

Report to Development Permit Panel

To:

Development Permit Panel

Date:

March 17, 2004

From:

Raul Allueva

File:

DP 03-243985

Re:

Director of Development

Application by Adera Equities Inc. for a Development Permit at 7540,

7560 Garden City Road and 7491, 7511, 7531, 7551, 7571 Heather Street

Staff Recommendation

That a Development Permit be issued for 7540, 7560 Garden City Road and 7491, 7511, 7531, 7551, 7571 Heather Street to permit development of 60, three-storey townhouses on a site being rezoned from Single Family (R1/F) to Comprehensive Development District (CD/141).

Raul Allueva

Director of Development

CA:blg Att.

Staff Report

Origin

Adera Equities Inc. proposes to develop approximately 60 three-storey townhouses in nine (9) separate buildings. As part of the development, the applicant proposes to extend a portion of Turnill Street that will eventually be connected to General Currie Road to provide secondary access. The site contains existing single-family homes that will be demolished for this project.

The site is in the process of being rezoned to Comprehensive Development (CD/141) under Rezoning Application RZ 03-243983.

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

Development Information

Existing Site: 12, 349 m^2 (132,928 ft^2) Site Area:

Less: 1,231 m² (13,248 ft²) Road Dedication

Parcel A: 3,353 m² (36,091 ft²) (After Road Dedication) Parcel B: 7,765 m² (83,589 ft²) (After Road Dedication)

Total: 11,118 m² (119,680 ft²) - Net site after Road Dedication

8,113.15 m² (87,330 ft²) Total Building Area:

Unit Density: 54 du per ha

22 du per ac.

Site Coverage: 34% Allowed

34% Proposed

F.A.R.: (Parcel A) .61 Allowed

> (Parcel A) .61 Proposed (Parcel B) .78 Allowed (Parcel B) .78 Proposed (Blended) .73 Allowed (Blended) .73 Proposed

Parking: 132 Spaces Required

132 Spaces Proposed

Findings of Fact

Criteria and policies for the issuance of a Development Permit in this site are identified in Schedule 1, Sub-Sections 9 Development Permit Guidelines and Schedule 2.10D McLennan South Sub-Area Plan of Bylaw 7100, the Official Community Plan.

In general, this application complies with the relevant Development Permit Guidelines.

Development surrounding the subject site is as follows:

- To the north, existing single-family homes;
- To the west, Garden City Road and a mixture of single-family homes and townhouse development beyond;
- To the south, existing single-family homes and townhouse development; and
- To the east, existing single-family homes and vacant properties on future park site for McLennan South Sub-Area.

Staff Comments

The form and character of the proposed development generally complies with the applicable Official Community Plan (OCP) Guidelines. The applicant has satisfactorily addressed staff comments related to this application. A Building Permit application is required to address Building Code issues.

The proposed development complies with the zoning regulations of the Comprehensive Development District (CD/141) Bylaw. No zoning variances have been requested.

Analysis

The proposed development pays homage to the "Green and Green" design, which is a variation of the "Craftsman" style architecture and fits well into the emerging neighbourhood context of the McLennan South Sub Area in City Centre.

In general, the project submission satisfactorily addresses staff and Advisory Design Panel comments regarding urban design and site planning, architectural form and character, and landscape design and detailing requirements. (A copy of the letter from the applicant outlining the design responses is on file). The following describes how this development has responded to the existing context and to concerns from an adjacent neighbouring property owner (7591 Heather Street):

1. Conditions of Adjacency

The siting and layout of the proposed development takes into consideration its potential impact on adjacent residences and addresses the future impact of development potential to these sites by providing mitigation measures, as follows:

- Incorporates the extension and the future alignment of Turnill Road in order to facilitate future development to the north and south; and
- Addresses the potential impact on the adjacent single-family residence at 7591 Heather Street by:
 - o providing substantial landscape screening along the common property line to provide privacy screening;
 - o reducing the number of proposed townhouse units in Building 1 from seven (7) to five (5) to create a more compatible building scale; and
 - o stepping the massing of Building 1 down from three (3) to two (2) storeys at the street and the rear (west) of the building.

2. Neighbour's Concerns

The property owner of 7591 Heather Street has written the City and met with Urban Development Division staff to discuss his concerns and requested only Conifers be planted along the common property line to minimize maintenance requirement caused by falling leaves. The applicant's landscape architect reviewed the request and noted that Conifers along the south facing patios will limit the natural light into the open space and the interior of the units; and therefore is not desirable. However, the proposed trees have been located sufficiently west of the common property line to minimize falling leaves into the adjacent property. In addition, there are a number of large existing trees on the neighbouring sites that will be retained to act as a "wind block" and minimize the amount of leaves blowing south.

Staff generally support the applicant's proposed design submission, including massing and landscaping response to minimize the visual and privacy impact on the adjacent single-family development immediately to the south.

Conclusions

The proposed development is of high urban design quality and will make a positive contribution to the McLennan South neighbourhood. Issues related to design and impact on the adjacent neighbour to the south have been adequately addressed. Therefore, staff recommend support of this Development Permit application.

Cecilia Achiam, MCIP Urban Design Planner

CA:blg

Prior to forwarding this application to Council for approval:

- Adoption of the Rezoning RZ 03-243983
- Demolition of any existing structures on the subject properties.
- \$1,000 per dwelling (e.g. \$60,000) in-lieu of on-site indoor amenity space to go towards development of the McLennan South neighbourhood park.
- A landscaping Letter of Credit in the amount of \$174,660 is required.
- \$0.60 per buildable square foot (e.g. approximately \$52,400) towards the city's affordable housing fund.
- Processing of a Development Permit application to the satisfaction of the Director of Development.



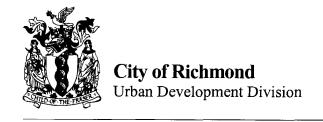
Development Permit Application Development Applications Department

(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): 75//	Houther St
Legal Description(s): Lot 195 ½ 4N, RGGW, NWD Plan	, Sec 15, Ald 5 BLK 19, BLK
Applicant: Adem Equities Inc	
Correspondence/Calls to be directed to: Name: Name Couffie Tower	2 Chung
Name: Norm Couffie / James Address: 700-1111 Melu	ville St. Vancouver V6E 3V6
Te. No.: 604-684-8277 Business Normal @ adera. com /dame	Postal Code Postal Code Residence 604684-4709 Fax
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Authorized Agent's Signature: Attach Letter of Authorization	
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For Office Use	
Date Received:	Application Fee:
File No.: Only assign if application is complete	Receipt No.:



Development Permit

No. DP 03-243985

To the Holder:

ADERA EQUITIES INC.

Property Address:

7540, 7560 GARDEN CITY ROAD AND

7491, 7511, 7531, 7551, 7571 HEATHER STREET

Address:

C/O NORM COUTTIE

#2200 - 1055 DUNSMUIR STREET

VANCOUVER, BC V7X 1K8

- 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 #1b attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #1b attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3a, b & c attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #2and 3 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 Plans #1 to #12 attached hereto.

Development Permit

No. DP 03-243985

To the Holder:

ADERA EQUITIES INC.

Property Address:

7540, 7560 GARDEN CITY ROAD AND

7491, 7511, 7531, 7551, 7571 HEATHER STREET

Address:

C/O NORM COUTTIE

#2200 - 1055 DUNSMUIR STREET

VANCOUVER, BC V7X 1K8

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.

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$174,660 for the site landscape construction.

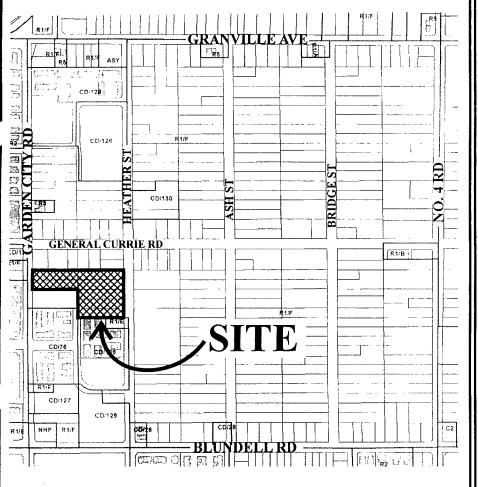
- 5. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
- 6. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
- 7. This Permit is not a Building Permit.

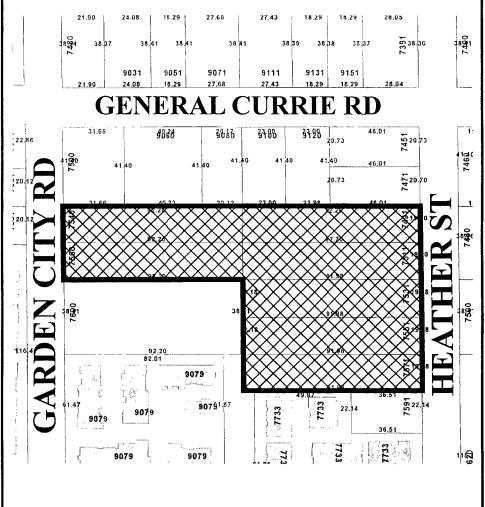
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City of Richmond



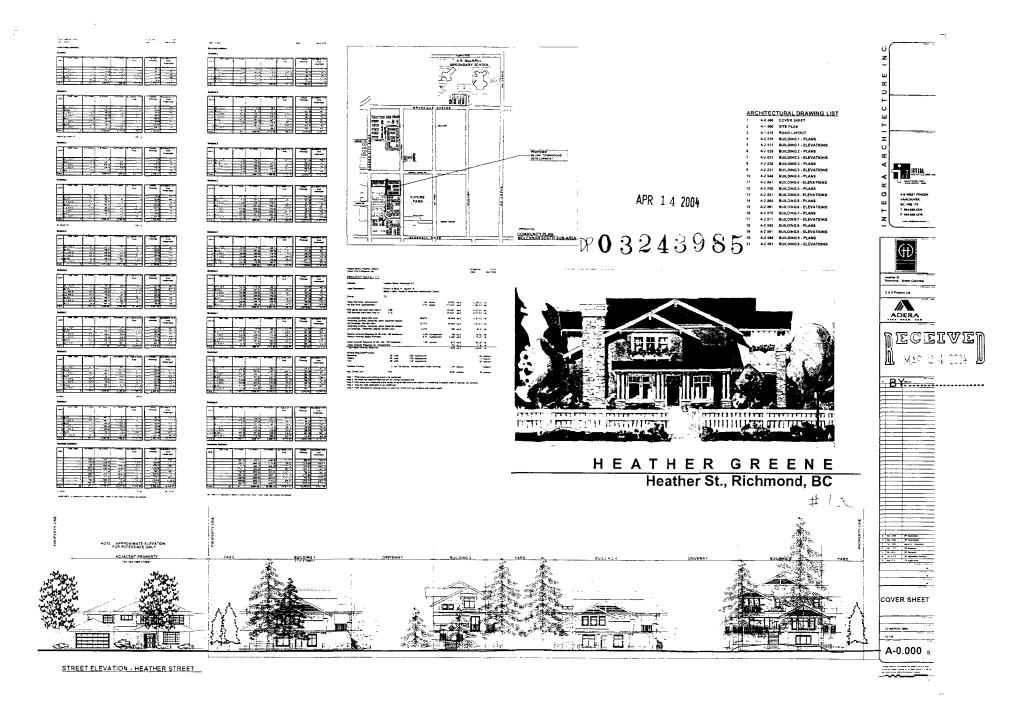


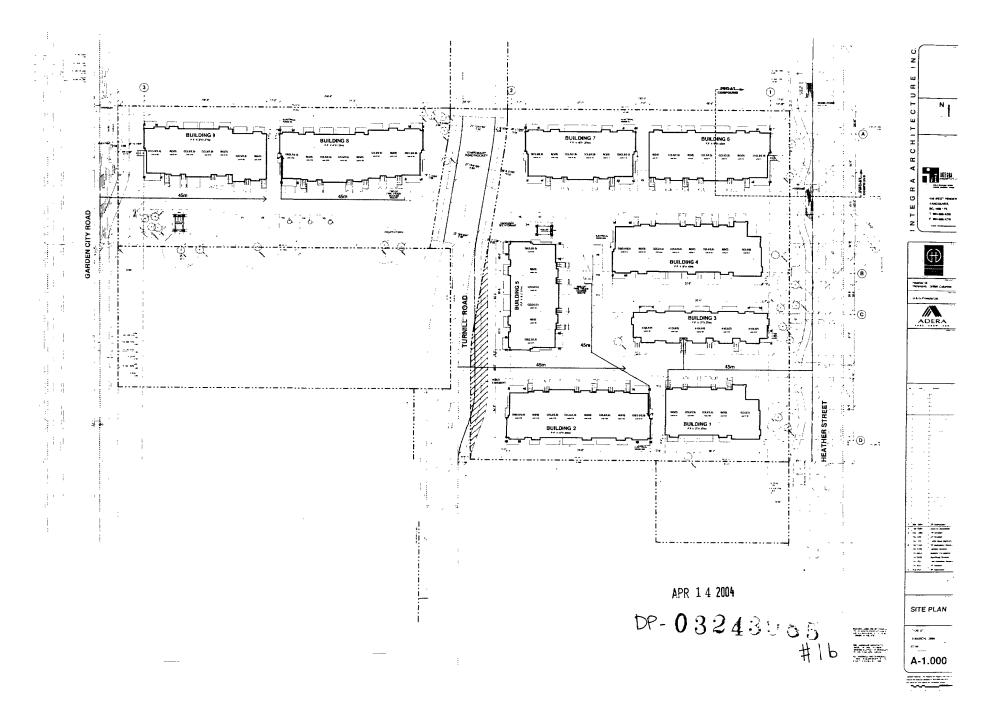


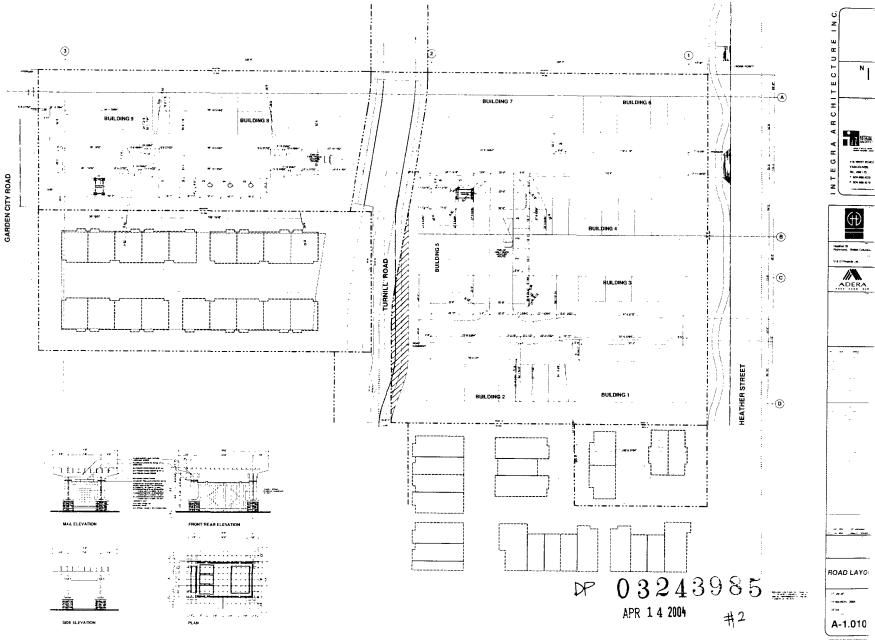
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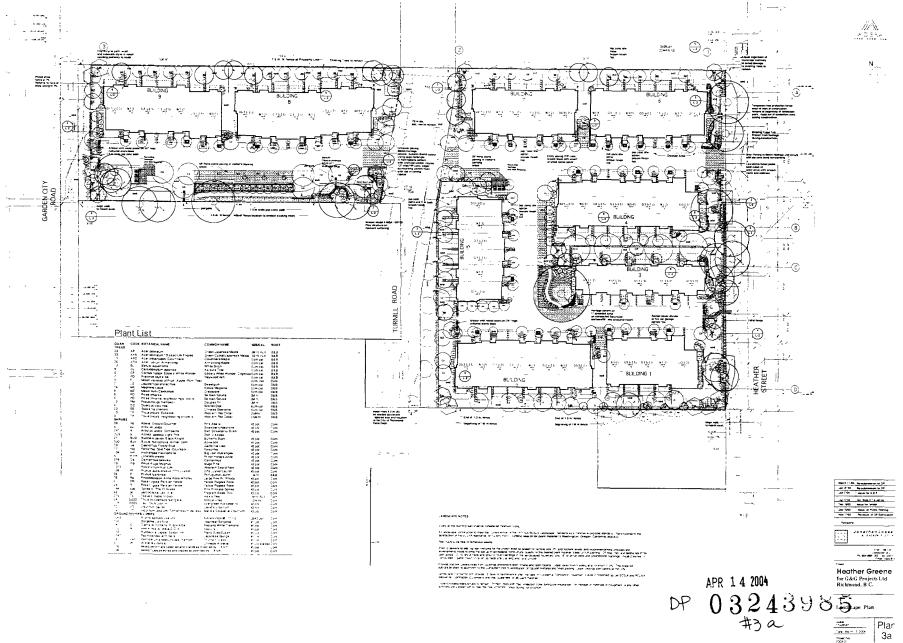
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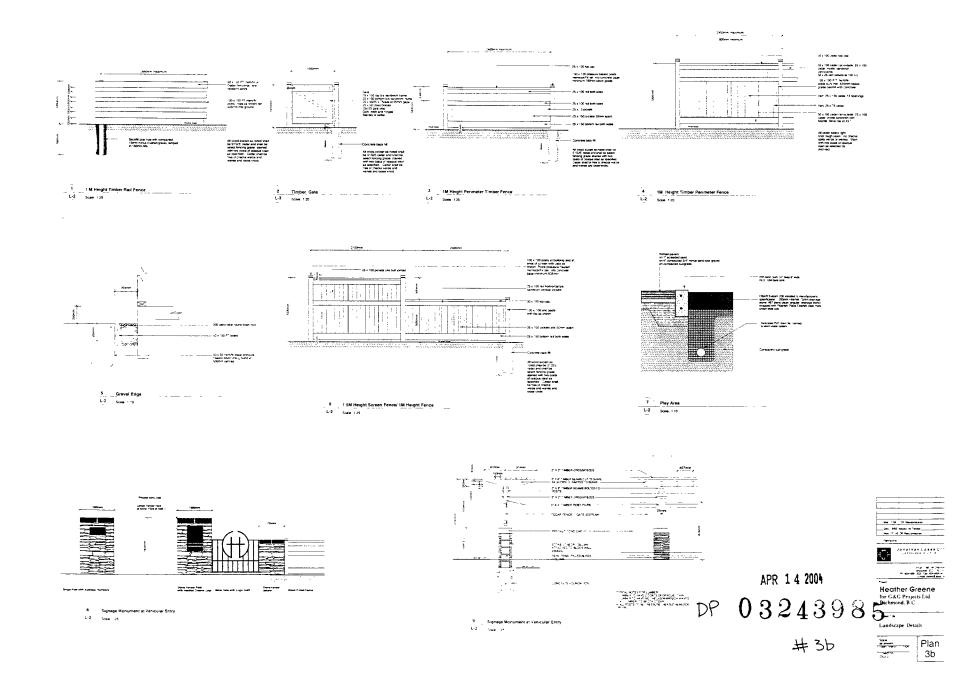


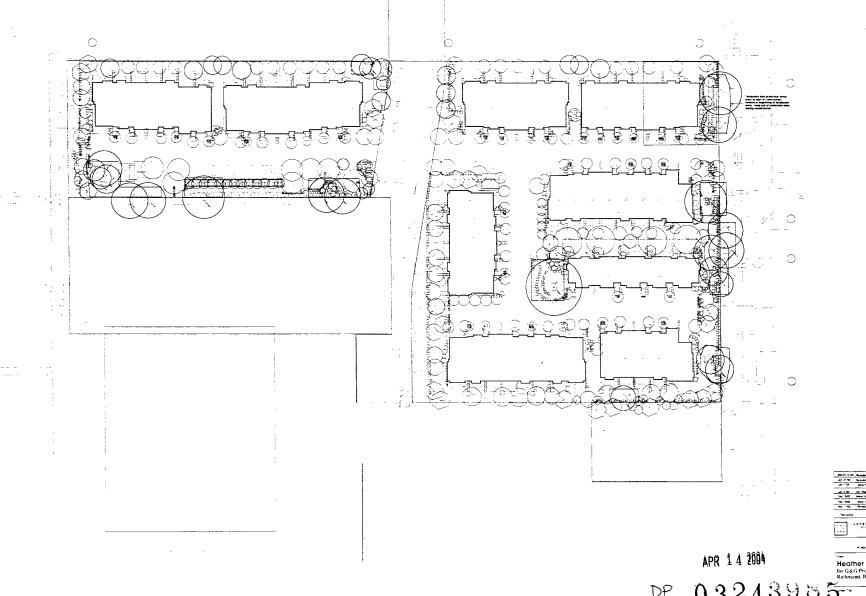






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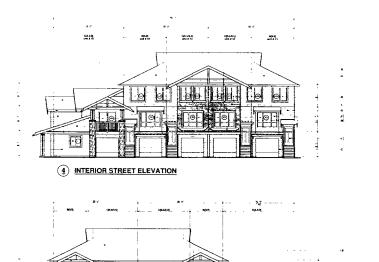


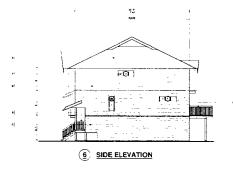


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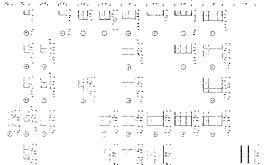












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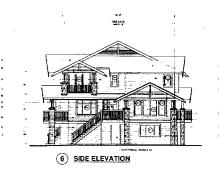
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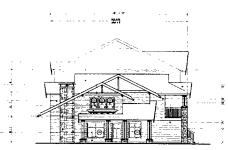
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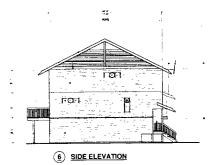
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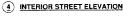
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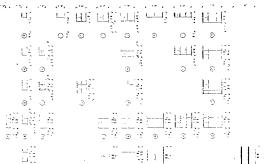






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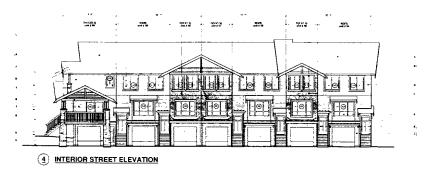




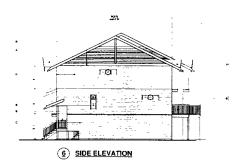
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