



City of Richmond
Urban Development Division

Report to Development Permit Panel

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| To: | Development Permit Panel | <i>10 DPP - May 28, 2003</i> |
| From: | Holger Burke Development Coordinator | Date: May 13, 2003 |
| Re: | General Compliance Request from Darsan Rangi for the Development Permit at 9191 Blundell Road | File: DP 02-202952 |

Manager's Recommendation

That the changes in grade, layout of stairs and on-site landscaping only, as supported in the attached report, be deemed in general compliance with the approved Development Permit (DP 02-202952) at 9191 Blundell Road.

Holger Burke
Development Coordinator

HB:hb
Att. 2

Staff Report

Origin

Darshan Rangi has requested a general compliance ruling for his project currently under construction at 9191 Blundell Road.

Findings of Fact

A number of changes have been made or are proposed to this project since it was approved by the Development Permit Panel on September 11, 2002 and by Council on September 23, 2002.

Two major changes were made at the Building Permit stage: increasing the grade of the complex, and consequently the layout of the stairs to the units, and replacing the cedar siding with vinyl.

Because the grade of the complex has been increased, a variety of landscaping changes are now proposed on the site. Some of these changes were proposed by the Landscape Architect (who no longer is involved in this project) and the others have been suggested by the Landscape Contractor.

The applicant is also proposing to change the species and size of trees on the Heather Street boulevard. The Development Permit showed three 8 cm Raywood Ash trees, whereas the approved Servicing Agreement (SA 02-202854) called for three 8 cm Kousa Dogwood trees. The proposal now is to install three 5 cm Katsura trees on the Heather Street boulevard.

All of these proposed changes are shown in a "bubble" on the attached landscape plan and elevation labelled General Compliance Request and Approved Development Permit.

Analysis

The following summarizes if these changes comply with the City's general compliance guidelines:

1. Proposed modifications must not require any new development variances or increase approved variances. ***As part of the approval of DP 02-202952, a variance was granted that allows stairs to project 2.5 m (8.202 ft) into the 4.5 m (14.764 ft) front yard setback. The location of the stairs proposed because of the increase in the grade of the complex was approved at the Building Permit stage.***
2. The density of development must not be increased beyond the level specified in the approved Development Permit. ***Complies.***
3. Proposed modifications must not alter elements that were controversial or that attracted considerable discussion from the public, Advisory Design Panel or Development Permit Panel during the original Development Permit process. ***Complies.***
4. Proposed exterior modifications must maintain or enhance the quality of the development and must retain the basic form and character of the development. ***Replacement of the cedar siding with vinyl siding does not enhance the quality of the development.***
5. Applications should not alter the approved site coverage, siting, scale, spacing or configuration of buildings, with the exception of minor changes and additions to buildings to accommodate Building Code or servicing requirements. ***Complies.***

6. Approved open space and amenity areas should be maintained; proposed changes to landscaping detail should be minor in nature and of equivalent value to approved plans. ***The proposed tree species on Heather Street are governed by the Servicing Agreement. Staff can not support the proposed changes on Heather Street as a general compliance ruling. Similarly, the replacement of the one existing Colorado Spruce tree that was to be retained which inadvertently was removed should be replaced with two 10 cm calliper trees (not two 8 cm calliper Magnolia trees). The other landscaping changes are generally acceptable, although aren't really of an equivalent value.***
7. Proposed changes to the location and configuration of vehicle access and parking areas should be minor in nature. ***Complies.***
8. Proposed modifications must not contravene the applicable Development Permit Guidelines. ***Replacement of the cedar siding with vinyl siding contravenes the South McLennan Development Permit Guidelines.***

Conclusions

Darshan Rangi is proposing a number of changes to his approved Development Permit at 9191 Blundell Road. Some of these arise from the approved Building Permit, and others are new. Staff can support the majority of the changes as a general compliance request. However, staff are not in support of changing the siding from cedar to vinyl, the proposed trees on the Heather Street boulevard, or the size of the replacement trees for the one existing tree inadvertently removed.

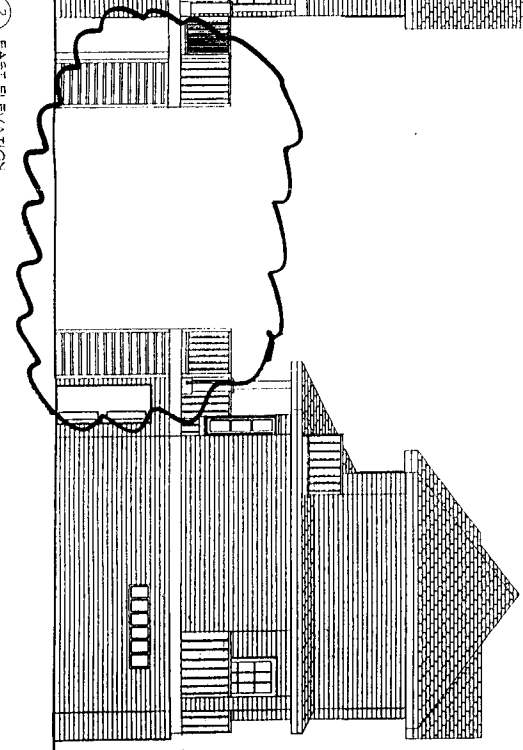
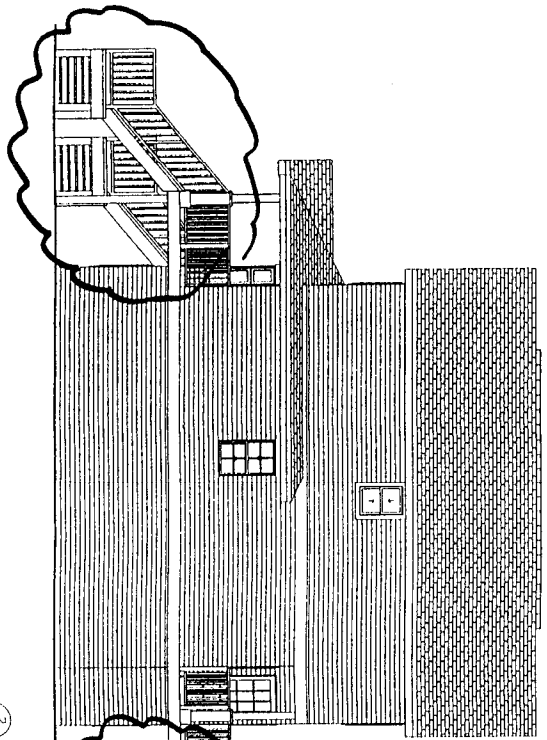
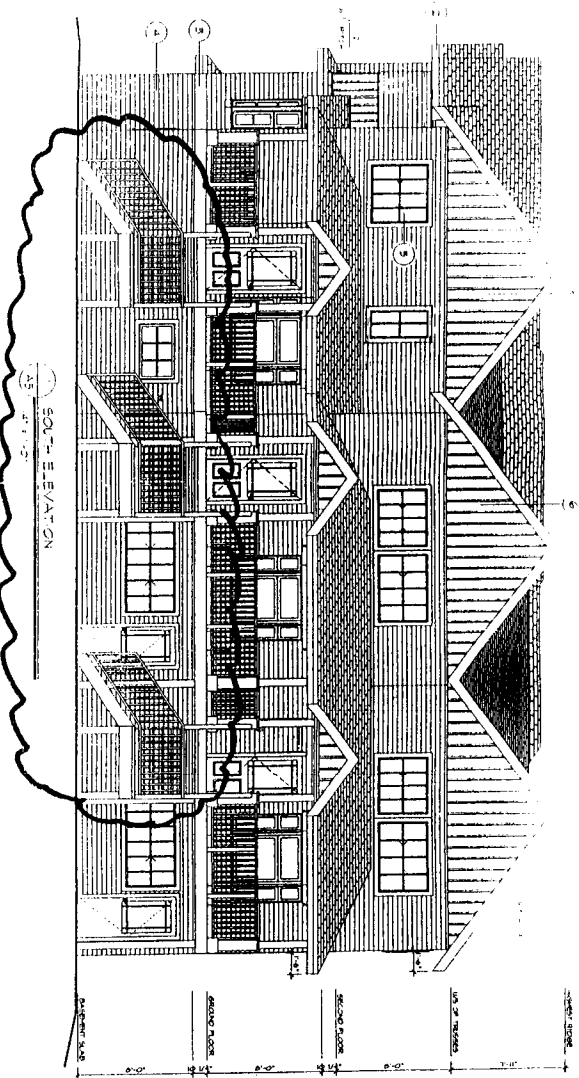


Holger Burke, MCIP
Development Coordinator

HB:hb

SCHEDULE OF FINISHES

- 1 - ASPHALT SHINGLES
- 2 - ALUMINUM BUTTER ON 2 x 10 FASCIA
- 3 - 1" x 2" OAK TRIM
- 4 - HORIZONTAL VINYL BOND ON CORNER TRIM
- 5 - VINYL BEADED MIMING ON TRIM
- 6 - VERTICAL VINYL BOND



CITY OF RICHMOND
 DATE
 APR 15 2003
 RECEIVED
 PLANNING DEPARTMENT

DATE: FEB 19 2003
 DRAWN:
 SCALE: 1/4" = 1'-0"
 CHECKED BY: AD

TITLE
 ELEVATIONS

NEK MULTI-FAMILY RESIDENCE
 7800 HEATHER STREET
 RICHMOND, B.C.

| NO. | REVISIONS |
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| | |

LOGO HERE DESIGN
 SUB CONTRACTING
 GRAPHIC

PARAGON DESIGNS
 # 49, 7955-122 STREET, SURREY, B.C. V3W-4T4
 PHONE: 604-592-1939, FAX: 604-592-2992, CELL: 604-551-2942

GENERAL COMPLIANCE REQUES

PLANT MATERIALS LIST

| SYM | NAME | SIZE | COMMENTS |
|-----|---------------------------------------|-------|--------------------------|
| 1 | SPRING BLOOMING HEAT-RES. GROUNDCOVER | 50 CM | HIGH-LEGGED WELL WATERED |
| 2 | SPRING BLOOMING HEAT-RES. GROUNDCOVER | 50 CM | HIGH-LEGGED WELL WATERED |
| 3 | SPRING BLOOMING HEAT-RES. GROUNDCOVER | 50 CM | HIGH-LEGGED WELL WATERED |
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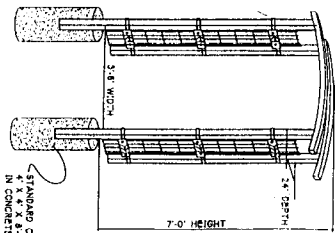
EXISTING TREE SURVEY

- EXISTING TREE 1: PINEA BUNING (CORALBAG SPRUCE) - 18 FT. APPROXIMATELY 100 METRES, LINED UP WITH RIGHT OF APPROXIMATELY 15 METRES. RECOMMENDED TRIMMING - TRIM BRANCHED SECONDARY LEADER BRANCH FOR STRUCTURE IMPROVEMENT.
- EXISTING TREE 2: PINEA BUNING (CORALBAG SPRUCE) - 18 FT. APPROXIMATELY 100 METRES, LINED UP WITH RIGHT OF APPROXIMATELY 15 METRES. RECOMMENDED TRIMMING - TRIM BRANCHED SECONDARY LEADER BRANCH FOR STRUCTURE IMPROVEMENT.
- EXISTING TREE 3: PINEA BUNING (CORALBAG SPRUCE) - 18 FT. APPROXIMATELY 100 METRES, LINED UP WITH RIGHT OF APPROXIMATELY 15 METRES. RECOMMENDED TRIMMING - TRIM BRANCHED SECONDARY LEADER BRANCH FOR STRUCTURE IMPROVEMENT.
- EXISTING TREE 4: PINEA BUNING (CORALBAG SPRUCE) - 18 FT. APPROXIMATELY 100 METRES, LINED UP WITH RIGHT OF APPROXIMATELY 15 METRES. RECOMMENDED TRIMMING - TRIM BRANCHED SECONDARY LEADER BRANCH FOR STRUCTURE IMPROVEMENT.
- EXISTING TREE 5: PINEA BUNING (CORALBAG SPRUCE) - 18 FT. APPROXIMATELY 100 METRES, LINED UP WITH RIGHT OF APPROXIMATELY 15 METRES. RECOMMENDED TRIMMING - TRIM BRANCHED SECONDARY LEADER BRANCH FOR STRUCTURE IMPROVEMENT.
- EXISTING TREE 6: PINEA BUNING (CORALBAG SPRUCE) - 18 FT. APPROXIMATELY 100 METRES, LINED UP WITH RIGHT OF APPROXIMATELY 15 METRES. RECOMMENDED TRIMMING - TRIM BRANCHED SECONDARY LEADER BRANCH FOR STRUCTURE IMPROVEMENT.
- EXISTING TREE 7: PINEA BUNING (CORALBAG SPRUCE) - 18 FT. APPROXIMATELY 100 METRES, LINED UP WITH RIGHT OF APPROXIMATELY 15 METRES. RECOMMENDED TRIMMING - TRIM BRANCHED SECONDARY LEADER BRANCH FOR STRUCTURE IMPROVEMENT.
- EXISTING TREE 8: PINEA BUNING (CORALBAG SPRUCE) - 18 FT. APPROXIMATELY 100 METRES, LINED UP WITH RIGHT OF APPROXIMATELY 15 METRES. RECOMMENDED TRIMMING - TRIM BRANCHED SECONDARY LEADER BRANCH FOR STRUCTURE IMPROVEMENT.
- EXISTING TREE 9: PINEA BUNING (CORALBAG SPRUCE) - 18 FT. APPROXIMATELY 100 METRES, LINED UP WITH RIGHT OF APPROXIMATELY 15 METRES. RECOMMENDED TRIMMING - TRIM BRANCHED SECONDARY LEADER BRANCH FOR STRUCTURE IMPROVEMENT.
- EXISTING TREE 10: PINEA BUNING (CORALBAG SPRUCE) - 18 FT. APPROXIMATELY 100 METRES, LINED UP WITH RIGHT OF APPROXIMATELY 15 METRES. RECOMMENDED TRIMMING - TRIM BRANCHED SECONDARY LEADER BRANCH FOR STRUCTURE IMPROVEMENT.

UTILITY SERVICES RIGHT-OF-WAY - EXISTING TREES TO REMAIN BUT NO NEW STREET TREES ARE CITY OF RICHMOND

NOTE -- ALL LANDSCAPE PRODUCTS, INSTALLATION PROCEDURES, AND FOLLOW-UP LANDSCAPE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH BC LANDSCAPE STANDARD SIXTH EDITION PUBLISHED JANUARY 2001

NOTE -- SEE CIVIL DRAWINGS FOR GRADING AND DRAINAGE DETAILS



ENTRY ARBOUR DIMENSIONS NO SCALE

May 13, 2003
DP 02-202952
2

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DATE 28/7/02
DWN. LAR
PROJ 020231
SHEET

SITE LANDSCAPING PLAN

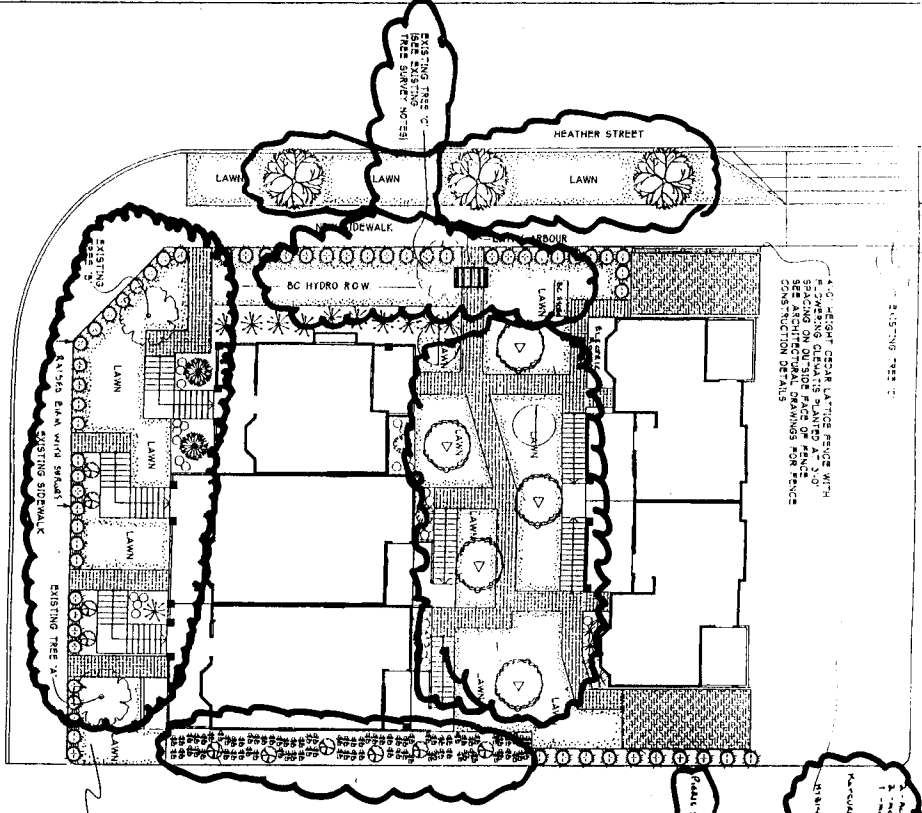
A NEW DEVELOPMENT FOR
DARSHAN RANGI
7800 HEATHER STREET
RICHMOND, B.C

Landscape Associates
PO BOX 188 DELTA B.C. V4K 3N6
PHONE (604) 840-1742 FAX PHONE (604) 840-1740
WWW.LANDSCAPEASSOCIATES.COM

| REVISION | DATE |
|----------|----------|
| 1 | 24-03-02 |
| 2 | 23-04-02 |
| 3 | 20-04-02 |
| 4 | 14-04-02 |
| 5 | 20-04-02 |

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

NOTE -- THIS DOCUMENT IS DRAWN TO STATED SCALE AT A PLOT SIZE OF 24x38 -- OTHER SHEET SIZES WILL NOT SCALE ACCURATELY.





To: Development Permit Panel
From: Alex Jamieson
Planner 2 - Urban Design
Re: **Rangi - General compliance for 9191 Blundell – referral re. exterior finishes**

to DPP - May 28, 2003
Date: May 16, 2003
File: DP02-202952

At their meeting of 14 May, 2003, the DP Panel referred this general compliance request to staff to report back on the issue of finish materials on buildings in the area. The development permit in this case called for cedar siding and the applicant wishes to change it to vinyl. For further analysis of the guidelines for General Compliance, refer to the staff report.

Finding of fact

The attached table describes the types of finish materials for five projects approved nearby in the McLennan South Planning Area. The average project has approximately 1/3 cedar shingles, (or hardi-panel, hardi-plank or some similar durable material) and 2/3 vinyl. It should be noted that all of these projects also have other “natural” finish materials such as: wood trim, wood brackets, dentils, wood posts and/ or cultured stone. One project has also added copper roofs over the projecting features. It is true that the predominant material is vinyl, but it has been made to look more natural by the addition of many decorative natural materials which attract the eye.

Analysis

The guidelines for McLennan South call for natural finish materials. Although vinyl is not a natural material, it has been allowed when disguised and softened by the use of a lot of natural materials such as trim, brackets, etc. In the case of Mr. Rangi’s project the building does not have a lot of detailed character other than the cedar. Mr. Rangi has claimed that no-one is using cedar siding, but some projects are using cedar **shingles** as an accent material.

Conclusions:

If vinyl is going to be substituted for the cedar siding, then hardi-plank or some other more durable material should be used on the lower 1/3 of the three-storey buildings, along with additional wood trim and details, such as cedar shingle gable ends.

Alex Jamieson

Alex Jamieson
Planner 2 - Urban Design

AJ1:aj/ att.

FINISH MATERIALS - McLENNAN SOUTH

| DP, NAME, STREET | FINISH |
|--|--|
| 02-211163 PALLADIUM HEATHER ST. | 1/3 BOARD & BATTEN HARDIPANEL 2/3 VINYL SIDING W/ WOOD TRIM. |
| 02-202740 CAPITAL WEST HEATHER ST. | 1/3 HARDIPLANK & CEDAR SHINGLE 2/3 VINYL W/ WOOD TRIM, 6X6 POSTS, DENTILS. |
| 02-203207 BOGNER KEEFER ST/ GARDEN CITY | 1/4 CEDAR SHINGLES 3/4 VINYL W/ WOOD TRIM, WOOD POSTS 4X4 WOOD BRACKETS, DENTILS, COUPER ACCENT ROOF. |
| 98-148620 NARLAND GARDEN CITY/ TURNILL ST. | 1/3 HARDIBOARD SHINGLES 2/3 VINYL W/ WOOD TRIM, & CULTURED STONE. |
| 02-221010 POLYGON HEATHER ST. | 1/3 CEDAR SHINGLES, WOOD TRELLIS, WOOD HANDRAILS, PLANTERS, CULTURED STONE CHIMNEYS. |