

Report to Development Permit Panel

Planning and Development Department

To: Development Permit Panel

Date: May 15, 2013

From: Wayne Craig

File: DP 13-629421

Director of Development

Re: Application by Yamamoto Architecture Inc. for a Development Permit at

9111 Williams Road

Staff Recommendation

That a Development Permit be issued which would:

- 1. Permit the construction of four (4) townhouse units at 9111 Williams Road on a site zoned Low Density Townhouses (RTL4); and
- 2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
 - a) Reduce the minimum lot width from 40.0 m to 20.1 m; and
 - b) Allow two (2) small car parking stalls in two (2) of the townhouse units.

Director of Development

EL:blg Att.

Staff Report

Origin

Yamamoto Architecture Inc. has applied to the City of Richmond for permission to develop four (4) two-storey townhouse units at 9111 Williams Road with vehicle access from 9071 Williams Road. The subject site is being rezoned from Single Detached (RS1/E) to Low Density Townhouses (RTL4) for this project under Bylaw 8963 (RZ 12-613927).

The site currently contains a single-family dwelling. There is no City standard Servicing Agreement required in association with this development proposal. Removal of the existing driveway on Williams Road and re-instating continuity of the sidewalk will be achieved via Works Order at Building Permit stage. Site analysis for service connections will also be required at Building Permit stage.

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

Development surrounding the subject site is as follows:

To the North: Existing single-family homes on lots zoned Single Detached (RS1/E).

To the East: Recently developed nine (9) unit townhouse project with access from

Williams Road.

To the South: Across Williams Road, three (3) single-family homes on lots zoned Single

Detached (RS1/E) and South Arm Park.

To the West: A nine (9) unit townhouse complex with access from Williams Road. A

cross-access easement is registered on Title of this site (9071 Williams Road) to

provide access to the subject site.

Rezoning and Public Hearing Results

The Public Hearing for the rezoning of this site was held on December 17, 2012. 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 (RTLA) zone except for the zoning variances noted below.

Zoning Compliance/Variances (staff comments in bold)

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to:

- 1) Reduce the minimum lot width from 40.0 m to 20.1 m.

 (Staff supports the proposed variances since the subject site is an orphan lot located between two (2) existing multiple-family developments.)
- 2) Allow two (2) small car parking stalls in two (2) of the townhouse units.

(Staff supports the proposed variance to allow one (1) small car parking stall in each of the back units in order to accommodate the main pedestrian entries of these two (2) back units to front onto the internal drive aisle. Due to the narrow width of this orphan lot and the minimum side yard setback requirements, there is a limit building frontage along the internal drive aisle. By allowing a small car parking stall in each of the back units (all with side-by-side parking arrangement), the width of the garages could be reduced to make room for the main entrances to these units being located adjacent to the garage and front onto the internal drive aisle; otherwise, the unit entries will be located on the side of the building with limited visibility from the internal drive aisle. This proposal increases opportunity for passive surveillance in keeping with CPTED principles.)

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 subject proposal is an infill development on an orphaned lot landlocked by the adjacent developments with a cross access easement from 9071 Williams Road. It can be considered as an extension of the townhouse development at 9071 Williams Road.
- The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes and townhouse developments adjacent to the site.
- The small scale two-storey duplex units fit well to the existing single-family homes to the north as well as the two-storey end units at the adjacent townhouse complexes.
- The proposed 4.5 m rear yard setback is consistent with the rear yard setbacks provided on the adjacent townhouse developments and provides a reasonable interface with the single-family lots to the north.

Urban Design and Site Planning

• The layout of the townhouse units is organized around one (1) driveway providing access to the site from the adjacent townhouse development to the west (9071 Williams Road). Access to Williams Road will be through the existing Access Easement (BB709772) on 9071 Williams Road. No direct vehicle access to Williams Road is permitted.

- One (1) duplex is oriented towards Williams Road and the units will have their main pedestrian entrances off Williams Road. The other duplex is situated on the north end of the site with main pedestrian access through the internal driveway.
- All units have two (2) vehicle parking spaces. One (1) standard visitor parking space is provided within the east side yard setback adjacent to the street fronting building. Accessible visitor parking space is not required for this small development.
- Outdoor amenity space is provided at the northwest corner of the site and is adequately sized based on Official Community Plan (OCP) guidelines. This outdoor amenity space is to be consolidated with the outdoor amenity area of the adjacent development to the west. This arrangement was envisioned when the original rezoning and Development Permit applications for the adjacent townhouse development at 9071 Williams Road were approved by Council. Cross-access easements on both properties have already been secured.

Architectural Form and Character

- A pedestrian scale is achieved along the public street and internal drive aisle with the inclusion
 of 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 roof lines and massing have all been incorporated into the design to align and fit with the neighbouring townhouse developments.
- The proposed building materials (Hardie-Plank siding, board and batten, horizontal vinyl siding, wood trim, and asphalt roof shingles) are generally consistent with the Official Community Plan (OCP) Guidelines and compatible with the existing multi-family character being introduced along Williams Road.
- A lighter choice of colours is presented to showcase the "West Coast craftsmen expression".
- The impact of blank garage doors has been mitigated with panel patterned doors, transom windows, and planting islands.

Landscape Design and Open Space Design

- All three (3) bylaw-sized trees identified on site are in poor condition and are to be removed. Six (6) replacement trees are required.
- The applicant is proposing to plant two (2) conifer and 13 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 with 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 1.0 m from the property line to allow for a landscaped area between the fence and the edge of the public sidewalk.
- The combined outdoor amenity space is redesigned to enlarge the children's play area. Consent from the Strata Council of 9071 Williams Road has been obtained by the developer.
- New children's play equipments intended to develop experimenting and climbing skills as well as engaging interactions between children are proposed.

- An additional bench is proposed adjacent to the children's play area to enhance passive surveillance opportunity of the outdoor amenity area.
- Indoor amenity space is not proposed on-site. A \$4,000 cash-in-lieu contribution has been secured as a condition of rezoning approval.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$18,807.00 in association with the Development Permit.

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.
- Low planting is proposed along edges of buildings to keep the entry area open and visible.
- Combined open amenity area to increase space for unobstructed views within.

Sustainability

- Drought tolerant and native planting materials are incorporated into the landscaping design.
- Deciduous trees are proposed throughout the development to provide shade in summer and natural light in winter.
- Black top surface area is minimized (15.2% of lot coverage) to reduce heat island effect.
- Large operable windows for natural light and ventilation are incorporated into the design.
- Low E-glass windows, Energy Star appliances and low flow fixtures are provided in all units.

Accessible Housing

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of these units will require installation of a chair lift, which the staircase has been dimensioned to accommodate this (see Reference Plan attached to this report).
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
 - > Stairwell hand rails.
 - > Lever-type handles for plumbing fixtures and door handles.
 - > Solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

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

Planning Technician - Design

(604-276-4121)

EL:blg

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

Receipt of a Letter-of-Credit for landscaping in the amount of \$18,807.00 (based on total floor area of 9,403.4 ft²).

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

- Incorporation of accessibility measures and sustainability features in Building Permit (BP) plans as determined via the rezoning and/or Development Permit processes.
- The applicant is required to obtain a Building Permit for any construction hoarding associated with the proposed development. If construction hoarding is required to temporarily occupy a street, or any part thereof, or occupy the air space above a street or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For further information on the Building Permit, please contact Building Approvals Division at 604-276-4285.
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Division (http://www.richmond.ca/services/ttp/special.htm).
- If applicable, payment of latecomer agreement charges associated with eligible latecomer works.



Development Application Data Sheet

Development Applications Division

Attachment 1

Floor Area Gross: 873.6 m² (9403.4 ft²) Floor Area Net: 543.4 m² (5,849.2 ft²)

	Existing	Proposed
Site Area:	919.7 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	4

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Coverage - Non-porous Surfaces	Max. 65%	56.2%	none
Lot Coverage – Landscaping:	Min. 25%	34.8%	none
Setback - Front Yard (m):	Mìn. 6 m	6.0 m	none
Setback - Side Yard (East) (m):	Min. 3 m	4.5 m	none
Setback - Side Yard (West) (m):	Min. 3 m	3.0 m	none
Setback - Rear Yard (m):	Min. 3 m	3.0 m	none
Height (m):	12.0 m (3 storeys)	9.14 m	none
Lot Size (min. dimensions):	Min. 40 m wide x 35 m deep	20.1 m wide x 45.7 m deep	variance requested
Off-street Parking Spaces – Residential (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:	8 (R) and 1 (V)	8 (R) and 1 (V)	none
Tandem Parking Spaces:	50% of Residential Stalls	none .	none

Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on site.	2	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	1.5 (Class 1) and 0.5 (Class 2) per unit	none
Off-street Parking Spaces - Total:	5 (Class 1) and 1 (Class 2)	6 (Class 1) and 2 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	\$4,000 cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 4 units = 24 m ²	54 m²	none



Development Permit

No. DP 13-629421

To the Holder:

YAMAMOTO ARCHITECTURE INC.

Property Address:

9111 WILLIAMS ROAD

Address:

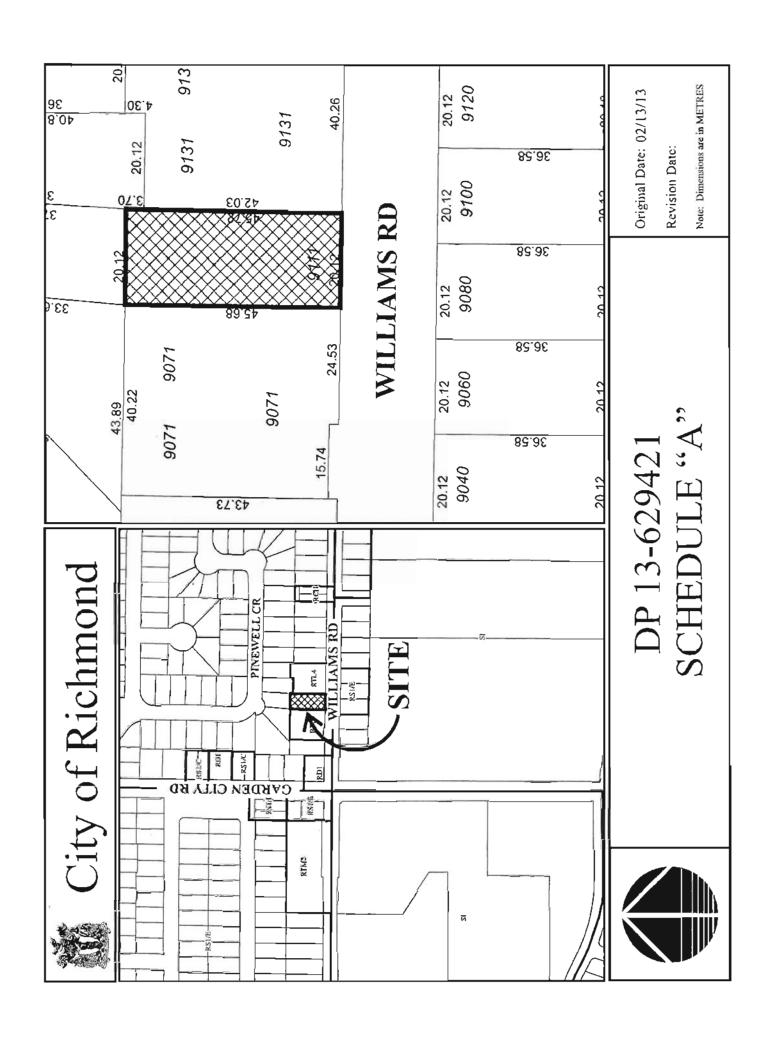
2386 OAK STREET

VANCOUVER, BC V6H 4J1

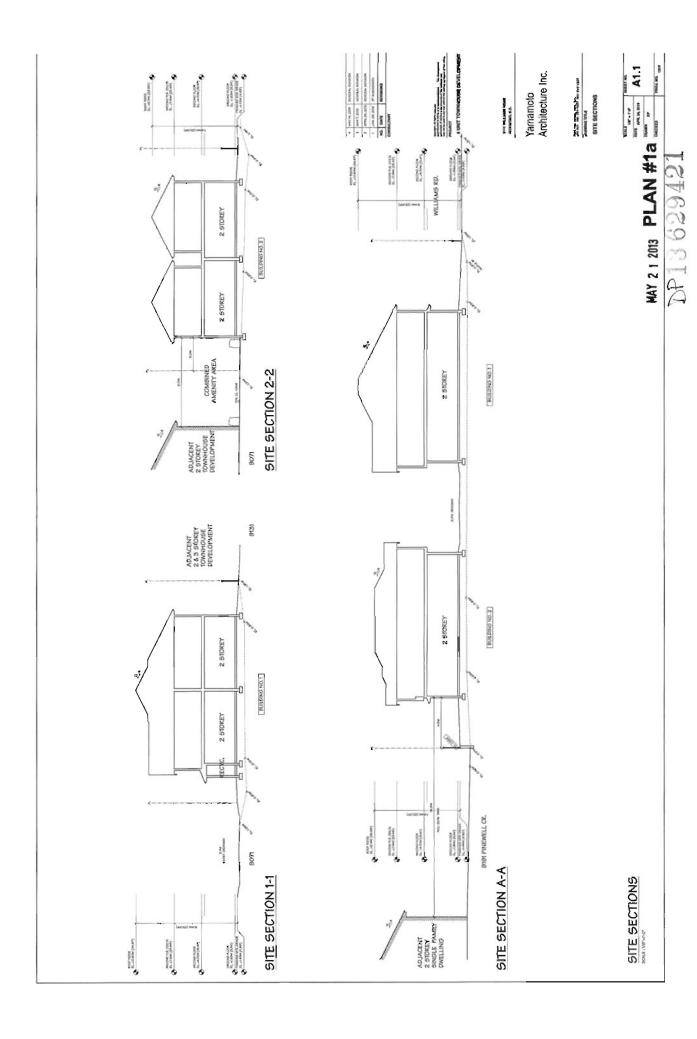
- 1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
- 3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
 - a) reduce the minimum lot width from 40.0 m to 20.1 m; and
 - b) allow two (2) small car parking stalls in two (2) 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 \$18,807.00 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.

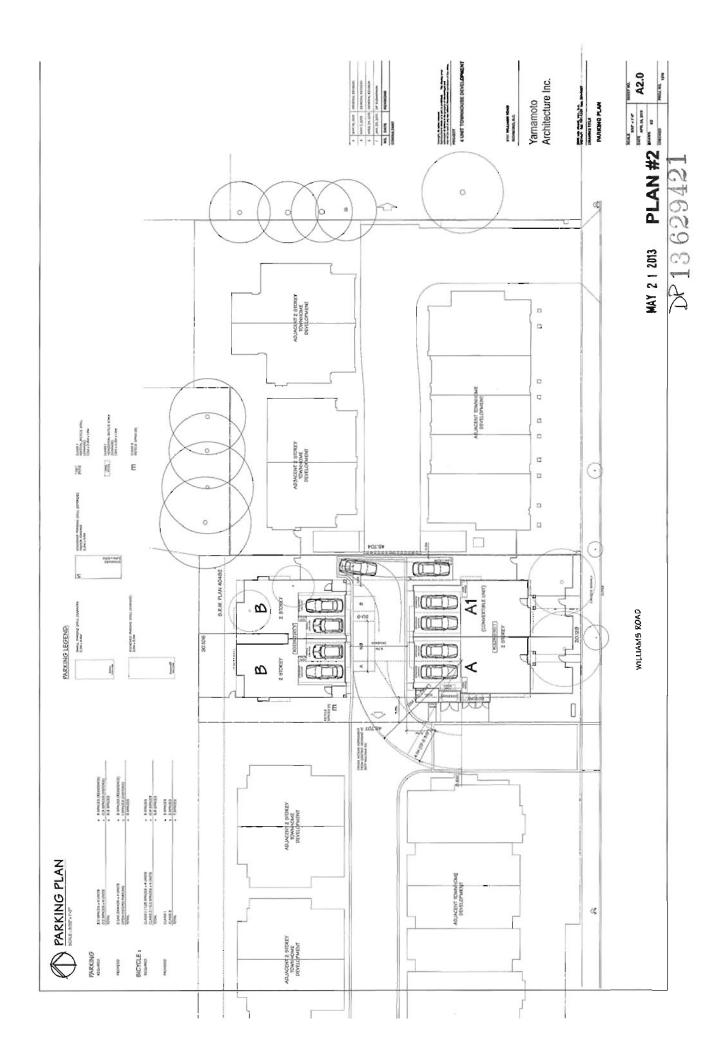
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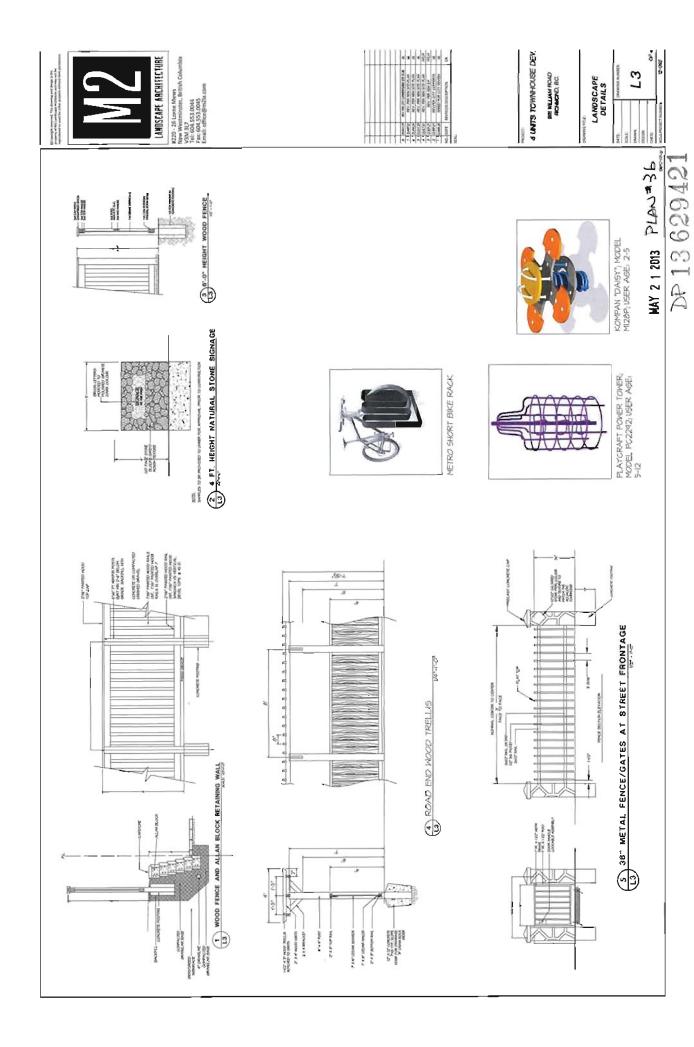




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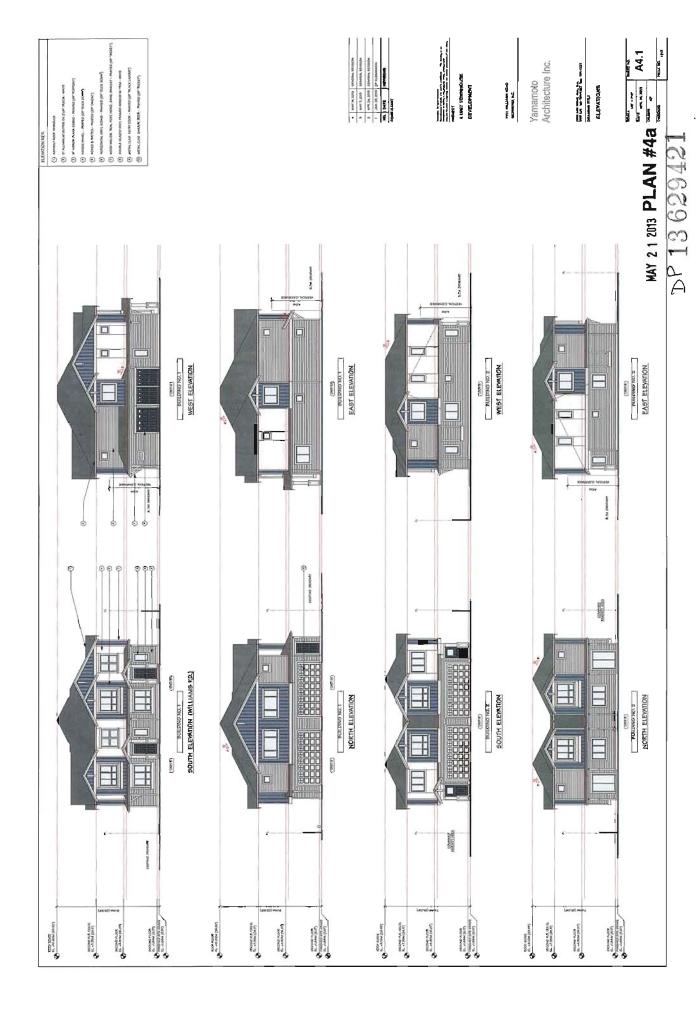
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Yamamoto Architecture Inc.

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SOUTH ELEVATION - WILLIAMS ROAD

(SUBJECT SITE)



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Yamamoto Architecture Inc.

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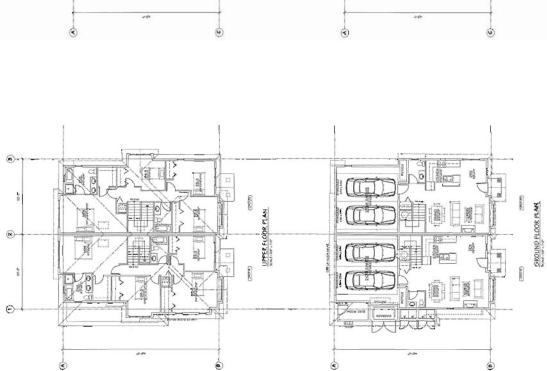
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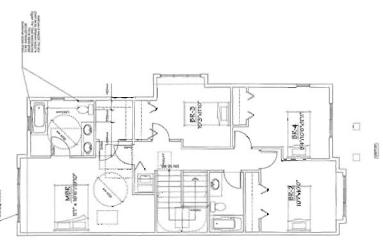
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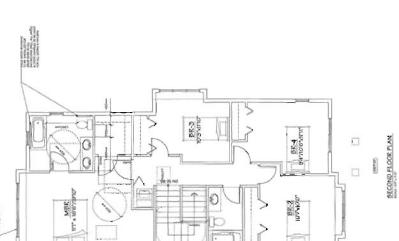
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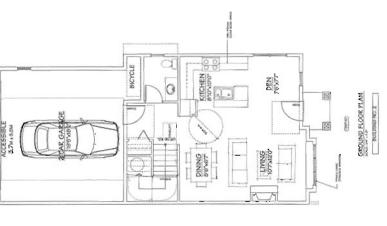
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CONVEXTIBLE UNIT CHECKLIST



CONVERTIBLE UNIT PLAN