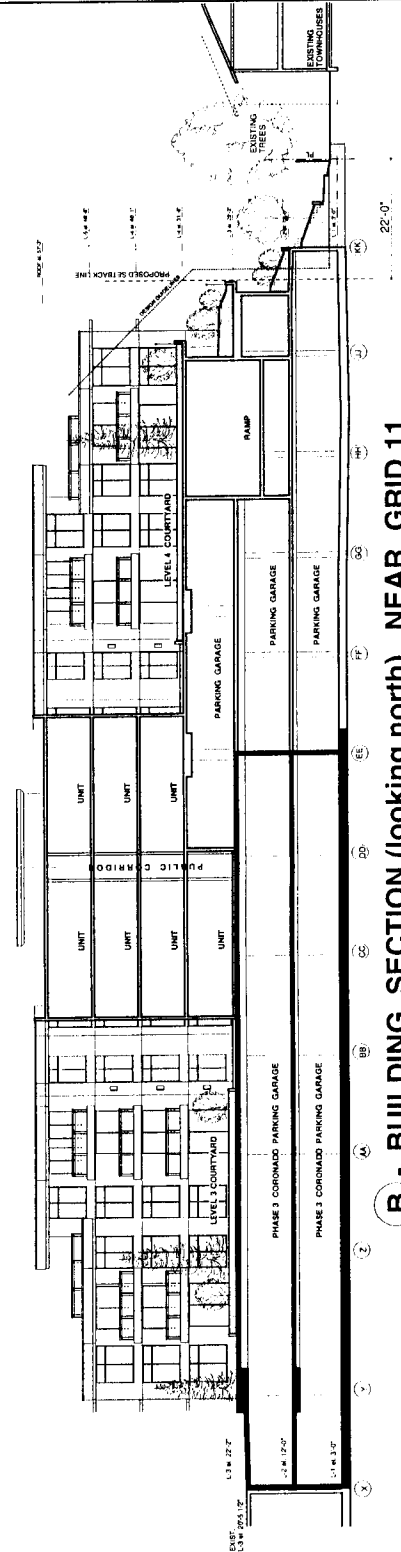
DATE  
DRAWN  
EAST WEST  
ELEVATIONS,  
SECTION

JAN H. TIMMER  
ARCHITECTURE LTD.  
SCALE  
DATE  
PROJECT NO.  
SHEET NO.  
SHEET 9

1  
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25



**A - BUILDING SECTION (looking west) JUST OFF GRID GG**

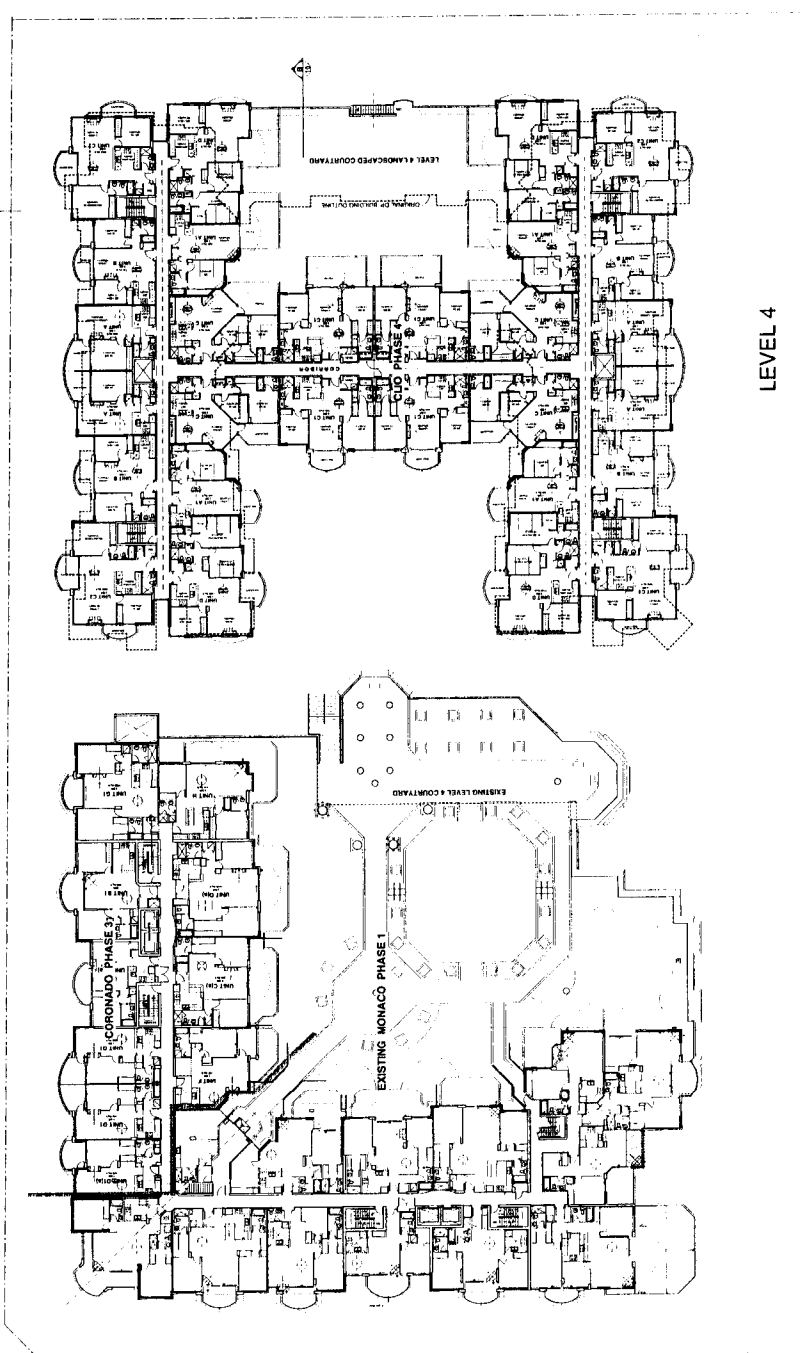


**B - BUILDING SECTION (looking north) NEAR GRID 11**

OCT. 30, 2002 AUTHORITY: ADO  
 ARCHITECT: BOSSA VENTURES INC.  
 PROJECT: CLIO @ THE PALMS  
 RESIDENTIAL DEVELOPMENT  
 LOCATION: RICHMOND, B.C.  
 TITLE: SECTIONS A & B

JAN H. TIMMER  
 ARCHITECTURE LTD.  
 1111 WEST 10TH AVE.  
 VANCOUVER, B.C. V6H 2G6  
 TEL: 604-681-1111  
 FAX: 604-681-1112  
 E-MAIL: JAN@JHARCHITECTURE.COM  
 NOVEMBER 1, 2002  
 SHEET NO. 10

NOV 05 2002  
 DP 02-213623

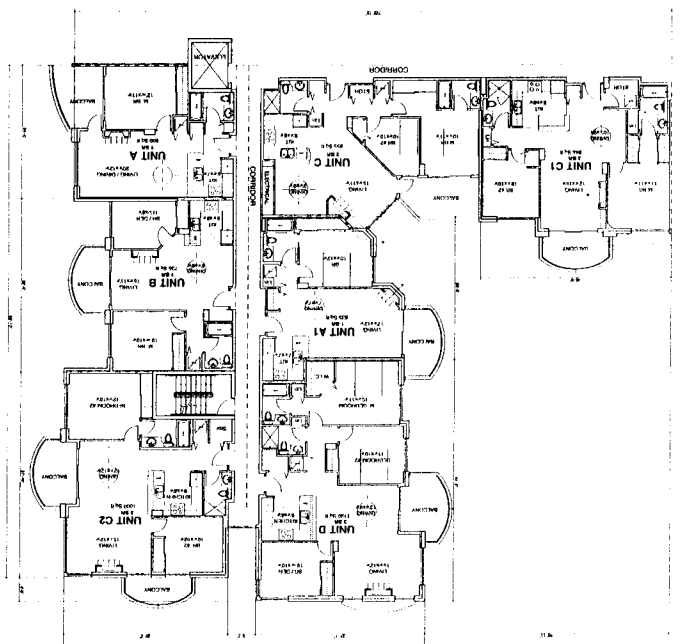


LEVEL 4

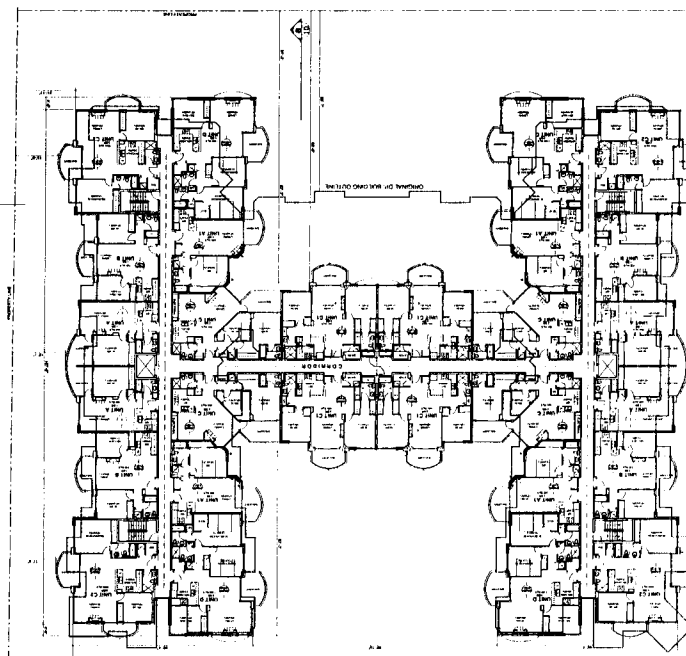
NOV 05 2002  
 DP 02.213623

SCALE IN FEET  
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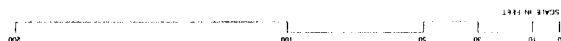
<b>CLIENT</b> BOSCA VENTURES INC.	
<b>PROJECT</b> CLIO @ THE PALMS RESIDENTIAL DEVELOPMENT	
<b>LOCATION</b> RICHMOND, B.C.	
<b>FILE</b> LEVEL FOUR PLAN	
<b>DATE</b> NOV 05 2002	<b>DESIGNED BY</b> J.T.
<b>SCALE</b> 1/8" = 1'-0"	<b>PRINTED &amp; TYPED BY</b> J.T.
<b>ARCHITECTURE LTD.</b> 1000 WEST 10TH AVENUE, SUITE 100 VANCOUVER, B.C. V6H 1A6	
<b>A-5</b>	



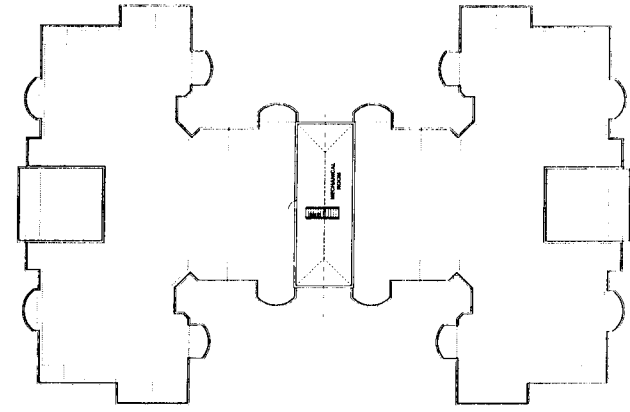
TYPICAL UNIT LAYOUTS



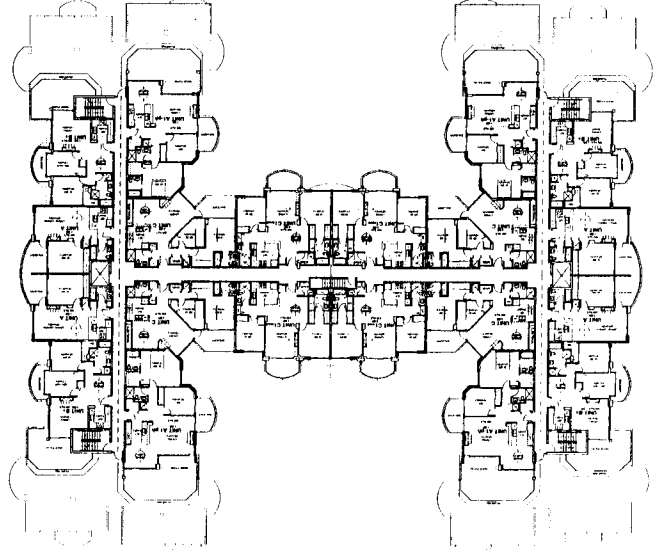
LEVEL 5



CLIENT: BOSA VENTURES INC.  
PROJECT: CLIO @ THE PALMS  
RESIDENTIAL DEVELOPMENT  
LOCATION: RICHMOND, B.C.  
TYPE: LEVEL FIVE PLAN  
TYPICAL UNIT LAYOUTS  
DATE: NOVEMBER 1, 2002  
DRAWN BY: J.T.  
CHECKED BY: J.T.  
SCALE: 1/8" = 1'-0"  
PROJECT NO.: 02-213623  
SHEET NO.: A-6  
JAN H. TIMMER ARCHITECTURE LTD.  
100-10100 166 STREET, SUITE 100, RICHMOND, B.C. V6V 2G9  
TEL: (604) 273-8888 FAX: (604) 273-8889  
WWW.JHTARCHITECTURE.COM



ROOF PLAN



LEVEL 6



SCALE IN FEET  
0 10 20 30 40 50 60 70 80 90 100

NOV 05 2002  
DP 02-213623

COMMENTS	
CLIENT	BOSA VENTURES INC.
PROJECT	CLIO @ THE PALMS RESIDENTIAL DEVELOPMENT
LOCATION	RICHMOND, B.C.
TITLE	LEVEL SIX & ROOF PLAN
DRAWN	JB
CHECKED	JT
DATE	NOVEMBER 1, 2002
SCALE	1/8" = 1'-0"
PRINTED	11/1/02
DATE	NOVEMBER 1, 2002
FILE NO.	94-40
DATE	94-40
VIEW NO.	A-7

JAN H. TIMMER  
ARCHITECTURE LTD.