



Development Permit Panel

Council Chambers, City Hall
6911 No. 3 Road

Wednesday, April 10, 2019
3:30 p.m.

MINUTES

Motion to adopt the minutes of the Development Permit Panel meeting held on March 13, 2019.



1. **DEVELOPMENT VARIANCE 18-829639**
(REDMS No. 6035554)

APPLICANT: Bradley Doré

PROPERTY LOCATION: 7266 Lynnwood Drive

Director's Recommendations

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m, at 7266 Lynnwood Drive on a site zoned "Single Detached (RS2/B)".



2. **DEVELOPMENT PERMIT 18-835560**
(REDMS No. 6114286)

APPLICANT: Gustavson Wylie Architects Inc.

PROPERTY LOCATION: 5991 No. 3 Road

ITEM

Director's Recommendations

That a Development Permit be issued which would permit exterior renovations to the existing building at 5991 No. 3 Road on a site zoned "Downtown Commercial (CDT1)."



3. New Business

4. Date of Next Meeting: April 25, 2019

ADJOURNMENT



**Development Permit Panel
Wednesday, March 13, 2019**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: John Irving, Chair
Laurie Bachynski, Director, Corporate Business Service Solutions
Peter Russell, Senior Manager, Sustainability and District Energy

The meeting was called to order at 3:30 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on February 27, 2019 be adopted.

CARRIED

1. DEVELOPMENT PERMIT 16-741329
(REDMS No. 5737467)

APPLICANT: 0908206 BC Ltd.

PROPERTY LOCATION: 9560, 9580 and 9584 Granville Avenue

INTENT OF PERMIT:

1. Permit the construction of 16 two-storey townhouse units at 9560, 9580, and 9584 Granville Avenue on a site zoned "Medium Density Townhouses (RTM2)"; and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for buildings from 40% to 45%.

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Applicant's Comments

Eric Law, Eric Law Architect, Inc., provided background information on the proposed development, noting that (i) the design of the proposed townhouse development is sensitive to its neighbouring two-storey townhouse developments and single-family homes, (ii) the requested increase in lot coverage will be mitigated by the proposed increases in lot coverage for porous surfaces and landscaping with live plants, (iii) two convertible units are proposed for the project, and (iv) the project has been designed to achieve an EnerGuide 82 rating for energy efficiency.

Donald Duncan, Donald V.S. Duncan Development Consultant, briefed the Panel on the main landscaping features for the project and highlighted the following:

- the proposed landscaping for the subject site is consistent with its single-family environment;
- the extensive use of permeable pavers in the project will enhance on-site stormwater management;
- coloured pavers are proposed for on-site pedestrian routes for better identification and to enhance safety to pedestrians;
- proposed interface with adjacent developments include, among others, wooden fencing with trellis elements on top in key locations;
- colourful trees and shrubs are proposed on the site to provide visual interest;
- the large tree at the northeast corner will be retained and protected; and
- the proposed children's play area provides a variety of play and learning opportunities.

Staff Comments

Wayne Craig, Director, Development noted that (i) a Servicing Agreement associated with the project which includes frontage works and site service connections will be entered into prior to Building Permit issuance, and (ii) the proposed building lot coverage variance was identified at rezoning stage and no concerns were noted at the public hearing for the rezoning of the subject site.

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Panel Discussion

In reply to queries from the Panel, the project's design team acknowledged that (i) an arbour will be mounted on top of the proposed fence at both ends of the east-west internal drive aisle, (ii) there is no cross-access connection to the adjacent existing townhouse development to the west, (iii) rollover curbs are not provided along the pedestrian walkways on the internal drive aisle; however, a different colour treatment is proposed for the permeable paving on pedestrian pathways to enhance pedestrian safety, (iv) the outdoor amenity area is gated to provide safety to children, and (v) wood fences will be installed on the east, west and south property lines.

In reply to further queries from the Panel, the design team noted that (i) the proposed height of the two-storey buildings in the subject site is slightly higher than the adjacent single-family homes to the east but below the maximum permitted height of 12 meters for townhouses, (ii) all parking stalls in the townhouse units are provided with Level 2 electric vehicle charging outlets, and (iii) garbage and recycling enclosures are located at the entry driveway to facilitate pick-ups.

Gallery Comments

Jenny Xu, Unit 8 7028 Ash Street, owner of the end unit of the existing two-storey townhouse development immediately adjacent to the west of the subject development, sought clarification regarding (i) the height of the proposed buildings on the subject site, (ii) the distance between the subject development and her property, and (iii) proposed measures by the applicant to address potential privacy and overlook concerns to the immediate neighbours to the west.

Rosa Liu, 9600 Granville Avenue, owner of the single-family home immediately adjacent to the east of the subject site, expressed concern regarding the damage to her property as a result of previous pre-construction activities undertaken in the subject site.

Ms. Liu noted that the concrete sidewalk and patio on her property and the wooden fence along her property's west property line adjacent to the subject site were damaged as these were observed to be sloping down toward the subject site. She expressed concern that her property's foundation could have been damaged as well.

In closing, Ms. Liu further noted that she had relayed her concerns to the project's developer and queried whether the developer's proposal to build a new retaining wall would impact the old retaining wall within her property.

With regard to the concerns raised by the neighbouring residents, the Chair advised that the Panel's mandate is to review the form and character of the proposed development and that construction impacts could be coordinated with City staff and should be addressed by the developer.

Development Permit Panel

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With regard to the project's proposed interface with the adjacent townhouse development to the west to provide separation and privacy, the project's design team acknowledged that (i) a six-foot high wood fence and hedging materials will be installed along the site's west property line to provide a buffer between the subject site and the adjacent townhouse development to the west, (ii) the distance between the west side of the buildings on the subject site and the east side of the buildings on the adjacent townhouse development to the east is approximately six meters, and (iii) the site grade on the subject site will be raised to match the existing site grades on the adjacent properties.

In response to a query from the Panel, Mr. Craig confirmed that the building setback from the west property line of the subject site is slightly larger than the required minimum of three meters.

With regard to the project's interface with the adjacent single-family home to the east, the design team acknowledged that similar fencing and hedging materials proposed along the west property line would also be installed along the east property line.

In addition, Mr. Craig noted that (i) perimeter drainage will be installed along all property lines on the subject site, (ii) the applicant intends to match the site grade on the subject site to the existing site grade on the adjacent property to the east, and (iii) the applicant intends to retain the existing retaining wall to the east; however, the developer had indicated that he could replace the east retaining wall if necessary.

Khalid Hasan, developer for the project, confirmed that (i) the existing retaining wall to the east is within the neighbour's property, (ii) a new retaining wall along the east property line of the subject site could be installed if necessary, (iii) the site grade on the subject site will be raised to match the existing grade on the adjacent property to the east, and (iv) he has agreed to replace the damaged fence and three wooden gates in the neighbouring property.

Correspondence

Rosa Liu, 9600 Granville Avenue ([Schedule 1](#))

Mr. Craig noted that in her letter, Ms. Liu expressed concern regarding issues with respect to potential property damage resulting from site preparation works and previous demolition of existing single-family homes on the subject site, and requested that the developer fulfill his commitment to address these issues.

Panel Discussion

The Panel expressed support for the project, noting that (i) increasing the site grade to match the existing grades on adjacent developments will help address adjacency concerns, (ii) the form and character of the proposed development is appropriate, and (iii) the proposed development works well with its site context.

Development Permit Panel

Wednesday, March 13, 2019

Panel Decision

It was moved and seconded

That a Development Permit be issued which would:

1. *permit the construction of 16 two-storey townhouse units at 9560, 9580, and 9584 Granville Avenue on a site zoned "Medium Density Townhouses (RTM2)"; and*
2. *vary the provisions of Richmond Zoning Bylaw 8500 to increase the maximum lot coverage for buildings from 40% to 45%.*

CARRIED

2. **DEVELOPMENT VARIANCE 18-825820** (REDMS No. 6107581)

APPLICANT: Urban Design Group Architects Ltd.

PROPERTY LOCATION: 12033 Riverside Way

INTENT OF DEVELOPMENT VARIANCE PERMIT:

Vary the provisions of Richmond Zoning Bylaw 8500 to:

1. reduce the number of required vehicle parking spaces from 92 to 89; and
2. reduce the minimum required standard vehicle parking spaces from 50% to 40%, to permit a childcare facility with a maximum 26 staff and 136 children to be located on a site at 12033 Riverside Way zoned "Industrial Business Park (IB1)".

Applicant's Comments

Fariba Gharaei, Urban Design Group, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 2) provided background information on the proposed development and highlighted the following:

- the proposed parking variances are requested to accommodate a new childcare facility on the ground floor of an existing three-storey office building;
- there are currently 92 parking spaces provided for the three-storey building;
- the total number of parking spaces required for the entire property as a result of the proposed addition of a childcare facility is 102 spaces; however, the Zoning Bylaw allows a 10 percent reduction to the minimum required parking spaces provided that Transportation Demand Management (TDM) measures are provided;
- 10 existing parking stalls are proposed to be removed to accommodate an outdoor play area for the proposed childcare facility;
- the remaining parking stalls will be re-striped to increase the number of small car parking spaces to provide 89 parking stalls, 14 of which will be restricted to short-term parking during peak demand hours for the childcare facility;

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- changes to existing landscaping to accommodate the proposed outdoor play area include the removal of a portion of an existing landscaped area, addition of a new lawn and installation of perimeter fencing to enclose the play area; and
- outdoor and indoor bicycle parking will be provided for the proposed childcare facility.

Julia Lim, the project's traffic consultant, with the aid of a video presentation (attached to and forming part of these Minutes as Schedule 2) reviewed the results of the parking study conducted for the project.

Ms. Lim referenced the observed site parking demand, parking demand for comparable properties with office and childcare uses, and projected peak individual parking demand for the childcare facility to support the provision of 89 parking spaces for the subject property.

In addition, Ms. Lim noted that the project's proposed TDM measures include cycling end-of-trip facilities and a two-year, two-zone employee public transit pass program for childcare staff.

Staff Comments

Mr. Craig advised that staff had consulted with Vancouver Coastal Health Authority during the review process and noted their support for the proposed childcare facility on the subject site.

In addition, Mr. Craig clarified that (i) the total number of required parking stalls for the subject property including the office uses and childcare facility as per the City's Zoning Bylaw is 102 parking stalls, (ii) the applicant's proposed TDM measures allow for a 10 percent reduction of the required parking stalls or a minimum of 92 parking stalls, and (iii) the applicant is only able to physically fit 89 parking stalls on the site, so a parking variance is requested.

Gallery Comments

None.

Correspondence

None.

Panel Discussion

The Panel expressed support for the project, noting the applicant's thorough presentation of the project and clear rationale for the requested parking variances.

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Panel Decision

It was moved and seconded

That a Development Variance Permit be issued which would vary provisions of Richmond Zoning Bylaw 8500 to:

- 1. reduce the number of required vehicle parking spaces from 92 to 89; and*
- 2. reduce the minimum required standard vehicle parking spaces from 50% to 40%, to permit a childcare facility with a maximum 26 staff and 136 children to be located on a site at 12033 Riverside Way zoned "Industrial Business Park (IB1)".*

CARRIED

3. New Business

It was moved and seconded

That the Development Permit Panel meeting scheduled on Wednesday, March 27, 2019 be cancelled.

CARRIED

4. Date of Next Meeting: April 10, 2019

5. Adjournment

It was moved and seconded

That the meeting be adjourned at 4:34 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Development Permit Panel of the Council of the City of Richmond held on Wednesday, March 13, 2019.

John Irving
Chair

Rustico Agawin
Committee Clerk

Schedule 1 to the Minutes of the
Development Permit Panel
meeting held on Wednesday,
March 13, 2019.

To Development Permit Panel
Date: <u>March 13, 2019</u>
Item # <u>1</u>
Re: <u>DP 16-741329</u>

From: Rosa Liu <rosacga678@gmail.com>
Sent: Tuesday, 12 March 2019 11:15 PM
To: Weber, David
Cc: Rosa Liu
Subject: DP 16-741329 Meeting Record Notification, on Wednesday March 13, 2019
Attachments: 9600 Granville Ave City Notice.pdf; 9600 Granville letter to Developer.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. David Weber:

Please find attached our communications on residential property damage issues as recorded in regards to the DP 16-741329. These should be addressed as part of the permit to construct meeting records.

Thank you,
Rosa Liu



9600 Granville Ave
Richmond BC V6Y 1R2

March 12, 2019

Attention: David Weber, Director, City Clerk's office

Dear Mr. David Weber:

Re: DP 16-741329, 16 two-storey townhouse

The Development Permit (DP 16-741329) panel meeting will be held tomorrow, March 13, 2019, and we have noted concerns that on the related impacts of this property development to our private residence.

Since September 2017, we have raised concerns on how development activities were causing private property damages from the development site, which may also have impacted the foundation to our house. As noted, our fence has fallen over, the sidewalk between our house and fence is shifting, and is together with a concrete pad, sloping downwards to the development site. In addition, the fence posts were ripped from the stucco house wall with the three fence gates rendered as unusable. Please see attached letter to the Developer dated March 4, 2019, including pictures.

The Developer did site inspections, and their proposed solution, as provided in the March 10th email (Appendix A), doesn't solve all of our stated concerns. This property damage is not from a long term settlement, as stated by the Developer. Besides the items the Developer's has agreed to resolve in his email dated March 10, 2019, we are requesting a professional assessment to the following:

- Inspection of the existing Retaining Wall to see if it needs to be professionally replaced, as recommended by the Developer.
- Repair/Replace the sloping concrete pad, and sidewalk, as noted.
- Examine the house foundation for damages from the property development (pre-loading soil, ground sloping/sinking, etc.).

The Developer (Mr. Khalid Hasan) has mentioned he would bring in a Professional Engineer to provide an assessment, but this has not happened yet. We encourage the City to be part of this assessment, so that city standards are maintained and considered fair and reasonable.

Any City of Richmond approved developments should not cause damage to existing properties in the neighbourhood, and if there are noted property damages this should be fully remedied by the Developer and supported by the City.

Thanks for your attention to this matter.

Sincerely,

Rosa Liu

Rosa Liu



Appendix A: Developer email, March 10, 2019

From: Team Khalid <info@khalidhasan.com>

Date: March 10, 2019 at 2:23:53 PM PDT

To: rosacga678@gmail.com

Subject: 9600 Granville Ave

Hi Rosa,

As per our meeting onsite today I confirm that we will be replacing the old fence on the East property line of our development site with a new fence and retaining wall as per requirements of City of Richmond and our landscape proposal as part of development and it also includes a new perimeter drainage.

The current retaining wall between our property and your property is still seems like in good shape as per our visual inspection today and seems like it is installed on our property but We will confirm from the surveyor about the exact location of the old retaining wall. With your written permission we can remove the existing old fence(on your property) and dispose off at our costs and will install new fence and replace the wooden gates as discussed at our costs for you. We will install the new retaining wall as per the requirements of the city of Richmond at our cost also.

The concrete sidewalks which are sloping away from your building seems like a result of long term soil settlement as evident from the North West corner sidewalk of your home.

The installation work for the retaining wall and fence will start in first week of April 2019 and should be completed with in 3 weeks. You can keep this email as our agreement to do the above work as described.

If you have any further questions please let us know.

0908206 BC Ltd
Khalid Hasan
604-786-8960
Sent from my iPhone

9600 Granville Ave
Richmond BC V6Y 1R2

March 4, 2019

Dear Nauman:

Re: property damage caused by your development site at 9560/9580/9584 Granville Ave. Richmond BC

We are concerned on the discussed property damage (sidewalk, patio concrete pad, fence and three fence gates) that is occurring to our private residence on 9600 Granville St. Richmond BC V6Y 1R2. Our claim is that a retaining wall should have been considered when we first notified you in 2017, and now we have additional property damage, and would like to know when these will be resolved by you prior to the review of your Development Permit (DP 16-741329) on March 13, 2019.

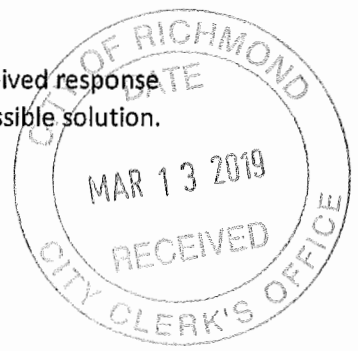
The actions we have taken with you, are summarized below, and show that if the retaining wall was supported correctly by you in September 2017, much of the subsequent property damage could have been avoided.

Record of Actions:

1. First contact notification: Sept 23, 2017, contacted KHALID (604.786.8960) indicating that fence was falling over, and was re-directed to contact you (604.500.9922). Sept 25 fence partially repaired with a piece of plywood nailed to fence post, and a one 2x4 cross beam as indicated in picture attached.
2. Texted you on Feb 10th, 2019 regarding more damage to fence and patio, and requested a site inspection (done on Feb 21, 2019) to the following new house damage:
 - 2 fence gates that were anchored to the house w/ metal spikes, were now ripped from the stucco wall - leaving holes in stucco wall, 2 side gates were now unusable, and gate spikes now exposed and considered dangerous;
 - Back door patio concrete slab was significantly cracked and separated into 2 slabs, where the one was slanting down to the fence area;
 - Side-walk between house and fence was inspected and noted to be gapping away from the house and sloping to the fence;
 - Back gate and fence between carport and house noted as unaligned and sloping to the Development site

Outcome of the Feb 21, 2019 site inspection concluded by you was that more soil was going to be added, and that the person who does this work would not be available until March 3, 2019. A request was made to get it done as early as possible to stop the continued effects on our private residence from this dangerous exposure.

Contacted you again on Feb 26th requesting an update on site inspection actions and received response that dirt would be backfilled and support to the retaining wall would be provided as a possible solution.



We would like to have this resolved amicably, but we feel that given our communications with you since September 2017 that we must now have immediate action, and a formal repair plan approved before further damage is done and continues to occur. We are grateful that you have recently agreed to have the retaining wall supported properly, but we must ensure that this is done in accordance with good engineering standards to prevent further property damage (house structural and/or foundation).

Please contact Rosa Liu at 778-388-8598 or Dean Featherling at 778-960-0324 regarding this matter.

Thank you for your immediate attention to this matter. We are looking forward to hearing from you.

Yours truly,



Rosa Liu

Attachment: seventeen pictures

backyard



- Cracked
- Gap gets
bigger

↔ Gap

Side walk
between your site and my house



- Fence fell over to your site
- Fence post ripped off from stucco wall
- damages on stucco wall

Gap

Side walk

9:52

Mail

LTE

doc-08-40-docs.googleusercontent.c



Fence fell over
to your site
significantly.
please see gaps



Side walk



Side walk

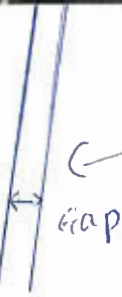
- Concrete Pad

Stop to your

Site away from
house foundation

- please see Gap

in the picture



back yard



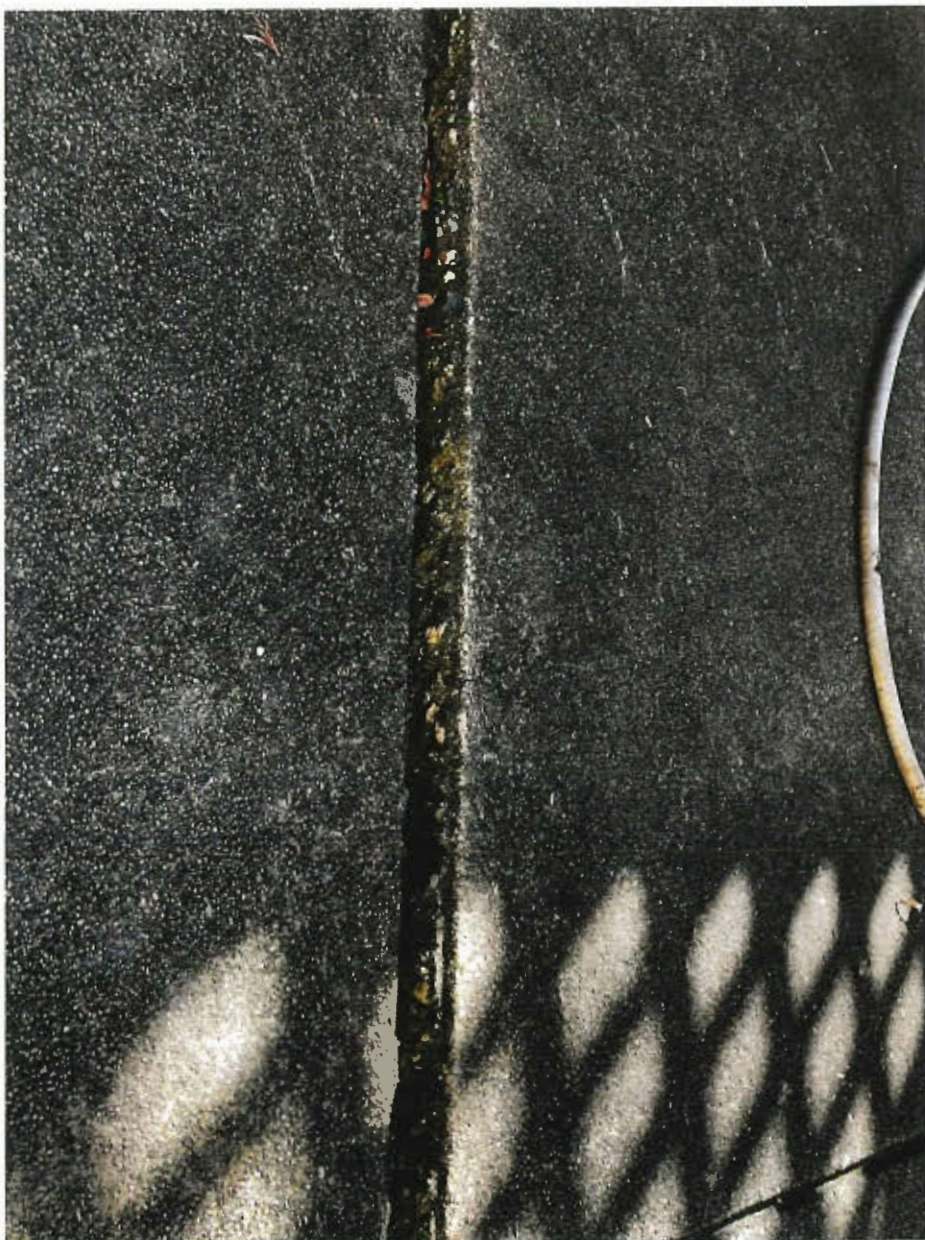
- cracked
- Gap gets bigger
- elevation created in between concrete pads.

Front Yard



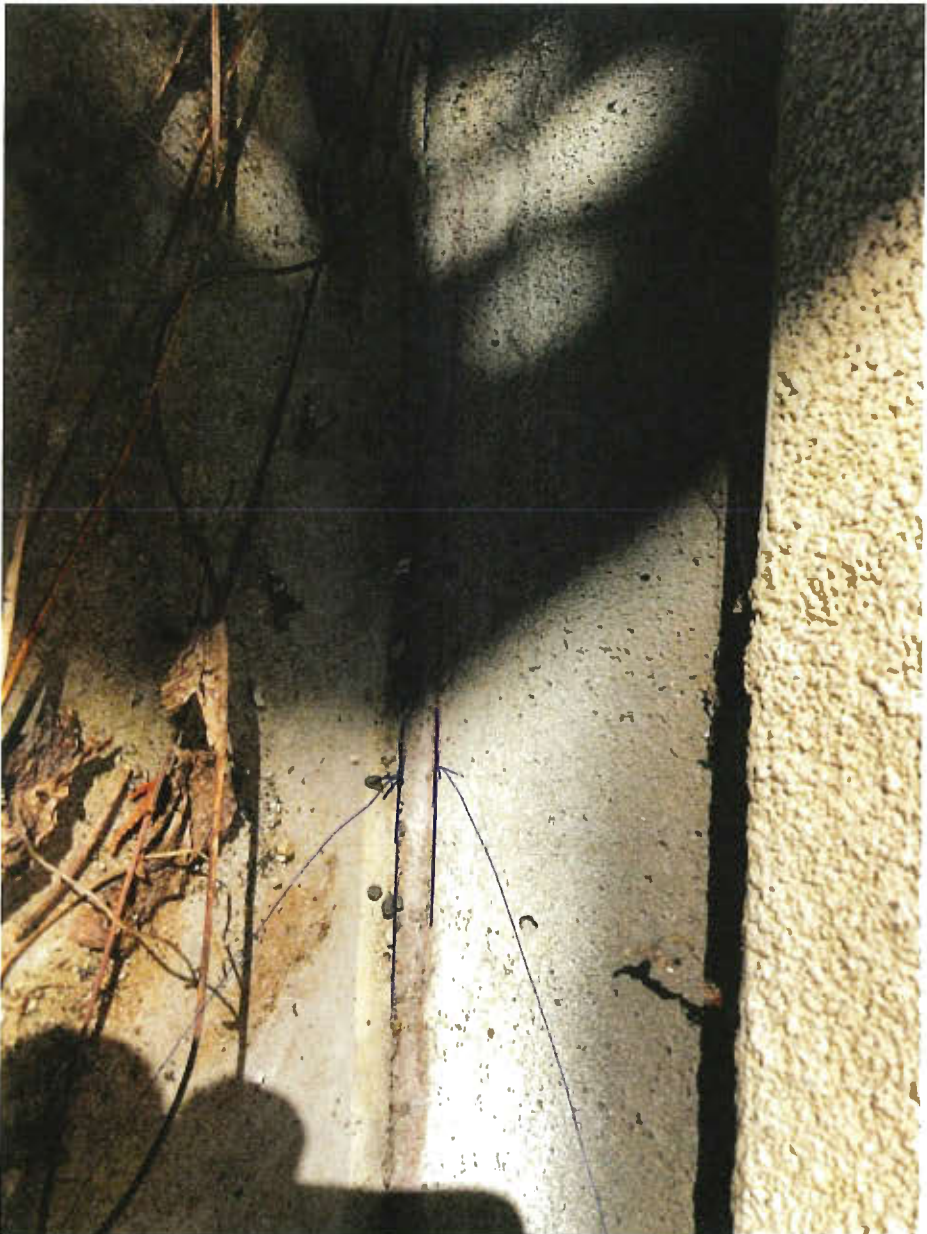
elevation
Created
→ slopping
to your
site

back yard



elevation
created.

back yard



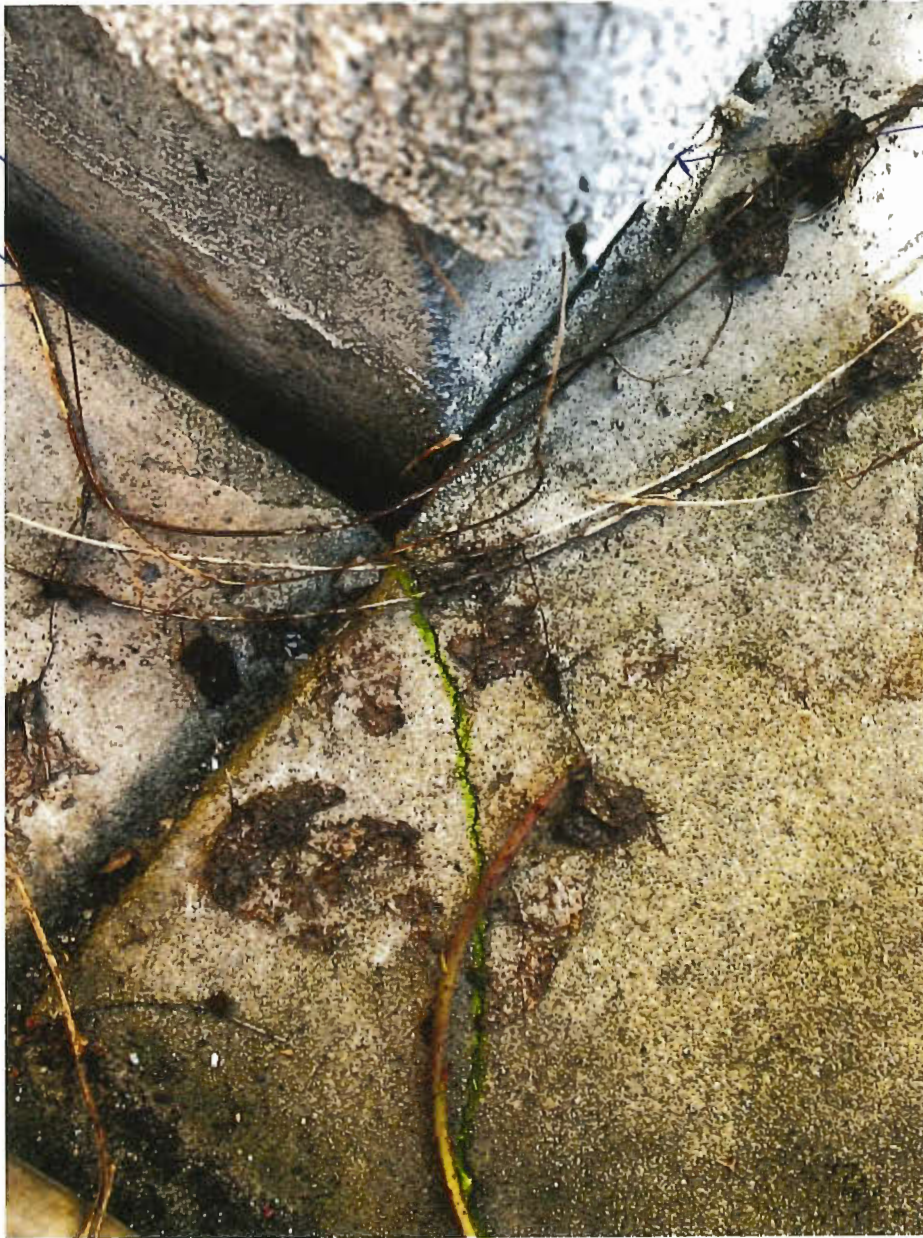
original
line

-back yard
has sunk
significantly.

new
line.

back Yard

gap
now



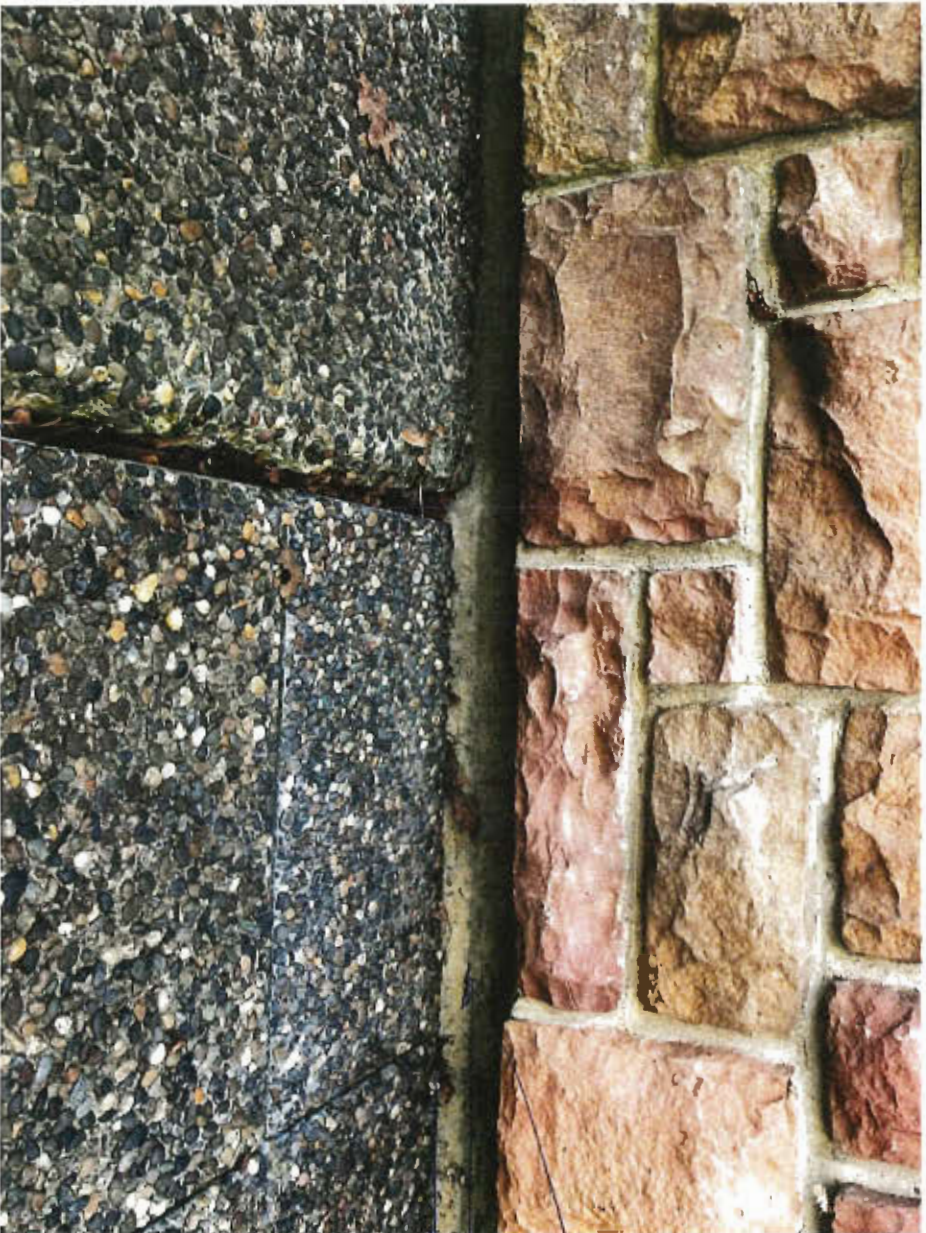
original
gap

- concrete pads
slopping to
your site.

- huge gap
has been
created

→ cracked
see highlighted
in green

Front yard



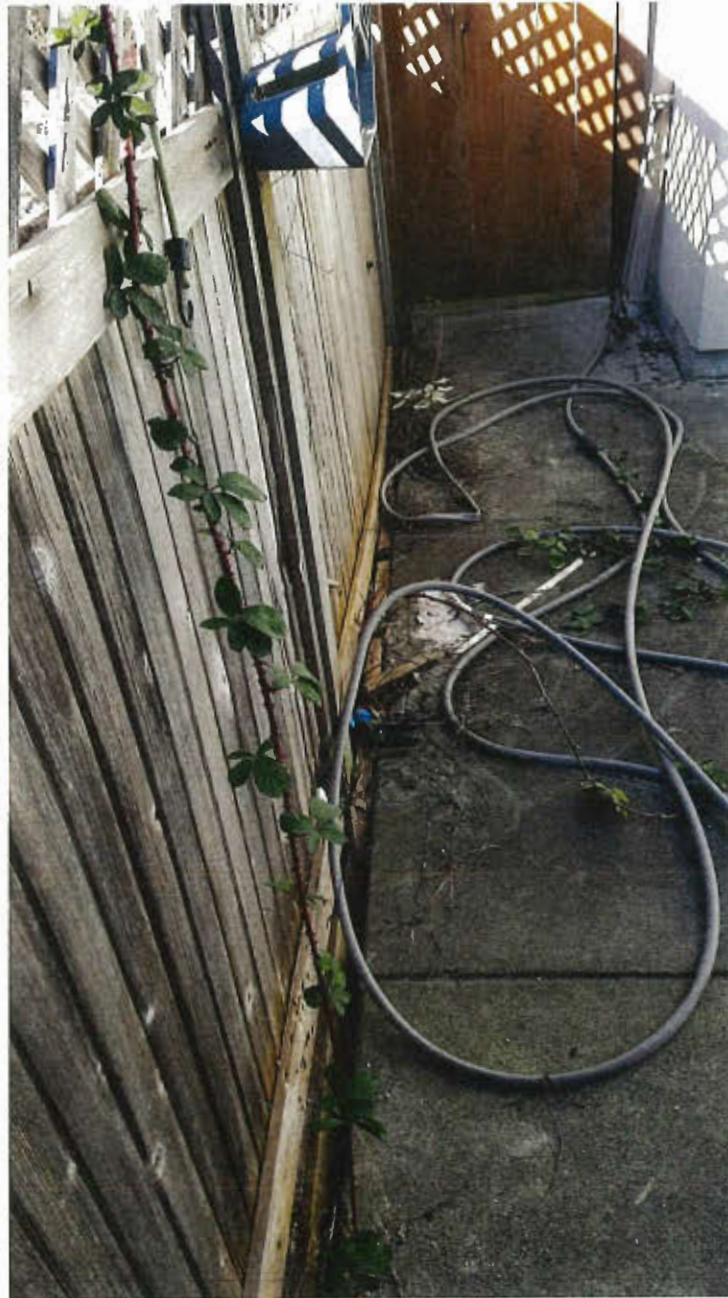
Original line

Well line

Front yard
has sunk
due to no
support
from your
site

A big Gap has been created due to stopping.

back yard



Huge Gap has been created
because fences fell over to
your site

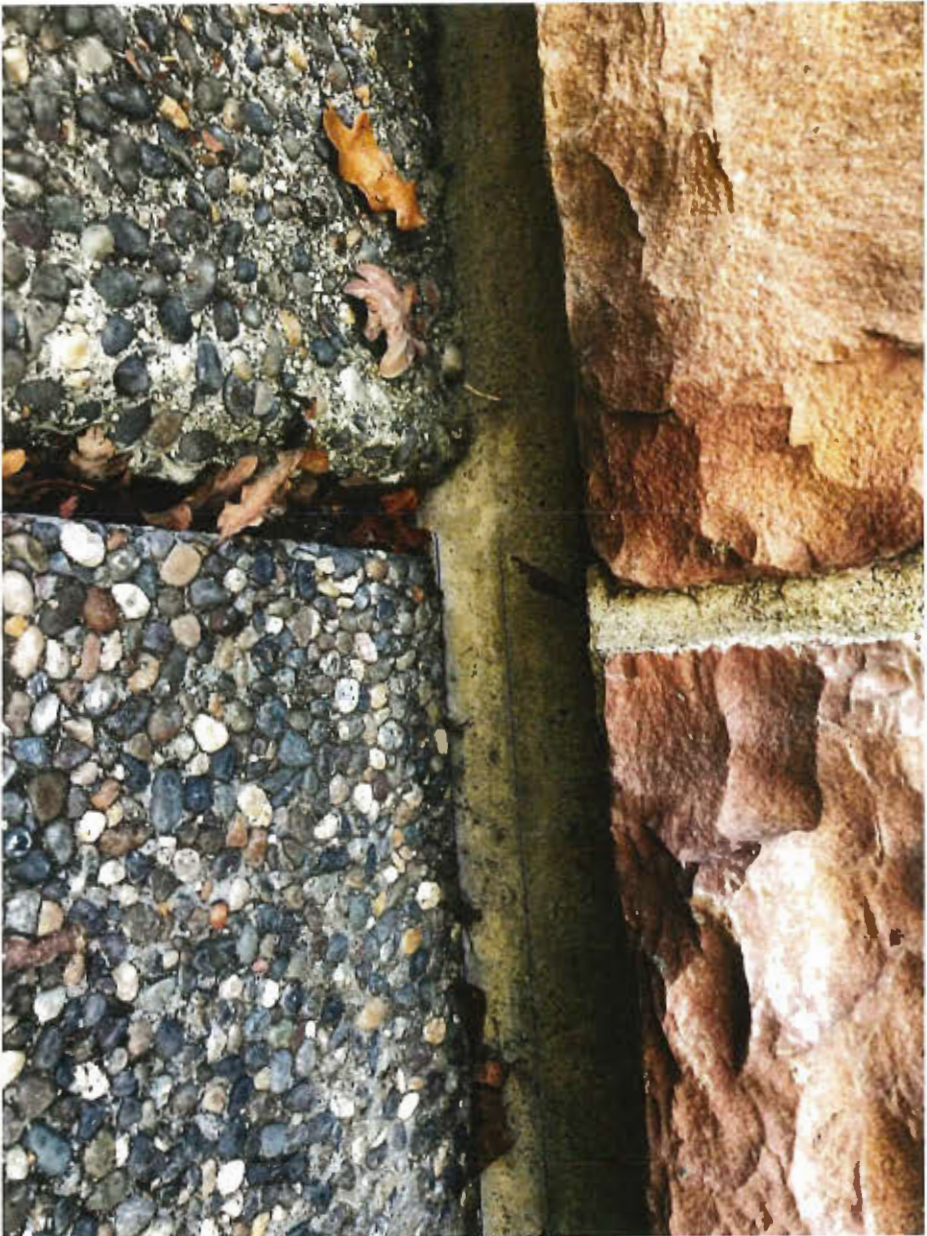




- 2x4 cross
beam supporting
fence from falling
over

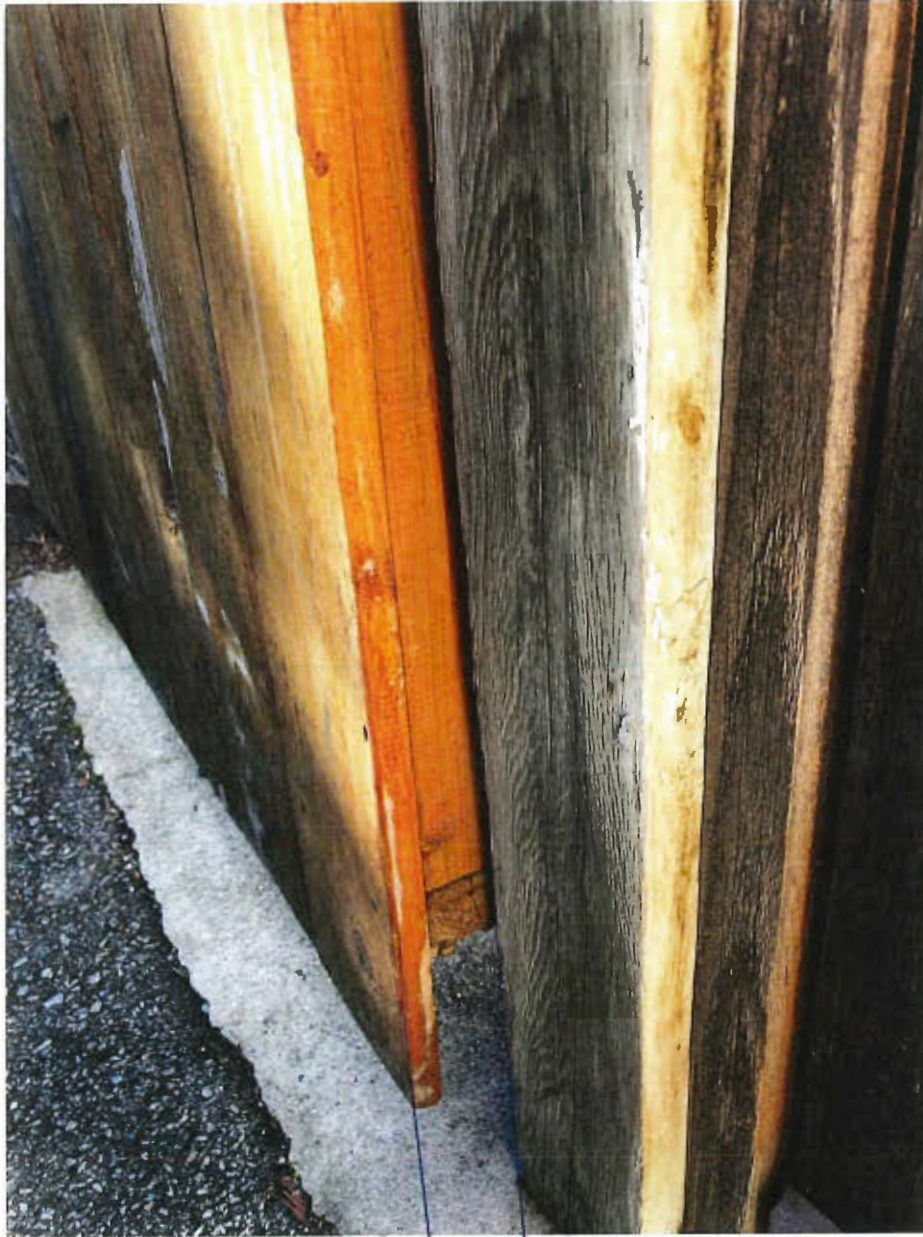
→ see the damage
on fence.

Front yard



- Concrete pad at front yard has sunk.
- Big Gap has ^{sunk} been created

Back Yard.

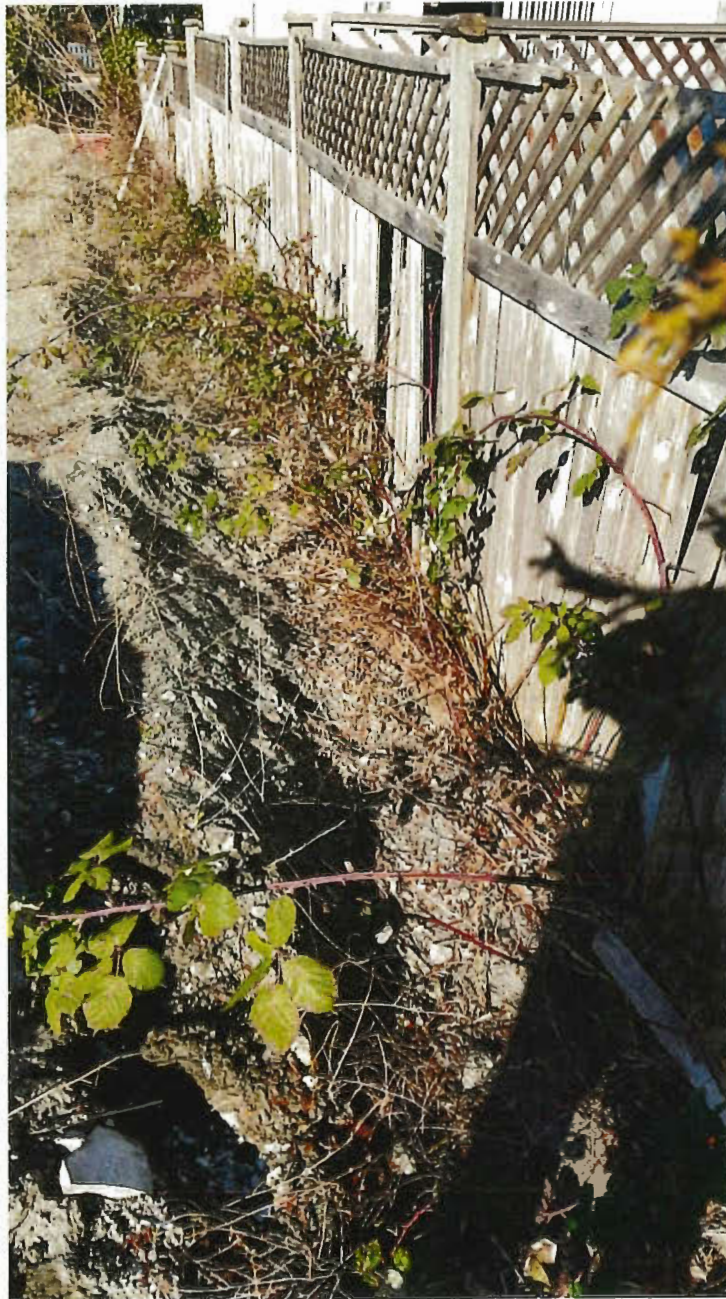


Gate has
been out
of alignment

→ See gap
in picture

Gap

Fence



→ No retaining wall
→ No support.

back yard.

Angle for tipping over.



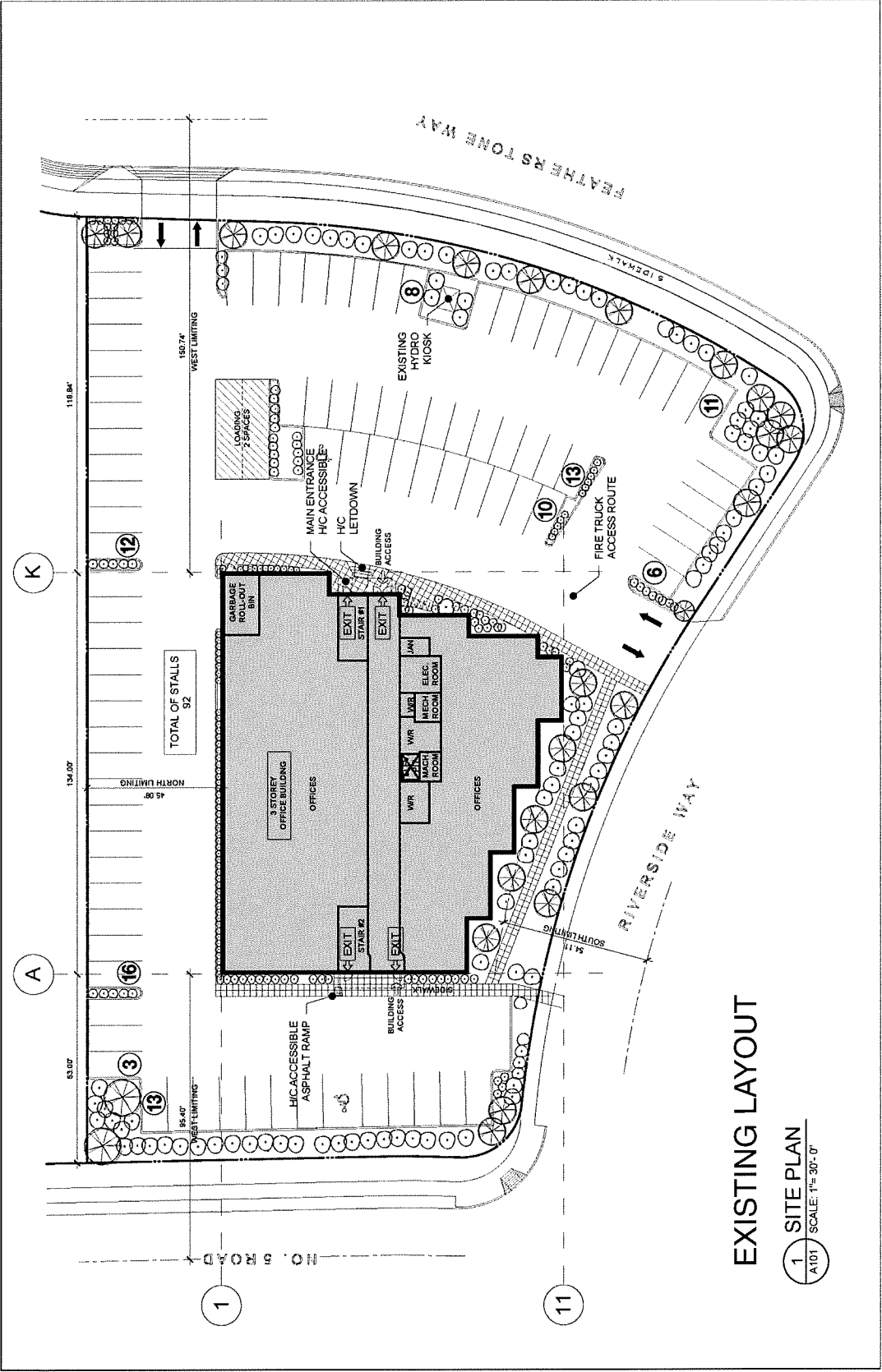
→ back yard
tipped
over
to your
site.

→ please see
white cylinder
object

Side walk
near front yard



Fence post
ripped off
from stucco
wall.



1. SITE PLAN
2. FENCE ELEVATION
3. SECTION
4. DETAIL
5. ELEVATION
6. DETAIL
7. ELEVATION
8. DETAIL
9. ELEVATION
10. DETAIL
11. ELEVATION
12. DETAIL
13. ELEVATION
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100. DETAIL



12033 Riverside Way Richmond BC
New Child Care Centre
For Willowbrae Academy Corporate

12033 Riverside Way Richmond BC
New Child Care Centre
For Willowbrae Academy Corporate



12033 Riverside Way Richmond BC
New Child Care Centre
For Willowbrae Academy Corporate



VEHICLE PARKING SUPPLY REQUIREMENT & PROVISION			
LAND USE	SQ FT OR (STAFF/CHILDREN)	BYLAW RATE	# STALLS REQUIRED
OFFICE/EXISTING	2,271 SM	3 SPACES PER 100 SM (GLA)	68.1
CHILD CARE PROPOSED	25 STAFF/156 CHILDREN	1 SPACE FOR EACH 10 CHILDREN IN CARE	31
TOTAL PARKING STALLS PROVIDED = 89			
TOTAL PARKING STALLS REQUIRED = 102			
MIN. ACCESSIBLE SPACE REQUIRED = 3 (0.04 SPACE)			
NO. OF SMALL CARS PROVIDED = 48 (46% OF TOTAL STALLS)			
NO. OF REGULAR CARS PROVIDED = 41 (46% OF TOTAL STALLS)			
NO. OF LOADING STALLS PROVIDED = 2			
BYLAW REQUIREMENT FOR LOADING AS PER TABLE 7.13 & 2			
DAYCARE - GROSS LEASABLE AREA			
GROSS LEASABLE AREA BETWEEN 501 TO 1850			
1 MEDIUM SIZE LOADING			
2 MEDIUM SIZE			
PROVIDED			

VEHICLE PARKING SUPPLY REQUIREMENT & PROVISION
TABLE 7.13.1
CLASS 1 (LONG TERM) 0.4 PER 100 SM
CLASS 2 (SHORT TERM) 0.4 PER 100 SM
TABLE 7.13.2
CLASS 1 (LONG TERM) 0.4 PER 100 SM
CLASS 2 (SHORT TERM) 0.4 PER 100 SM

ALL PARKING STALLS
ARE EXISTING UNLESS
OTHERWISE NOTED

DETAIL

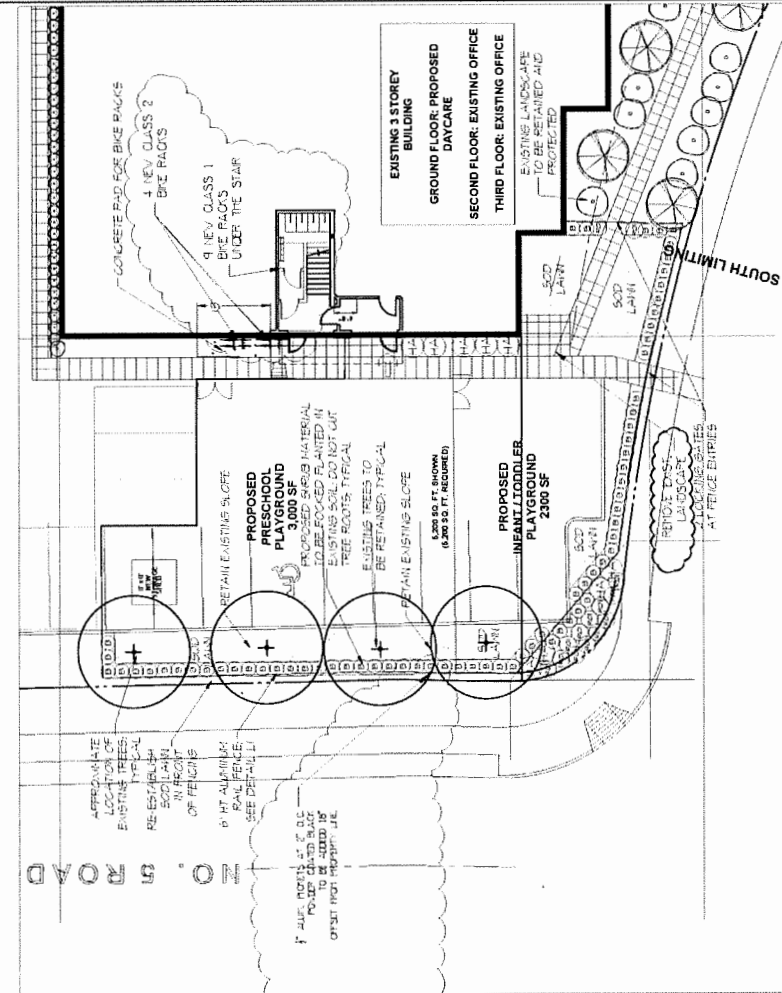
C SITE PLAN

FENCE ELEVATION



M2
LANDSCAPE ARCHITECTURE

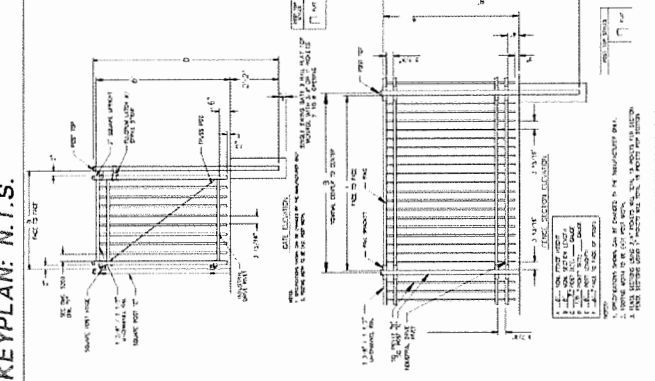
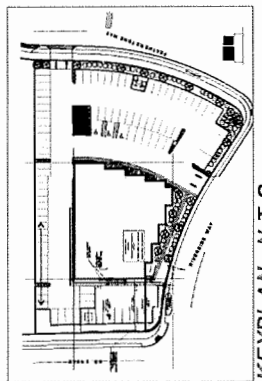
4220 - 26 Lane Meadows
Vancouver, BC V6N 1A1
Tel: 604.553.0044
Fax: 604.553.0044
Email: office@m2a.com



PLANT SCHEDULE

NO.	SYMBOL	COMMON NAME	PLANT SIZE	NO. OF PLANTS	NO. OF PLANTS
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ALL PLANT MATERIAL SHOWN IS PROVIDED FROM CERTIFIED NURSERY. PROVIDE CERTIFICATION UPON REQUEST.



1. 4\"/>



Southwest View



West View

Image from Google Street View

OBSERVED SITE PARKING DEMAND

Wednesday, April 25, 2018

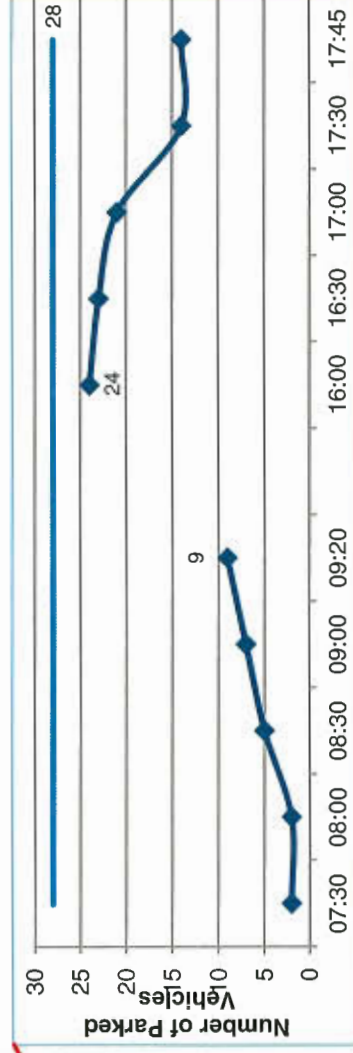
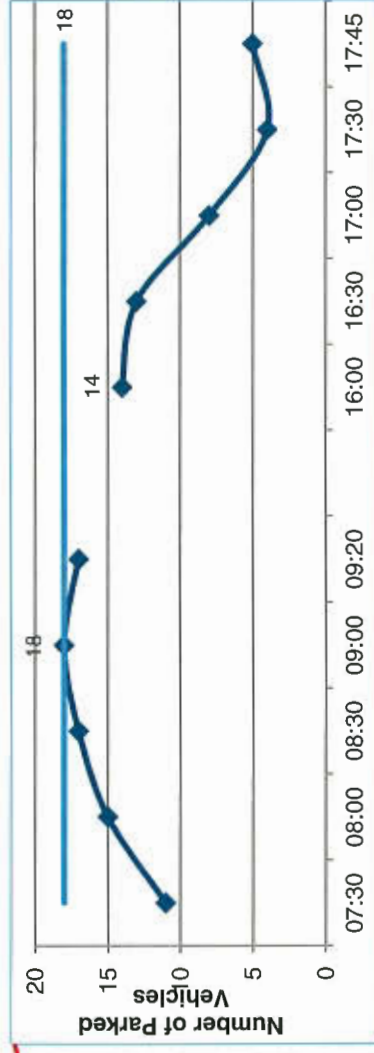
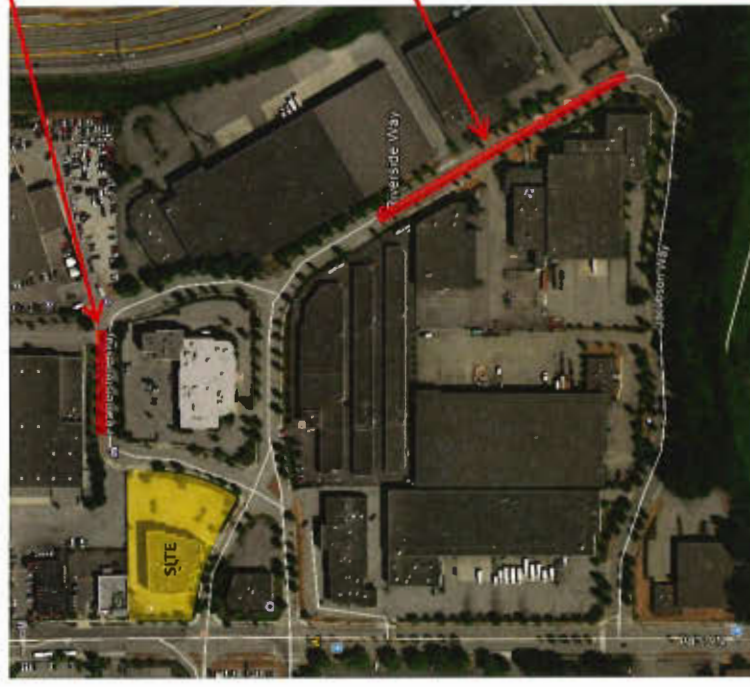


OBSERVED PARKING DEMAND at OTHER OFFICE LOCATIONS

OFFICE ADDRESS	LEASEABLE FLOOR AREA	SUPPLY RATE (/ 100 M ²)	SPACES SUPPLIED	PEAK DEMAND	OCCUPANCY	PEAK DEMAND RATE (/ 100 M ²)
Fleetwood Office 1	2,000 m ²	2.9	57	47	82 %	2.35
Fleetwood Office 2	1,950 m ²	2.7	53	23	43 %	1.18
Panorama Office	2,460 m ²	2.4	60	18	30 %	0.73
Cloverdale Office	3,600 m ²	1.3	47	24	51 %	0.67
Newton Office	6,847 m ²	3.1	214	119	56 %	1.74
Subject site: 12033 Riverside Way	2,271 m ²	4.1	92	32	35 %	1.41
WEIGHTED AVERAGE PEAK PARKING DEMAND RATE (PER 100 M ²)						1.37
85%ILE PEAK DEMAND RATE (PER 100 M ²)						1.89

ON-STREET PARKING DEMAND

Wednesday, September 5, 2018



OBSERVED CHILDCARE PARKING DEMAND

CHILDCARE ADDRESS	MAX # OF CHILDREN	# OF EMPLOYEES	ESTIMATED STAFF PARKING DEMAND (# PER STAFF)	PUDO MAX OCCUPANCY	PUDO SPACE PER CHILD
Fleetwood Childcare 1	20	2	1 (0.5)	6	0.30
Cloverdale Childcare	100	18	9 (0.5)	13	0.13
Fleetwood Childcare 2	30	9	N/A ⁽¹⁾	7	0.10
Newton Childcare	55	9	4 (0.4)	6	0.11
AVERAGE RATE			0.5		0.15

PROJECTED INDIVIDUAL PEAK PARKING DEMAND

Component	PEAK DEMAND RATE	SIZE	# STALLS
Office	1.41 per 100 m²	2,271 m²	32
Childcare staff	0.75 per staff	26 staff	20
Childcare pick-up/drop-off	0.1 per child	136 children	14
TOTAL			66

Office parking demand peaks after childcare drop-off activity and declines before childcare pick-up activity

PROJECTED PARKING DEMAND PROFILES



PROPOSED TDM MEASURES

- **End of Trip Facilities**
 - Clothing lockers
 - Barrier free washroom with washbasin
 - Shower
- **Transit Pass for Childcare Staff**

Two zone monthly pass for 2-years



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 20, 2019

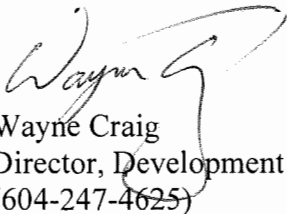
From: Wayne Craig
Director, Development

File: DV 18-829639

Re: Application by Bradley Doré for a Development Variance Permit at
7266 Lynnwood Drive

Staff Recommendation

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m, at 7266 Lynnwood Drive on a site zoned "Single Detached (RS2/B)".



Wayne Craig
Director, Development
(604-247-4625)

WC:na
Att. 7

Staff Report

Origin

Bradley Doré has applied to the City of Richmond for permission to vary the Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m on the irregular shaped lot at 7266 Lynnwood Drive (Attachment 1). This would result in the same rear yard setback as the adjacent properties to the north, east and south.

Development Information

Please refer to the attached Development Application Data Sheet (Attachment 2) for a comparison of the proposed development data with the relevant bylaw requirements.

Background

The subject property was a part of a rezoning and subdivision application (RZ 13-644678) to rezone from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to permit nine single family lots (Attachment 3). Council adopted Richmond Zoning Bylaw 8500 Amendment Bylaw 9818 on April 23, 2018.

During the review of the subsequent Building Permit application, staff identified the need for a variance on the subject site due to the irregular geometry of the lot and the lot depth being larger than adjacent lots (Attachment 4).

Surrounding Development

Development surrounding the subject site is as follows:

- To the north: Recently subdivided “Single Detached (RS2/B)” properties that are part of the same rezoning and subdivision plan as the subject site (RZ13-644678).
- To the east: Single-family dwellings on lots zoned “Single Detached (RS1/B)”.
- To the south: A single-family dwelling on a lot zoned “Single Detached (RS1/B)”.
- To the west: Across Lynnwood Drive is a section of land zoned “Medium Density Townhouses (RTM3)” undergoing approved redevelopment of 43 two and three storey multi-family townhouse units (DP 15-708644). Future road extension of Lynnwood Drive is also being developed.

Analysis

The site is located along a bend in Lynnwood Drive resulting in site geometry with the south side lot line being significantly longer than the north side lot line. The difference between lot line lengths impacts the placement of the single family dwelling because the calculation for lot depth does not factor in the irregular geometry, but rather bases the calculation on the average of the two lot lines combined. If lot depth were calculated from the midpoint of the front lot line to the midpoint of the rear lot line then the lot depth requirements for 6 metre rear yard setback would be met. The purpose of the requested variance is to reduce the rear yard setback requirement for

this irregular shaped property to enable it to be developed in a similar manner to adjacent properties.

Section 8.1.6.6 of Zoning Bylaw 8500 establishes a rear yard setback of 6.0 m for a maximum width of 60% of the rear wall of the first storey, with the remainder of the first storey and entire second storey setback 25% of the lot depth (7.15 m). The requirements listed in Section 8.1.6.6 do not apply to a lot less than 28 metres in depth. The variance sought is for the remaining 40% of the first storey and a portion of the second storey to have a 6.0 m setback as shown in Attachment 5. The objective of the variance is so the proposed house can be built with the same setback as the rest of the proposed dwellings on the adjacent subdivided lots (Attachment 5).

The applicant has provided a design of the house with 6.0 m rear yard setbacks of both the first storey and a portion of the second storey. The portion of the second storey projects 1.15 m into the 7.15 m setback requirement and is highlighted in red on Attachment 5. The design of the building also purposefully steps the massing of the remaining portions upper storey gradually away from the neighbour to the south, reducing living space and overlook while allowing more sunlight into the lot to the east.

The proposed scheme attached to this report complies with the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the “Single Detached (RS2/B)” zone except for the variances described. Furthermore, the design provides sufficient access to sunlight for adjacent neighbours and minimizes overlook as the majority of the proposed variance is at the ground level.

Zoning Compliance/Variations

The applicant requests to vary the provisions of Section 8.1.6.6. in Richmond Zoning Bylaw 8500 to reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m on this irregular shaped lot.

Staff support for the proposed variance for the following reasons:

- 1. The specific site geometry results in one longer side yard that contributes disproportionately to the average lot depth and the subsequent calculation of rear yard setbacks for the first and second storeys. If the lot depth were calculated from the midpoint of the front lot line to the midpoint of the rear lot line as shown in Attachment 6, this would result in a 27.06 m lot depth and a 6.0 m setback with no additional rear yard setbacks for the first and second storey.***
- 2. The design provides for a massing that compliments its adjacent neighbours to the north and south by providing similar setbacks (6.0 m). This results in similar impacts to the rear yard neighbours to the east as others on the block.***
- 3. The one-storey portion permitted by the variance substantively matches the general form, massing and rear yard of the adjacent neighbour to the south (as highlighted in red on Attachment 5).***

4. *The two-storey portion permitted by the variance recedes away from the south neighbour and matches the general form, height, and rear yard of the neighbour adjacent to the north (as highlighted in red on Attachment 5).*
5. *The proposed variance would apply only to the specific house plans attached to the permit. All other aspects of the proposed development meet the requirements of the "Single Detached (RS2/B)" zone.*
6. *Adjacent neighbours to the south and east of 7266 Lynnwood Drive have been consulted about the proposed variance and no concerns have been raised. See attached letters from 5520 Linscott Court, 7280 Lynnwood Drive, and 5540 Linscott Court (Attachment 7). The neighbouring property to the north (7262 Lynnwood Drive) has the same ownership group as 7266 Lynnwood Drive.*

Conclusions

As the proposed development would meet applicable policies and guidelines beyond the requested variances of specific rear yard setback elements, staff recommend that the Development Variance Permit be endorsed, and issuance by Council be recommended.



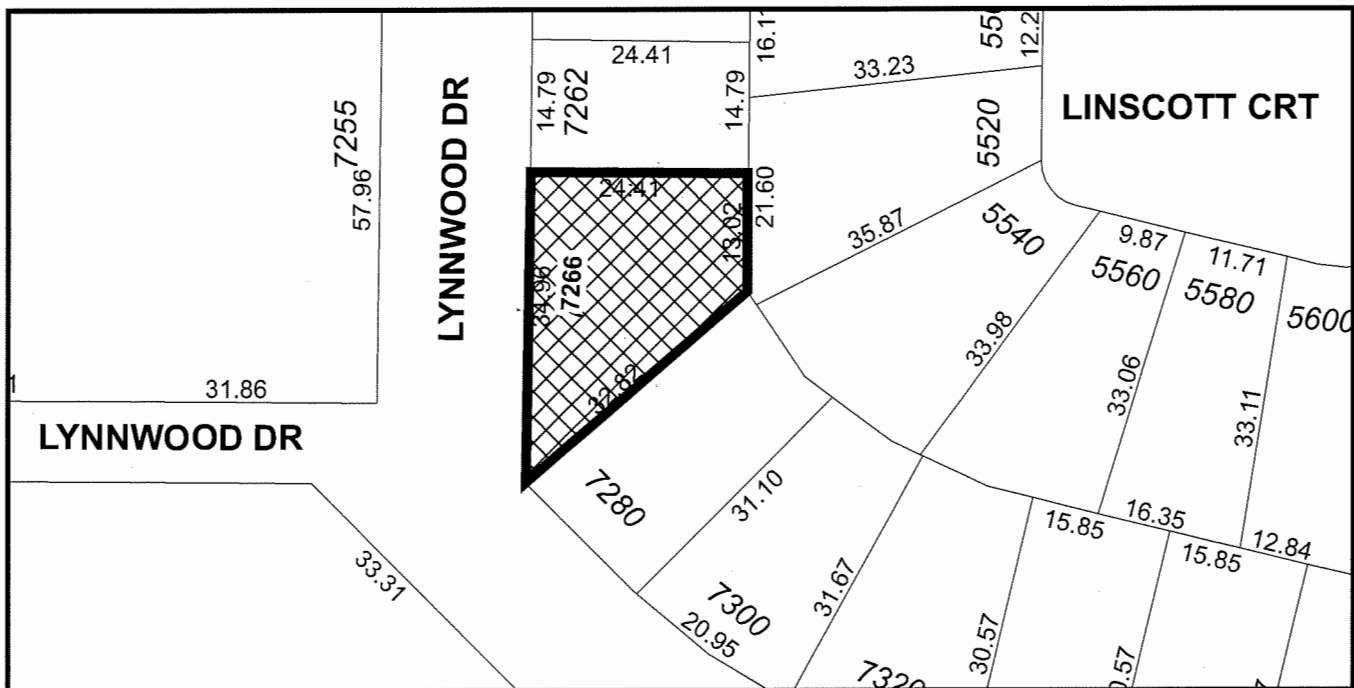
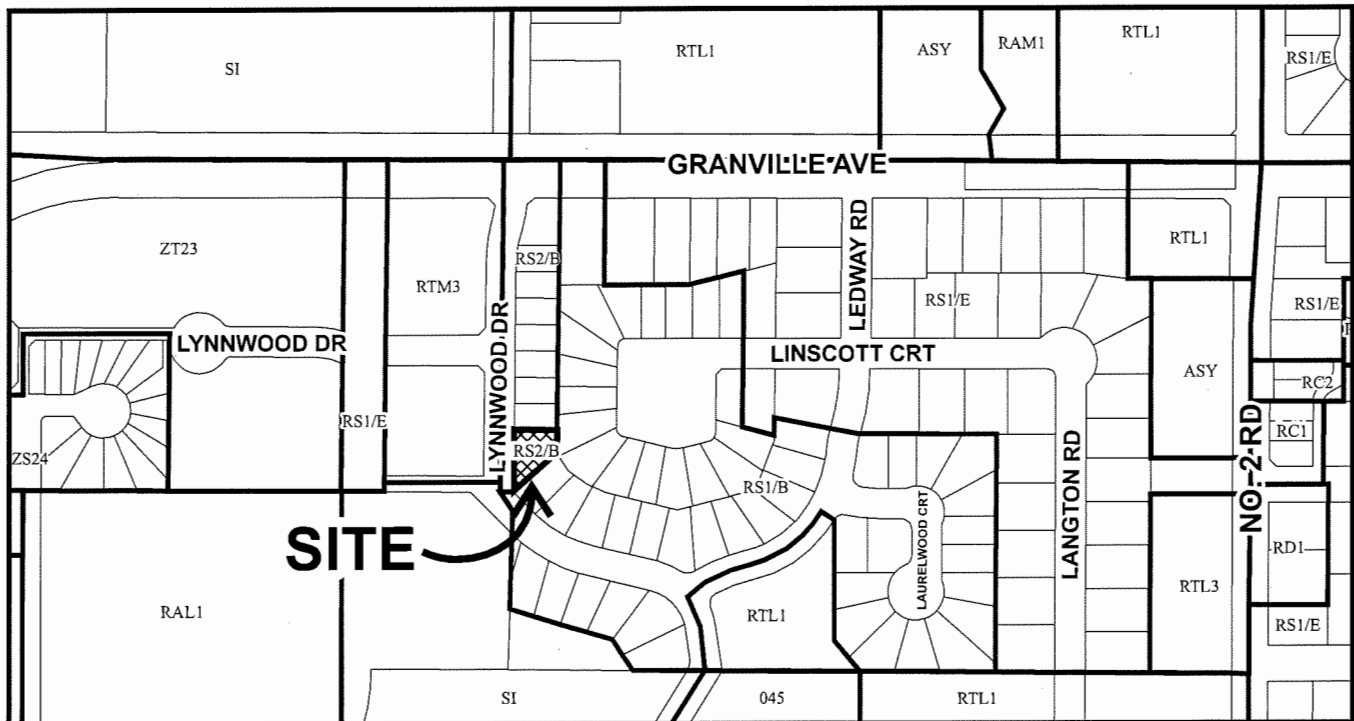
Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachment 1: Location Map
Attachment 2: Block Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Site Survey
Attachment 5: Development Variance Permit Plans
Attachment 6: Lot Depth Diagram
Attachment 7: Neighbour Satisfaction Letter



City of
Richmond



DV 18-829639

Original Date: 09/13/18

Revision Date:

Note: Dimensions are in METRES



DV 18-829639

Attachment 2

Address: 7266 Lynnwood Drive

Applicant: Bradley Doré

Owner: S-8132 Holdings Ltd.

Planning Area(s): Blundell Area Plan

Floor Area Gross: 292 m²

Floor Area Net: 263 m²

	Existing	Proposed
Site Area:	585.4 m ²	585.4 m ²
Land Uses:	Undeveloped Single Detached Lot	One single-family dwelling
OCP Designation:	Neighbourhood Residential (NRES)	No change
Zoning:	Single Detached (RS2/B)	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² , plus 0.30 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² , plus 0.30 for area in excess of 464.5 m ²	None permitted
Lot Coverage for Buildings:	Max. 45% 263 m ²	39% 226 m ²	None
Lot Coverage for buildings, structures and non-porous surface:	Max. 70% 410 m ²	55% 321 m ²	None
Lot Coverage for landscaping with live plant material:	Min. 25% 146 m ²	40% 237 m ²	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Side Yard:	Min. 1.2 m	1.2 m	None
Setback – Rear Yard:	<ul style="list-style-type: none"> 6.0 m for 60% of the 1st storey; 7.15 m for 40% of the 1st storey and any 2nd storey 	<ul style="list-style-type: none"> 6.0 m for 60% of the 1st storey; 6.0 m for 40% of the 1st storey and a portion of the 2nd storey 	Variance requested
Height (m):	Max. 9.0 m	7.70 m	None
Lot Size:	Min. 360 m ²	585.4 m ²	None
Total off-street Spaces:	Min. 2	4 off-street spaces	None

SUBDIVISION PLAN OF PART OF THE WEST HALF LOT 8 SECTION 13 BLOCK 4 NORTH RANGE 7 WEST NWD PLAN 2863 EXCEPT: PLAN 78346 AND PLAN EPP81036

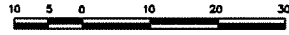
PLAN EPP82310

BCGS 92G.015

PURSUANT TO SECTION 67 OF THE LAND TITLE ACT

LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS
432mm IN WIDTH BY 560mm IN HEIGHT (C-SIZE)
WHEN PLOTTED AT A SCALE OF 1:500.

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- INDICATES LEAD PLUG FOUND
- W INDICATES WITNESS
- NSP INDICATES NOT SUITABLE FOR POSTING
- O/A INDICATES OVERALL

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE NOT SET ON THE TRUE CORNER(S).



NAD83(CRS)4.0.0.BC.1.GVRD UTM ZONE 10 COORDINATES				
TABULAR MARKING	NORTHING	EASTING	COMBINED FACTOR	ESTIMATED HORIZONTAL POSITIONAL ACCURACY
83H181	5,445,772.371	487,997.918	0.9996046	0.022
83H182	5,445,546.804	488,001.482	0.9996047	0.020

NOTES

INTEGRATED SURVEY AREA NO. 18, CITY OF RICHMOND, NAD83(CRS)4.0.0.BC.1.GVRD.

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 83H181 AND 83H182.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.
TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE
COMBINED FACTOR OF 0.9996046 WHICH HAS BEEN DERIVED FROM GEODETIC CONTROL
MONUMENTS 83H181 AND 83H182.

THE UTM COORDINATES AND ESTIMATED HORIZONTAL POSITIONAL ACCURACY ACHIEVED
ARE DERIVED FROM THE MASCO PUBLISHED COORDINATES AND STANDARD
DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 83H181 AND 83H182.

OFFSET POSTS AND PLUGS ARE ON PRODUCTION OF
PROPERTY LINES UNLESS INDICATED OTHERWISE.

PARTS OF THIS PLAN ARE EXAGGERATED FOR
CLARITY PURPOSES.

MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

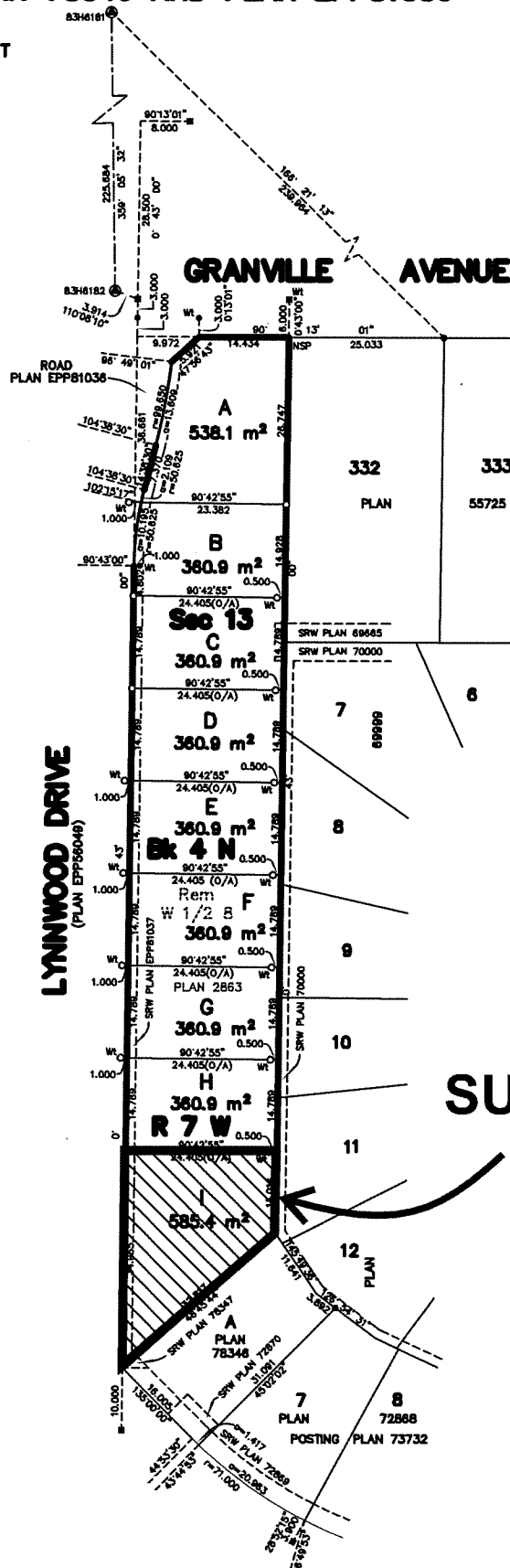
320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7

PH: 604-270-8331

FAX: 604-270-4137

CADFILE: 17355-005-SUB-000.DWG

R-18-17355-SUB



THIS PLAN LIES WITHIN THE JURISDICTION OF THE
APPROVING OFFICER FOR THE CITY OF RICHMOND.

**SUBJECT
SITE**

THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY
THIS PLAN WAS COMPLETED ON
THE 30TH DAY OF APRIL, 2018
WILLIAM P. WONG, BOLS(#697)

SURVEY PLAN OF LOT 1 SECTION 8 BLOCK 4 NORTH RANGE 7 WEST NWD PLAN EPP82310

FOR CITY OF RICHMOND PERMIT APPLICATIONS

PARCEL IDENTIFIER (PID): 030-436-826

CIVIC ADDRESS:

#7266 LYNNWOOD DRIVE
RICHMOND, B.C.

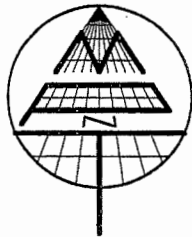
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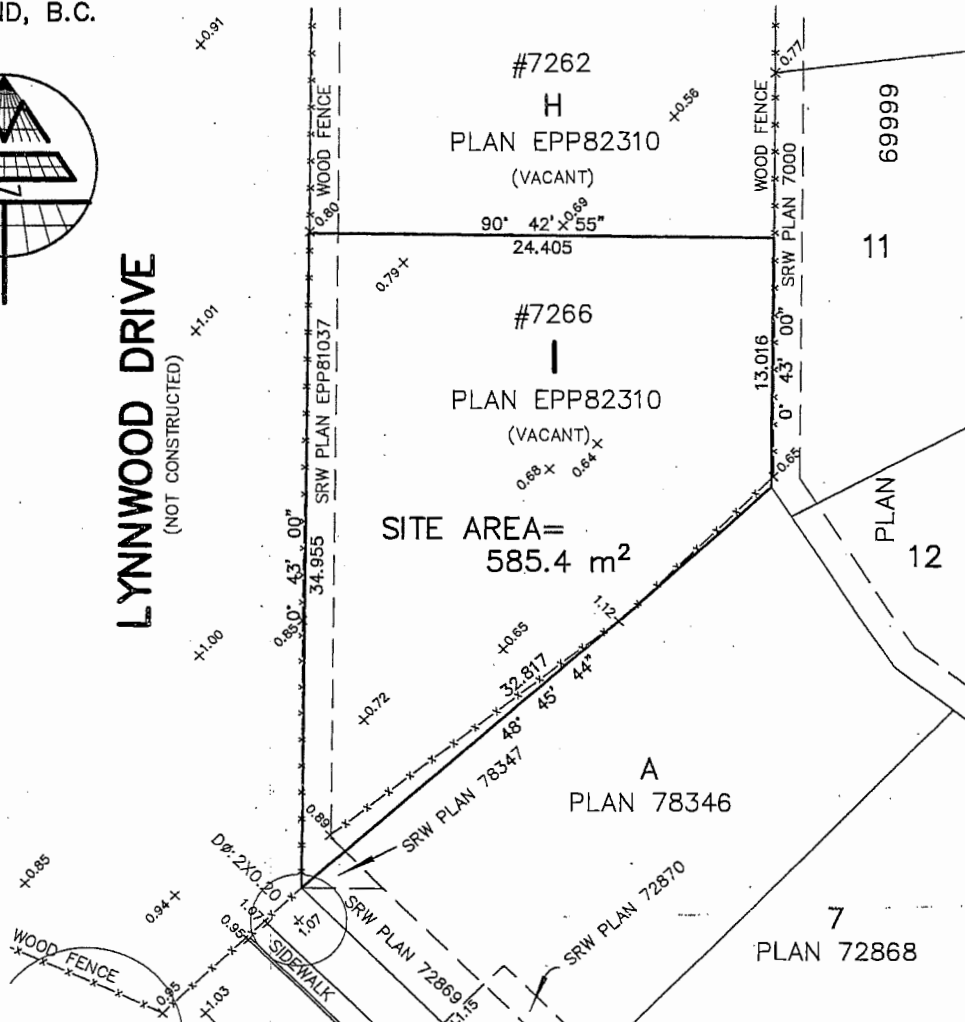
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ALL DISTANCES ARE IN METRES

+1.02 INDICATES SPOT ELEVATION



LYNNWOOD DRIVE
(NOT CONSTRUCTED)



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #234 (77H4891) WITH AN ELEVATION OF 1.125 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM PLAN EPP82310.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

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MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604.270.9331

CADFILE: 17355-006-TPG-LOT 1-000.DWG

DATE OF ISSUE: AUGUST 14, 2018

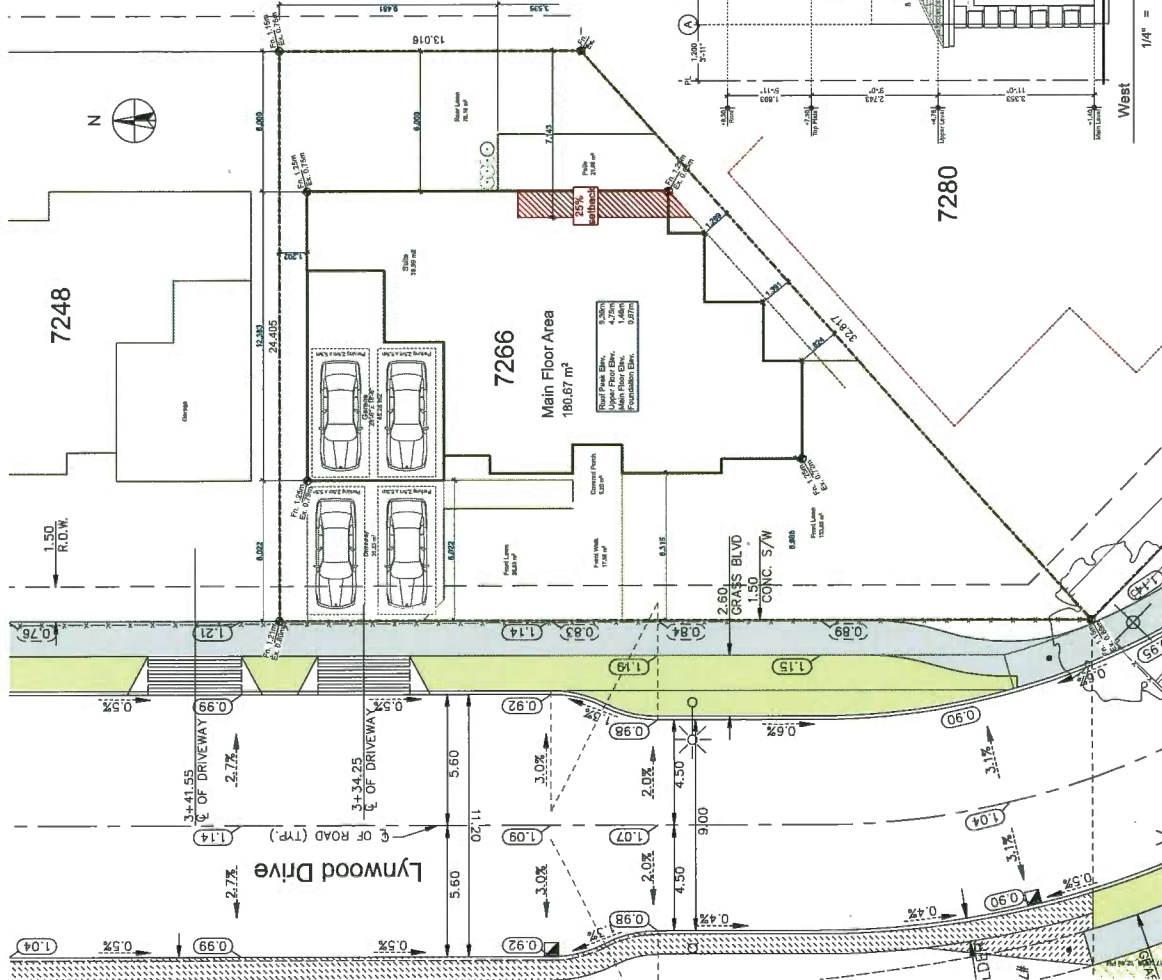
Stanbur
B.C.L.S.

R-18-17355-TPG

DATE OF SURVEY: APRIL 13, 2017

2010718 Received LM | OpenThreats, November 22, 2015 9:13AM

7266 Lynnwood Drive





2021-2023 Village Way
Richmond, BC V6V 2S5
info@reinehomes.com

REINE
PHOTOGRAPHY & DESIGN
Richmond, BC Canada V6V 1K4
604.792.8540
www.reinephoto.com

DVP-2018-
Lynnwood Lot 1
7266 Lynnwood Drive
Richmond, BC

This design and construction of all drawings
submitted to the City of Richmond for the purpose of obtaining a building permit.

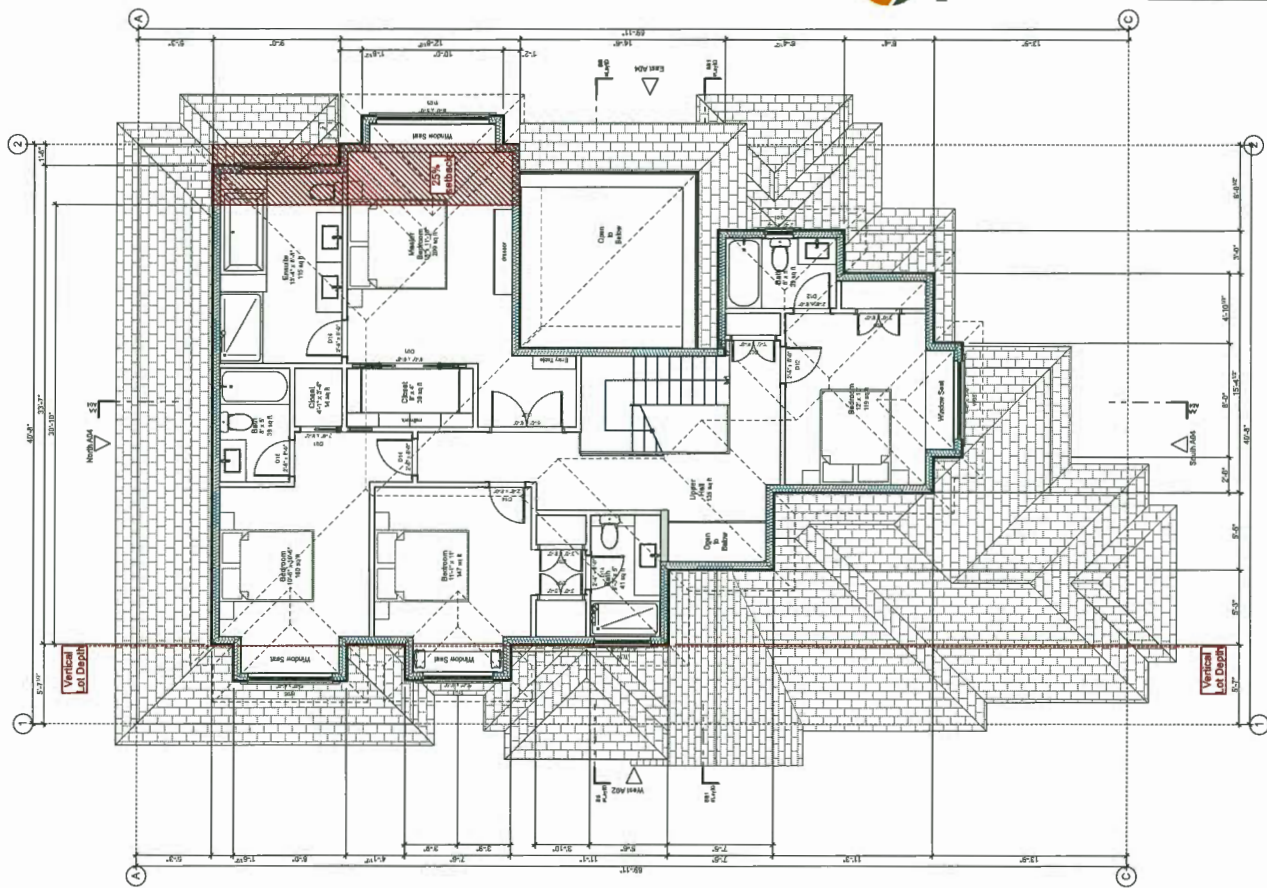
Floor Plans

Issued for DVP Permit

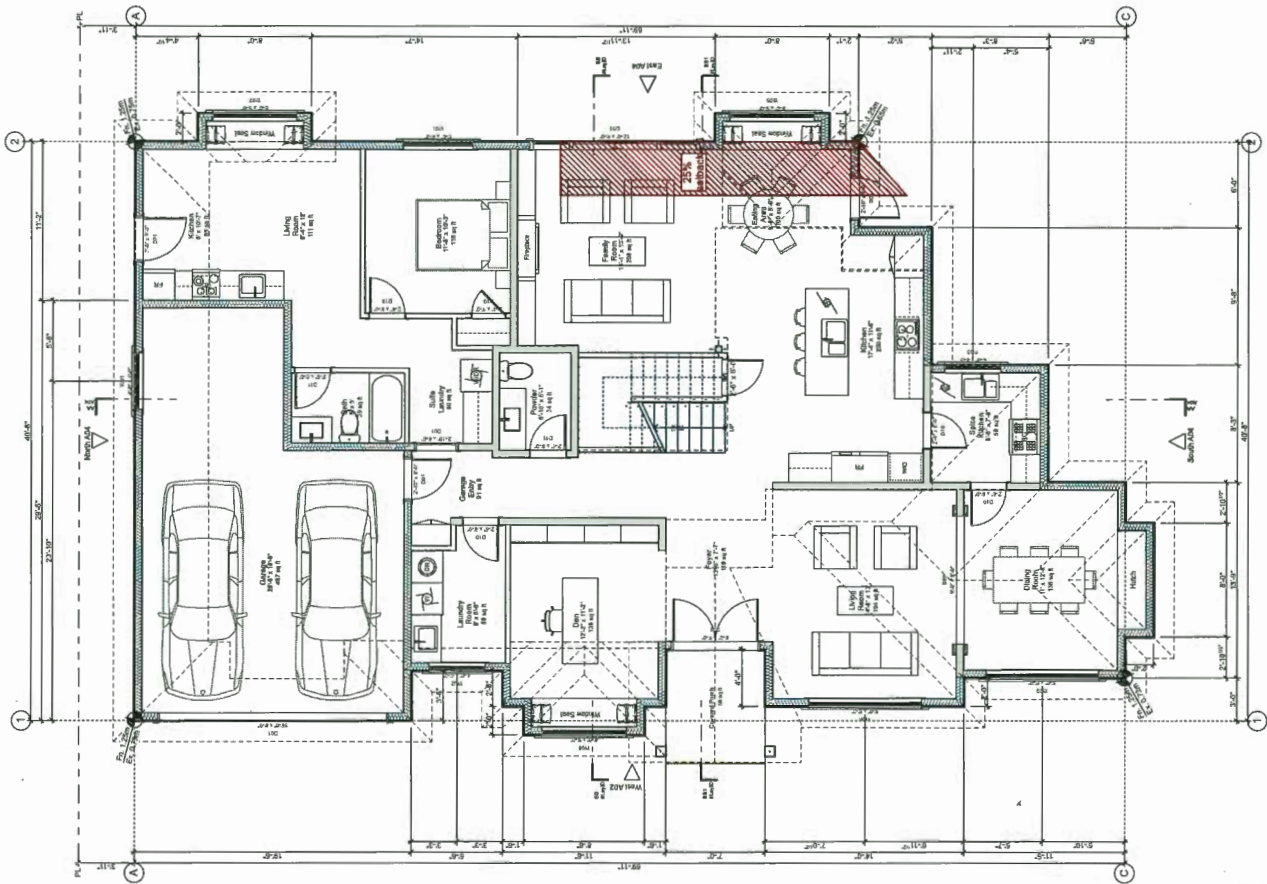
Date: 2018-05-17

A03

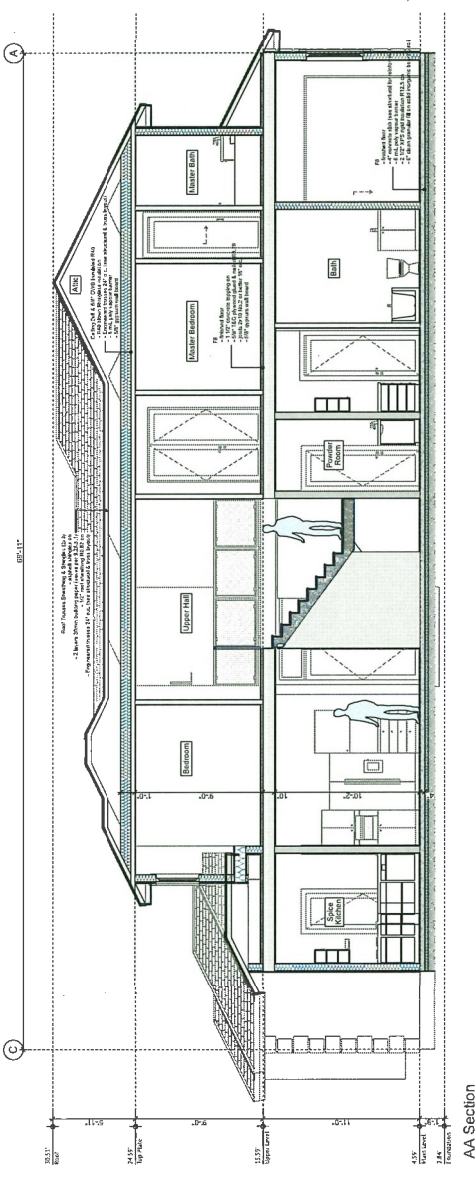
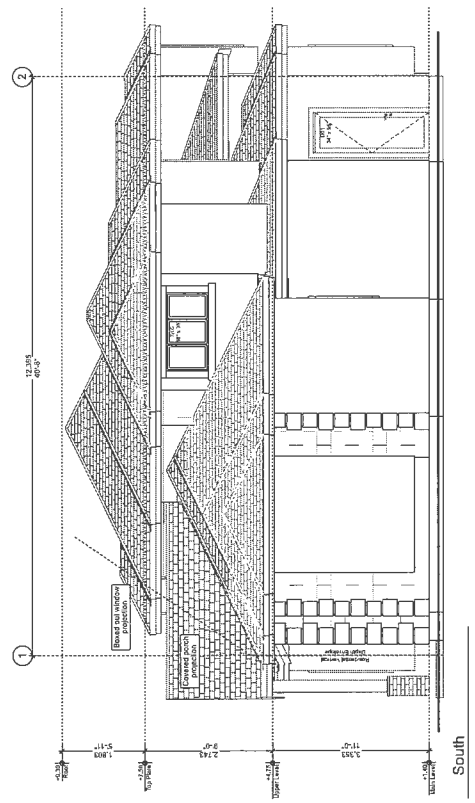
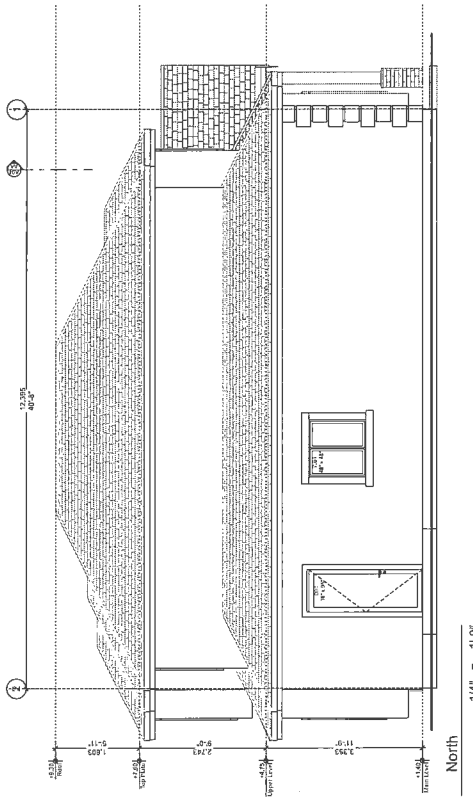
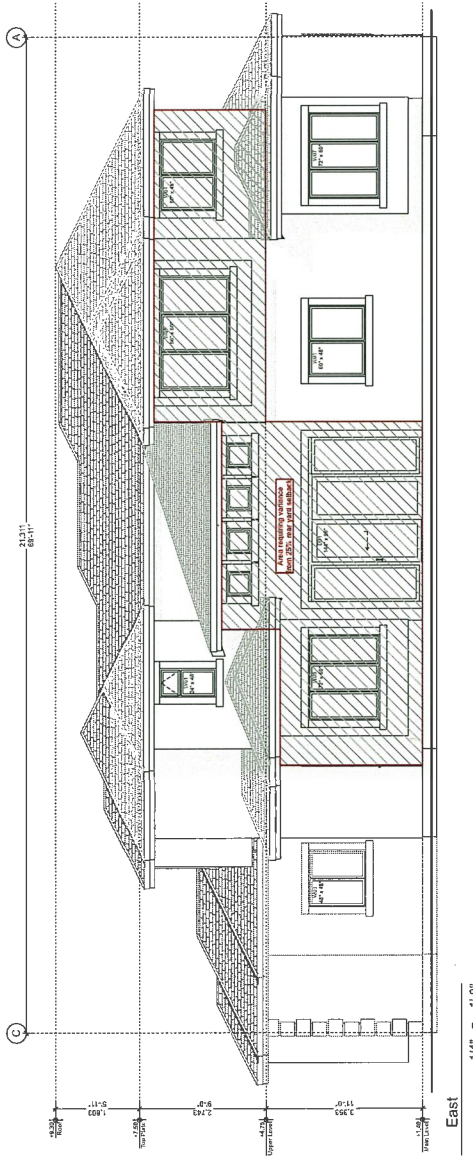
Upper Level
Main Level
1,096
1,245
3,140 sq ft



Upper Level
1/4" = 1'-0"



Main Level
1/4" = 1'-0"



REINE
PHOTOGRAPHY & DESIGN

3951 Blundell Road Unit #7
Richmond, BC Canada V6Y 1K4
Phone: 604-821-1523
Email: info@reinephoto.com
Website: www.reinephoto.com

Elevations

**DVP-2018-
Lynnwood Lot I
7266 Lynnwood Drive
Richmond, BC**

A04

Status: Issued for DVP Permit
Date: 2018-10-17

The design is a specification of all drawings
and is not a construction document.
Design is the drawing is a construction
document and is not a construction
document. It is the responsibility of the
owner to ensure that the design is
correct and that the construction is
in accordance with the design.

Section 3.4 Use and Term Definitions

Lot Depth

Lot Depth means the least horizontal distance between the front and rear lot lines, but where the lot has an irregular shape, the minimum lot depth may be the average of the lot line with the least lot depth and the lot line with the most lot depth, provided that the City is satisfied that this lot depth is consistent with the shape of abutting lots and provides a comparable buildable area to adjacent lots.

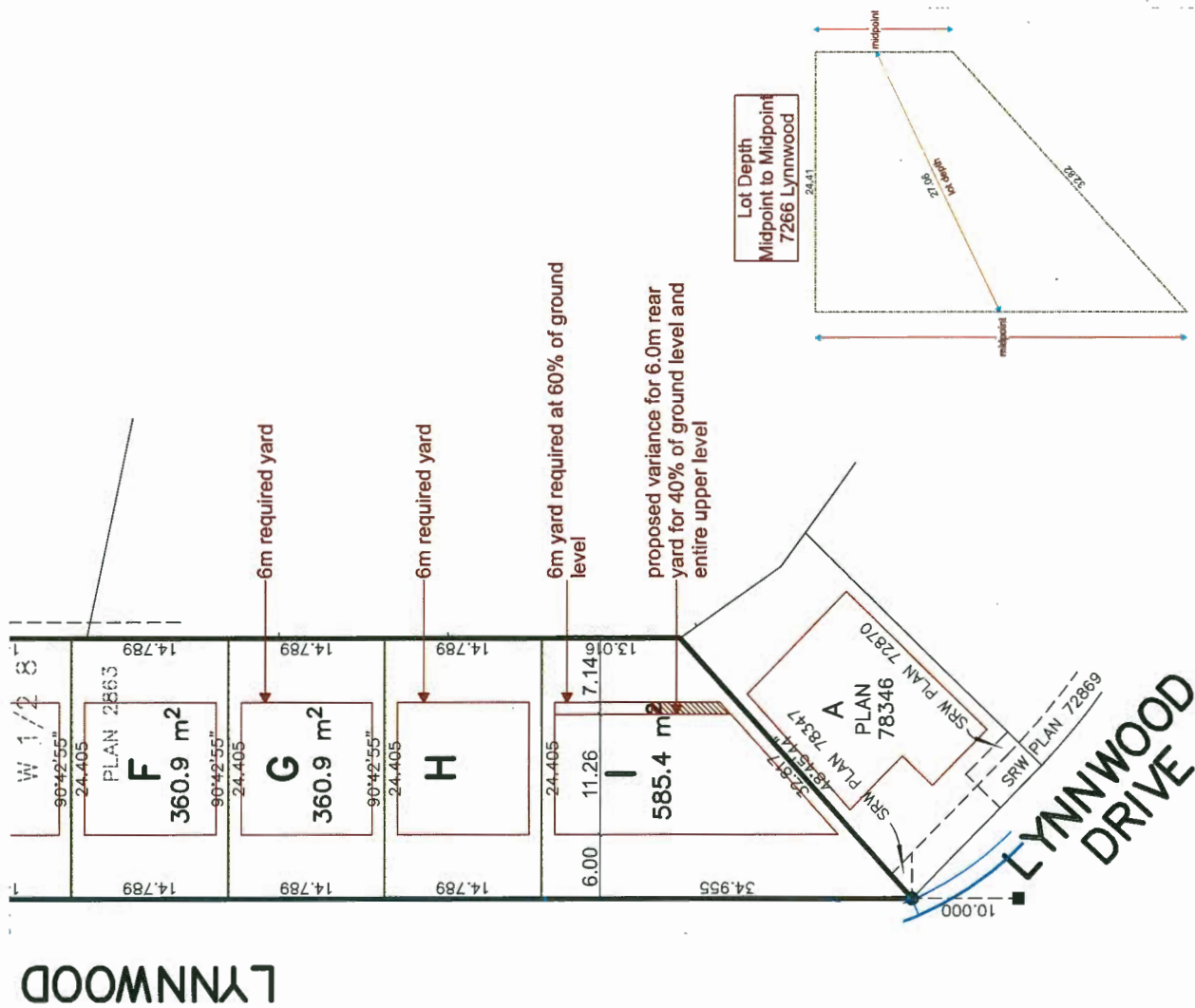
At issue:

- 7266 Lynnwood (lot I) is part of a nine lot subdivision (lots A to I)
- lots B to H have a side lot lines 24.405m deep
- lots B to H rear yard as per Sec.8.1.6.7
- Lot I is an irregular shape & south lot line is 32.817m
- As per Sec.3.4 **Lot Depth** 7266 Lynnwood's **lot depth** is 28.61m
- As a result lot I rear yard as per Sec.8.1.6.6

8.1.6 Yards & Setbacks

1. The minimum rear yard is the greater of 6.0 m or 25% of the total lot depth, but a minimum width of 4.0 m shall be maintained. The minimum rear yard shall be 10.0 m for lots with an area of 650% of the rear yard of the first story and 20% of the total lot depth, or half (1/4) the remaining 40% of the rear yard of the first story and any second story, or half (1/4) the lot area, up to a maximum required setback of 10.7 m. (Amended 2002, 2003)
2. Notwithstanding Section 6.1.6.1 above, when the lot depth is:
- a) a lot with a lot area less than 372 m² or 10,000 sq. ft. then the rear yard is 6.0 m;
 - b) a lot with a lot area less than 744 m² or 20,000 sq. ft. then the rear yard is 6.0 m;
 - c) a lot with a lot area less than 1116 m² or 30,000 sq. ft. then the rear yard is 6.0 m;
 - d) a lot located on an arterial road where a zone requires a minimum front yard of 6.0 m, then the rear yard shall be 6.0 m; and
 - e) a lot containing a single attached dwelling of one story only.
- For a corner lot where the anterior side yard is 6.0 m, the minimum rear yard is 6.0 m.

7266 Lynwood Drive Lot 1	
Site width (34,955 + 13,016) / 2	23,986
Site length (24,405 + 32,817) / 2	28,611
Site Area	585,4
	6301.2



#203 - 2631 Viking Way
Richmond, BC V6V 3B5
604-821-1333
info@westmainhomes.ca



PHOTOGRAPHY & DESIGN
9051 Blundell Road Unit #7
Richmond, BC Canada V6Y 1K4

DVP-2018-
Lynnwood Lot I
7266 Lynnwood Drive
Richmond, BC

The design and specifications of all drawings confirm to GCBC 2012 and/or VBSL 2014

Lot Depth	Issued for DVP Permit	2019-03-15
	Total	

A01

Development Variance Permit
7266 Lynnwood Drive

Regarding the development variance permit for 7266 Lynnwood Drive:

"proposed variance for 6.0m rear yard for 40% of ground level and entire upper level"

I have been provided with the A1 Lot Depth drawing dated November 22, 2018 and the A2 Cover Sheet drawing dated November 15, 2018.

I/we the owner of 5520 Linscott Court are not apposed to the variance requested.

Handwritten signature of Rose Harrison in blue ink.

Signature

Handwritten date Feb. 9, 2019 in blue ink.

Date

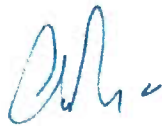
Development Variance Permit 7266 Lynnwood Drive

Regarding the development variance permit for 7266 Lynnwood Drive:


"proposed variance for 6.0m rear yard for 40% of ground level and entire upper level"

I have been provided with the A1 Lot Depth drawing dated November 22, 2018 and the A2 Cover Sheet drawing dated November 15, 2018.

I/we the owner of 7280 Lynnwood Drive are not apposed to the variance requested.



Signature



Date

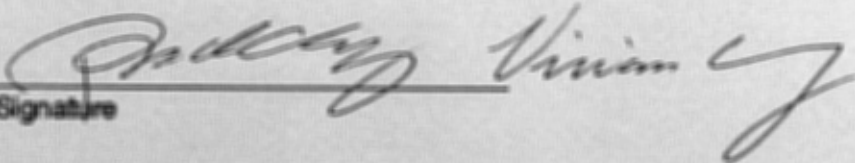
Development Variance Permit
7266 Lynnwood Drive

Regarding the development variance permit for 7266 Lynnwood Drive:

"proposed variance for 6.0m rear yard for 40% of ground level and entire upper level"

I have been provided with the A1 Lot Depth drawing dated November 22, 2018 and the A2 Cover Sheet drawing dated November 15, 2018.

We the owner of 5540 Linscott Court are not apposed to the variance requested.


Signature

March 17 '19
Date



City of Richmond

Development Variance Permit

No. DV 18-829639

To the Holder: BRADLEY DORE
Property Address: 7266 LYNNWOOD DRIVE
Address: C/O #7 – 9051 BLUNDELL ROAD
 RICHMOND, BC V6Y 1K4

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied by this Permit.
2. This Development Variance 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 as follows:
 - a) That Section 8.1.6.6. reduce the required rear yard setback for 40% of the rear wall of the first storey and a portion of the second storey from 7.15 m to 6.0 m.
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 (Plan #1).
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.

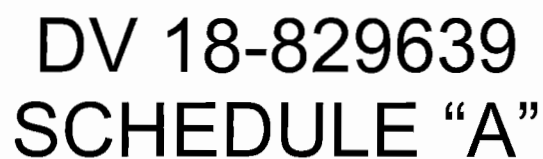
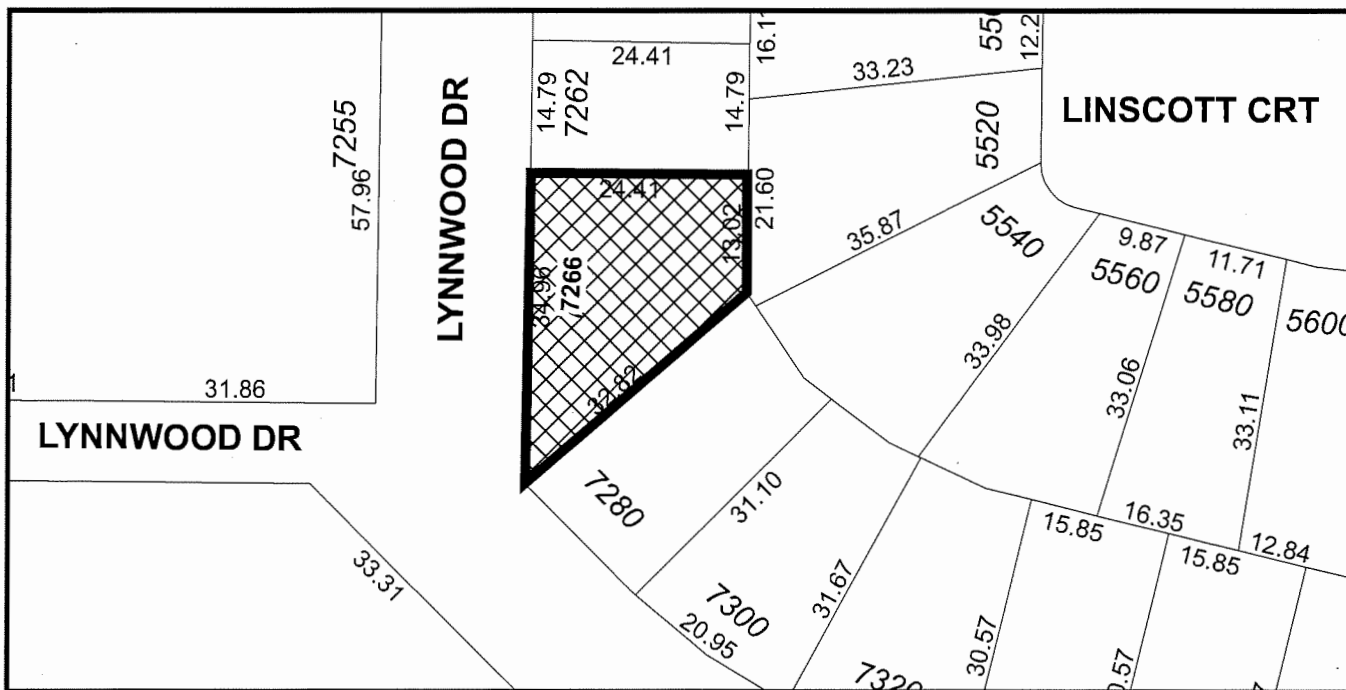
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

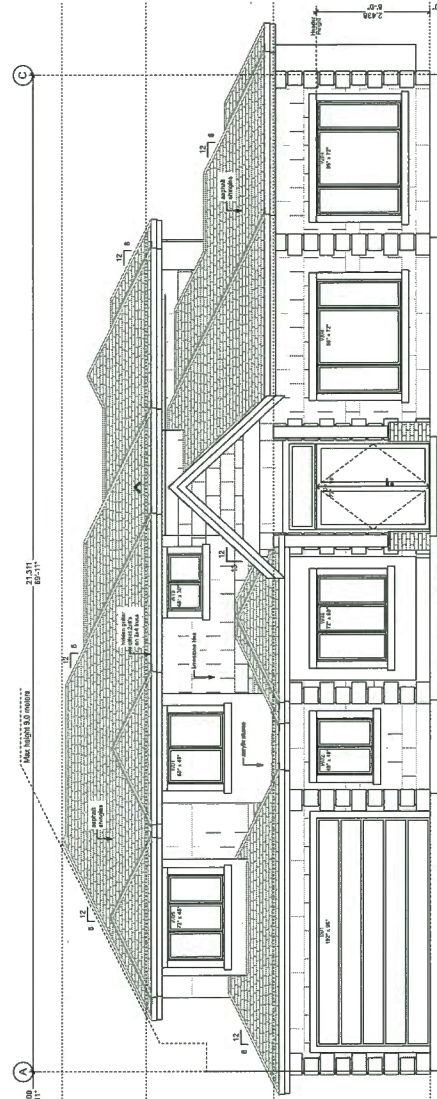
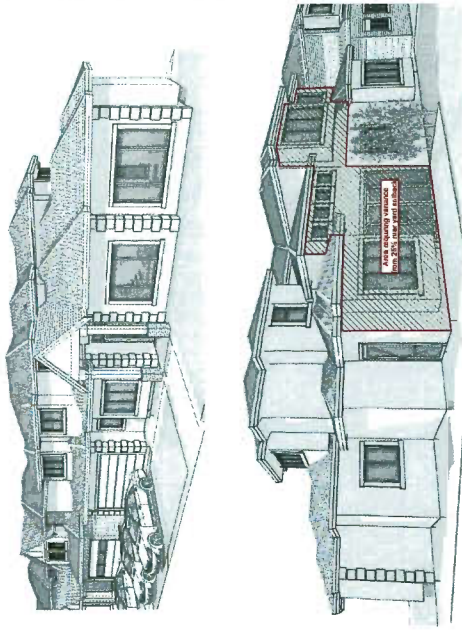
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



Note: Dimensions are in METRES

[illegible]

Cover Sheet	Status Issued for DVP Permit	Date 2018-10-17
	A02	

DVP-2018-
Lynnwood Lot I
7266 Lynnwood Drive

The design and specifications of all drawings shall conform to BCSE 2012 and/or VBBL 2014.

Sheet Index Permill	
Layout ID	Layout Name
A01	Lot Depth
A02	Cover Sheet
A03	Floor Plans
A04	Elevations

Legal Address
LOT I, B LOCK 4, PLAN EPP 82310,
NEW WESTMINSTER LAND DISTRICT.
PID 030-436-826



REINE
PHOTOGRAPHY & DESIGN

#203 - 2831 Viking Way
Richmond, BC V6V 3B5
604-821-1333
info@westmarkhomes.ca

9051 Blundell Road Unit #7
Richmond, BC Canada V6Y 1K4
804.782.8240
brad@reinepnd.ca

OV 18-829639

PLAN 2

NOV 15 2018



#203 - 2631 Viking Way
Richmond, BC V6V 3B5
604-821-1333
info@westmainhomes.ca



REINE
PHOTOGRAPHY & DESIGN

DVP-2018-
Lynnwood Lot I
7266 Lynnwood Drive
Richmond, BC

The design and specifications of all drawings conform to BCBC 2012 and/or VBBL 2014

Floor Plans	Issued for DVP Permit	2015-10-17
	A03	

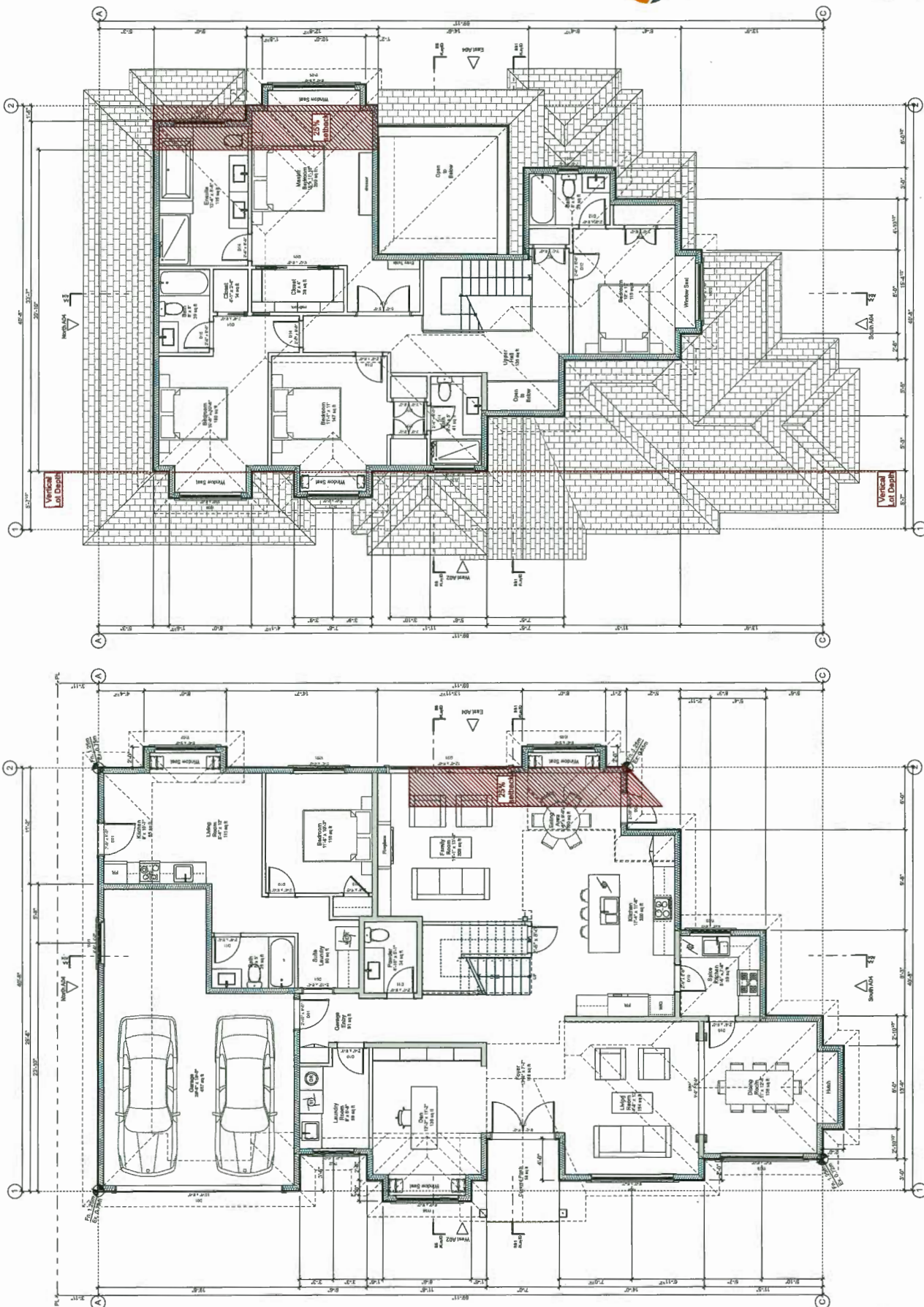
PLAN 3

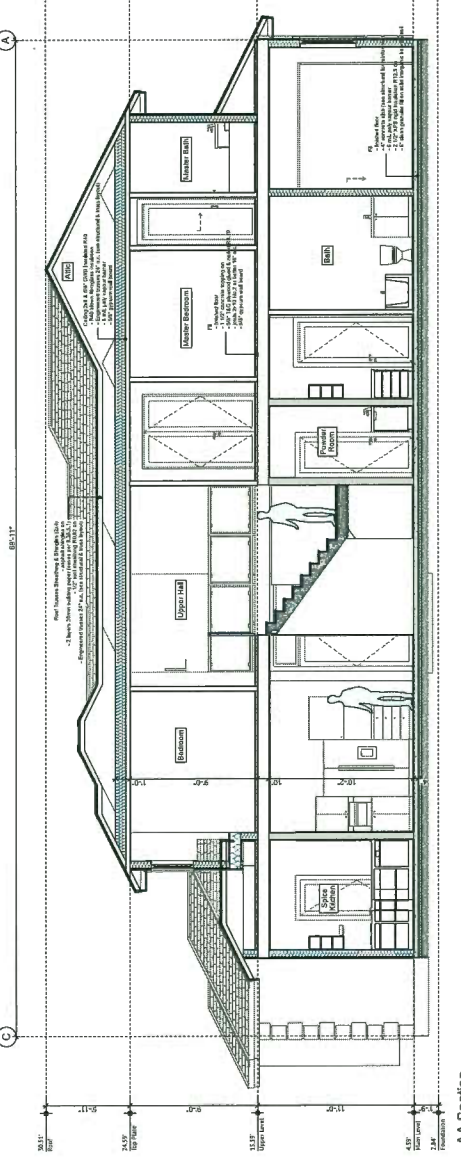
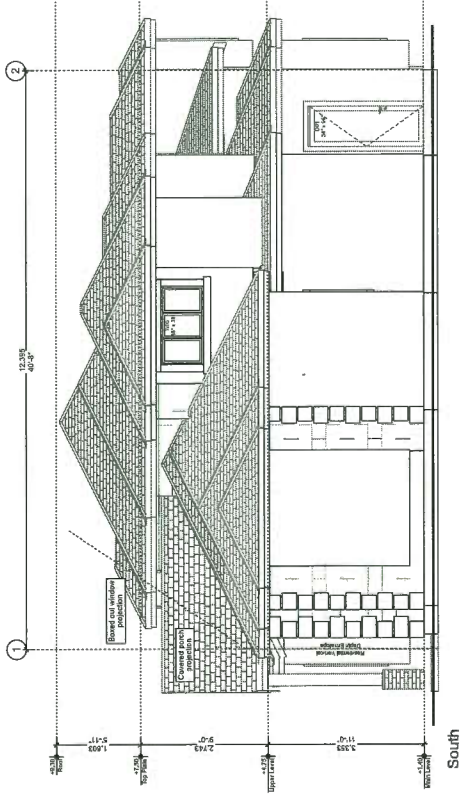
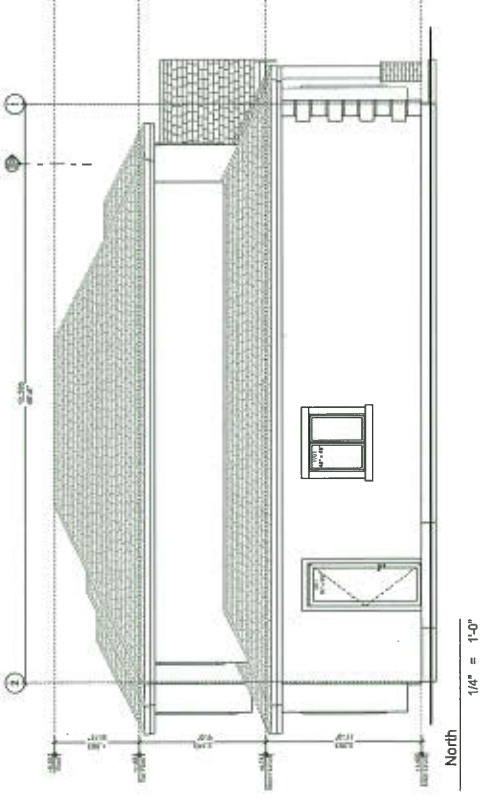
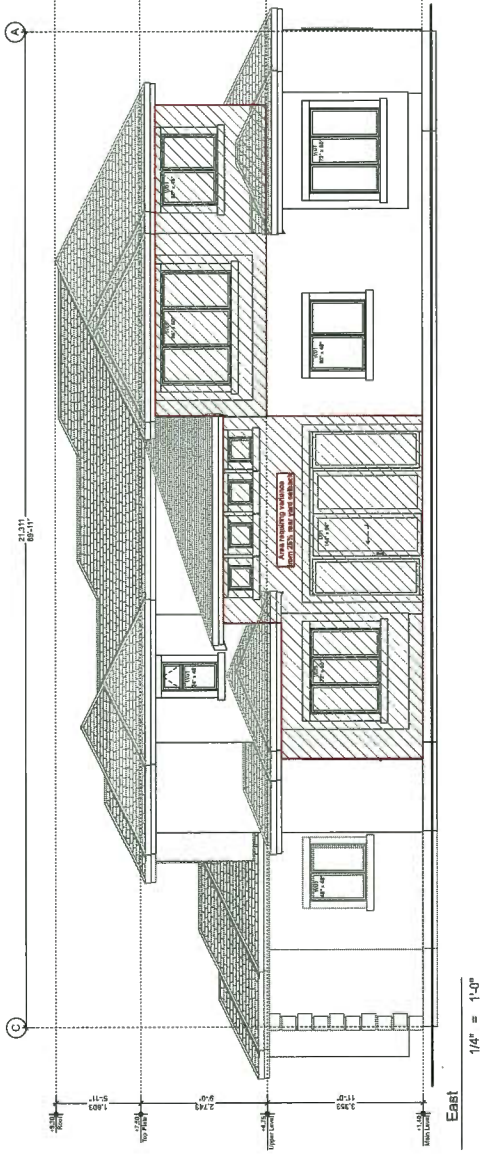
NOV 15 2018

OV 18-829639

Upper Level $1/4'' = 1'-0''$

Main Level	1/4" = 1'-0"
------------	--------------





REINE
PHOTOGRAPHY & DESIGN
9051 Bluebird Road Unit 47
Richmond, BC Canada V6V 1K4
604.271.1533
reine@reinephoto.com
www.reinephoto.com

DVP-2018-
Lynnwood Lot 1
7266 Lynnwood Drive
Richmond, BC

Elevations	
Status Issued for DVP Permit	Date 2018-10-17
A04	

DV 18-829639

PLAN 4

NOV 15 2018



City of Richmond

Report to Development Permit Panel

To: Development Permit Panel

Date: March 21, 2019

From: Wayne Craig
Director, Development

File: DP 18-835560

Re: Application by Gustavson Wylie Architects Inc. for a Development Permit at
5991 No. 3 Road

Staff Recommendation

That a Development Permit be issued which would permit exterior renovations to the existing building at 5991 No. 3 Road on a site zoned "Downtown Commercial (CDT1)."


Wayne Craig
Director, Development
(604-247-4625)

WC:jr
Att. 2

Staff Report

Origin

Gustavson Wylie Architects Inc. has applied to the City of Richmond for permission to undertake exterior renovations to the existing building at 5991 No. 3 Road on a site zoned “Downtown Commercial (CDT1).” A location map is provided in Attachment 1. The site currently contains a mixed-use development with several buildings. The current condition is shown in Attachment 2. The proposed exterior renovation would impact the two-storey commercial building located at the corner of No. 3 Road and Westminster Highway. No changes to other buildings on the property are proposed.

There is no rezoning application associated with this Development Permit application, and no associated Servicing Agreement.

Development Information

The subject site is an 8,745 m² (94,130 ft²) property containing London Plaza. The existing development is comprised of a high-rise residential tower and a mid-rise office tower on a commercial podium and parking structure. The applicant proposes to undertake renovations to the exterior of the two-storey building located at the corner of No. 3 Road and Westminster Highway, which is occupied by TD Bank. No changes to other buildings on the property are proposed.

Background

The subject site is located in the City Centre at the northwest corner of No. 3 Road and Westminster Highway. Development immediately surrounding the subject site is generally as follows:

- To the north, across Firbridge Way: A mixed-use development on a property zoned “Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)” containing residential towers and commercial uses at grade.
- To the east, across No. 3 Road: The Canada Line guideway and a mixed-use development on a property zoned “Downtown Commercial (CDT1)” containing a residential tower and an office tower with commercial uses at grade.
- To the south, across Westminster Highway: A mixed-use development on a property zoned “Downtown Commercial (CDT1)” containing a residential tower and an office tower with commercial uses at grade.
- To the west: a single-storey commercial building on a property zoned “Downtown Commercial (CDT1).”

Staff Comments

The limited scope of the proposed exterior alterations will neither significantly impact the overall existing form of London Plaza, nor result in an increase in net floor area. Further, the proposed exterior alterations will not introduce any variances to the existing zoning.

Advisory Design Panel Comments

The proposed exterior alterations are limited in scope and will not impact the overall form, massing or site plan of the existing building. Therefore, it was not presented to the Advisory Design Panel for review and comment.

Analysis***Urban Design and Site Planning***

- The existing two-storey building is located at the corner of the site at a major intersection.
- The primary entrance is located at the corner of No. 3 Road and Westminster Highway, and is angled so as to be visible from both streets.
- There is a secondary entrance at the northwest corner of the building, providing access from the parking structure.
- The building is partially wrapped by two exterior stairways leading to a mezzanine, which provides access to other businesses in London Plaza.
- No changes to pedestrian circulation are proposed.

Architectural Form and Character

- The proposed green and timber-finished metal panels highlight the two chamfered corners of the building and frame each building entrance.
- The bold green colour scheme is proposed to be carried across all frontages through updates to the existing illuminated signage boxes. Signage boxes are regulated by Sign Regulation Bylaw No. 9700, and separate sign permit applications may be required.
- The existing illuminated business signage is proposed to be retained in place. A sign permit would be required for any alterations to the existing signage.
- The existing glass canopies on the south and east building faces are proposed to be retained. The frames will be repainted.
- The existing stone veneer tiles are proposed to be retained.
- No changes to the existing glazing are proposed.

Landscape Design and Open Space Design

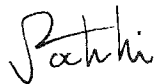
- Limited changes to the public realm are proposed.
- Three new bike racks are proposed, and will be located on the City-owned sidewalk along No. 3 Road. The applicant worked with staff to identify an acceptable design and siting of the proposed bike racks. A cash security based on the cost of the racks plus a 10% contingency (i.e. \$1,746.36) is required prior to issuance of the Development Permit, to ensure that the agreed upon bicycle racks are installed.
- Existing landscaping, in the form of planters at the corner of the site and on the exterior stairways, will be retained. The planters appear to be well maintained with the planting in good condition.
- There are existing street trees on both the No. 3 Road and Westminster Highway frontages, which will not be impacted by the proposed renovation. Tree protection fencing will be required through the Building Permit process.

Crime Prevention Through Environmental Design

- New building-mounted light fixtures will be installed flanking each entrance. Existing light fixtures will be replaced to match, providing consistent lighting conditions. The proposed light fixtures are intended to illuminate the pedestrian realm, and narrow beams were selected to ensure that light is not directed outside the site.

Conclusions

As the proposed development would meet applicable policies and Development Permit Guidelines, staff recommend that the Development Permit be endorsed, and issuance by Council be recommended.



Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Existing Condition

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

1. The applicant must provide to the City a Letter of Credit or cash security in the amount of \$1,746.36 to ensure that the three bicycle racks are installed. The security is fully refundable following inspection by the City.

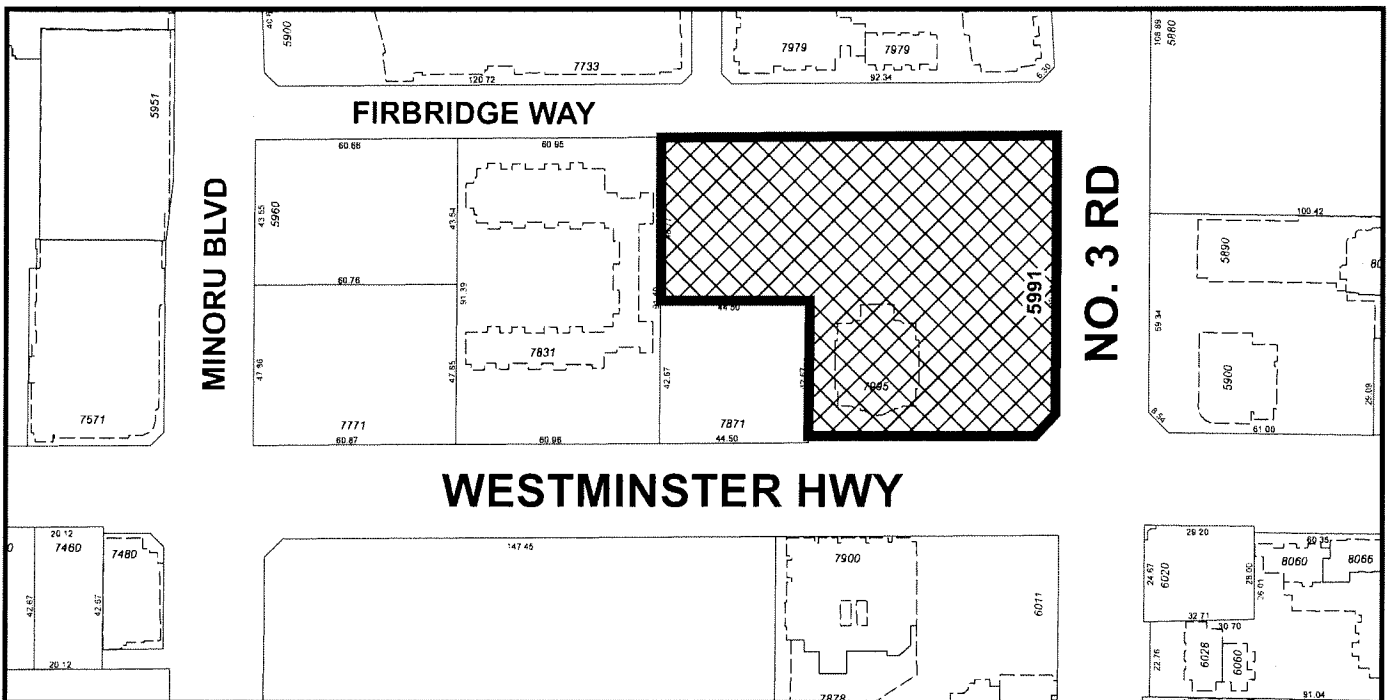
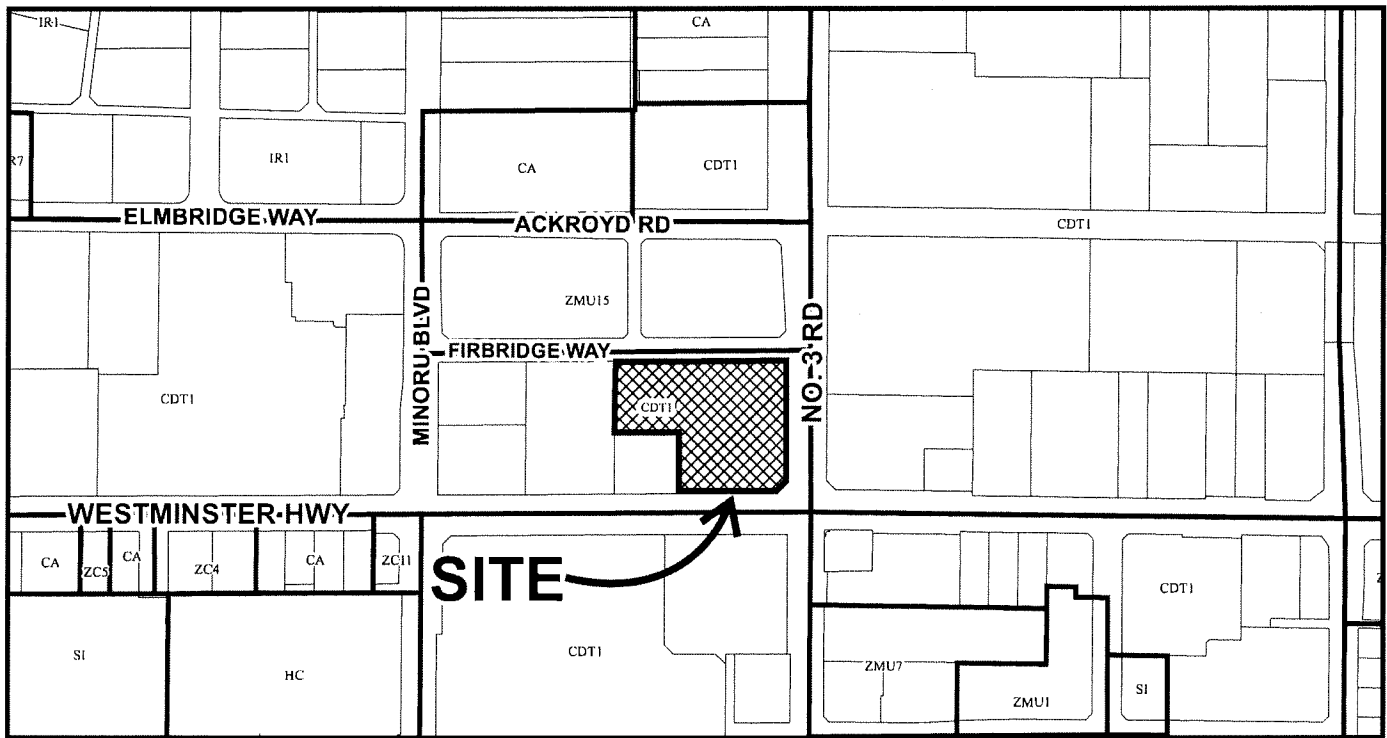
Prior to future Building Permit issuance, the developer is required to complete the following:

- 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 Department at 604-276-4285.*
- Submission of a construction traffic and parking management plan to the satisfaction of the City's Transportation Department (<http://www.richmond.ca/services/ttp/special.htm>).



City of Richmond

ATTACHMENT 1

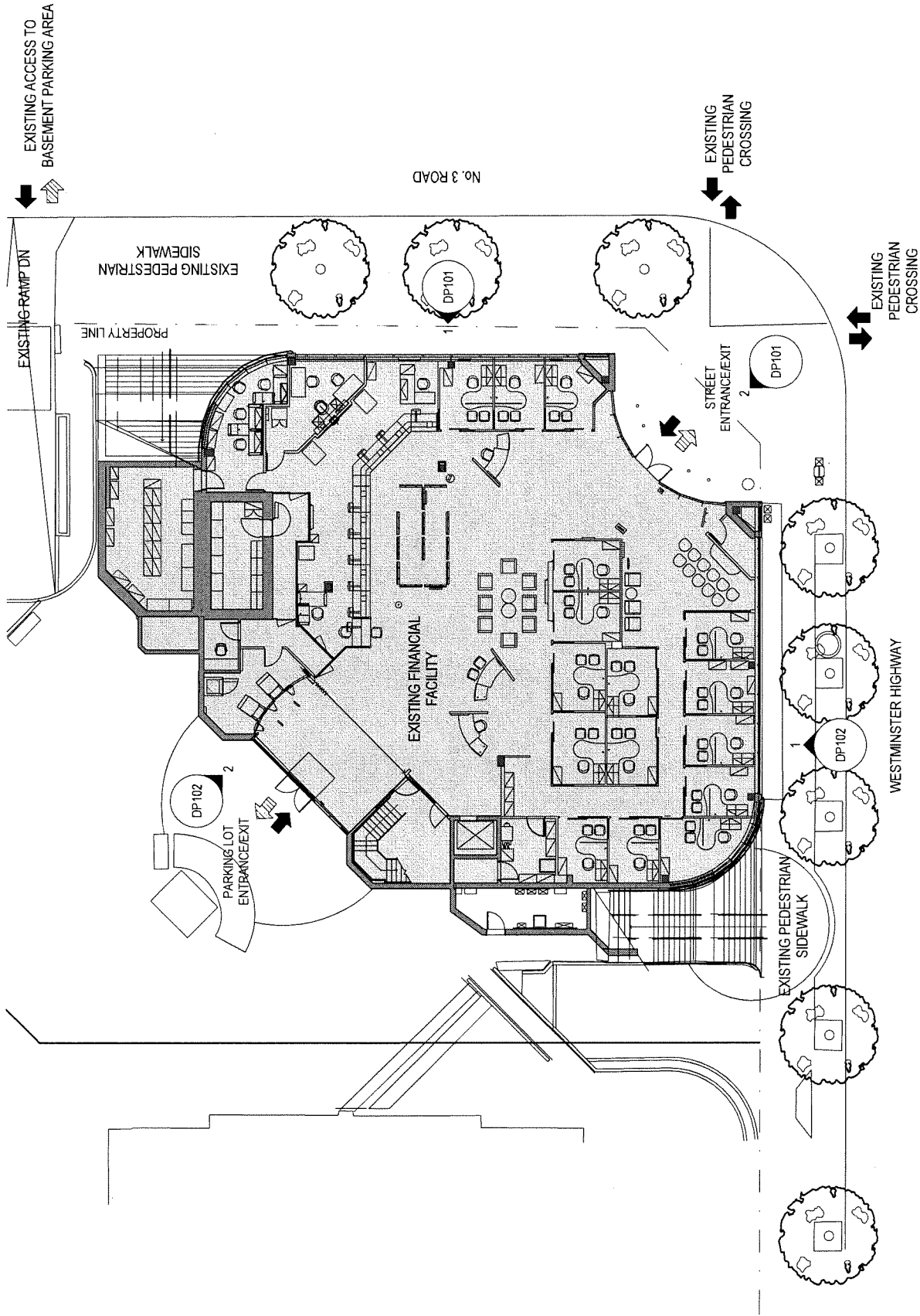


DP 18-835560

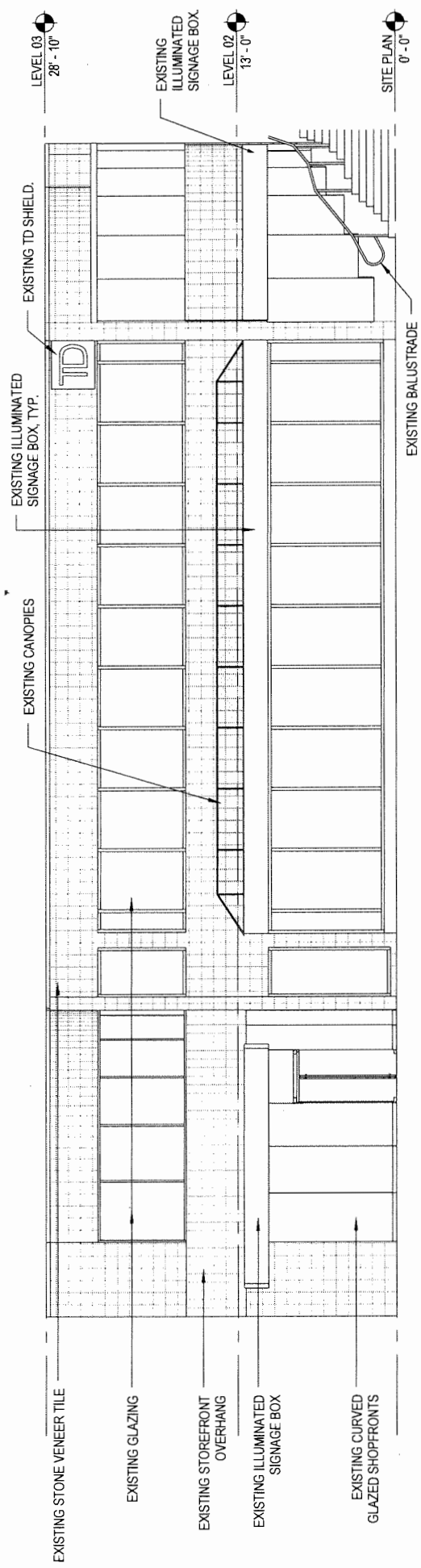
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Revision Date:

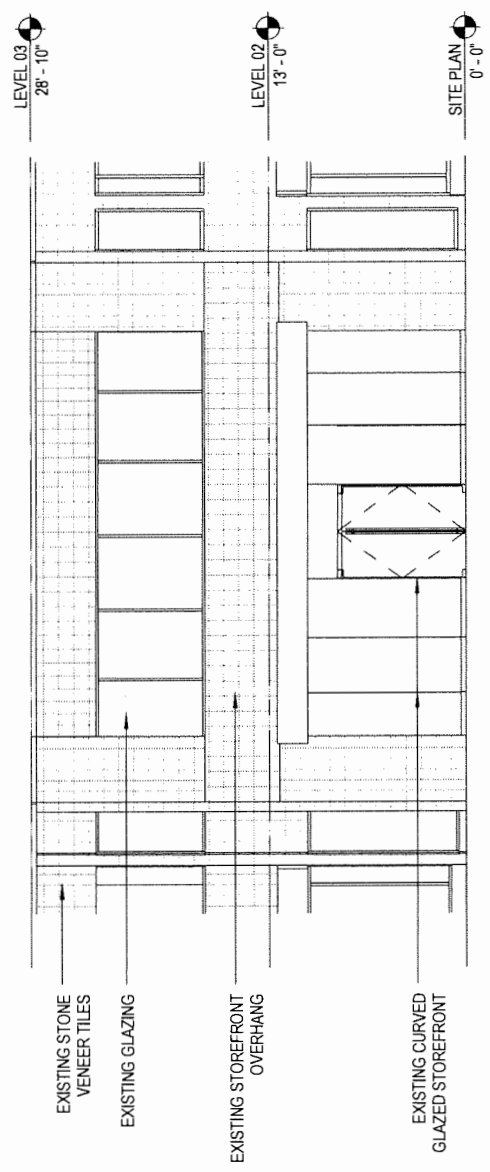
Note: Dimensions are in METRES



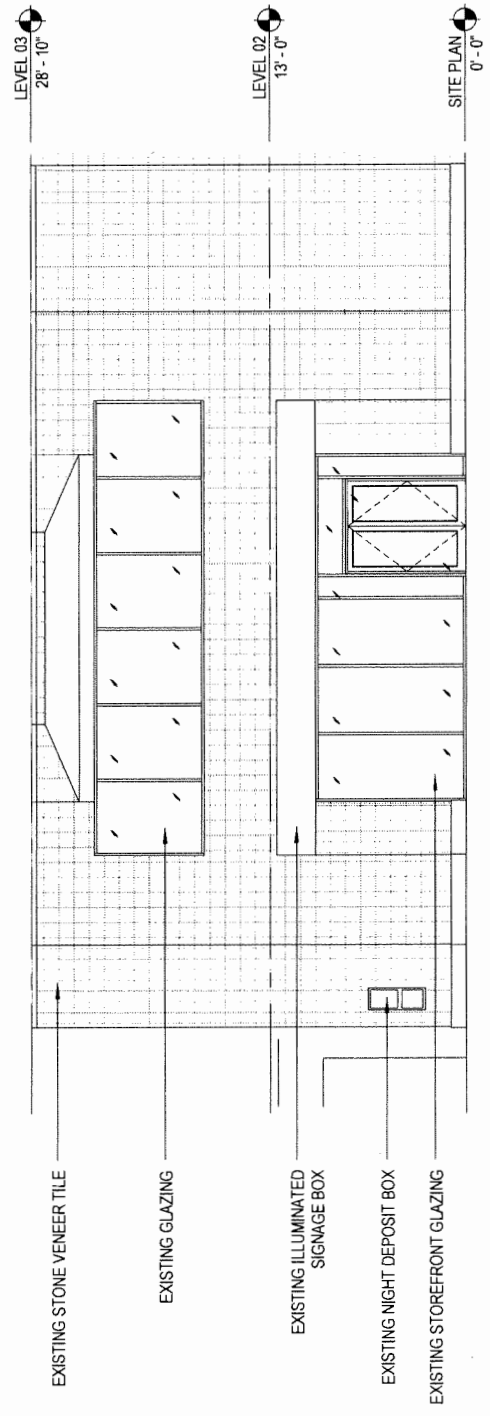
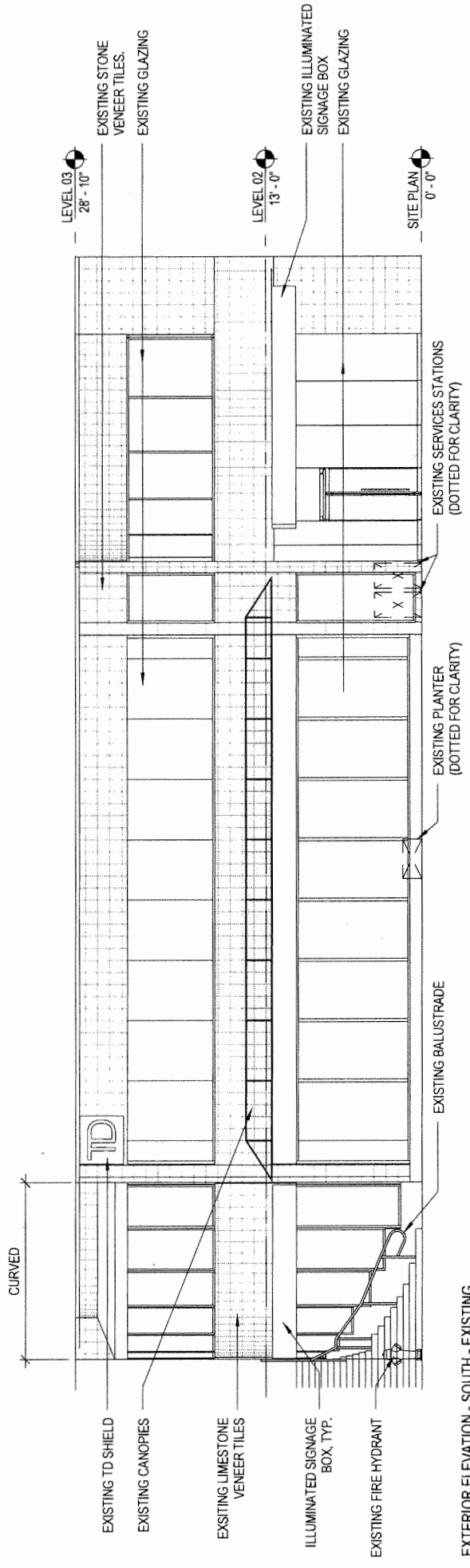
TD RICHMOND - TR. 9720
SITE PLAN - EXISTING



EXTERIOR ELEVATION - EAST - EXISTING
1/8" = 1'-0"

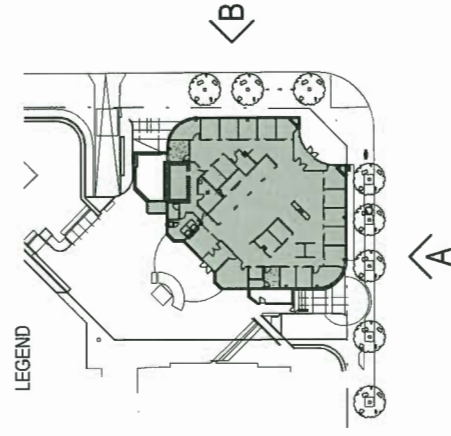


EXTERIOR ELEVATION - SOUTHEAST - EXISTING
1/8" = 1'-0"





A - SOUTH ELEVATION



B - EAST ELEVATION



TD BANK

TD RICHMOND - TR. 9720

02/20/19

Gensler

ADJACENT CONDITION - PHOTOS

© 2018 Gensler



City of Richmond

Development Permit

No. DP 18-835560

To the Holder: GUSTAVSON WYLIE ARCHITECTS INC.
Property Address: 5991 NO. 3 ROAD
Address: C/O CAMERON EVANS
280 - 1040 WEST GEORGIA STREET
VANCOUVER, BC V6E 4H1

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. 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 #2 attached hereto.
4. 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.
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.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

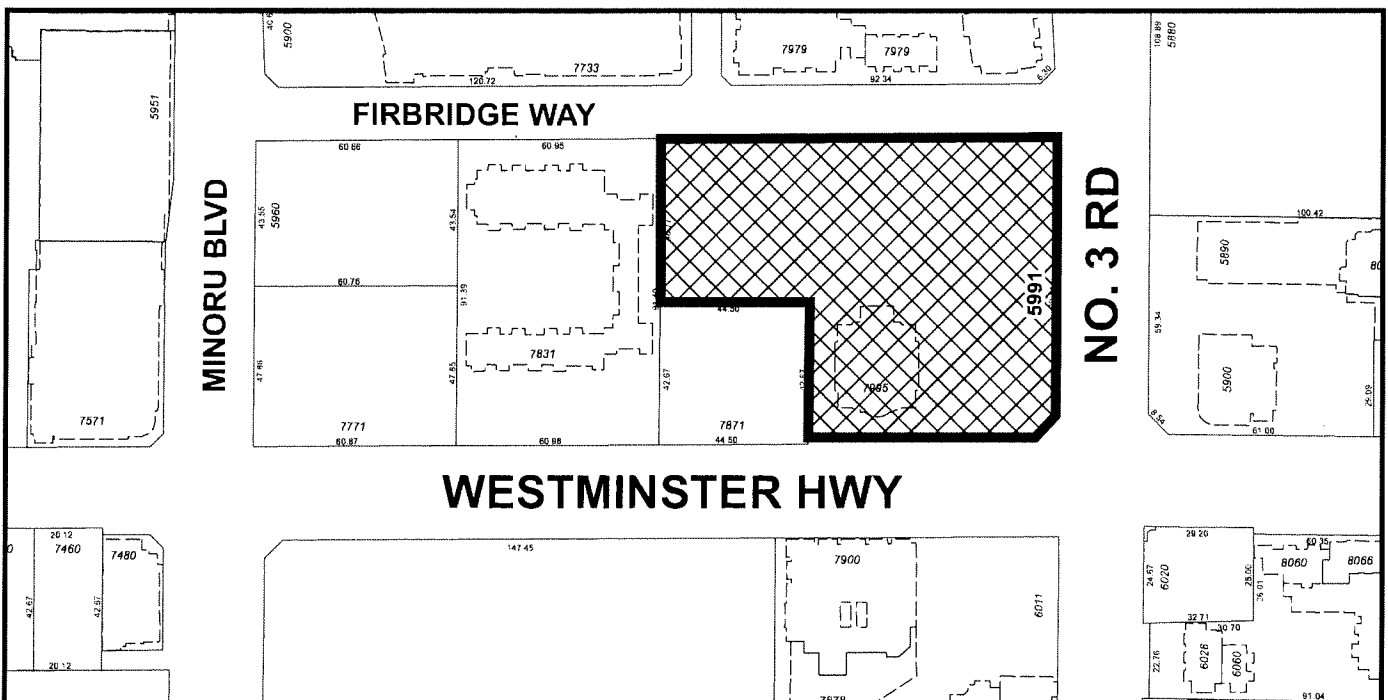
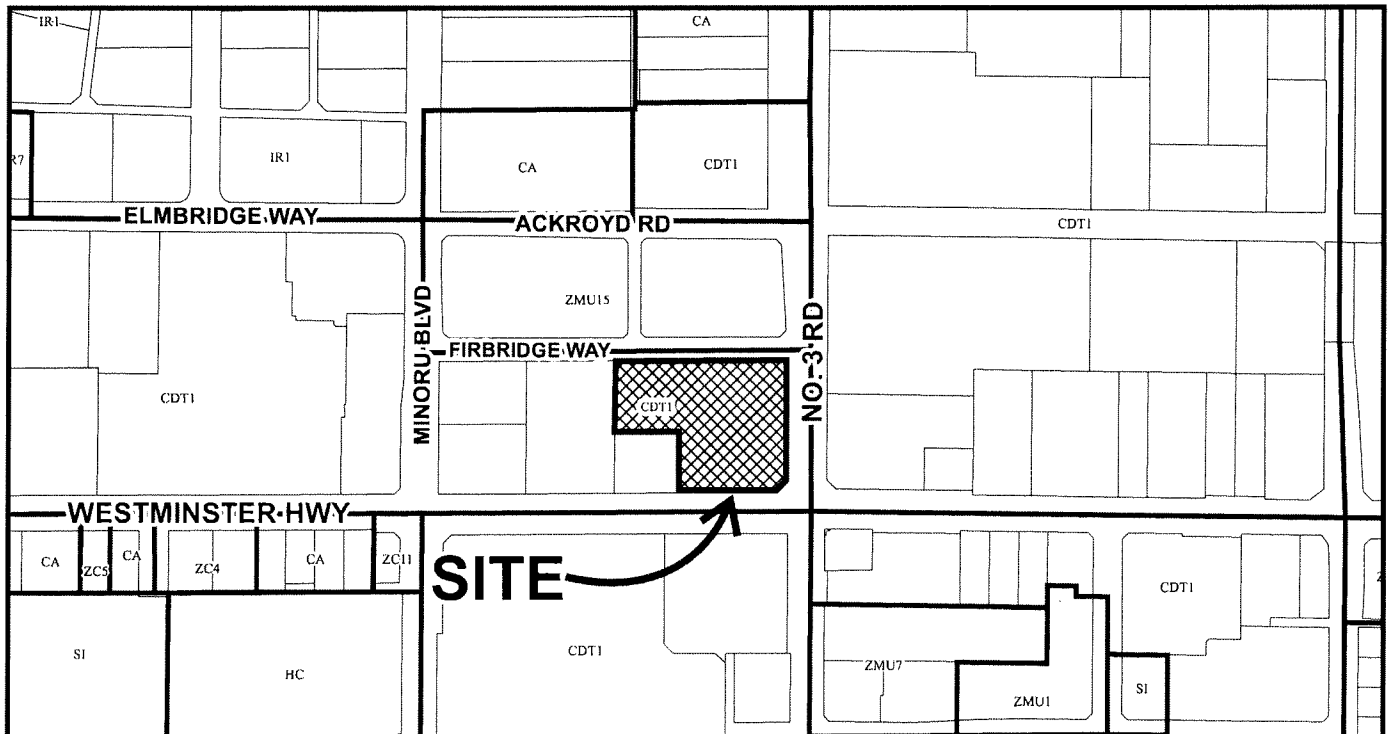
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond

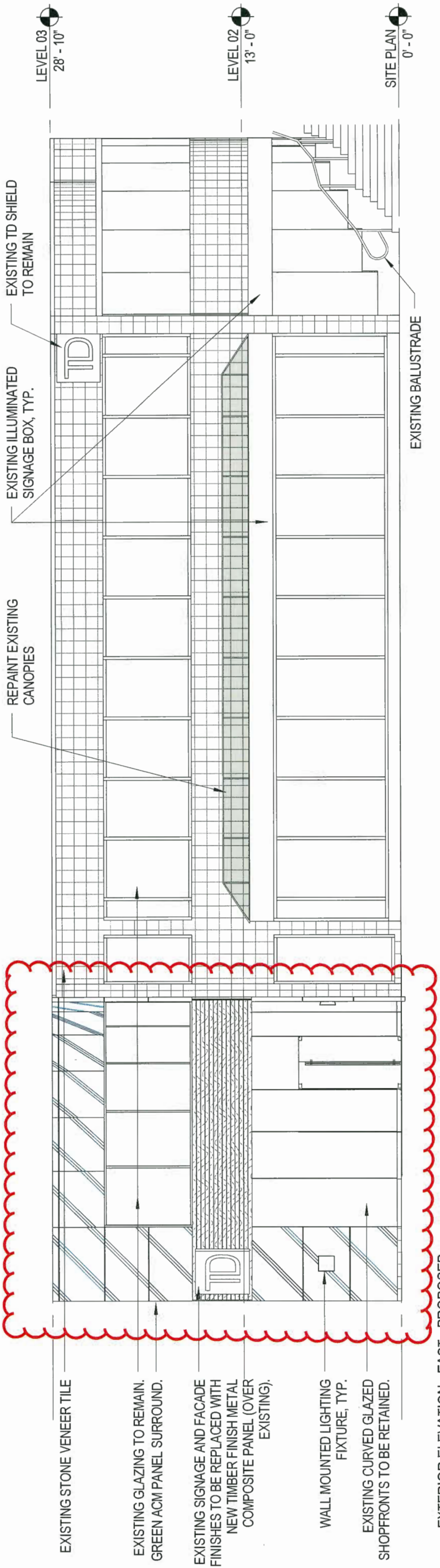


DP 18-835560
SCHEDULE "A"

Original Date: 10/17/18

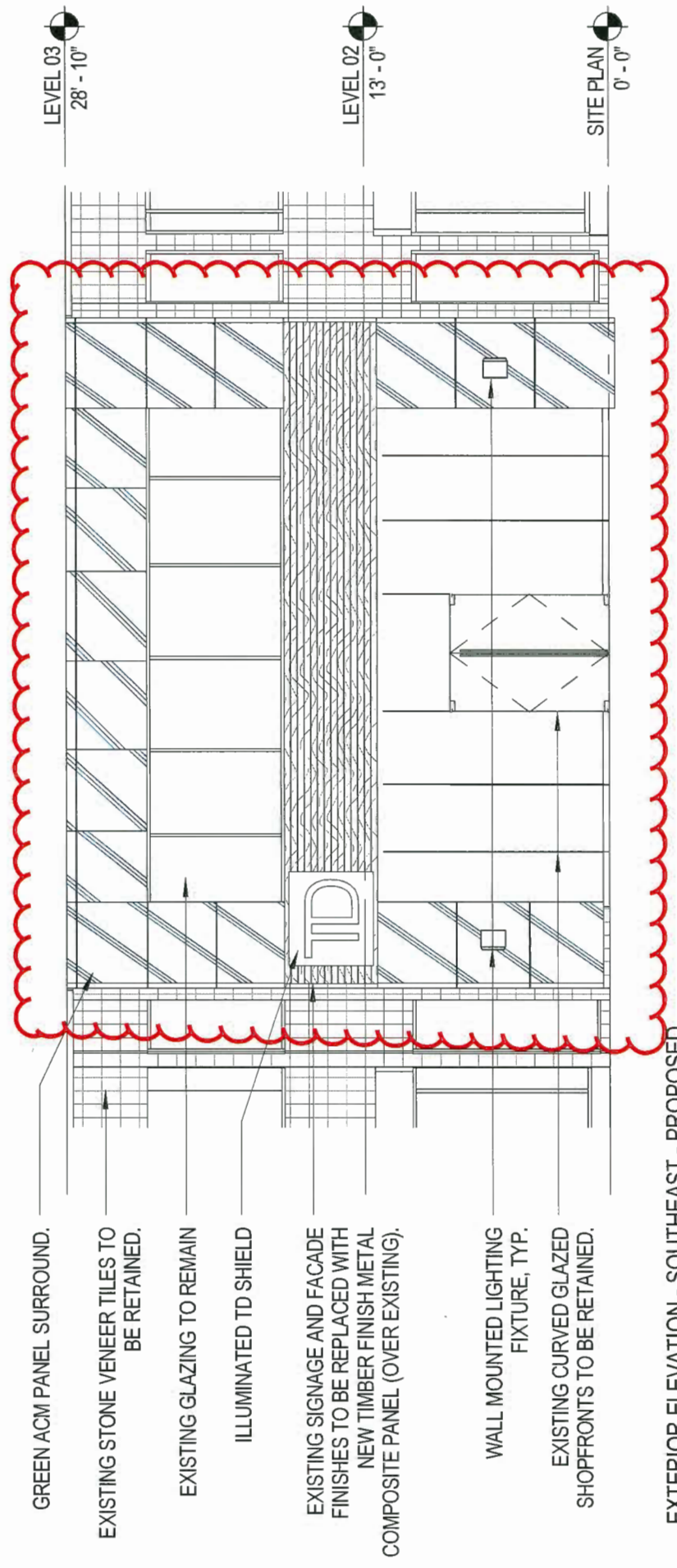
Revision Date:

Note: Dimensions are in METRES



EXTERIOR ELEVATION - EAST - PROPOSED

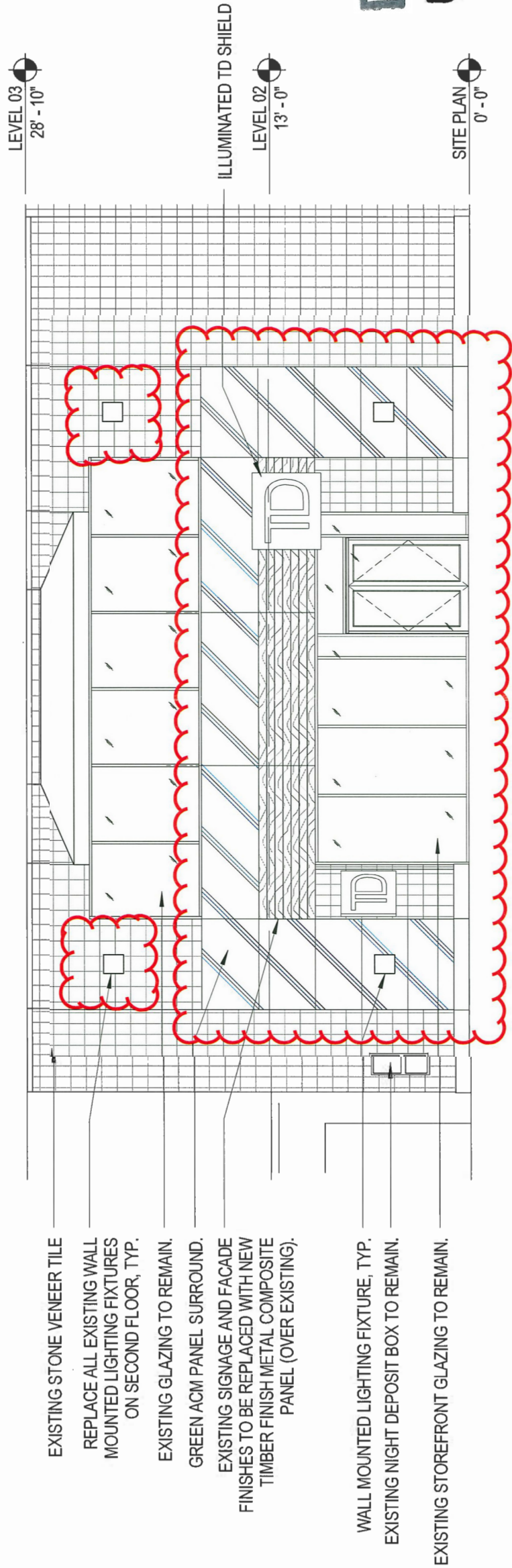
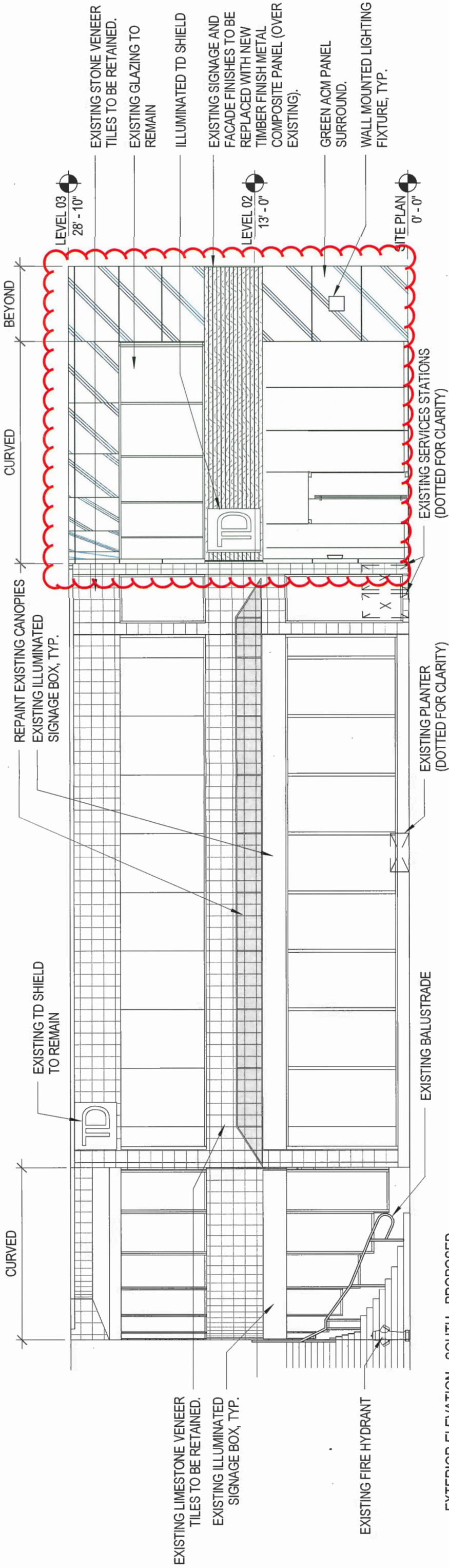
1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTHEAST - PROPOSED

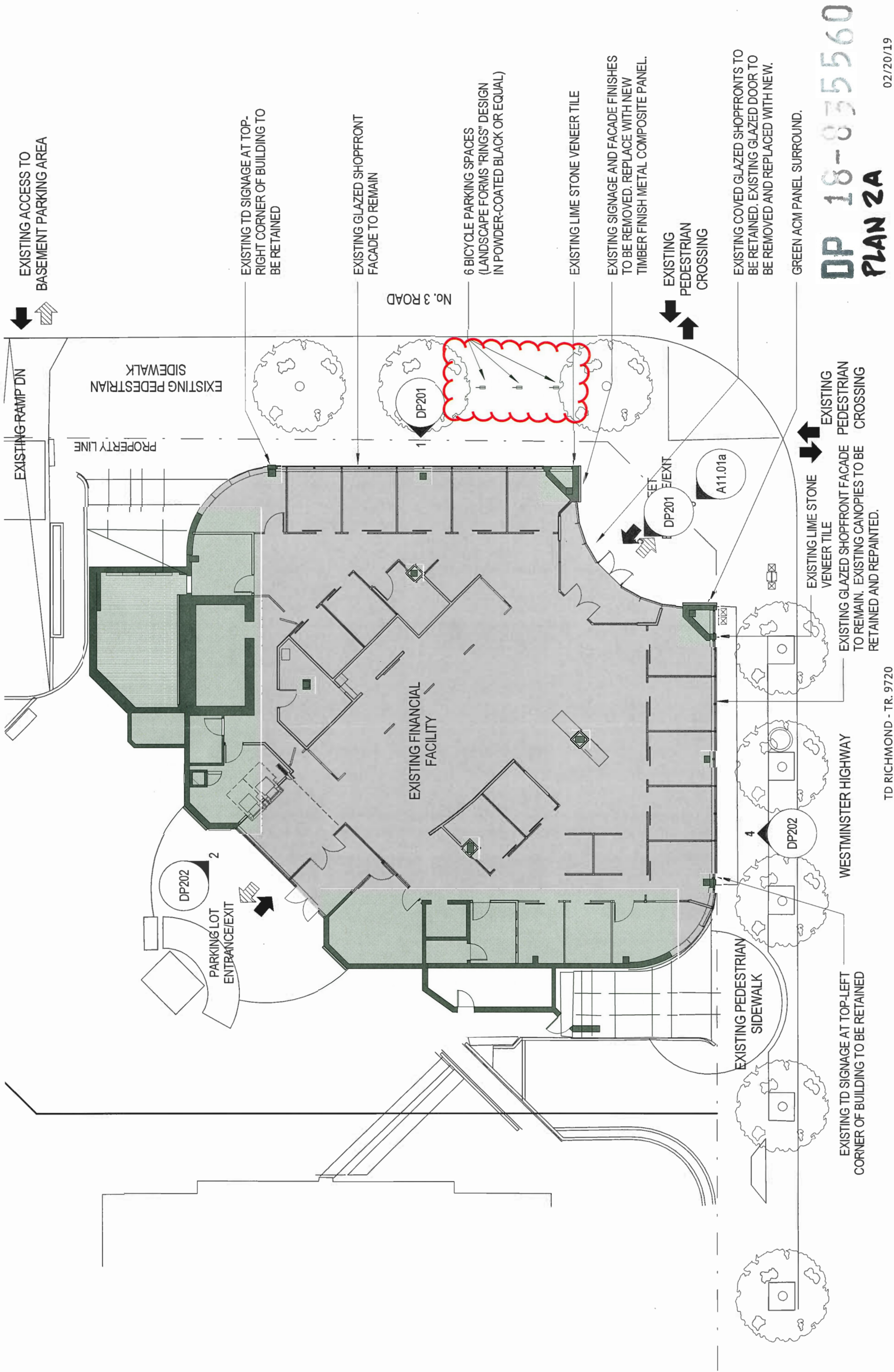
1/8" = 1'-0"

DP 18-835560
PLAN 2B



DP 18-835560

PLAN 2C



TD BANK

Gensler

SITE PLAN - PROPOSED

TD RICHMOND - TR. 9720

02/20/19

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DP 18-035560
PLAN 2A



DP 18-835560
PLAN 1