



To: Development Permit Panel

Date: March 19, 2012

From: Brian J. Jackson, MCIP
Director of Development

File: DP 09-466065

Re: **Application by Thomas Chalissery for a Development Permit at
8531 Williams Road (formerly 8511 and 8531/8533 Williams Road)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 10 townhouse units at 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road) on a site zoned Low Density Townhouses (RTL4); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

Staff Report

Origin

Thomas Chalissery has applied to the City of Richmond for permission to develop 10 townhouse units at 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road). This site is being rezoned from Single Detached (RS1/E) and Two-Unit Dwellings (RD1) to Low Density Townhouses (RTL4) for this project under Bylaw 8477 (RZ 08-414049). The site is currently vacant. Road and infrastructure improvements were secured through the rezoning and will be constructed through the separate required Servicing Agreement (SA 09-499445). Works include, but are not limited to upgrades to the existing storm system; no frontage beautification works are required.

Development Information

Please refer to the attached Development Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

Development surrounding the subject site is as follows:

To the North: Existing single-family dwellings on lots zoned Single Detached (RS1/B) and Single Detached (RS1/E);

To the East: Existing single-family dwellings on lots zoned Single Detached (RS1/E);

To the South: Existing church zoned Assembly (ASY) and South Arm Community Centre zoned School and Institutional Use (SI); and

To the West: One (1) existing single-family dwelling on a Single Detached (RS1/E) zoned lot (8491 Williams Road) and then a 15-unit townhouse development at 8391 Williams Road (DP 07-381317, issued July 25, 2011).

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on April 18, 2011. No concerns regarding the rezoning were expressed at the Public Hearing.

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 Low Density Townhouses (RTL4) zone except for the zoning variances noted below.

Zoning Compliance/Variations (staff comments in **bold**)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.

(Staff supports the proposed tandem parking arrangement on the basis that the tandem parking arrangement is generally accepted in small developments to reduce the site coverage. A restrictive covenant to prohibit the conversion of the garage area into habitable space will be required as a condition of the Development Permit.

(Staff support the proposed small-car parking stalls on the basis that the width of the duplex units are to be minimized in order to maximize the width of the central outdoor amenity area. Transportation Department accepted the proposal.)

Advisory Design Panel Comments

The subject application was not presented to the Advisory Design Panel on the basis that the project generally met all the applicable Development Permit Guidelines, and the overall design and site plan adequately addressed staff comments.

Analysis*Conditions of Adjacency*

- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes adjacent to the site.
- The three-storey units proposed on-site are centrally located. Two-storey unit at east and west of street facing buildings provide good transition from adjacent single-family dwellings.
- Two-storey duplex and triplex units are proposed on the northern portion of the site in recognition of the adjacent existing single-family rear yards, and to minimize privacy and overlook concerns. The proposed rear yard setbacks of 4.5 m on the ground floor and up to 6.22 m on the second floor exceed the requirements of the RTL4 zone (3.0 m) and the guidelines in the Arterial Road Redevelopment Policy (4.5 m).
- Adjacent properties to the east (8551 Williams Road) and to the west (8491 Williams Road) are expected to be redeveloped into townhouse complexes in the future. A conceptual development of these sites for illustration purposes is on file.
- It is envisioned that 8551 Williams Road will be developed as an extension to the subject development in the future. A Public Rights of Passage (PROP), allowing access to/from the future development at 8551 Williams Road, has been secured at rezoning. Due to the small size of developable area of 8551 Williams Road, the applicant has agreed to share the garbage/recycling facilities at the subject site with the future development at 8551 Williams Road. A cross-access easement/agreement is required to be registered on Title to facilitate this arrangement.
- It is envisioned that the future development at 8491 Williams Road will be accessed through the driveway at 8391 Williams Road; however, a PROP to allow access to 8491 Williams Road via the subject site has also been secured at rezoning in case the development at 8391 Williams Road is delayed.

Urban Design and Site Planning

- The layout of the townhouse units is organized around one (1) driveway providing access to the site from Williams Road and an east-west drive aisle providing access to all unit garages.
- All units have two (2) vehicle parking spaces. A total of two (2) standard visitor parking spaces are provided. All of the visitor parking spaces are located within the side yard setback. Accessible visitor parking space is not required for this small development.
- The outdoor amenity area is proposed at the entry point for maximum exposure. The size and location of the outdoor amenity space, within the central portion of the site, is appropriate in providing open landscape and amenity convenient to all of the units.

Architectural Form and Character

- A pedestrian scale is achieved along the public street and internal drive aisle with the inclusion of variation in building height, projections, recesses, entry porches, gable roofs, varying material combinations, a range of colour finishes, landscape features, and individual unit gates. All units along Williams Road have direct access from the street.
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, secondary unit entrances, and planting islands.
- The proposed building materials (Hardie-Plank siding, wood trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with both the existing single-family character of the neighbourhood and multi-family character being introduced along Williams Road.
- A visual contrast is achieved by the use of darker coloured trims on lighter coloured siding.
- One (1) convertible unit has been incorporated into the design. In addition, accessibility features that allow for aging in place have been incorporated into all units in this development (i.e. blocking in all bathrooms for grab-bars, level handle for all doors, and lever faucet in all bathrooms and powder rooms).

Landscape Design and Open Space Design

- The only bylaw-sized tree noted on-site was identified for removal at rezoning stage due to proposed change of site grade and conflicts with the proposed building footprints. Two (2) replacement trees are required.
- The applicant is proposing to plant 15 conifer and seven (7) deciduous trees on-site; hedges, an assortment of shrubs and ground covers, as well as perennials and grasses have been selected to ensure the landscape treatment remains interesting throughout the year.
- A low metal fence, punctuated by masonry columns at individual gate entrances, will be introduced to demarcate private space and individual grade level unit entrances along the street frontage.
- Fence along the street frontage is set back 0.6 m from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.
- Children's play equipment intended to develop experimenting and climbing skills as well as engaging interactions between children is proposed in the outdoor amenity area.
- Benches are proposed adjacent to the children's play area to create an opportunity for passive surveillance of the outdoor amenity area.
- Indoor amenity space is not proposed on-site. A \$10,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.

Crime Prevention Through Environmental Design

- The site plan and individual unit design create opportunity for passive surveillance of both of the street frontage, outdoor amenity space, and internal drive aisle.
- Individual unit entrances are visible from either the public street or the internal drive aisle.
- Space differentiation (public, semi public, private) is achieved through the use of fences, gates, and landscape features.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Windows overlook the outdoor amenity space is integrated in the design of the rear buildings to increase surveillance opportunities.

Sustainability

- Drought tolerant and native planting materials as well as edible plants are incorporated into the landscaping design.
- Deciduous trees are proposed throughout the development to provide shade in summer and natural light in winter; this design would reduce electricity consumption.
- Permeable pavers are proposed on portions of the internal driveway to improve the permeability of the site and reduce volume of storm water discharge to the domestic utility services. The lot coverage for permeable area (including landscaping) is 47%.

Conclusions

The applicant has satisfactorily addressed staff's 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.



Edwin Lee
Planner 1
(604-276-4121)

EL:blg

The following are to be met prior to forwarding this application to Council for approval:

- Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space;
- Registration of a cross-access easement to allow future development at 8551 Williams Road to use the garbage/recycling facilities at the subject site;
- Receipt of a Letter-of-Credit for landscaping in the amount of \$36,578 (based on total floor area of 18,289 ft²).

Prior to future Building Permit issuance, the developer is required to complete the following:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

Development Application Data Sheet Development Applications Division

DP 09-466065

Attachment 1

Address: 8531 Williams Road (formerly 8511 and 8531/8533 Williams Road)

Applicant: Thomas Chalissery Owner: Mercy Kunnath & Thomas Chalissery

Planning Area(s): Broadmoor

Floor Area Gross: 1,699.1 m² (18,289 ft²) Floor Area Net: 1,223.0 m² (13,165 ft²)

| | Existing | Proposed |
|-------------------------|--|-------------------------------|
| Site Area: | 2,038.8 m ² (21,946 ft ²) | No change |
| Land Uses: | Single-Family Residential | Multiple-Family Residential |
| OCP Designation: | Low-Density Residential | No Change |
| Zoning: | Single Detached (RS1/E) & Two-Unit Dwellings (RD1) | Low Density Townhouses (RTL4) |
| Number of Units: | 3 | 10 |

| | Bylaw Requirement | Proposed | Variance |
|--|----------------------------|------------------------------------|---------------------------|
| Floor Area Ratio: | Max. 0.6 | 0.6 | none permitted |
| Lot Coverage – Building: | Max. 40% | 39% | none |
| Lot Coverage – Non-porous Surfaces | Max. 70% | 53% | none |
| Lot Coverage – Landscaping: | Min. 30% | 26% | none |
| Setback – Front Yard (m): | Min. 6 m | 6.0 m | none |
| Setback – Side Yard (East) (m): | Min. 3 m | 3.0 m | none |
| Setback – Side Yard (West) (m): | Min. 3 m | 3.0 m | none |
| Setback –Rear Yard (m): | Min. 3 m | 4.5 m | none |
| Height (m): | 12.0 m (3 storeys) | 9.9 m | none |
| Lot Size (min. dimensions): | min. 40 m wide x 30 m deep | Approx. 44.47 m wide x 45.7 m deep | none |
| Off-street Parking Spaces – Regular (R) / Visitor (V): | 2 (R) and 0.2 (V) per unit | 2 (R) and 0.2 (V) per unit | none |
| Off-street Parking Spaces – Total: | 22 | 22 | none |
| Tandem Parking Spaces: | not permitted | 6 | variance requested |
| Small Car Parking Spaces: | not permitted | 5 | variance requested |
| Off-street Parking Spaces - Accessible | 0 | 0 | none |

| | | | |
|---|--|---|------|
| Bicycle Parking Spaces – Class 1 / Class 2: | 1.25 (Class 1) and 0.2 (Class 2) per unit | 1.25 (Class 1) and 0.2 (Class 2) per unit | none |
| Off-street Parking Spaces – Total: | 13 (Class 1) and 2 (Class 2) | 13 (Class 1) and 2 (Class 2) | none |
| Amenity Space – Indoor: | Min. 70 m ² or Cash-in-lieu | \$10,000 cash-in-lieu | none |
| Amenity Space – Outdoor: | Min. 6 m ² x 10 units = 60 m ² | 109.6 m ² | none |



No. DP 09-466065

To the Holder: THOMAS CHALISSERY

Property Address: 8531 WILLIAMS ROAD
 (FORMERLY 8511 AND 8531/8533 WILLIAMS ROAD)

Address: C/O YAMAMOTO ARCHITECTURE 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 Bylaw 8500" is hereby varied to allow tandem parking spaces in three (3) of the townhouse units and five (5) small-car parking stalls in five (5) of the townhouse units.
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 #4 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 \$36,578.00 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 09-466065

To the Holder: THOMAS CHALISSERY
Property Address: 8531 WILLIAMS ROAD
(FORMERLY 8511 AND 8531/8533 WILLIAMS ROAD)
Address: C/O YAMAMOTO ARCHITECTURE 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.

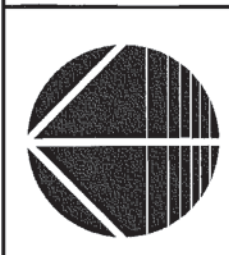
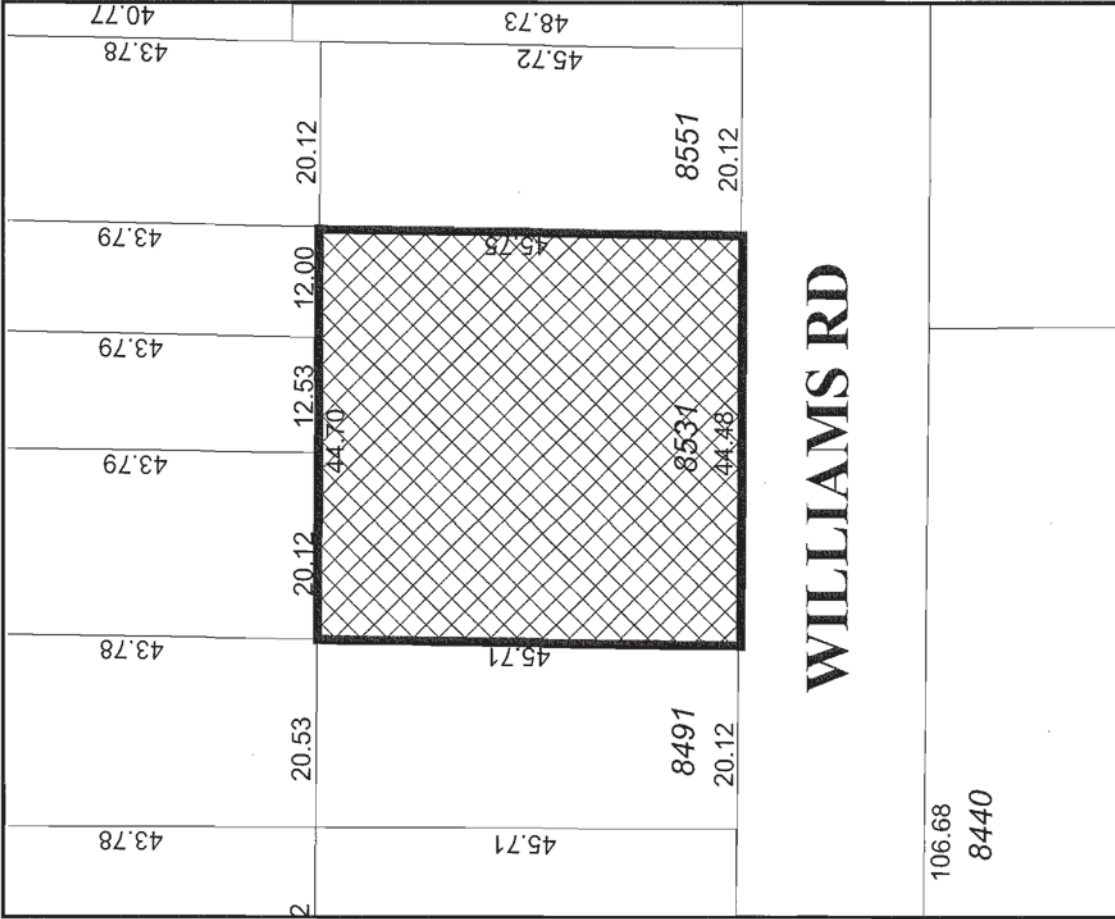
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE
DAY OF , .

DELIVERED THIS DAY OF , .

MAYOR



City of Richmond



DP 09-466065 SCHEDULE "A"

Original Date: 04/24/09
 Revision Date: 03/19/12
 Note: Dimensions are in METRES

STATISTICS:

ONE ADDRESS:
LOCAL DESCRIPTION:

PROPOSED ZONING:

LOT AREA:

LOT COVER/AGE:

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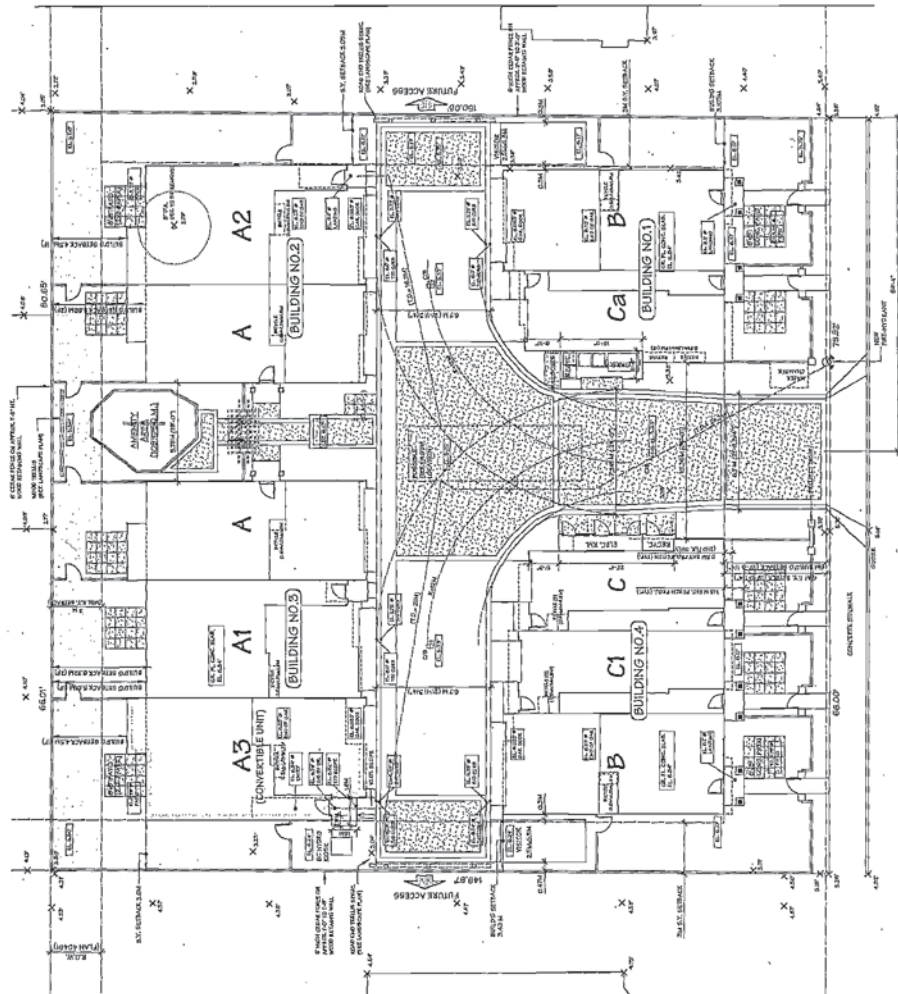
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LEGEND:

- UNDEVELOPED
- FUTURE DEVELOPMENT
- EXISTING UTILITIES
- PROPOSED UTILITIES
- EXISTING BUILDINGS
- PROPOSED BUILDINGS
- EXISTING DRIVEWAYS
- PROPOSED DRIVEWAYS

SITE PLAN
SCALE: 1/8"=1'-0"

AREA PLAN
SCALE: 1/8"=1'-0"

| NO. | DATE | REVISIONS |
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| 1 | 03/19/12 | ISSUED FOR PERMITTING |
| 2 | 03/19/12 | REVISED PER COMMENTS |
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| 10 | 03/19/12 | REVISED PER COMMENTS |

PROJECT: TOWNHOUSE DEVELOPMENT
 DRAWING TITLE: SITE PLAN
 DRAWING NO.: 1
 SHEET NO.: 1
 DATE: 03/19/12
 SCALE: 1/8"=1'-0"

Yamamoto Architecture Inc.
 1011 10th Street
 Richmond, B.C.

| NO. | DATE | REVISIONS |
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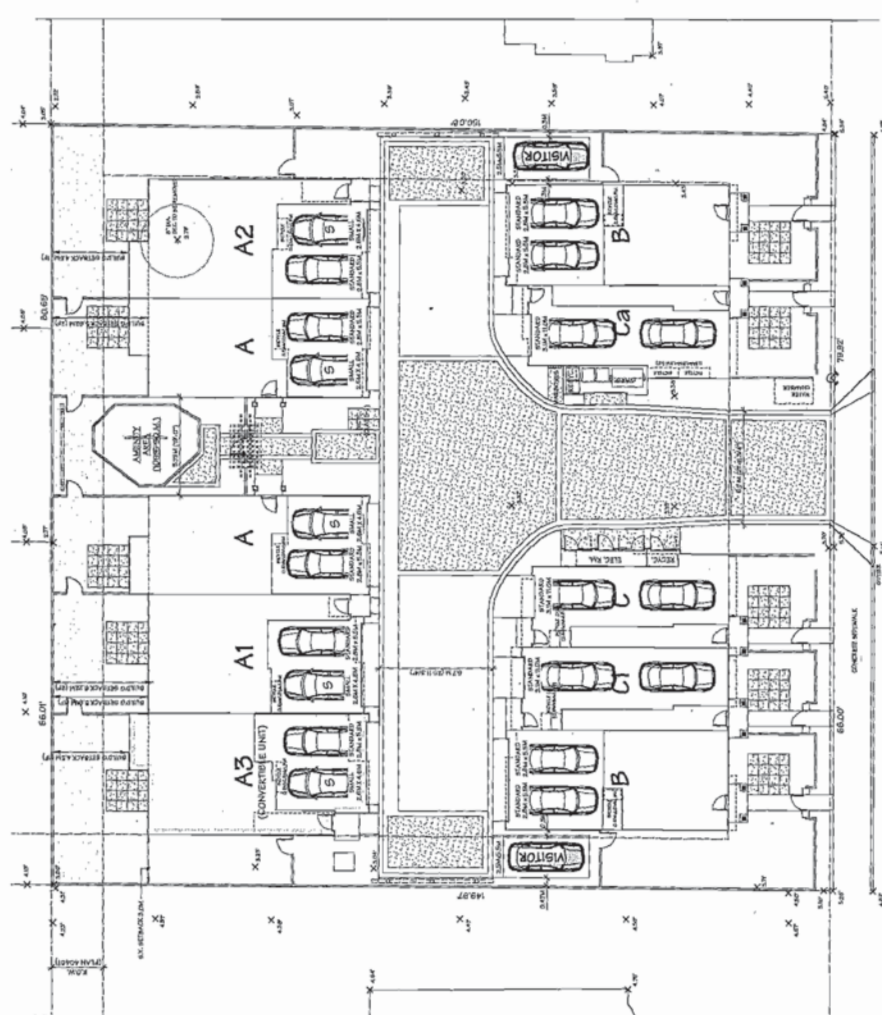
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PLAN # 2

MAR 19 2012

| PARKING REQUIRED | |
|----------------------|----------------------|
| 22 SPACES (RESERVED) | 18 SPACES (RESERVED) |
| 22 SPACES (TOTAL) | 22 SPACES (TOTAL) |
| PROVIDED | |
| 22 SPACES (RESERVED) | 18 SPACES (RESERVED) |
| 22 SPACES (TOTAL) | 22 SPACES (TOTAL) |

| BICYCLE PARKING : | |
|-------------------|-----------------|
| CLASS-1 | 100 x 10 INCHES |
| CLASS-2 | 60 x 10 INCHES |
| CLASS-3 | 60 x 10 INCHES |
| CLASS-4 | 60 x 10 INCHES |
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| CLASS-50 | 60 x 10 INCHES |



WILLIAMS ROAD

SCALE: 1/8" = 1'-0"

SCALE: 1/32" = 1'-0"

PARKING PLAN

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TOWNHOUSE DEVELOPMENT

8011 8TH WILLIAMS ROAD
 BOSTON, MA 02118
 Yamamoto
 Architecture Inc.

DATE: FEB 17, 2012
 DRAWING TITLE: PARKING PLAN

| NO. | DATE | DESCRIPTION |
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| 49 | | ISSUED FOR PERMITS |
| 50 | | ISSUED FOR PERMITS |

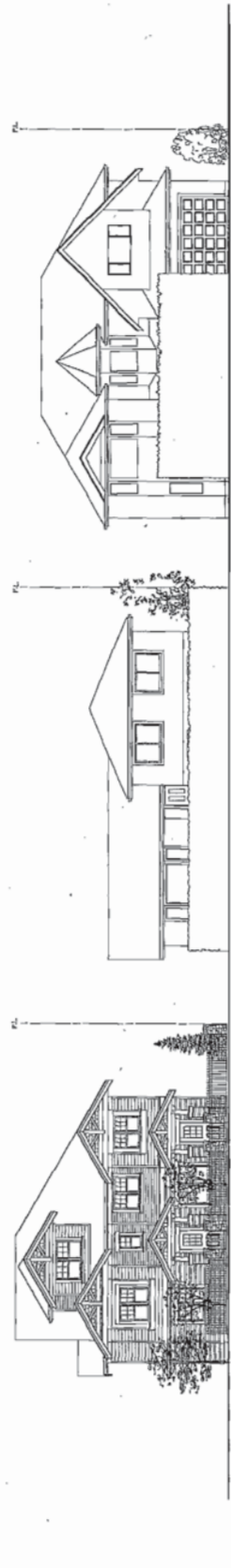
DP 09-466065

PLAN # 4c

MAR 19 2012



WILLIAMS ROAD (NORTH ELEVATION)



WILLIAMS ROAD (NORTH ELEVATION)



WILLIAMS ROAD (NORTH ELEVATION) W/ FUTURE DEVELOPMENT

| | |
|---------|----------------------------|
| DATE | 12/11/11 |
| BY | J. YAMAMOTO |
| CHECKED | J. YAMAMOTO |
| SCALE | AS SHOWN |
| PROJECT | TOWNHOUSE DEVELOPMENT |
| CLIENT | YAMAMOTO ARCHITECTURE INC. |
| ADDRESS | 1000 W. 10TH ST. SUITE 100 |
| CITY | MINNEAPOLIS, MN 55408 |
| PHONE | (612) 338-1111 |
| FAX | (612) 338-1112 |
| EMAIL | info@yamamotoarch.com |
| WEBSITE | www.yamamotoarch.com |

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8111 1ST WILLIAMS ROAD
MINNEAPOLIS, MN
Yamamoto
Architecture Inc.

1000 W. 10TH ST. SUITE 100
MINNEAPOLIS, MN 55408
TEL: (612) 338-1111
FAX: (612) 338-1112
WWW.YAMAMOTOARCH.COM

ELEVATIONS

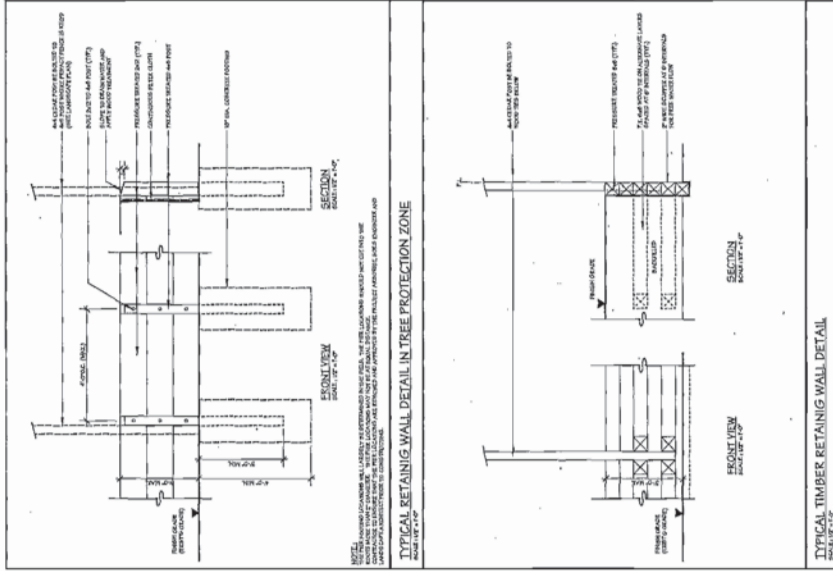
| | |
|----------|----------------------------|
| TITLE | ELEVATIONS |
| SCALE | 1/8" = 1'-0" |
| DATE | 03/19/12 |
| DESIGNER | J. YAMAMOTO |
| CHECKER | J. YAMAMOTO |
| PROJECT | TOWNHOUSE DEVELOPMENT |
| CLIENT | YAMAMOTO ARCHITECTURE INC. |
| ADDRESS | 1000 W. 10TH ST. SUITE 100 |
| CITY | MINNEAPOLIS, MN 55408 |
| PHONE | (612) 338-1111 |
| FAX | (612) 338-1112 |
| EMAIL | info@yamamotoarch.com |
| WEBSITE | www.yamamotoarch.com |

4.2

DP 09-466065

REFERENCE PLAN

MAR 19 2012



| NO. | DATE | DESCRIPTION |
|-----|----------|--------------------|
| 1 | 03/19/12 | ISSUED FOR PERMITS |
| 2 | 03/19/12 | ISSUED FOR PERMITS |
| 3 | 03/19/12 | ISSUED FOR PERMITS |
| 4 | 03/19/12 | ISSUED FOR PERMITS |
| 5 | 03/19/12 | ISSUED FOR PERMITS |
| 6 | 03/19/12 | ISSUED FOR PERMITS |
| 7 | 03/19/12 | ISSUED FOR PERMITS |
| 8 | 03/19/12 | ISSUED FOR PERMITS |
| 9 | 03/19/12 | ISSUED FOR PERMITS |
| 10 | 03/19/12 | ISSUED FOR PERMITS |

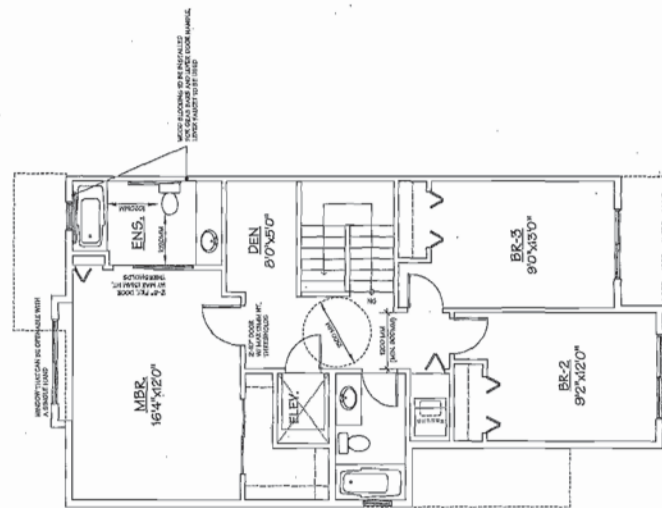
TO WHOMHOUSE DEVELOPMENT
PROJECT

4011 WEST WILLIAM ROAD
ROCKFORD, ILL.

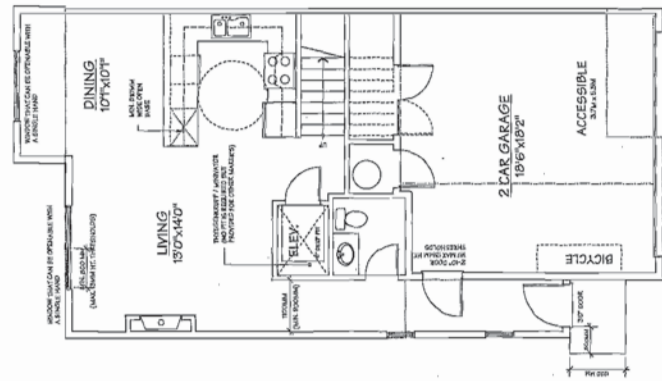
Yamamoto
Architecture Inc.

CONVERTIBLE UNIT PLAN

| | |
|--------------|--------------|
| SCALE | 1/4" = 1'-0" |
| DATE | MAR 2012 |
| DRAWN | Y. TAMAMOTO |
| CHECKED | |
| SHEET NO. | 5.1 |
| TOTAL SHEETS | 5.1 |
| PROJECT NO. | DP 09-466065 |



SECOND FLOOR PLAN



GROUND FLOOR PLAN

UNIT A3:
CONVERTIBLE UNIT PLAN (BLDG. NO.3)

