



## Development Permit Panel

**M.2.001 Anderson Room**  
**Wednesday, August 28, 2013**  
**3:30 p.m.**

### 1. Minutes

*Motion to adopt the minutes of the meeting of the Development Permit Panel held on Wednesday, July 10, 2013.*



### 2. Development Permit DP 12-615584

(File Ref. No.: DP 12-615584) (REDMS No. 3863899)

APPLICANT: Fougere Architecture Inc.

PROPERTY LOCATION: 7180 Gilbert Road

#### Manager's Recommendations

*That a Development Permit be issued which would:*

1. *Permit the construction of 14 three-storey townhouses at 7180 Gilbert Road on a site zoned Medium Density Low Rise Apartments (RAM1); and*
2. *Vary the provisions of Richmond Zoning Bylaw 8500 to:*
  - (a) *reduce the minimum lot width from 30.0 m to 20.2 m;*
  - (b) *reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area;*
  - (c) *reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3; and*
  - (d) *reduce the minimum south side yard setback to all three (3) buildings from 6.0 m to 4.5 m and minimum setback to projections from 4.5 m to 3.0 m.*



ITEM

**3. Development Permit DP 12-621941**

(File Ref. No.: DP 12-621941) (REDMS No. 3898911)

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9000 General Currie Road

INTENT OF PERMIT:

**Manager's Recommendations**

*That a Development Permit be issued which would:*

1. *Permit the construction of an eight (8) unit townhouse complex at 9000 General Currie Road on a site zoned "Medium Density Townhouses (RTM3)"; and*
2. *Vary the provision of the Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.*



**4. New Business**

**5. Date Of Next Meeting: Wednesday, September 11, 2013**

**6. Adjournment**



**Development Permit Panel  
Wednesday, July 10, 2013**

Time: 3:30 p.m.  
Place: Council Chambers  
Richmond City Hall  
Present: Joe Erceg, Chair  
Dave Semple, General Manager, Community Services  
John Irving, Director, Engineering

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

**1. Minutes**

It was moved and seconded

*That the minutes of the meeting of the Development Permit Panel held on Wednesday, June 12, 2013, be adopted.*

**CARRIED**

The Chair suspended the regular order of the agenda and moved to Item No. 3.

**3. Development Permit DV 13-637143**

(File Ref. No.: DP 13-637143) (REDMS No. 3866336)

APPLICANT: Oris Consulting Ltd.

PROPERTY LOCATION: 10197 River Drive

INTENT OF PERMIT:

That a Development Variance Permit be issued, which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum side and rear yard requirements for the geothermal energy centre building, as shown in DP 11-564405, from:

a) 6.0 m to 0 m for the east side yard and rear yard; and

b) 6.0 m to 3.4 m for the west side yard;

to permit a subdivision to create a lot for the energy centre at 10197 River Drive on a site

1.

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zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)".

**Applicant's Comments**

Dana Westermarck, Oris Consulting Ltd., gave a brief overview of the proposed development with respect to the reduction in the minimum side and rear yard setbacks, as a result of the requirement by BC Hydro, that the building containing the energy centre be located on its own fee-simple lot. The applicant indicated that the energy centre will be semi-recessed, covered with a landscape treatment and will have a large glassed wall allowing direct views into the facility. Code equivalency was addressed during the building permit process.

**Panel Discussion**

In reply to a query, Mr. Westermarck advised that the location and design of the energy centre was part of the original Development Permit and had not changed. The proposed new lot and subsequent variances are necessary to meet BC Hydro requirements.

**Staff Comments**

None.

**Correspondence**

None.

**Gallery Comments**

None.

**Panel Decision**

It was moved and seconded

*That a Development Variance Permit be issued, which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum side and rear yard requirements for the geothermal energy centre building, as shown in DP 11-564405, from:*

- a) 6.0 m to 0 m for the east side yard and rear yard; and*
- b) 6.0 m to 3.4 m for the west side yard;*

*to permit a subdivision to create a lot for the energy centre at 10197 River Drive on a site zoned "Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4 Road (Bridgeport)".*

**CARRIED**

The Panel resumed to the regular order of the agenda.

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**2. Development Permit DV 13-634940**

(File Ref. No.: DP 13-634940) (REDMS No. 3890358 v.3)

APPLICANT: Onni 7731 Alderbridge Holding Corp.

PROPERTY LOCATION: 7731 and 7771 Alderbridge Way

**INTENT OF PERMIT:**

That a Development Variance Permit be issued which would vary the provisions of Richmond Zoning Bylaw 8500 to reduce the visitor parking requirement from 0.15 spaces/unit, as per DP 12-615424, to 0.10 spaces/unit for the development located at 7731 and 7771 Alderbridge Way on a site zoned "High Density Low Rise Apartments (RAH2)".

**Applicant's Comments**

Eric Hughes, Onni Construction Ltd., and Mladen Pecanac, IBI – Traffic Division, gave a brief overview of the development with respect to the proposed reduction in visitor parking. Under a previous Development Permit (12-615424) the visitor parking rate was varied by 25% from 0.20 to 0.15 spaces/unit on each of Lot 1 and Lot 2. Onni is seeking a further reduction of the provided visitor parking from 0.15 to 0.10 spaces/unit in order to improve the marketability of the project. A parking study to identify the potential demand for visitor parking was provided. IBI conducted a snapshot survey of two (2) large developments of a similar character within 250 to 800 metres from Canada Line Stations. The study was conducted over two weekends during peak visitor hours with findings indicating the demand for visitor parking was 0.09 spaces/unit. The parking study also included Richmond-specific results from the Regional Residential Parking Study prepared by Metro Vancouver which indicated the demand for visitor parking was 0.10 spaces/unit or less in similar developments.

**Panel Discussion**

In reply to queries from the Panel the following additional information was provided:

- the two study sites were fully occupied developments;
- 33 parking stalls are proposed to be reallocated to residential parking to increase the marketability of the residential units;
- the visitor parkade entrance intercoms for each building will be interconnected to allow shared visitor parking for the development; and
- the applicant has not provided a buffer should the visitor parking be inadequate in the future but noted that there will be on-street parking spaces provided along Cedarbridge Way.

## **Development Permit Panel**

### **Wednesday, July 10, 2013**

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#### **Staff Comments**

Wayne Craig, Director of Development, advised that there was a comprehensive Transportation Demand Management (TDM) package presented with the original Development Permit and the proposed variance does not reduce the overall number of parking spaces but is a reallocation of parking spaces to provide for more residential parking. In terms of the development itself, access between the parkades, the proximity to transit, and the availability of on-street parking were factors in considering the application.

Victor Wei, Director, Transportation, advised that the Transportation Demand Management package provided a \$100,000.00 contribution for the construction of a bike/pedestrian pathway in order to encourage non-vehicular traffic. 20% of the residential parking spaces will be electrical vehicle ready and electrical outlets will be provided in bicycle storage areas.

#### **Panel Discussion**

In reply to a query, Mr. Wei stated that Transportation staff is willing to support the application based on the Traffic Study submitted with the application; however, future applicants will have to provide similar evidence for reduced visitor parking. An overall reduction in the Richmond Zoning Bylaw to allow for 0.10 visitor parking spaces/unit would not be supported by staff at this time.

In response to a query, Mr. Craig noted that staff has not received an application from existing strata developments to convert residential parking spaces to visitor parking spaces.

#### **Correspondence**

None.

#### **Gallery Comments**

None.

#### **Panel Discussion**

The Panel was not prepared to support the application as insufficient information was provided with regard to adequate visitor parking measurements, Metro Vancouver study methodology, and utilization of the residential parking spaces.

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**Panel Decision**

It was moved and seconded

*That the application be referred back to staff for more consideration and additional research.*

**CARRIED**

**3. New Business**

It was moved and seconded

*That the July 24, 2013 meeting of the Development Permit Panel be cancelled due to lack of applications.*

**CARRIED**

**4. Date Of Next Meeting: Wednesday, August 14, 2013**

**5. Adjournment**

It was moved and seconded

*That the meeting be adjourned at 4:17 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, July 10, 2013.

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Joe Erceg  
Chair

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Heather Howey  
Committee Clerk



# City of Richmond

## Report to Development Permit Panel Planning and Development Department

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**To:** Development Permit Panel

**Date:** August 6, 2013

**From:** Wayne Craig  
Director of Development

**File:** DP 12-615584


**Re:** Application by Fougere Architecture Inc. for a Development Permit at  
7180 Gilbert Road

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### Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of 14 three-storey townhouses at 7180 Gilbert Road on a site zoned Medium Density Low Rise Apartments (RAM1); and
2. Vary the provisions of Richmond Zoning Bylaw 8500 to:
  - a) reduce the minimum lot width from 30.0 m to 20.2 m;
  - b) reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area;
  - c) reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3; and
  - d) reduce the minimum south side yard setback to all three (3) buildings from 6.0 m to 4.5 m and minimum setback to projections from 4.5 m to 3.0 m.

  
Wayne Craig  
Director of Development

EL:kt  
Att.

## **Staff Report**

### **Origin**

Fougere Architecture Inc. has applied to the City of Richmond for permission to develop fourteen (14) three-storey townhouses at 7180 Gilbert Road at a density of 0.6 F.A.R. The site currently contains a single-family dwelling.

There is no rezoning application associated with this project. This site is designated for high-density townhouses with common parking structure (up to 1.2 F.A.R.); however, the site is not being rezoned to realize its maximum development potential. Instead, the proposed development is an infill project designed to provide a smooth transition between the townhouse development to the north (two- to three-storey high) and the three-storey apartment buildings on parking structures to the south.

There is no City standard Servicing Agreement required in association with this development proposal. Prior to issuance of the forthcoming Building Permit, the developer is expected to design the required alterations to the frontage for access, service relocations (street light & hydro poles, etc.) and new service connections. These improvements will therefore be constructed through City Work Orders.

### **Development Information**

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

### **Background**

Development surrounding the subject site is as follows:

To the North: A two-storey townhouse complex, a single-family home, and a three-storey multiple-family complex on lots zoned Medium Density Low Rise Apartments (RAM1).

To the East: A three-storey multiple-family complex on lots zoned Medium Density Low Rise Apartments (RAM1).

To the South: Three-storey apartment buildings on top of parking structures on lots zoned Medium Density Low Rise Apartments (RAM1).

To the West: Across Gilbert Road, single-family homes on the south side of Comstock Road zoned Single Detached (RS1/B) and three-storey townhouses on the north side of Comstock Road zoned Town Housing (ZT26) – East Livingstone.

### **Rezoning and Public Hearing Results**

No public hearing was held in regards to this proposed development as there is no rezoning application associated with the proposed Development Permit.

**Staff Comments**Site Servicing and Frontage Improvements

At building stage, the developer is required to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water flow. The site connection is to tie into the existing water main on Gilbert Road. A 3.0 m Statutory Right of Way (SRW) is required along the south property line of the site (from approximately 42.0 m east of the west property line to the east property line; extent of the required SRW to match the existing SRW at 7200 Gilbert Road and 7295 Moffatt Road) to accommodate access and maintenance of the existing watermain on the adjacent sites.

A sanitary sewer site analysis will be required at the Building Permit stage (for site connection only). An additional 0.89 m wide ROW adjacent to the existing 3.0 m ROW along the east property line of the site is required to accommodate access and maintenance of the existing sanitary sewer located within the site.

A storm sewer site analysis will be required at the Building Permit stage (for site connection only). The site connection is to tie into the existing storm system on Gilbert Road.

A 1.1 m Public Rights of Passage (PROP) Statutory Right of Way (SRW) along entire west property line (Gilbert Road) is required for future frontage widening to provide a new 1.5 m boulevard adjacent to that existing curb and a 1.5 m new concrete sidewalk beyond that. Frontage improvements to create the landscape boulevard are not required at this time given the narrow site frontage and established sidewalk location along this stretch of Gilbert Road.

The existing hydro poles on the frontage create substandard clearance on the existing sidewalk of 1.39 m at the west pole and 1.4 m at east pole. Relocation of these poles is required to provide a 1.5 m wide clearance on the existing sidewalk and to avoid conflict with the proposed driveway location. The developer is require to design the required alterations to the frontage for access, service relocations (street light & hydro poles, etc.) and new service connections, as well as to have these improvements constructed through City Work Orders at developer's sole costs.

Vehicle Access

An Access Easement (Z211307) is registered on title of the adjacent property to the north (7120 Gilbert Road) to provide access to the subject site. This access arrangement was envisioned when the multiple-family development at 7120 Gilbert Road was approved by Council in 1985. However, both the developer and the owner of the adjacent property owner at 7120 Gilbert Road, (Affordable Housing Advisory Association) prefer a separate driveway from Gilbert Road for the proposed townhouse development and that the existing access easement be used for emergency purposes only. The two (2) parties also agreed to remove any barriers between the two (2) properties at the easterly access point, as described in the Access Easement (Z211307), to accommodate a hammerhead straddling the common property line to provide for onsite turnaround capability and to allow garbage and recycling collection trucks as well as emergency vehicles to pass through, when necessary.

Transportation staff have reviewed the proposal and have no objection to this arrangement. However, in the long term, the City may need to restrict movement at the proposed driveway from Gilbert Road to right-in/out only as traffic volumes on Gilbert Road increases. A restrictive covenant regarding this matter is required to be registered on title of the site prior to Development Permit issuance.

#### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant is required.

#### Public Art

As this is a small project and there are limited opportunities for installing public art on the site, the applicant has agreed to provide a voluntary contribution to the Public Art Reserve for city wide projects and in particular for new projects on City lands in the City Centre as outlined in the City Centre Public Art Plan. Based on a maximum buildable floor area of 18,162 ft<sup>2</sup> and the Administrative Guidelines of \$0.77 per buildable square foot, the recommended Public Art Contribution is \$13,985.00.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$14,000 as per the Official Community Plan (OCP) and Council policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. Details on the design of this outdoor amenity space are provided in the Analysis section below.

#### Development Permit Guidelines

The subject property is located within the City Centre Area, Schedule 2.10 of the Official Community Plan (OCP). The site is within "Sub-Area B.1: Mixed-Use – Low-Rise Residential & Limited Commercial", which is intended primarily for grade-oriented housing or equivalent in the form of higher-density townhouses (with common parking structures) or lower-density conventional and stacked townhouses (with individual garages).

The proposed design scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan (OCP) including the Development Permit Guidelines in Section 14 of OCP Bylaw 9000 and the Development Criteria under the City Centre Area Plan (Sub-Area B.1: Mixed-Use – Low-Rise Residential & Limited Commercial) in Schedule 2.10 of OCP Bylaw 7100. Furthermore, it is generally in compliance with the Medium Density Low Rise Apartments (RAM1) zone, except for the zoning variances noted below.

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

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

- 1) Reduce the minimum lot width from 30.0 m to 20.2 m.

*(Staff supports the proposed variance as the subject site already has zoning entitlement. There is no opportunity to widen this site as it is an orphan lot located between existing multiple-family developments.)*

- 2) Reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area.

*(The garbage and recycling enclosure is proposed at a centralized location of the site, across from the proposed outdoor amenity area, for easy access from all units. The proposed location is adjacent to the garbage collection area for the adjacent property to the north and is supported by the owner of the adjacent property to the north (letter from Affordable Housing Advisory Association on file). The visual impact of the open roof structure to the adjacent units will be mitigated by installing a trellis with climbing vine on top of the enclosure).*

- 3) Reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3.

*(Staff supports the proposed variance as it permits a duplex building to locate at the east end of the site in order to shorten the apparent length of the internal roadway and block headlights from cars on the internal drive aisle from impacting adjacent homes to the east.*

*North facing windows on the duplex building are mostly secondary windows, from spaces with their major windows on the east and west elevations, in order to minimize overlooking the neighbour's property.)*

- 4) Reduce the minimum south side yard setback from 6.0 m to:

- a. 4.5 m to Units 1 to 12, with a minimum 3.8 m setback to the bay window projections and a 3.0 m setback to the 2<sup>nd</sup> floor decks; and
- b. 4.5 m to Unit 13 (measured to the wall of the building, no projections).

*(To accommodate an internal roadway along the north side of the site, a landscape buffer along the north property line, and a minimal setback between the internal drive aisle and the townhouse buildings, the applicant is proposing to set the building's ground floor 9.0 m south of the north property line. If a 6.0 m yard on the south side of the building is to be provided, the building footprint would be left with approximately 5.2 m and this is not a large enough dimension for a parking stall depth or for acceptable interior room sizes. Therefore, a variance to reduce the minimum setback between the south property line and the proposed buildings is requested.*

*As important as on-grade yards are to a family home, providing outdoor living space at the same level as the main indoor living area is essential to sustainable residential home design and is a valued feature for all homes. The depth of the proposed 2<sup>nd</sup> floor decks along the south property line range from 1.52 m to 1.83 m (a maximum of 1.5 m porch projection into the setback is permitted under the zoning bylaw); the edge of the 2<sup>nd</sup> floor deck is set to be 3.0 m back from the south property line.*

*While these variances bring the exterior wall and raised outdoor living area closer to the southern neighbours, the impact to the neighbours will be mitigated by the planting of trees along the south property line where appropriate (i.e., outside of the required SRW) and shrubs (such as Bow Bells Rhododendron and Rhododendron Mission Bells) to provide a natural screen between properties.)*

### **Advisory Design Panel Comments**

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

### **Analysis**

#### ***Conditions of Adjacency***

- The proposed height, siting and orientation of the buildings respect the massing of the surrounding built environment.
- While the required north side yard setback is 6.0 m, most of the units are setback at least 7.78 m from the north property line to provide increased separations between existing and proposed residential units and to maximize sun penetration opportunities to the neighbouring site to the north. In addition, clusters of Golden Beech trees are proposed along the north property line to provide a natural screen between properties.
- While a 3.1 m north side yard setback (variance required) is proposed for Building 3 (the duplex building at the east end of the site), most north facing windows on the north elevation of this duplex building are small and high secondary windows which would minimize overlooking and privacy concerns.
- While the proposed 2<sup>nd</sup> floor decks of Units 13 & 14 are extended to a distance of 3.89 m from the east property line (4.5 m, measured to the supporting column), a 6.0 m rear yard setback to the building face is maintained and the proposed decks would be approximately 19.7 m away from the adjacent 2 storey townhouse units to the east. A 6 ft. tall fence and a row of hedges will be installed along the east property line to address the potential privacy and overlooking concerns.
- While the proposed 2<sup>nd</sup> floor decks along the south property line are extended to 3.0 m from the south property line, the proposed footprints of the units (except for Unit #1) are at least 4.5 m away from the south property line. Vulcan Magnolia trees are proposed along the south property line, where possible, to provide natural screening between the existing and proposed residential units. Since tree planting is not permitted within the new SRW, Rhododendron will be planted to provide a buffer zone to address potential privacy concerns from the adjacent apartment building.

#### ***Urban Design and Site Planning***

- The site layout of the townhouse proposal is the logical response to the site configuration and therefore is organized along one (1) long east-west drive aisle with a short north-south drive aisle at the east edge, providing access to the site from Gilbert Road and to all unit garages.

- A hammerhead is provided at the east end of the proposed drive aisle and on the loop road of the adjacent property to the north (within the existing access easement area) to accommodate on-site truck turning.
- A total of 14 units are proposed in three (3) buildings. The western end unit is oriented towards Gilbert Road and its main entrance is provided from this street. The main pedestrian access to the remaining 13 units is from the internal drive aisle.
- Pedestrian character has been maintained and enhanced along Gilbert Road with the provision of street front entry and additional landscaping.
- All units have private outdoor spaces consisting of rear yard and covered deck on the second floors.
- The provision of residential parking exceeds the bylaw requirement (20 parking spaces) with a total of 28 residential parking spaces for 14 units. No tandem parking space is being proposed.
- Three (3) visitor parking spaces (including one handicap parking space) are provided in accordance to current bylaw requirements. The visitor parking stalls are provided at the east end of the site and a way-finding sign is proposed to direct visitors to these stalls.
- Outdoor amenity space is provided in accordance with the OCP and is designed for children's play. The central location of this common use space is also appropriate in providing open landscape and amenity convenient to all of the units.
- A mailbox kiosk and seating benches are located in the outdoor amenity area to encourage social interaction.
- The recycling and garbage enclosure is provided across from the outdoor amenity space, along the north property line. Trellis with climbing vine is proposed on top of the structure to mitigate the visual impact from upper floor of adjacent units.

#### ***Architectural Form and Character***

- The building forms are well articulated. Visual interest has been incorporated with sloped roofs, projections, recesses, varying material combinations, and a range of colour finishes.
- Building facades have been modulated to create a contemporary interpretation of modern architecture. Wood siding, double height feature corner windows, smooth faced brick and stone dashed stucco highlight the major building elements.
- A pedestrian scale and street fronting character of the unit facing Gilbert Road is achieved with the inclusion of windows, covered decks, well defined individual end unit entry, and landscape features.
- Wood siding and smooth faced brick are chosen to enrich and compliment the narrow width streetscape at the interior of the site.
- The impact of blank garage doors along the internal drive aisle has been mitigated with panel patterned doors, transom windows, planting islands, and pedestrian entries.

- The proposed building materials (asphalt shingles, brick, wood siding, stone dash stucco, board & batten, vinyl window, wood post, wood trim, and wood fascia) are generally consistent with the Official Community Plan (OCP) Guidelines.
- The colour palette includes a range of earth tone colours, highlighted with contrasting trims.
- The materials and colour palette compliment the building form and provide identity to individual units within the buildings' massing.

### *Trees Retention and Replacement*

- A Certified Arborist's report was submitted in support of the application; 23 on-site trees and four (4) off-site trees were identified and assessed. The City's Tree Preservation Coordinator concurs with the arborists' recommendation to remove 18 trees as they are either dead, dying (sparse canopy foliage), infested with Bronze Birch Borer, or exhibit structural defects such as co-dominant stems with inclusions.
- The City's Tree Preservation Coordinator has also agreed to the developer's proposal to remove four (4) bylaw-sized trees (50 cm/ 30 cm cal Spruce and 40 cm/ 36 cm cal Cedar). While these trees are in fair condition, they will be too close to the proposed buildings and will be impacted by required grade changes.
- A Tree Management Plan can be found in **Attachment 2**. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), a total of 44 replacement trees are required. The developer is proposing to plant 38 new trees on-site including four (4) 12 cm calliper Drummond Maple trees which are proposed to compensate for the loss of four (4) bylaw-sized trees that are in fair condition.
- The developer is also providing a voluntary contribution of \$3,000 to the City's Tree Compensation Fund in lieu of planting the remaining six (6) replacement trees.
- The applicant has committed to the relocation of an existing 21 cm cal Monkey Puzzle tree onsite to the proposed outdoor amenity area. As a condition to Development Permit issuance, a proof of a contract with a company specializing in tree relocation to undertake the transplant of these trees is required. In addition, a Tree Survival Security to the City in the amount of \$10,000 is required. The City will release 90% of the security after construction and landscaping on the proposed townhouse complex are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.
- The developer is also proposing to retain and protect four (4) offsite trees located on the adjacent property to the south (7200 Gilbert Road) and to the east (7175 Moffatt Road). Tree protection fencing is required to be installed as per city's standards prior to any construction and/or demolition activities occurring on-site. In addition, a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to Development Permit issuance.

***Landscape Design and Open Space Design***

- The landscape design includes the planting of 38 trees (in a mix of coniferous and deciduous) as well as a variety of shrubs and ground covers to ensure the landscape treatment remains interesting throughout the year.
- The landscaping scheme also includes the relocation of an existing Monkey Puzzle tree onsite to the proposed outdoor amenity area.
- The main entry from Gilbert Road is marked by proposed specimen Maple trees and the entry signage walls.
- Near the center of the site is the outdoor amenity area with a transplanted Monkey Puzzle tree from on-site to demark the entrance. Feature paving marks the area that has the mail kiosk and bench seating for the play area; this pavement treatment is extended across the internal driveway to visually break its length and act as a traffic calming device.
- Edible-fruit trees are proposed along the east and south edge of the outdoor amenity area.
- A small climbable enclosure on top of safety surfacing and a sand pit are proposed in the children's play area. A hose bib for summer frolicking and making mud pies in the sand box is also provided.
- Each townhouse entry is marked with shrubs planting, a fastigiated tree and decorative paving (where possible).
- Each Townhouse has a private garden. Closest to the building is a concrete paver patio with a 6 ft. high wood privacy screen. At the edge of the patios, the screen steps down to 3 ft. high, providing a 'good neighbour' fence. Each garden also included a small lawn area and some shrub planting for the enjoyment of the residents.
- In order to ensure the landscaping works are undertaken, the applicant is required to provide a landscape security of \$55,008.00 (based on gross floor area of 27,504 ft<sup>2</sup>) in association with the Development Permit.

***Crime Prevention through Environmental Design***

- Site lighting and clear site lines provide unobstructed views throughout the site. Plantings near residential entries are low to maximum views.
- "Good neighbour" fencing between rear yards of the units are 3 ft. tall to encourage interaction between neighbours and foster a sense of community.
- Wall mounted lighting for drive aisle and soffit lighting at unit entries will be installed to provide adequate outdoor security illumination. Actual lighting and fixture location will be completed by electrical consultant at Building Permit stage.
- Solid-core exterior doors in solid door frames are proposed for all entrances and are noted on the list of exterior finishes.
- Windows on side of units adjacent to outdoor amenity space provide opportunities for casual surveillance over the children's play area.

*Sustainability*

- One (1) feature tree (Monkey Puzzle tree) will be relocated on site.
- Drought tolerant and native planting materials are incorporated into the landscaping design.
- The buildings are located and windows placed to maximize natural light and ventilation.
- Exterior building materials such as wood, brick, and stucco requires low maintenance and provide high durability surface. Low-emitting paint will be used for suite interior.
- A minimum of 20% of the parking stalls will be provided with a 120V receptacle to accommodate electric vehicle charging equipment, and an additional 25% of parking stalls will be constructed to accommodate the future installation of electric vehicle charging equipments (e.g. pre-ducted for future wiring).
- The developer has also advised that the following features will be incorporated into the proposed development:
  - Hi-efficiency construction methods to ensure that the units meet or exceed Energuide 80 rating;
  - Low-emitting paint for suite interiors;
  - Low energy appliances in all units (e.g., 'Energy Star' rated);
  - Each unit will have at least six (6) CFL light bulbs;
  - Building and site lighting providing safe light levels while avoiding off-site light spillage and night-sky lighting; and
  - A high efficiency irrigation system with climate-based automatic irrigation controls will be used for planted areas to minimize the use of water on site.

*Accessible Housing*

- The proposed development includes one (1) convertible unit that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit will require installation of vertical lift in the stacked storage space (which has been dimensioned to allow this) in the future, if needed.
- All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:
  - stairwell hand rails;
  - lever-type handles for plumbing fixtures and door handles; and
  - solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

**Conclusions**

The applicant has addressed all the relevant technical issues associated with the proposed development and has agreed to the list of Development Permit considerations, which is included as **Attachment 3** (signed concurrence on file). The applicant has also satisfactorily addressed staffs' comments regarding conditions of adjacency, site planning and urban design, architectural form and character, and landscape design. The applicant has presented a development that fits into the existing context. Therefore, staff recommend support of this Development Permit application.



Edwin Lee  
Planning Technician - Design

EL:kt

Attachment 1: Development Application Data Sheet

Attachment 2: Tree Management Plan

Attachment 3: Concurrence Development Permit Considerations



**DP 12-615584**

**Attachment 1**

Address: 7180 Gilbert Road

Applicant: Fougere Architecture Inc.

Owner: Citimark-Western Gilbert  
Townhouse Project Ltd.

Planning Area(s): City Centre

Floor Area Gross: 2,555.12 m<sup>2</sup>

Floor Area Net: 1,686.60 m<sup>2</sup>

	Existing	Proposed
Site Area:	2,812.09 m <sup>2</sup>	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	2041 OCP Land Use Map: <i>Apartment Residential</i> ; City Centre Area Plan: <i>Mixed-Use - Low-Rise Residential &amp; Limited Commercial</i>	No Change
Zoning:	Medium Density Low Rise Apartments (RAM1)	No Change
Number of Units:	1	14

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.60	0.6	none permitted
Lot Coverage:	Max. 50%	28.5%	none
Lot Coverage – Buildings, Structures, Non-porous Surfaces	Max. 80%	73.3%	none
Lot Coverage – Landscaping:	Min. 20%	25.4%	none
Setback – Front Yard:	Min. 6.0 m	6.0 m	none
Setback – North Side Yard:	Min. 6.0 m	0.0 m	Variance Requested (0.0 m to enclosures & 3.1 m to Bldg. 3)
Setback – South Side Yard:	Min. 6.0 m	4.5 m	Variance Requested (4.5 m to building face and min. 3.0 m to projections)
Setback – Rear Yard:	Min. 6.0 m	6.0 m	none
Height (m):	Max. 15.0 m	10.23 m	none
Lot Dimensions:	Min. 30 m wide x Min. 35 m deep	20.2 m wide x 138.7 m deep	Variance Requested

Lot Size:	2,400 m <sup>2</sup>	2,812 m <sup>2</sup>	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.21 (V) per unit	none
Off-street Parking Spaces – Total:	20 (R) and 3 (V)	28 (R) and 3 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces (28 x Max. 50% = 14)	0	none
Small Car Parking Spaces:	Max. 50% when 31 or more spaces are provided on site (31 x Max. 50% = 15)	14	none
Off-street Parking Spaces - Accessible	Min. 2% when 3 or more visitor parking spaces are required (3 x Min. 2% = 1)	1	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.28 (Class 1) and 0.28 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	18 (Class 1) and 3 (Class 2)	18 (Class 1) and 4 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	14,000 Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 14 units = 84 m <sup>2</sup>	84 m <sup>2</sup>	none

[illegible]



## Development Permit Considerations

Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 7180 Gilbert Road

**File No.:** DP 12-615584

**Prior to approval of the Development Permit, the developer is required to complete the following:**

1. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of six (6) replacement trees within the City.
2. Submission of a Contract entered into between the applicant and a company specializing in tree relocation to undertake the transplant of the 21cm cal diameter Monkey Puzzle tree with proper removal, storage, and replanting techniques. The Contract should include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the 21cm cal diameter Monkey Puzzle tree to be transplanted onsite. The City will release 90% of the security after construction and landscaping on the proposed townhouse complex are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted near or within the tree protection zone of the trees located on the adjacent properties. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. The granting of a 3.0 m wide statutory right-of-way (SRW) along the south property line from approximately 42.0 m east of the west property line to the east property line; extent of the required SRW to match the existing SRW at 7200 Gilbert Road and 7295 Moffatt Road to accommodate access and maintenance of the existing watermain located on the adjacent sites.
6. The granting of a 0.89 m wide statutory right-of-way (SRW) adjacent to the existing 3.0 m SRW along the east property line of the site to accommodate access and maintenance of the existing sanitary sewer located within the site.
7. The granting of a 1.1 m Public Rights of Passage (PROP) Statutory Right of Way (SRW) along the entire west property line (Gilbert Road) for future frontage widening of a 1.5 m new concrete sidewalk and a 1.5 m boulevard to existing curb.
8. Registration of a covenant to allow the City to restrict vehicular movements (both access and egress) at the driveway on Gilbert Road to right-in/out only as traffic volumes on Gilbert Road increase, at the discretion of the Director of Transportation.
9. Registration of a flood indemnity covenant on title.
10. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$13,985.00) to the City's public art fund.
11. Contribution of \$1,000.00 per dwelling unit (e.g. \$14,000.00) in-lieu of on-site indoor amenity space.
12. Receipt of a Letter of Credit for landscaping in the amount of \$55,008.00 (based on gross floor area of 27,504 ft<sup>2</sup>).

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available flow. The site connection is to tie into the existing watermain on Gilbert Road.
3. Submission of a site analysis for sanitary sewer connection.

Initial: \_\_\_\_\_

4. Submission of a site analysis for storm sewer connection; the site connection is to tie into the existing storm system on Gilbert Road.
5. Design and construct of the following improvements via City Work Order:
  - a. relocate hydro poles and street lights on the frontage to provide a clear 1.5 m sidewalk and avoid conflict with the proposed driveway location;
  - b. relocate of the driveway on Gilbert Road and re-instating continuity of the sidewalk; and
  - c. provide new service connections.

Note: The developer is responsible for the installation of pre-ducting for private utilities along Gilbert Road. Private utility companies may require rights-of-ways to accommodate their equipment and future undergrounding of the overhead lines. It is recommended that the developer contact the private utility companies to learn of their requirements.
6. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
7. Incorporation of accessibility, sustainability and CPTED measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
8. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[signed copy on file]

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Signed

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Date



No. DP 12-615584

To the Holder: FOUGERE ARCHITECTURE INC.  
Property Address: 7180 GILBERT ROAD  
Address: 2425 QUEBEC ST SUITE 202  
VANCOUVER, B.C. V5T 4L6

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to:
  - a) reduce the minimum lot width from 30.0 m to 20.2 m;
  - b) reduce the minimum north side yard setback from 6.0 m to 0.0 m for the single storey garbage and recycling enclosure along the north property line across from the proposed outdoor amenity area;
  - c) reduce the minimum north side yard setback from 6.0 m to 3.1 m for Building 3; and
  - d) reduce the minimum south side yard setback to buildings from 6.0 m to 4.5 m and minimum setback to projections from 4.5 m to 3.0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #13 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$55,008.00 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

# Development Permit

No. DP 12-615584

To the Holder: FOUGERE ARCHITECTURE INC.

Property Address: 7180 GILBERT ROAD

Address: 2425 QUEBEC ST SUITE 202  
VANCOUVER, B.C. V5T 4L6

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8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.  
DAY OF , .

ISSUED BY THE COUNCIL THE

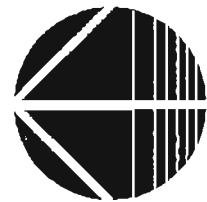
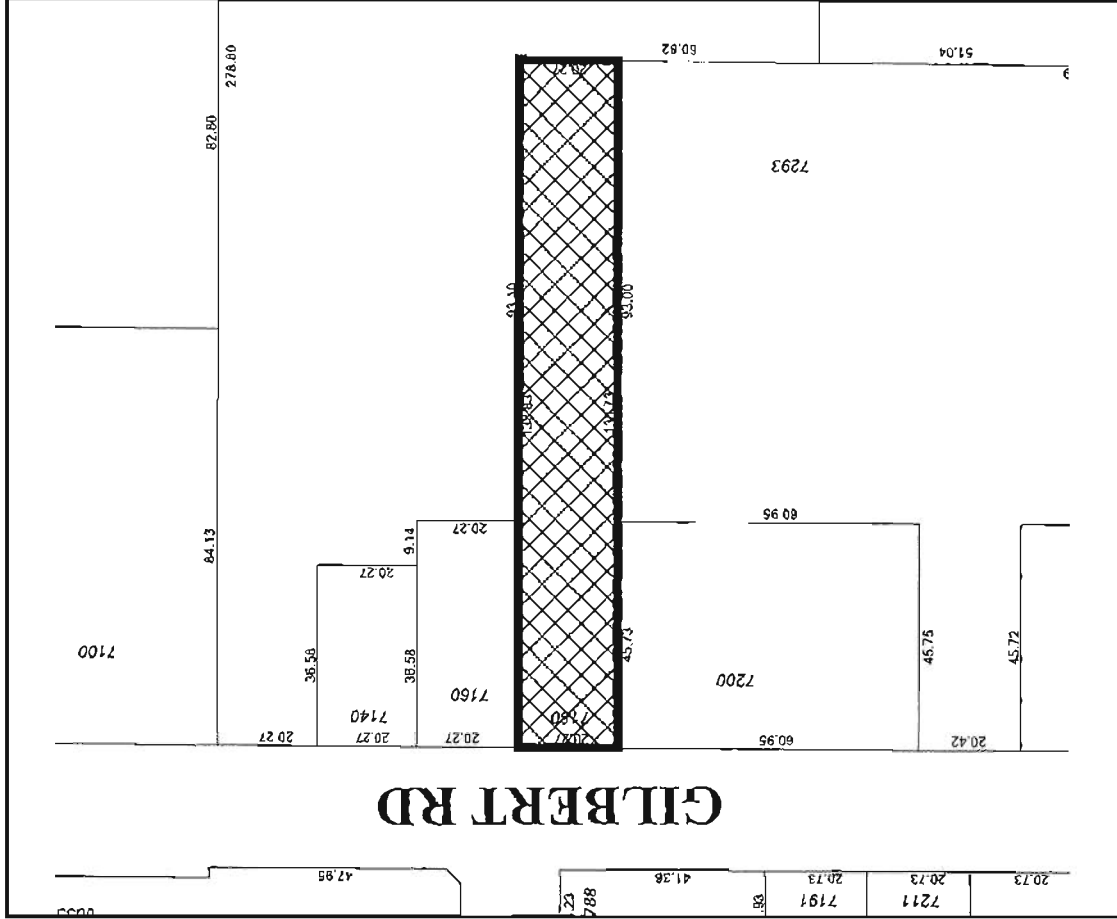
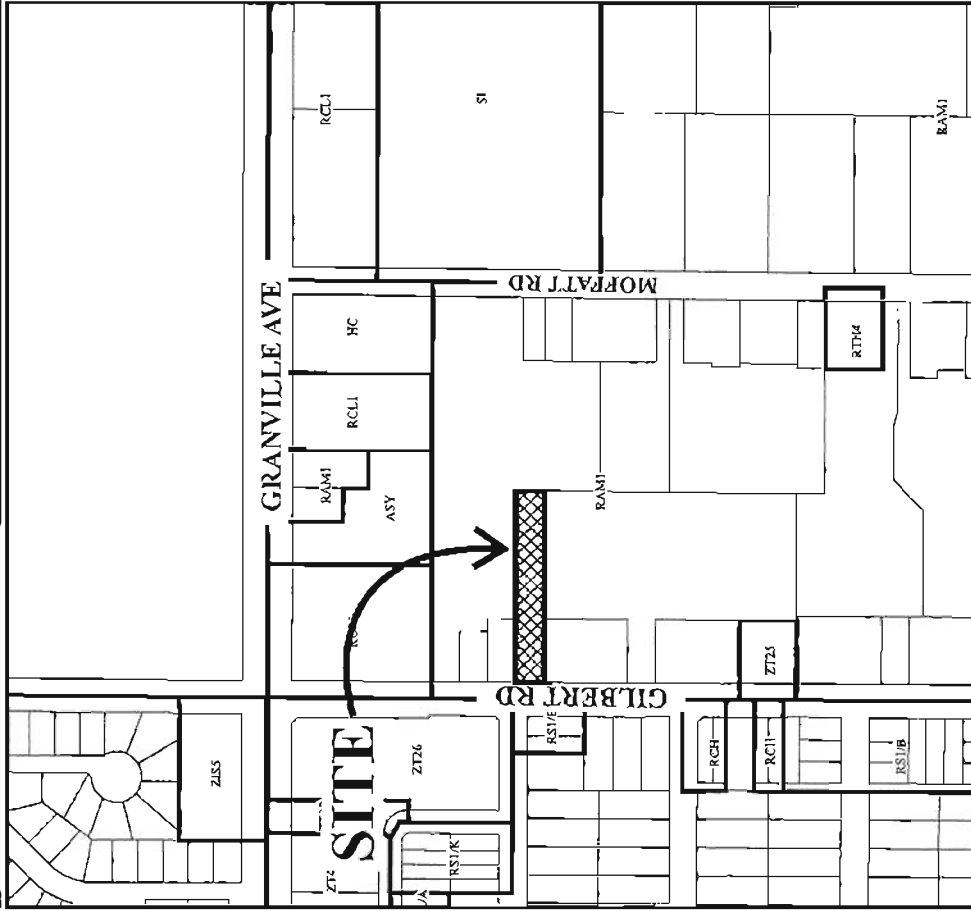
DELIVERED THIS DAY OF , .

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MAYOR



City of Richmond



# DP 12-615584 SCHEDULE "A"

Original Date: 08/20/12

Revision Date:

Note: Dimensions are in METRES

Zoning Analysis		Our Design
<b>R4.1M1</b> Dwelling Districts	<b>Zoning Requirements</b>	
<b>R4.1M1 Purpose</b>	Medium Density Low Rise Apartments, Town Houses, 100% FAR	complexes
<b>R4.1M1.1 Permitted Uses</b>		complexes
<b>R4.1M1.1.1 Permitted Density</b>	1. 1 building	complexes
<b>R4.1M1.1.2 Density</b>	50% maximum	complexes
<b>R4.1M1.1.3 Access</b>	80% maximum	complexes
<b>R4.1M1.1.4 Access</b>	20% minimum	complexes
<b>R4.1M1.1.5, Parks &amp; Streets</b>		
<b>R4.1M1.1.5, all parks</b>	6.0 m	vehicle required
<b>R4.1M1.1.5, all parks</b>		4.5m south side yard
<b>R4.1M1.1.5, all parks</b>		2.0m north side yard
<b>R4.1M1.1.5, all parks</b>		2.0m east side yard
<b>R4.1M1.1.5, all parks</b>		6.00m east yard to building
<b>R4.1M1.1.5, all parks</b>		3.0m east side yard to the deck
<b>R4.1M1.1.5, all parks</b>		3.1m north yard to the deck
<b>R4.1M1.1.5, all parks</b>		complexes
<b>R4.1M1.2 Permitted Height</b>	15.0 m (5 story)	vehicle required
<b>R4.1M1.2 Minimum lot size</b>	30.0 m	20.0m
<b>R4.1M1.2 Minimum lot width</b>	35.0 m	complexes
<b>R4.1M1.2 Minimum lot depth</b>	2.400 m	complexes
<b>R4.1M1.2 Minimum lot size</b>		complexes
<b>R4.1M1.2 On-Street Parking and Loading</b>	20 stalls (14 cars, 6 trucks)	complexes
<b>R4.1M1.2.1 Residential</b>	3.0m (10.2 car stall)	complexes
<b>R4.1M1.2.2 Commercial</b>	1.5m (5.0 car stall)	complexes
<b>R4.1M1.2.3 Industrial</b>	1.5m (5.0 car stall)	complexes
<b>R4.1M1.2.4 Industrial</b>	1.5m (5.0 car stall)	complexes
<b>R4.1M1.2.5 Industrial</b>	1.5m (5.0 car stall)	complexes
<b>R4.1M1.2.6 Industrial</b>	1.5m (5.0 car stall)	complexes
<b>R4.1M1.2.7 Industrial</b>	1.5m (5.0 car stall)	complexes
<b>R4.1M1.2.8 Industrial</b>	1.5m (5.0 car stall)	complexes
<b>R4.1M1.2.9 Industrial</b>	1.5m (5.0 car stall)	complexes
<b>R4.1M1.2.10 Industrial</b>	1.5m (5.0 car stall)	complexes
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<b>R4.1M1.2.58 Industrial</b>	1.5m (5.0 car stall)	complexes
<b>R4.1M1.2.59 Industrial</b>		

Maximum FMR	0.500
Proposed FMR	0.600

UNIT DENSITY		SITE COVERAGE CALC.			ACCESSORY CALC.			COVERED AREA CALC.		
Unit Type	Unit Count	Foot Print	Total Area	Accessory Area	Total Accessory Area	Covered Area	Total Covered Area			
A	604	4,832	388	3,104	118	4,024				
B	599	1,180	391	782	128	256				
C	590	590	424	424	128	128				
D	609	609	226	226	85	85				
E	657	657	226	226	85	85				
F	750	750	393	393	223	223				
G	0	0	43	43	0	0				
H	0	0	47	47	0	0				
I	0	0	108	108	0	0				
J	0	0	585	585	0	0				
K	17	8,618	0	0	0	1801				
Total		30,263	50,976	5,384	56,360	10,026				
Percent Covered		30.26%	50.97%	5.38%	56.36%	10.03%				
Percent Covered		30.26%	50.97%	5.38%	56.36%	10.03%				

PLAN #1  
AUG 06 2013  
DP 12-615584





[illegible]

STRATA PLAN NWS1934

**7180  
GILBERT  
ROAD**

DO NOT WRITE IN THESE SPACES

DO NOT WRITE IN THESE SPACES

PLAN#1b

SCALE 1/8" = 1'-0"

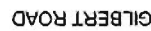
DP 12-615584

PLANNED AUG 06 2013

- Easy open minimum 835 mm clear opening
- 30° opening (see spec.)
- Walkways minimum 900 mm width
- Door frame opening to living area minimum 2'10"
- Opening door spec.
- Blocking to bathroom for installation of grab-bars, tub and shower
- Provision of lower door handles
- Door windows that can be opened
- With a single hand in the living room
- One window that can be opened
- With a single hand in one bedroom



GILBERT ROAD



DLN 44

[illegible]



DP 12-615584  
PLAN 14A AUG 06 2013

**FOUGERE**  
architecture inc.  
1000 COLLEGE AVE. #201, WILSONTON  
NC 28395  
919.337.2907  
fougerearchitect.com

PLAN#2a



1



7180  
GILBERT  
ROAD

NOTES ON CONTRIBUTORS  
Dr 12-615584  
A.Y. 26. 2013



PLAN#2B

PLAN #248 AUG 08 2013

SCALE 1/8" = 1'-0"

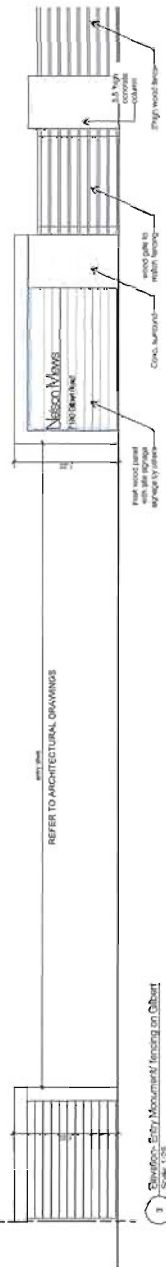
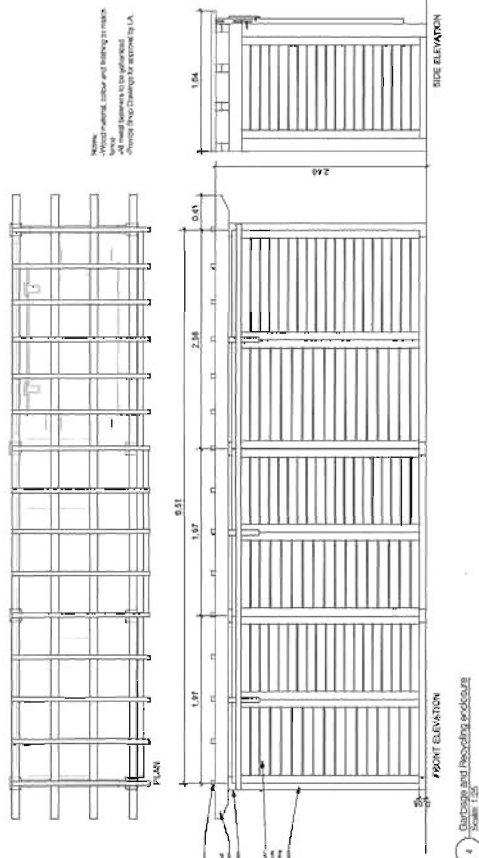
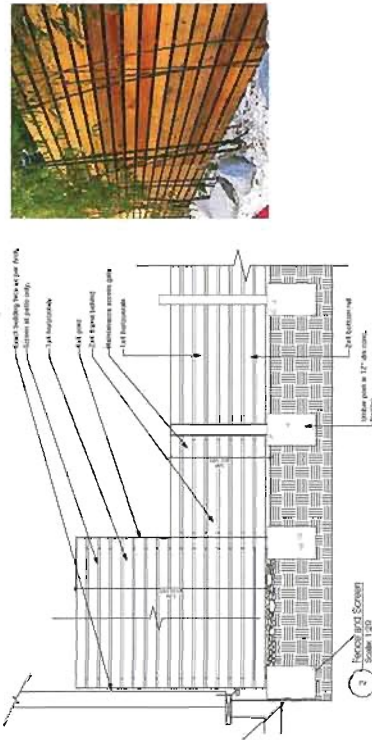
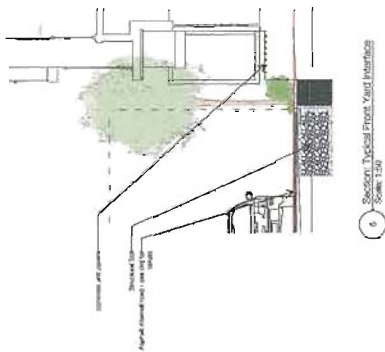
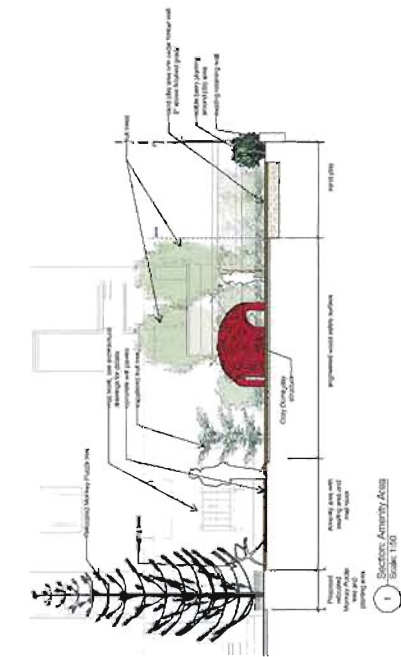


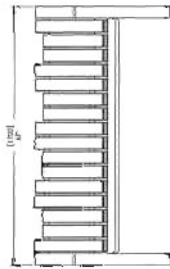
- Easy doors: minimum 853 mm clear opening
- 3" (76 mm) swinging door spec.
- Minimum interior 360 mm width
- Minimum interior swing max. minimum 2' 10"
- (excluding door spec.)
- Access to bedrooms for installation of grab-bars
- (bath, bed and shower)
- Provision of lower door handles
- One window that can be opened with a single hand to the living room
- One window that can be opened with a single hand to the kitchen
- One window that can be opened with a single hand to the bathroom





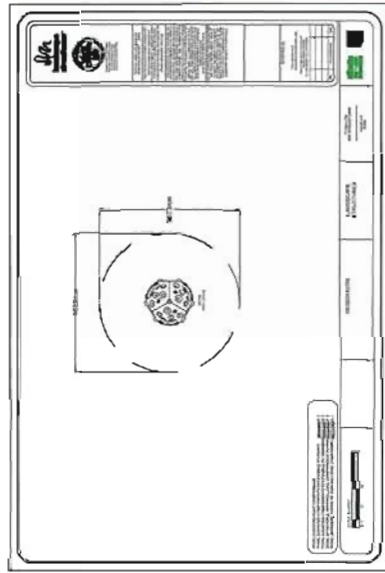






RECOMMENDATION: BENCHES SHOULD BE CONSIDERED AS PART OF THE LANDSCAPE DESIGN. BENCHES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO BE EASY TO USE. BENCHES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO BE EASY TO USE. BENCHES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO BE EASY TO USE.

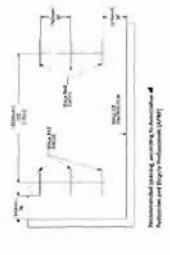
1 Bench - Landscape Forms Lakeside



2 Play equipment - Copy done

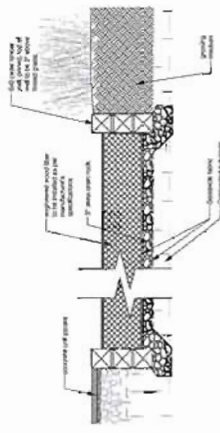


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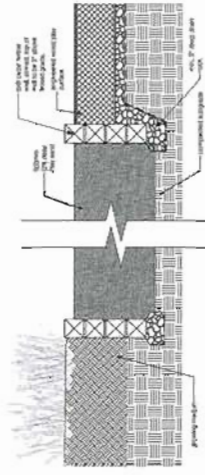


RECOMMENDATION: BENCHES SHOULD BE CONSIDERED AS PART OF THE LANDSCAPE DESIGN. BENCHES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO BE EASY TO USE. BENCHES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO BE EASY TO USE. BENCHES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO BE EASY TO USE.

2 Bois Rack - Landscape Forms Bois



3 Engineered wood slat surface

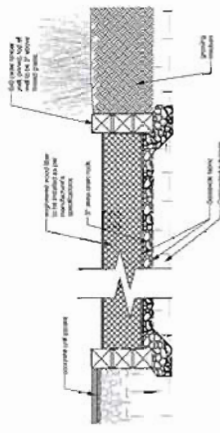


4 Sand play area

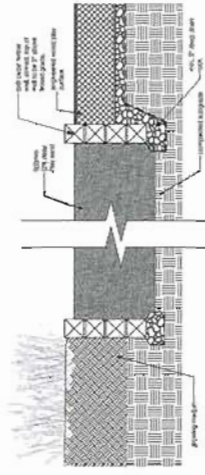


RECOMMENDATION: BENCHES SHOULD BE CONSIDERED AS PART OF THE LANDSCAPE DESIGN. BENCHES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO BE EASY TO USE. BENCHES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO BE EASY TO USE. BENCHES SHOULD BE DESIGNED TO BE EASY TO MAINTAIN AND TO BE EASY TO USE.

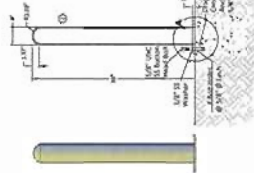
5 Bois Rack - Landscape Forms Bois



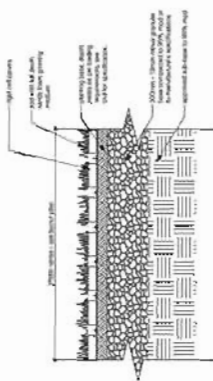
6 Engineered wood slat surface



7 Sand play area



8 Bois Rack - Landscape Forms Bois



9 Grass grid



Proposed 14 Unit  
Townhouse Project  
1100 Cedar Street  
Vancouver, BC V6H 2E6  
Landscape Details - Furniture  
Date: 2013  
Page 31

Dr. 12-615584  
PLAN #7  
AUG 06 2013



NORTH ELEVATION



SOUTH ELEVATION

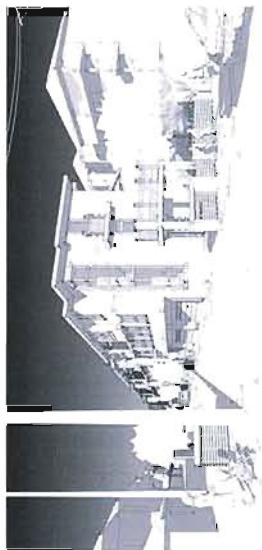


EAST ELEVATION



WEST ELEVATION

ELEVATIONS (BUILDING 1)



EXTERIOR FINISHES SCHEDULE	
1	WOOD TRIM
2	WOOD TRIM - 1/2" x 4" x 6" x 12" x 18" x 24" x 36" x 48" x 60" x 72" x 84" x 96" x 108" x 120" x 144" x 168" x 192" x 216" x 240" x 264" x 288" x 312" x 336" x 360" x 384" x 408" x 432" x 456" x 480" x 504" x 528" x 552" x 576" x 600" x 624" x 648" x 672" x 696" x 720" x 744" x 768" x 792" x 816" x 840" x 864" x 888" x 912" x 936" x 960" x 984" x 1008" x 1032" x 1056" x 1080" x 1104" x 1128" x 1152" x 1176" x 1200" x 1224" x 1248" x 1272" x 1296" x 1320" x 1344" x 1368" x 1392" x 1416" x 1440" x 1464" x 1488" x 1512" x 1536" x 1560" x 1584" x 1608" x 1632" x 1656" x 1680" x 1704" x 1728" x 1752" x 1776" x 1800" x 1824" x 1848" x 1872" x 1896" x 1920" x 1944" x 1968" x 1992" x 2016" x 2040" x 2064" x 2088" x 2112" x 2136" x 2160" x 2184" x 2208" x 2232" x 2256" x 2280" x 2304" x 2328" x 2352" x 2376" x 2400" x 2424" x 2448" x 2472" x 2496" x 2520" x 2544" x 2568" x 2592" x 2616" x 2640" x 2664" x 2688" x 2712" x 2736" x 2760" x 2784" x 2808" x 2832" x 2856" x 2880" x 2904" x 2928" x 2952" x 2976" x 3000" x 3024" x 3048" x 3072" x 3096" x 3120" x 3144" x 3168" x 3192" x 3216" x 3240" x 3264" x 3288" x 3312" x 3336" x 3360" x 3384" x 3408" x 3432" x 3456" x 3480" x 3504" x 3528" x 3552" x 3576" x 3600" x 3624" x 3648" x 3672" x 3696" x 3720" x 3744" x 3768" x 3792" x 3816" x 3840" x 3864" x 3888" x 3912" x 3936" x 3960" x 3984" x 4008" x 4032" x 4056" x 4080" x 4104" x 4128" x 4152" x 4176" x 4200" x 4224" x 4248" x 4272" x 4296" x 4320" x 4344" x 4368" x 4392" x 4416" x 4440" x 4464" x 4488" x 4512" x 4536" x 4560" x 4584" x 4608" x 4632" x 4656" x 4680" x 4704" x 4728" x 4752" x 4776" x 4800" x 4824" x 4848" x 4872" x 4896" x 4920" x 4944" x 4968" x 4992" x 5016" x 5040" x 5064" x 5088" x 5112" x 5136" x 5160" x 5184" x 5208" x 5232" x 5256" x 5280" x 5304" x 5328" x 5352" x 5376" x 5400" x 5424" x 5448" x 5472" x 5496" x 5520" x 5544" x 5568" x 5592" x 5616" x 5640" x 5664" x 5688" x 5712" x 5736" x 5760" x 5784" x 5808" x 5832" x 5856" x 5880" x 5904" x 5928" x 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35712" x 35736" x 35760" x 35784" x 35808" x 35832" x 35856" x 35880" x 35904" x



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

ELEVATIONS (BUILDING 2)

SCALE 1/8" = 1'-0"



EXTERIOR FINISHES SCHEDULE	
1	WOOD SILL
2	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
3	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
4	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
5	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
6	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
7	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
8	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
9	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
10	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
11	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
12	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
13	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
14	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
15	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
16	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
17	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
18	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
19	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
20	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
21	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
22	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
23	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
24	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
25	WOOD SILL - 1/2" x 1/2" x 1/2" x 1/2"
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FOURTEEN  
three-story  
townhomes

7180  
GILBERT  
ROAD

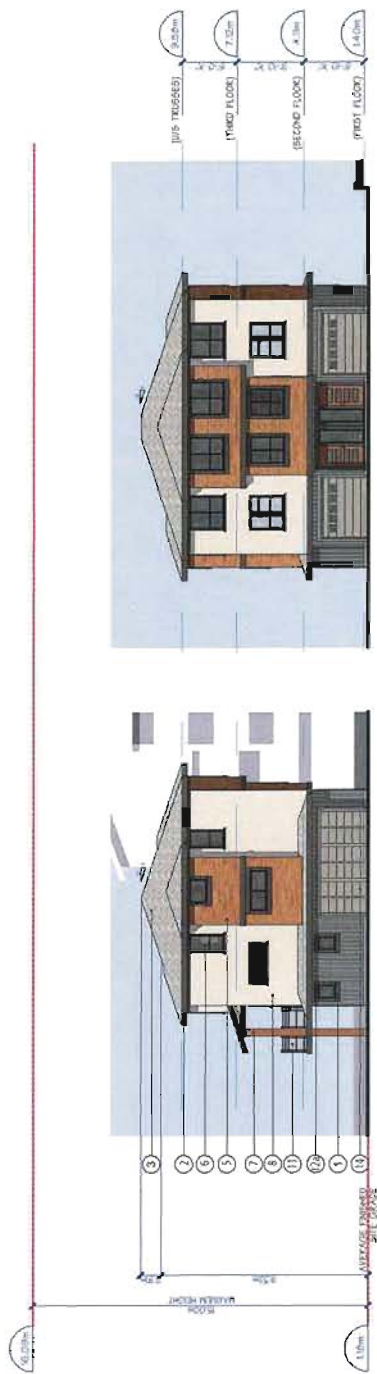
for  
Chimark & Western

DP 12-615584  
FOUGERE  
architecture inc.  
200-2400 Queen Street  
Baltimore, MD 21207  
410-411-2897  
fo@fofougere.com

PLAN #9 AUG 06 2013

DP 12-615584

MAILBOX



**WEST ELEVATION**

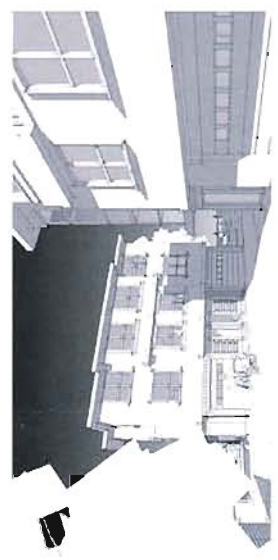
**NORTH ELEVATION**



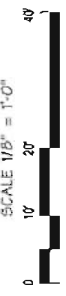
**EAST ELEVATION**



**SOUTH ELEVATION**



**ELEVATIONS (BUILDING 3)**



EXTERIOR FINISHES SCHEDULE	
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FOURTEEN  
three-storey  
townhomes

**7180  
GILBERT  
ROAD**

for  
Clitmark & Western

DP 12-615584  
AUG 05 2013

**FOUGERE  
architecture inc.**

200-240 Queen Street  
Toronto, ON M5H 2K2  
416-593-8888  
info@fougerearchitecture.ca

**PLAN#6**

PLAN # 10  
AUG 05 2013

**DP 12-615584**





# SITE SECTIONS

SCALE 1/8" = 1'-0"



PLAN #12 AUG 05 2013

DP 12-615584 PLAN#12

FOURTEEN  
three-storey  
townhomes

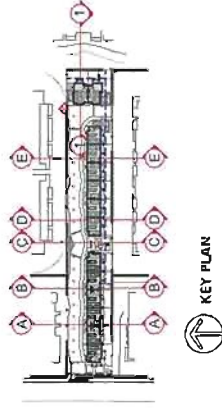
7180  
GILBERT  
ROAD

for  
Clumark & Western

CP 13-15584  
DP RESUBMISSION JUNE 12, 2013



FOUGERE  
architecture inc.  
100-1000 Queen Street West  
Toronto, ON M6H 1G1  
416-461-1897  
fougere@fougere.ca



KEY PLAN

SECTION E



SITE SECTIONS

SCALE 1/8" = 1'-0"



PLAN #13 AUG 06 2013

DP 12-615584 PLAN#13

FOURTEEN  
three-storey  
townhomes

7180  
GILBERT  
ROAD

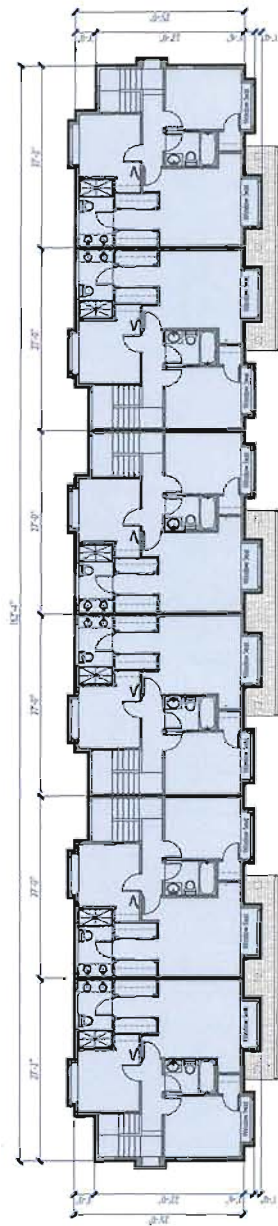
for  
Clumark & Western

DP RESUBMISSION - JUNE 12, 2013

FOUGERE  
architect inc.

205-5420 Quebec Street  
Burlington, ON L7R 4G3  
905-633-2907  
info@fougerearchitect.com





7B1

8A

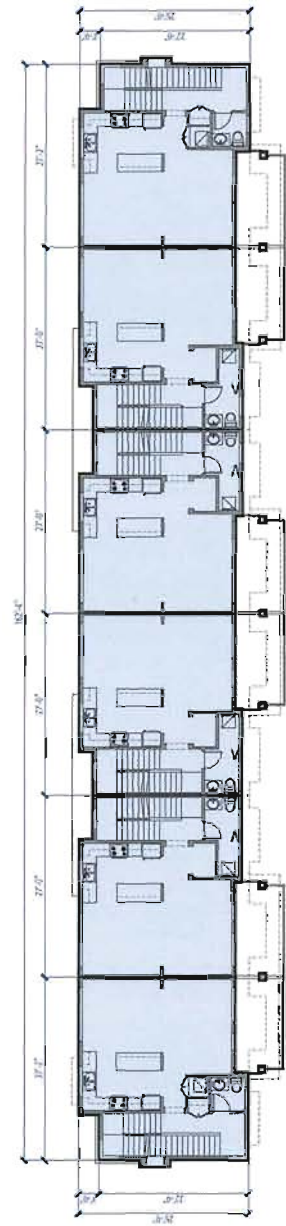
9A

10A

11A

12B2

**THIRD FLOOR**



7B1

8A

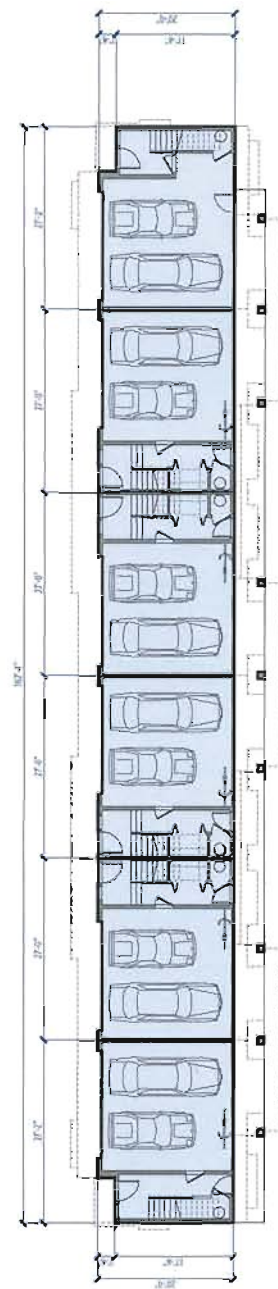
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10A

11A

12B2

**SECOND FLOOR**



7B1

8A

9A

10A

11A

12B2

**FIRST FLOOR**

**PROVISION OF ACCESSIBILITY FEATURES**  
**"MINIMUM-HEIGHT" REQUIREMENTS ON ALL UNITS:**

- Entry doors minimum 855 mm clear opening (6'-0" swinging door spec)
- Hallways minimum 900 mm width
- Door from garage to living area minimum 2'-10"
- Stairs to be installed in accordance with building code (handrails, nosing, treads and risers)
- Provision of lever door handles
- One window that can be opened
- One window that can be opened with a single hand-to-one bedroom

ALL WINDOW SEATS HEIGHT ARE 2' A2.5

FOURTEEN  
three-storey  
townhomes

**7180  
GILBERT  
ROAD**

for  
**Clumark & Western**

CP 1341954  
OF 1341954  
06/17/2013



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architecture inc.  
205-2450 Dufferin Street  
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905-335-2777  
fougerearchitect.com

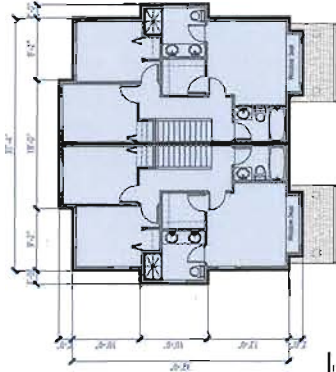
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**DP 12-615584**

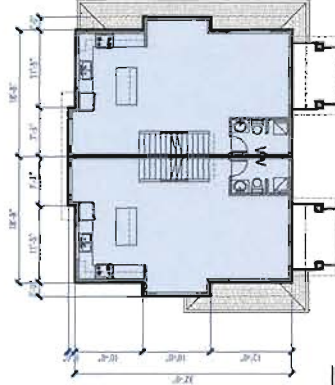
PLAN#9

**BUILDING 2 FLOOR PLAN**

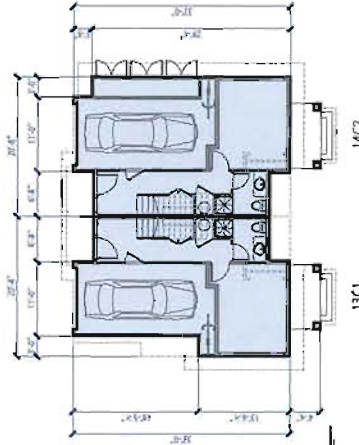
SCALE 1/8" = 1'-0"



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

- PROVISION OF ACCESSIBILITY FEATURES**
- Entry doors minimum 855 mm clear opening (3'-0" swinging door spec.)
  - Door from garage to living area minimum 2'-10"
  - Hallways minimum 900 mm width
  - Stairs to be constructed in accordance with the Building Code of Ontario (BCO) (Building Code, 104 and 105)
  - Provision of level door handles
  - One window that can be opened
  - One window that can be opened from inside
  - One window that can be opened from inside with a single hand in one bedroom

ALL WINDOW SEATS HEIGHT ARE 2' A.J.F

FOURTEEN  
three-storey  
townhomes

7180  
GILBERT  
ROAD

for  
Clumark & Western



REFERENCE PLAN  
AUG 06 2013

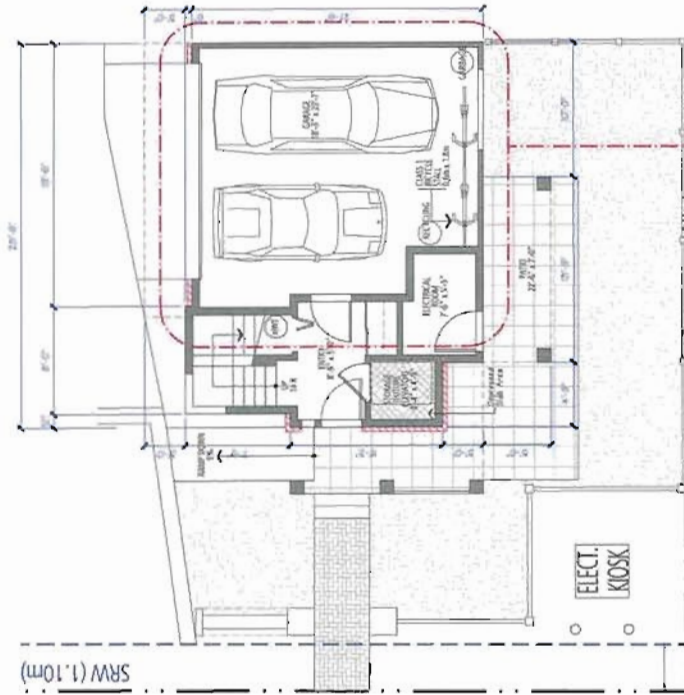
BUILDING 3 FLOOR PLAN

SCALE 1/8" = 1'-0"

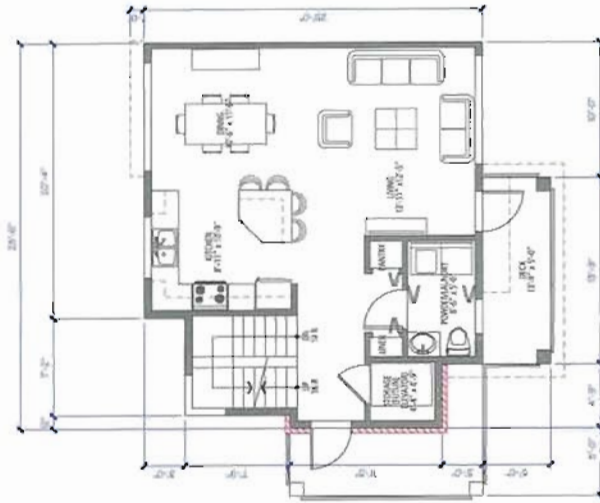
DP 12-615584

PLAN#10

SRW (1.10m)



**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**

**Summary of the Convertible Unit Features Checklist as Submitted**

- Entry doors minimum 863 mm clear opening, but ideally 914 mm.
- Entry door clear exterior floor space min. 1220 mm depth by door width plus 600 mm on each side.
- Interior doors to entry & main living areas, min. 880 mm clear opening. (2'8" sliding or 2'10" swinging door spec.) with flush thresholds max. 13mm height.
- Vertical lift (as per manufacturer spec.) depressed slab area, landings, and framing to accommodate shaft construction.
- Hallways minimum 900 mm width
- Door from garage to living area minimum 800 mm clear opening.
- Min. clear opening 860 mm clear opening to Patios and Balconies.
- Toilet clear floor space min. 1020 mm at side and in front
- Interior Doors to main living areas, 1 bedroom and 1 bedroom min 800 mm clear opening with flush thresholds max. 13 mm height.
- Wall blocking for future installation of grab-bars (toilet, tub and shower)
- Clear area needed under future work space. Plumbing and gas pipes (in-wall and in-floor) located clear of under counter area of future work space (stove, sink & min. 810 mm wide counter)
- 1500 mm turning diameter or turning path diagram
- One window that can be opened with a single hand in the living room
- One window that can be opened with a single hand in one bedroom

**UNIT D**

SCALE 1/4" = 1'-0"



**FOURTEEN**  
three-storey  
townhomes

**7180**  
**GILBERT**  
**ROAD**

for  
**Clitmark & Western**

DP 12-615584  
REVISED: 05/17/2013

**FOUGERE**  
ARCHITECTURE INC.  
100-1100, 11th Floor, 1100, 11th Floor, 1100, 11th Floor  
Montreal, QC H3B 2Y4  
514-393-2887  
fo@fofougere.com

REFERENCE PLAN **AUG 0 6 2013**

**PLAN#7**

**DP 12-615584**



**City of  
Richmond**

**Report to Development Permit Panel**  
Planning and Development Department

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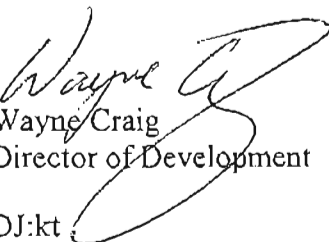
**To:** Development Permit Panel  
**From:** Wayne Craig  
Director of Development  
**Date:** August 1, 2013  
**File:** DP 12-621941  
**Re:** Application by Matthew Cheng Architect Inc. for a Development Permit at  
9000 General Currie Road

---

**Staff Recommendation**

That a Development Permit be issued which would:

1. Permit the construction of an eight (8) unit townhouse complex at 9000 General Currie Road on a site zoned "Medium Density Townhouses (RTM3)"; and
2. Vary the provision of the Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.

  
Wayne Craig  
Director of Development  
DJ:kt  
Att.

## Staff Report

### Origin

Matthew Cheng Architect Inc. has applied to the City of Richmond for permission to develop an eight (8) unit townhouse complex at 9000 General Currie Road on a site zoned “Medium Density Townhouses (RTM3)”. The site is currently sitting vacant.

The site is being rezoned from “Single Detached (RS1/F)” to “Medium Density Townhouses (RTM3)” under Bylaw 8906 (RZ 11-588104).

A separate Servicing Agreement is required for road upgrades and frontage improvements to both General Currie Road and Garden City Road to the extent of the subject site. The Servicing Agreement will also include service connections for water, storm upgrades and sanitary sewer to the subject site. The Servicing Agreement is a condition of the rezoning application.

### Development Information

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

### Background

Development surrounding the subject site is as follows:

To the North: Across General Currie Road, at 7393 Turnill Street, a 45 unit, 3-storey Townhouse complex zoned “Town Housing (ZT50) – South McLennan (City Centre)”.

To the East: At 9060 General Currie Road, a 9 unit, 3-storey Townhouse complex, zoned “Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)”.

To the South: At 7533 Turnill Street, a 15 unit, 3-storey Townhouse complex zoned “Town Housing (ZT55) – South McLennan (City Centre)”.

To the West: Across Garden City Road, a 3-unit, 3-storey townhouse complex at 7511 Garden City Road zoned “Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)”; and Across Garden City Road, Single Family Dwellings at 7351 and 7551 Garden City Road, zoned “Single Detached (RS1/E)”.

### Rezoning and Public Hearing Results

During the rezoning process, staff identified the following design issues to be resolved at the Development Permit stage (staff comments are provided in *bold italics*).

1. Design of the outdoor amenity area.

*The outdoor amenity area is located directly to the east of the entrance of the site and features a play area suitable for children ages 2-6 as well as a sitting area next to the play structures. The area is separated by a 3.5 foot high metal rail fence and soft*

*landscaping. The landscaping provides sufficient screening from the street but still allows for passive surveillance to the area. The location within a required setback is discouraged by the OCP but supportable given the constraints of the site. Alternative locations along the site perimeter would have been undesirable.*

2. Overall appropriateness of the landscaping plan, including how the proposed grades will ensure the survival of the three off-site trees located on the adjacent property to the east. *The overall landscaping plan (page 8 – drawing L1) proposes sufficient planting of both trees and shrubs in a manner that easily provides separation from public, semi-private and private space on the site. The types of plantings are considered low maintenance that will mature as time passes. The proposed site grading at the south east corner of the site is lowered to support the survival of three (3) trees on the neighbouring property.*
3. Form and character of the townhouse units and how they address adjacent properties. *The form and character of the buildings is in keeping with other recent townhouse developments in the area. Its height and massing meets the requirements of the neighbourhood plan and will work well within the area.*
4. Design of the Garden City greenway, contained within the 5.0m wide ROW fronting Garden City Road. *The 5.0 m ROW is intended to provide a generous landscaped greenway along Garden City Road to promote pedestrian use as well as cycling. The design of the ROW will be outlined in the Servicing Agreement, which will include street tree planting and sidewalk design.*

The Public Hearing for the rezoning of this site was held on September 12, 2012. No concerns about rezoning the property were expressed at this Public Hearing.

### **Staff Comments**

The proposed design scheme attached to this report has satisfactorily addressed the significant urban design issues and other staff comments identified as part of the review of the subject Development Permit application. In addition, it complies with the intent of the applicable sections of the Official Community Plan and is generally in compliance with Zoning Bylaw 8500 except for the zoning variances noted below.

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

The applicant requests to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.

*(Staff supports the proposed variance given the restrictive size of the site. The 5.0 m wide servicing right-of-way required along the entire western edge of the site also compromises the site's building envelope. The right-of-way is intended for the Garden City Greenway, a landscaped pedestrian orientated walkway running parallel with Garden City Road which exceeds the standard boulevard design. The applicant has provided additional architectural features such as second floor windows for additional transparency to the building and landscaping features such as additional tree planting and the outdoor amenity area to mitigate and soften the encroachment.)*

### Advisory Design Panel Comments

The Advisory Design Panel reviewed the proposal on May 8, 2013 where the application was received for the second time. At the first meeting held on February 20, 2013, the Panel referred the application back to staff and the applicant to resolve the location of the outdoor amenity area and the grading along the eastern edge of the site. A copy of the relevant excerpt from the Advisory Design Panel Minutes from both the initial February 20, 2013 meeting and the May 8, 2013 meeting is attached for reference (**Attachment 2**). The design response from the applicant has been included immediately following the specific Design Panel comments and is identified in '*bold italics*'.

### Analysis

#### *Conditions of Adjacency*

- The subject site is located within the McLennan South Sub-Area Plan (Schedule 2.10D), where there have been a number of townhouse developments completed in the past few years. Many of the adjacent and nearby parcels have seen redevelopment from single family to townhouses in accordance with the policies set out in the sub-area plan.
- The proposed development is in conformance with the sub-area plan for height and massing, and the 3-storey level is anticipated to be compatible with the surrounding existing townhouse developments.

#### *Urban Design and Site Planning*

- The townhouse units are well arranged in two (2) rows consisting of four (4) units each. The internal drive aisle accessing the site is accessed from General Currie Road, divides the rows of units, providing access to the attached garages associated with each townhouse unit.
- The previous townhouse developments to the south and east of the subject site did not register an access easement to permit access through their respective sites to the subject site, limiting access to the site from only General Currie Road.
- The outdoor amenity area is located at the north east corner of the property and contains a child's play area and seating. Access is located off of the internal drive aisle near the entrance to the site by a gate from the front yard fence that wraps around into the site. Access is also provided from a gate connecting to General Currie Road to the walkway down the eastern edge of the site.
- The applicant will be making a voluntary contribution in lieu of providing indoor amenity space for this project. The contribution is secured through rezoning.
- The entrance off of the drive aisle is identified with a permeable paving system. A speed bump has been added near the entrance to slow vehicles down when approaching this area.
- The primary pedestrian access to each unit is orientated away from the drive aisle by having the front doors of each unit face towards Garden City Road for the west units and from the proposed pedestrian walkway along the eastern edge of the site for the east units.
- The applicant will complete frontage improvements on both General Currie Road and Garden City Road through a separate Servicing Agreement in accordance with City standards. Both frontages will tie into the existing frontage works conducted with previous townhouse developments along both roads.

***Architectural Form and Character***

- The proposed form and massing of the buildings is consistent with the neighbourhood and meets the intent of the design guidelines set out in the neighbourhood plan. The roof design and massing of this 3-storey proposal gives the appearance of 2 ½ storey units.
- There is good articulation of the buildings along the street frontages, with a strong eave line providing a separation of floors to provide vertical articulation and interest.
- Gable roof lines and gabled projections for weather protection over unit entries accentuate individual unit identity.
- The choice of materials and colours used for the building's facade is typical of the area and meets the intent of the area plan. It includes a mixture of applications such as hardi-board and vinyl siding to enhance the articulation of the building. The use of cultured stone at the base of the building gives the impression of a heavy base to the facade that is supported by the neighbourhood Urban Design Guidelines. The proposed colours meet the urban design guidelines set out in the sub-area plan with muted colours from a heritage collection as the main choice, with white and lighter tones used to accent windows and edges.

***Landscape Design and Open Space Design***

- The submitted landscape plan identifies a mixture of soft and hard landscaping features throughout the site. Soft landscaping will be used effectively to help define edges for different spaces.
- The hard surfacing is supplied by a combination of asphalt and permeable pavers of contrasting colour along the entire length of the main north-south internal drive aisle with asphalt lanes on the secondary aisles. Permeable pavers are proposed in the visitor parking stalls and portions of the pedestrian path along the eastern edge of the site to help the preservation of existing trees on the neighbouring townhouse complex at 9060 General Currie Road. The amount of permeable paving within the hard surfacing is approximately 30%.
- The preservation of the trees listed above is facilitated by maintaining the existing grade at the south east corner of the subject site.
- The applicant has provided a lighting plan to illustrate how the site is to be illuminated during evening hours. The fixtures themselves will provide good illumination to the site, while avoiding illumination spilling onto adjacent properties.
- Perimeter fencing is 3 ½ ft. high metal frame material with masonry supports long the street frontages and the western edge of the outdoor amenity area. The remaining fence material along the east perimeter is to utilize the existing 6 ft. high wood fence with an end of road trellis to signify and accentuate the end of the internal drive aisle.
- There are no trees currently on the subject site, and the site has been vacant of notable vegetation for several years. The submitted landscaping plan proposes the planting of twenty new trees of different varieties that will compliment the other plantings on the site, and will soften the buildings when complete. Tree planting along the street frontage will also be coordinated through the separate Servicing Agreement.

***Recycling and Garbage collection***

- The recycling and garbage enclosure is integrated within the townhouse buildings located close to the entrance of the complex. The size and location of the enclosures meets the requirements of Environmental Programs.

***Affordable Housing***

- The applicant is not providing any affordable housing units, but will be making a voluntary contribution to the Affordable Housing Reserve Fund in accordance with policy. This contribution was secured during the rezoning stage of this project.

***Sustainability Indicators***

- The proposed plan is reusing an existing single-family site to increase living density within the neighbourhood, utilizing existing and proposed infrastructure more efficiently.
- The residential units will provide energy efficient appliances and water saving faucets.
- The site is close to a major transit corridor and close to bus stops for convenience of use.
- A permeable paving system that includes concrete pavers covering approximately 30% of the overall paved area within the complex is proposed.
- The proposed landscaping provides a variety of planting that is appropriate for the site. The proposed plantings are considered relatively low maintenance and will improve over time.

***Crime Prevention Through Environmental Design***

- The proposed plan provides good edge treatment features such as low fencing, landscaping and paving materials to separate public and private space, giving the site a good sense of territoriality.
- The submitted lighting plan will provide good evening illumination without extending unwanted light onto adjacent properties.
- The site design allows for good sight lines through the development site for open observation, including surveillance from adjacent units over the outdoor amenity area. There are sufficient windows looking out onto all common areas that will facilitate casual surveillance.

***Accessible Housing***

The proposed development includes one (1) convertible unit (Unit #3) that is designed with the potential to be easily renovated to accommodate a future resident in a wheelchair. The potential conversion of this unit is being facilitated by:

- Increased closet size to support the installation of a vertical lift (elevator). The lift location requires a depression of the concrete slab to support the installation. Floor framing is to be designed to accommodate an opening for the future lift;
- Wider hallways and doors;
- The attached garage to Unit #3 is large enough to accommodate wheelchair access; and
- The kitchen and master bathroom are large enough to accommodate wheelchair access and movement.

All of the proposed units incorporate aging in place features to accommodate mobility constraints associated with aging. These features include:

- Stairwell hand rails.
- Lever-type handles for plumbing fixtures and door handles.

- solid blocking in washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

### Conclusions

Matthew Cheng has applied to the city of Richmond for permission to develop eight (8) townhouse units at 9000 General Currie Road. The proposed development has gone through some design adjustments in coordination with staff and the result is a design proposal that addresses the design guideline objectives for the area. Staff supports this Development Permit application and recommends approval as the proposed design should fit well within the streetscape and the character of the neighbourhood.



David Johnson  
Planner 2

### Attachments:

- Attachment 1 – Development Data Sheet
- Attachment 2 – Advisory Design Panel Minutes from May 8 2013 and February 20, 2013
- Attachment 3 – Submitted Architectural and Landscaping Drawings

DJ:cas

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

- Receipt of a Letter-of-Credit for landscaping in the amount of \$46,819.85.

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



**DP 12-621941**

**Attachment 1**

Address: 9000 General Currie Road

Applicant: Matthew Cheng Architect Inc.

Owner: Winner Development Ltd.

Planning Area(s): South McLennan Sub Area Plan (2.10D)

	Existing	Proposed
Site Area:	1,310.95 m <sup>2</sup>	1,302.95 m <sup>2</sup>
Land Uses:	Single Detached Residential	Residential Townhouses
OCP Designation:	Residential, Townhouse up to 3 stories over 1 parking level, Triplex, Duplex, Single Family 0.75 base FAR.	No change
Zoning:	Single Detached (RS1/F)	Medium Density Townhouses (RTM3)
Number of Units:	Vacant	8 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.70 FAR (9,817.82 ft <sup>2</sup> )	0.70 FAR (9,817.50 ft <sup>2</sup> )	none permitted
Lot Coverage:	Max. 40%	34.3%	none
Setback – General Currie Road:	Min. 6.0 m	5.0 m	1.0 m
Setback – Garden City Road:	Min. 6.0 m	8.10 m	none
Setback – East Side Yard:	Min. 3.0 m	3.54 m	none
Setback – Rear Yard:	Min. 3.0 m	3.46 m	none
Height (m):	Max. 12.0 m	11.22 m	none
Lot Size:	Minimum Lot depth for Garden City Road – 50 m Minimum Lot width for General Currie Road – 40 m	Garden City Road – 41.4 m General Currie Road – 31.67 m	Garden City Road – 8.6 m General Currie Road – 8.33 m
Off-street Parking Spaces – Residential	1.4 x 8 = 11.2 12 stalls	12 resident stalls	none
Off-street Parking Spaces – Visitor:	0.2 x 8 = 1.6 2 stalls	2 visitor stalls	none
Total off-street Spaces:	14 off-street stalls	14 off-street stalls	none

Tandem Parking Spaces	Maximum 50% of parking stalls	0%	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup>	Cash-in-lieu payment	none
Amenity Space – Outdoor:	Min. 48.0 m <sup>2</sup>	52.8 m <sup>2</sup>	none

**Excerpt from the Minutes from  
The Design Panel Meeting**

**Wednesday, May 8, 2013 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

**2. DP 12-621941 - 8 TOWNHOUSE UNITS**

**APPLICANT:** Matthew Cheng Architect

**PROPERTY LOCATION:** 9000 General Currie Road

**Applicant's Presentation**

Landscape Architect Denitsa Dimitrova, PMG Landscape Architects, presented the project and answered queries of the Panel on behalf of the applicant.

**Panel Discussion**

*Comments from the Panel were as follows:*

- applicant has done a good job in addressing the previous comments of the Panel;

*Noted.*

- relocation of the children's play area from the southeast corner to the northeast corner of the site is a good move; however, access to the play area would be circuitous for residents of the West Building; consider adding a gate off the internal drive aisle driveway to facilitate their access to the children's play area;

*Gate added on the internal drive aisle.*

- concerns raised by the Panel in the previous presentation have been addressed by the applicant;

*Noted.*

- reiterate previous comment of the Panel to consider outward-opening door for the powder room to enable handicapped and/or older residents unimpeded access to other areas in the townhouse;

*The powder room door has been changed to an outward opening door.*

- concern on the location of the visitor parking spaces at the end of the internal drive aisle; would be inconvenient for visitors going to residential units on the opposite end of the site;

*The distance is comparable to 11 car stalls from the entrance of a mall or big box store in its parking lot. The limitations of setbacks and a tight site lead to the logical placement of the stalls at the end of the drive aisle since landscaping near the street front is a priority. Placing the parking stalls between the buildings would decrease building efficiency.*

- previous concerns raised by the Panel have been adequately resolved by the applicant;

*Noted.*

- CPTED concern on bollard lighting along the proposed pedestrian walkway; however, this type of lighting will address a potential light pollution concern by neighbours to the east; bollard lighting should be complemented by outside lighting of the individual residential units;

*The bollard ramp has been changed to a different style to cast light only downwards. Model: HADCO DB30. Additional soffit lights are added to the entry door roof cover.*

- consider installing speed bumps on the internal drive aisle near the children's play area for the protection and safety of children using the play area; and

*Speed Bump added near outdoor play area. See landscape drawing.*

- appreciate that the site entry is located off General Currie and not Garden City Road; however, the internal drive aisle seems severe; consider adding more landscaping, e.g. decorative pavers and/or hedge planting within the drive aisle to soften overall space as the drive aisle is visible from General Currie Road.

*More landscaping and pavers have been added to the internal drive aisle.*

#### **Panel Decision**

It was moved and seconded

*That DP 12-621941 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.*

**CARRIED**

**Excerpt from the Minutes from  
The Design Panel Meeting**

**Wednesday, February 20, 2013 – 4:00 p.m.  
Rm. M.1.003  
Richmond City Hall**

**2. DP 12-621941 – 8 UNIT TOWNHOUSE**

APPLICANT: Matthew Cheng Architect Inc.

PROPERTY LOCATION: 9000 General Currie Road

**Applicant's Presentation**

Architect Matthew Cheng, Matthew Cheng Architect Inc., and Denitsa Dimitrova, Landscape Architect, PMG Landscape Architects, presented the project on behalf of the applicant.

**Panel Discussion**

*Comments from the Panel were as follows:*

- overall, the site lay-out is efficient; however, a major concern is the adjacency of the internal drive aisle to the pedestrian access into the townhouse units in the East Building; pedestrian entries to units in the East Building need to be separated from the internal drive aisle; if there is enough space on the back side of the East Building, consider adding an internal pedestrian walkway and making it the formal entry;

*A separate entrance has been provided along the east property line to grant pedestrian access to the east row of units. This access is intended to provide a separate and safe pedestrian access to the east units.*

- massing is well articulated and materials are appropriate for the neighbourhood;

*Noted.*

- like the architectural treatment, materials and colours;

*Noted.*

- the proposed development seems to be built to the maximum, leaving no room for meaningful/useful amenity space; close proximity of the children's play area to the visitor parking area is a problem;

*The outdoor amenity area has been relocated to the north east corner of the site. Access to the area is off of the pedestrian pathway added along the eastern property line to avoid interaction with vehicle access.*

- sense of arrival is strong; like the treatment at the corner; frontage along Garden City Road has a lush green garden feel;

*Noted.*

- overall character of the development is good; materials and colour palette work well; applicant is requested to provide context photographs in future presentations to help the Panel see how the proposed development relates to the neighbourhood;

*A context plan has been provided on Sheet #6 on the latest submission. Photographs will be provided at the time of the meeting.*

- location of front door entries on the ground floor are confusing; applicant pointed out that the front door entry of Unit 1 is facing General Currie Road; however, it does not feel like a front door and needs further development; front door entries of other units in the two buildings need to be looked at and clearly defined as well;

*The front door entry of Unit 1 faces Garden City Road. Additional treatment has been provided at the north west corner of the unit facing General Currie Road to allow for better corner treatment. Entrance features to the remaining units have been modified.*

- concern on the overall site planning; the subject lot has been densified and left-over space for children's play area and visitor parking area is too tight; cannot support the scheme as proposed by the applicant;

*The children's play area has been relocated to the north east corner of the site. The visitor parking arrangement has been simplified at the south end of the property and conforms to the Zoning Bylaw.*

- applicant has done what he could considering the constraints of the site; problems encountered by the applicant are due to the flawed zoning of the subject property; garage doors adjacent to internal drive aisle in the middle of the project cannot be the primary entrance to the townhouse units; City needs to review the rezoning of properties similar to the subject development;

*Noted.*

- deck over level 2 between the front and back of townhouse units in the East Building will create usable outdoor space;

*Noted.*

- separation between the east and west units is very tight and will have privacy issues;

*The separation of the east and west blocks are the result of an acceptable drive aisle width and are not uncommon with other recent townhouse developments.*

- appreciate the applicant for providing a clear and detailed drawing for the adaptable unit;

*Noted.*

- consider outward-opening doors for the powder room and ensuite washrooms to maximize usable use and enable handicapped and/or older residents unimpeded access to other areas in the townhouse;

*The door swing to these rooms will be revised by the meeting.*

- adjacency of the visitor parking and children's play area to a townhouse unit will create potential for conflicts; not a welcoming experience for the resident of the townhouse unit and families with children using the play area;

*The relocation of the children's play area to the north east corner of the site should remove the conflict with on-site vehicle movement. The location of the entrance will provide a more welcoming experience.*

- neighbouring tree is close to the property line and needs to be looked at; proposed planting near the tree may not be possible if there is a root system that needs to be protected;

*The grades along eastern part of the property are lower than the rest of the site to accommodate the neighbouring trees. The landscaping plan shows a permeable paving system towards the south end to accommodate the root system of these trees. The landscape architect has adjusted the tree planting to utilize the neighbouring trees into the site design.*

- permeable paving is an interesting feature but may require geotechnical study in view of Richmond's high water table which may not be able to take in a high volume of water;

*The amount permeable pavers have been reduced from the previous submission and have been concentrated at the main vehicular entrance of the property and the visitor parking stalls.*

- agree with most of the architectural comments made by Panel members;

*Noted.*

- the two visitor parking stalls should not be located at the end of the drive aisle; will create a traffic situation in the area if they are occupied;

*Noted. Difficult to locate them elsewhere while balancing the need for an attractive appearance to the site. The location of the visitor stalls is common with other recent townhouse developments and to our knowledge has not created a traffic issue.*

- like the articulation of the units;

*Noted.*

- architecture is fine; high gable roofs are attractive; colour palette is tasteful;

*Noted.*

- effort to turn the entries on to General Currie Road is good; however the second floor of the corner unit is very bland; consider adding a trim or window to the second floor to add more interest in this very visible elevation;

*A window has been added.*

- adjacency of the main pedestrian entry next to the garage in the East Building along the internal drive aisle is unacceptable; and

*A new entry along the east property line will provide a separate access for pedestrians to the east units.*

- does not agree with the location of visitor parking stall underneath a townhouse unit which is close to the outdoor amenity space at the southeast corner of the site; consider moving the whole East Building further to the south and locating the outdoor amenity space near the entrance to the site.

*The relocation of the outdoor amenity area to the north east corner of the site removed the need for the visitor stall to be underneath the unit. The east visitor stall is now open and identified as a separate stall.*

#### Panel Decision

It was moved and seconded

*That DP 12-621941 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel and giving particular attention to (a) the visitor parking stall and amenity space in the southeast corner of the site; and (b) the pedestrian access to the townhouse units particularly on the eastern side of the laneway.*

#### DEFEATED

Opposed: Steve Jedreicich, Hal Owens, Matthew Thomson, Grant Brampton, Jim Hancock, and Norm Chin



No. DP 12-621941

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 9000 GENERAL CURRIE ROAD

Address: 202 – 670 EVANS AVENUE  
VANCOUVER BC V6A 2K9

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum front yard setback requirements along the General Currie Road frontage from 6.0 m to 5.0 m.
4. Subject to Section 692 of the Local Government Act, R.S.B.C.: buildings and structures; off-street parking and loading facilities; roads and parking areas; and landscaping and screening shall be constructed generally in accordance with Plans #1 to #9 attached hereto.
5. Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
6. As a condition of the issuance of this Permit, the City is holding the security in the amount of \$46,819.85 to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder. Should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.
8. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

This Permit is not a Building Permit.

To the Holder: MATTHEW CHENG ARCHITECT INC.

Property Address: 9000 GENERAL CURRIE ROAD

Address: 202 – 670 EVANS AVENUE  
VANCOUVER BC V6A 2K9

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

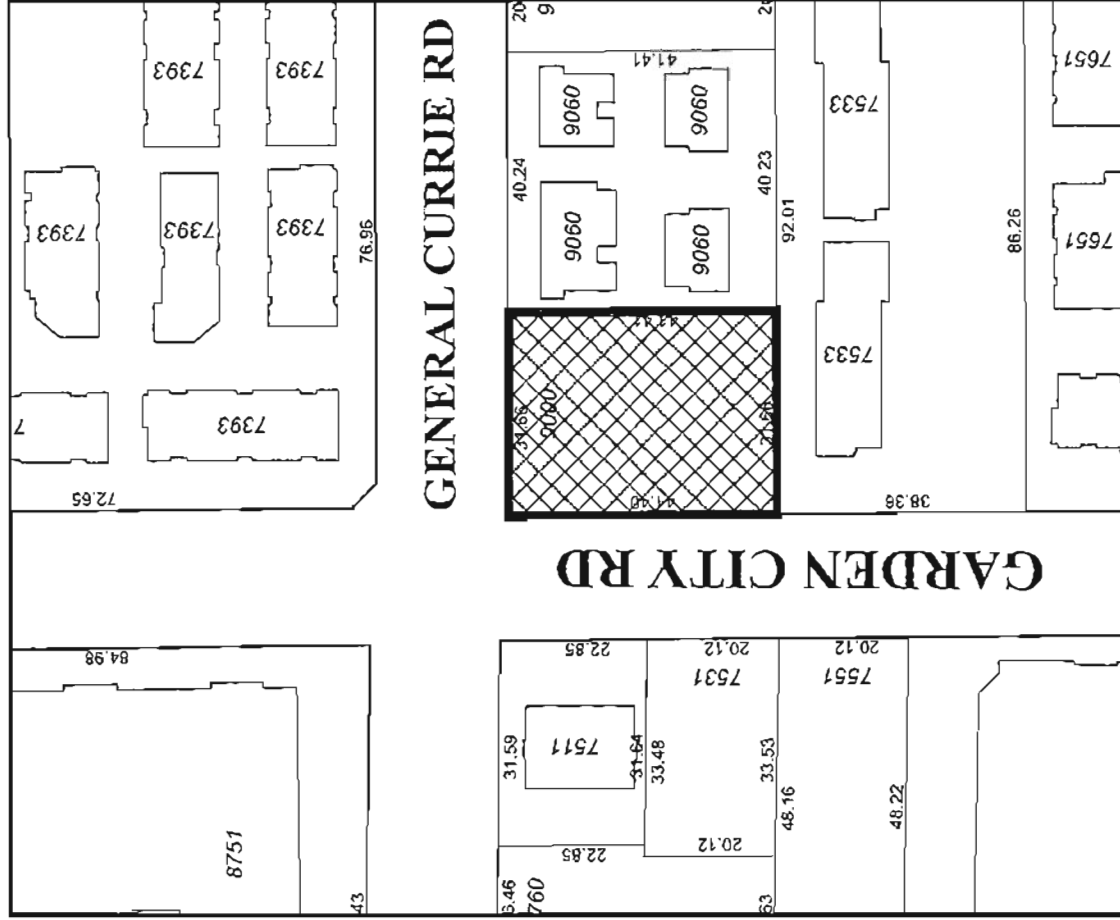
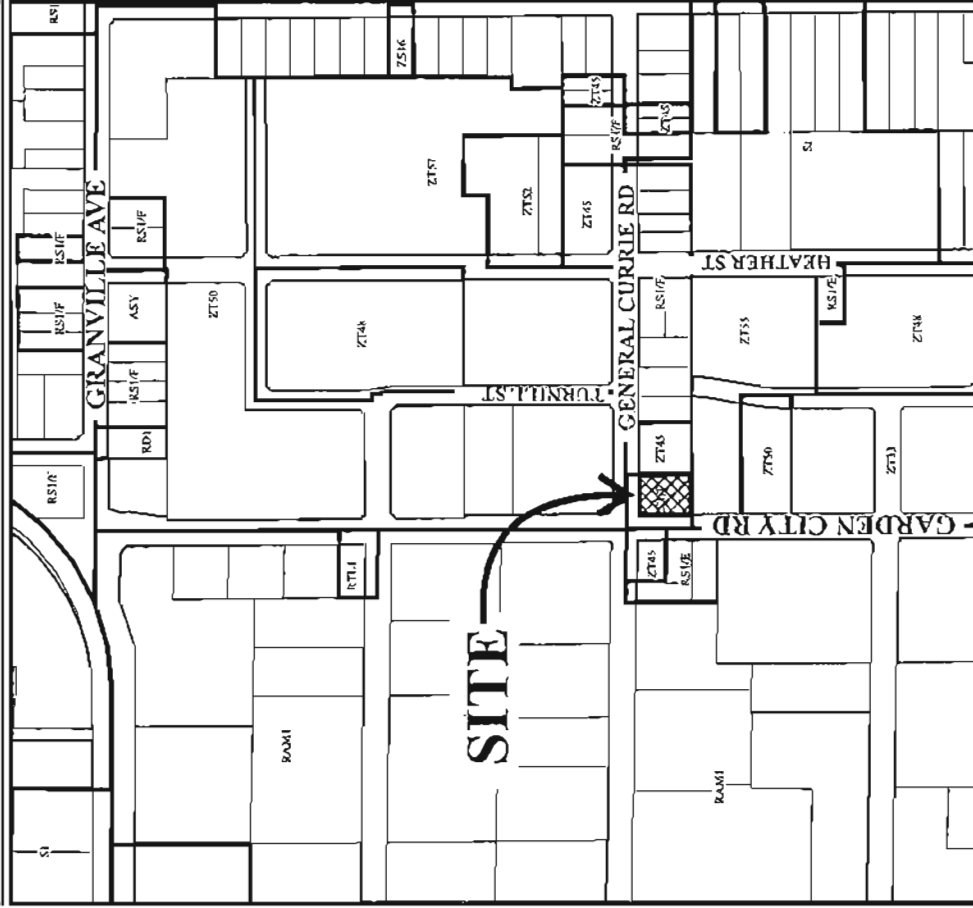
DELIVERED THIS DAY OF , .

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MAYOR



# City of Richmond

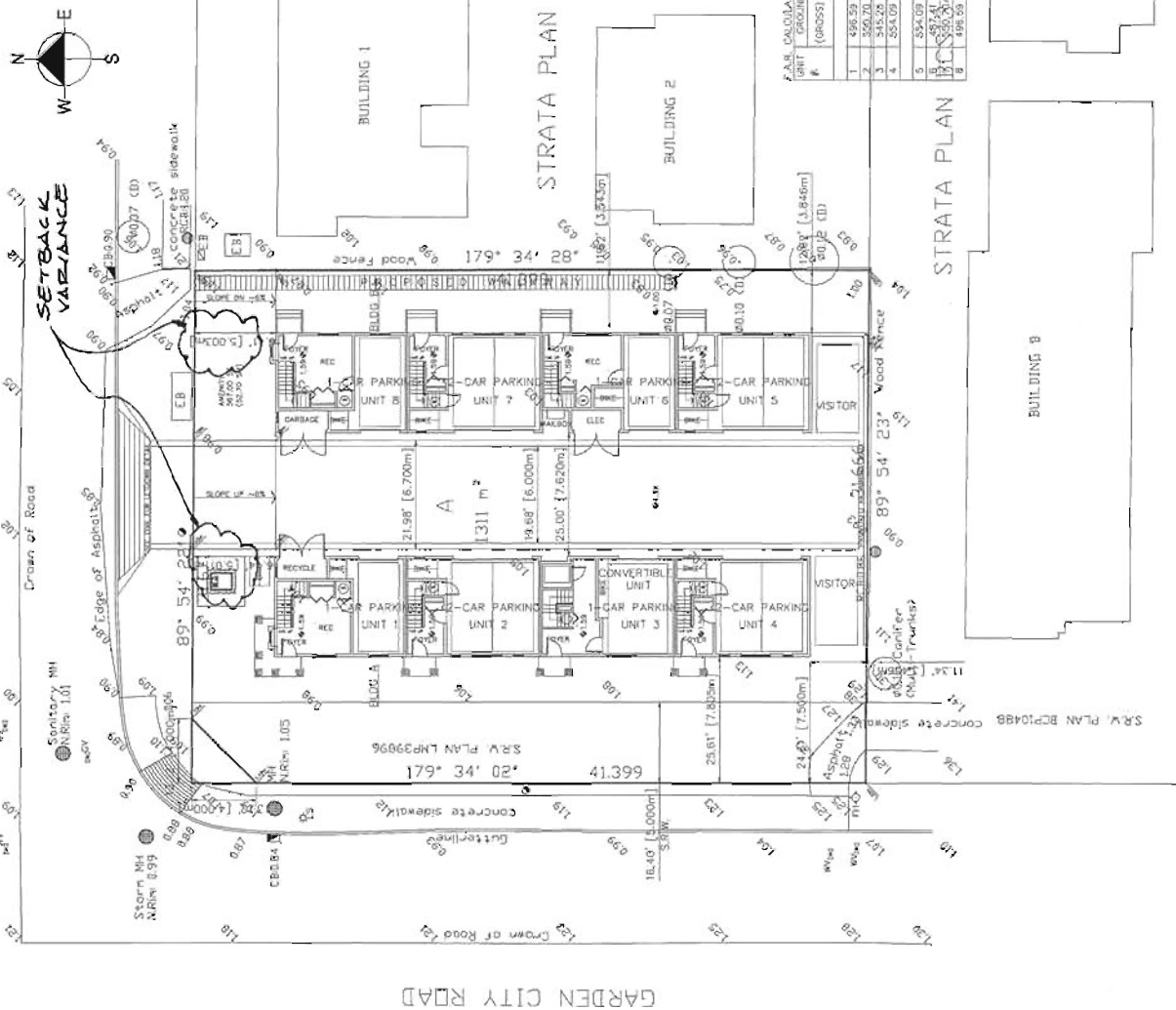


## DP 12-621941 SCHEDULE "A"

Original Date: 07/18/13

Revision Date:

Note: Dimensions are in METRES



MATTHEW CHENG  
ARCHITECT INC.

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Project No: 2017-10-04  
Client: 8-UNIT TOWNHOUSE DEVELOPMENT  
Date: 2017-10-04  
Scale: 1/8" = 1'-0"

9000 GENERAL CURRIE RD.  
RICHMOND, BC

Copyright

8-UNIT TOWNHOUSE  
DEVELOPMENT

9000  
GENERAL CURRIE RD.  
RICHMOND, BC

DATE: 10/04/17

SITE PLAN

PROJECT DATA

Drawn: MCH  
Checked: MCH  
Scale: 1/8" = 1'-0"  
Project Name: 8-UNIT TOWNHOUSE DEVELOPMENT  
Project No: 2017-10-04  
Date: 10/04/17

#1

DP 12-621941

pg. 11

PG. #2



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\* [www.bmc.com](http://www.bmc.com) and [www.bmc.com/usa](http://www.bmc.com/usa). The 2004-2005 *ENR* Top 400 list, *ENR* 2005 Top 400 International and *ENR* 2005 Top 400 Green Building list are available at [www.enr.com](http://www.enr.com).

Age	Depth	Season
10	1072-10-04	SPN
11	1073-10-05	REX/DOY FOR AGE
12	1074-10-06	REX/DOY FOR AGE
13	1075-10-07	REX/DOY FOR AGE
14	1076-10-08	REX/DOY FOR AGE

Correspondence: [carlos@carlosmoraes.com](mailto:carlos@carlosmoraes.com)

Project Title  
8-UNIT TOWNHOUSE  
DEVELOPMENT

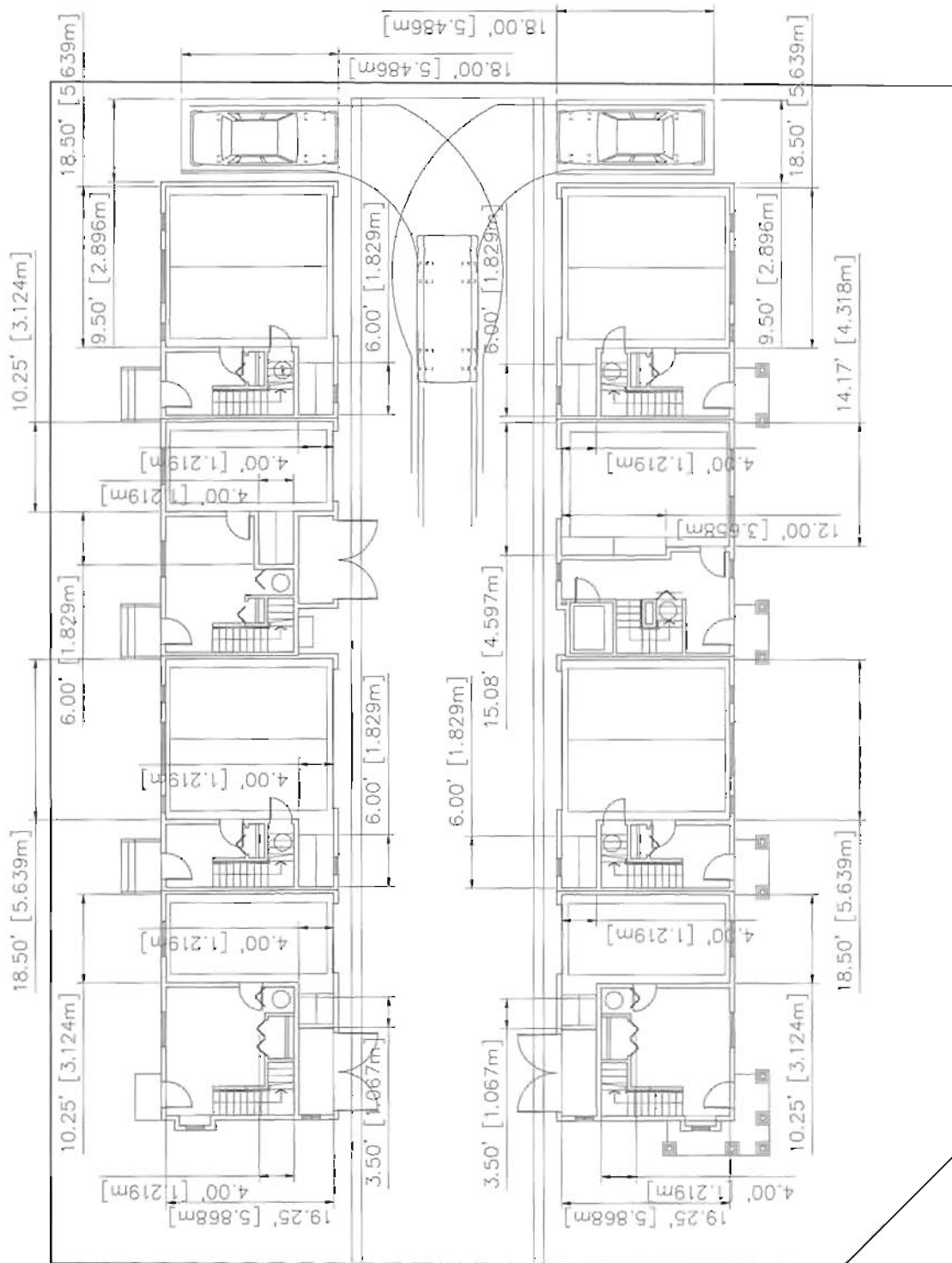
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RICHMOND, BC

### PARKING PLAN

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Student Date	Print Date
2013/08/2012	

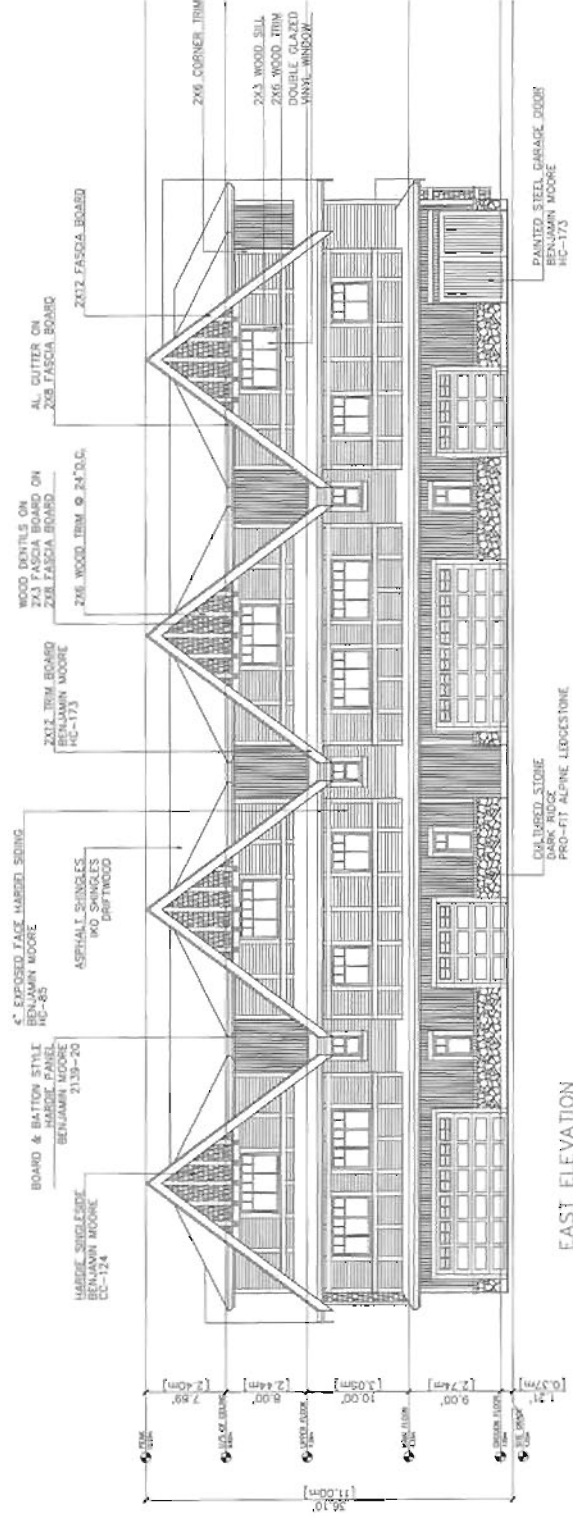
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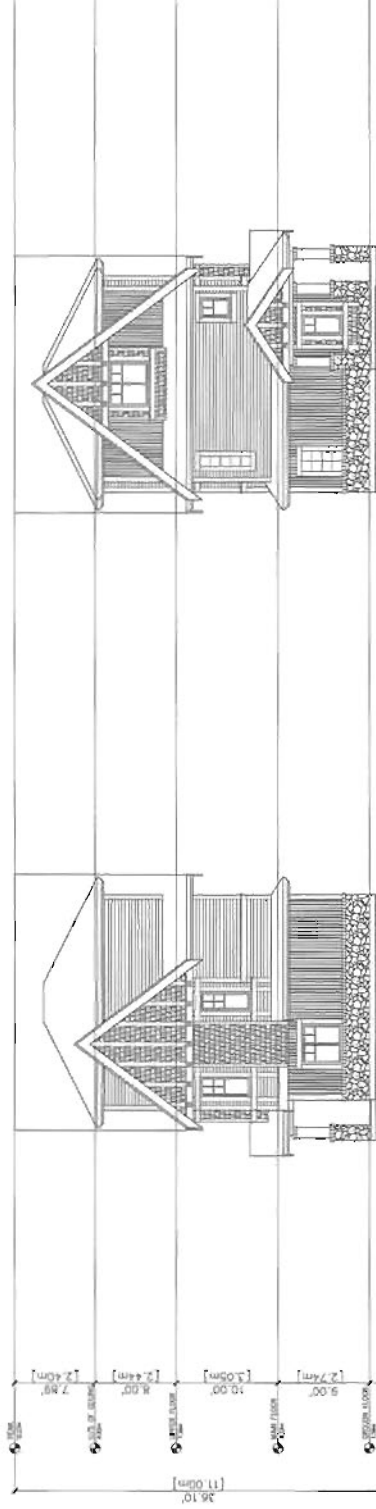
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74. #3

## WEST BUILDING



## FAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION (GENERAL CURRIE)

DP 1C-621941  
pg. #4

pg. #4

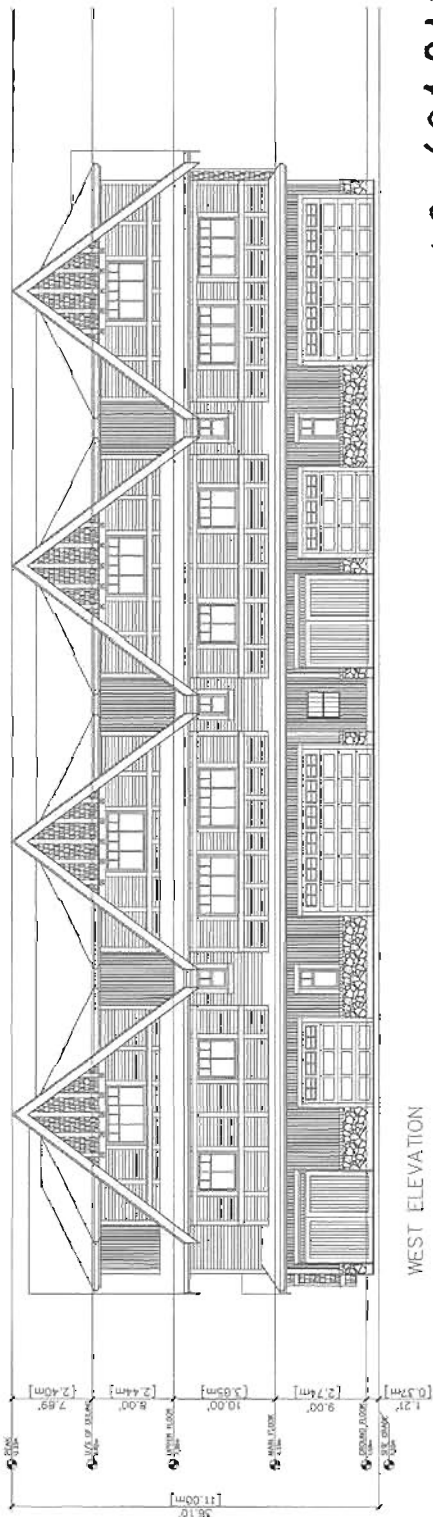
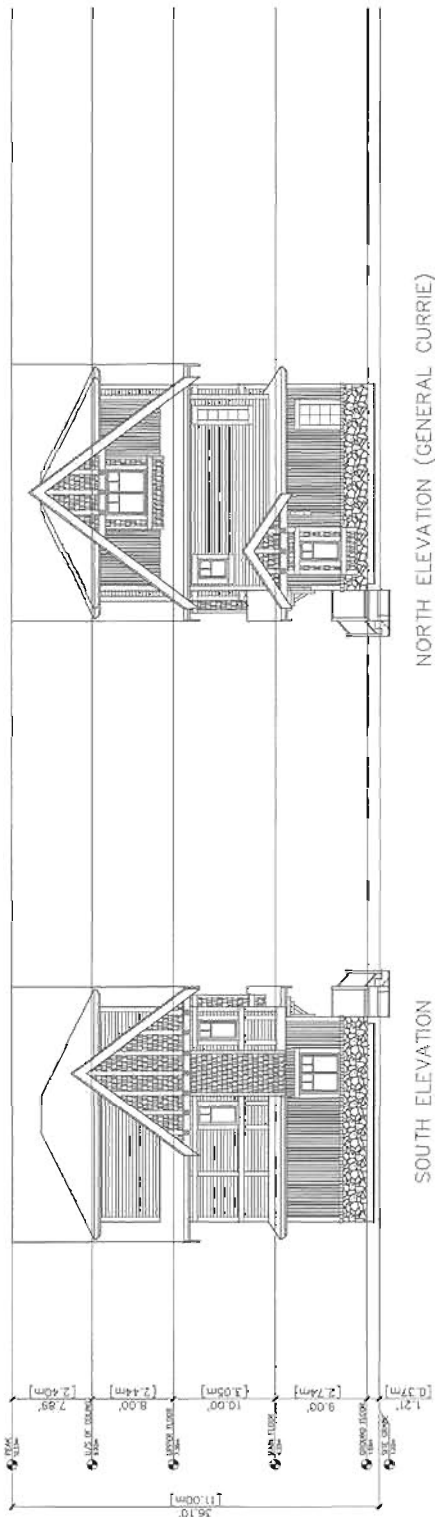
**Project Site**  
8-UNIT TOWNHOUSE  
DEVELOPMENT  
9000  
GENERAL CURRIE RD.  
RICHMOND, BC

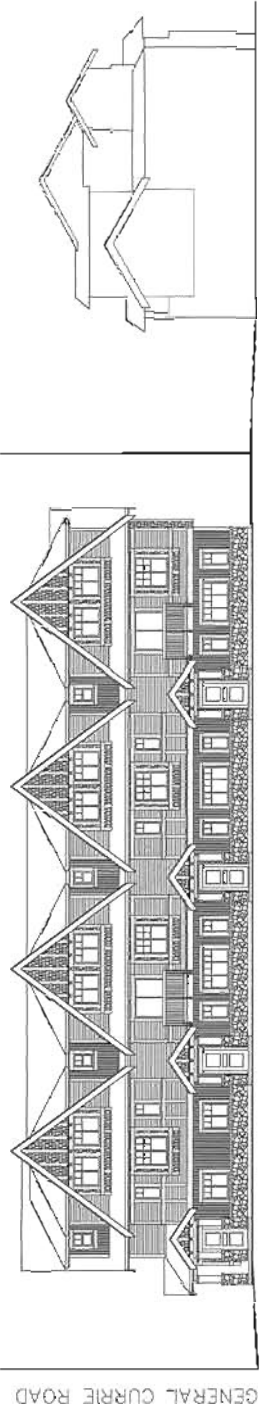
Sheet Title  
ELEVATIONS  
WEST BUILDING

Owner:	
MC:	
Contractor:	
MC:	
Notes:	
$MS^* = 1 - g^*$	
Project Number:	

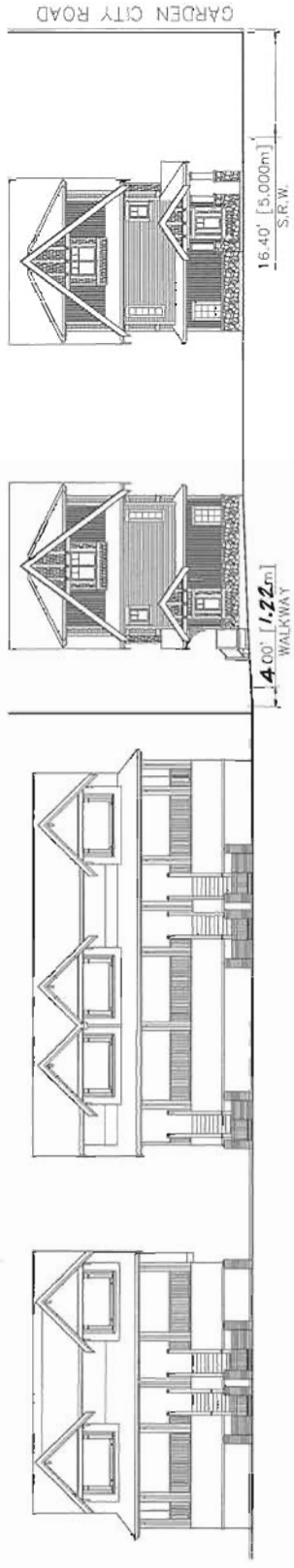
Assignment Date: 02/23/20	Print Date
	Page No. <b>#4a</b>





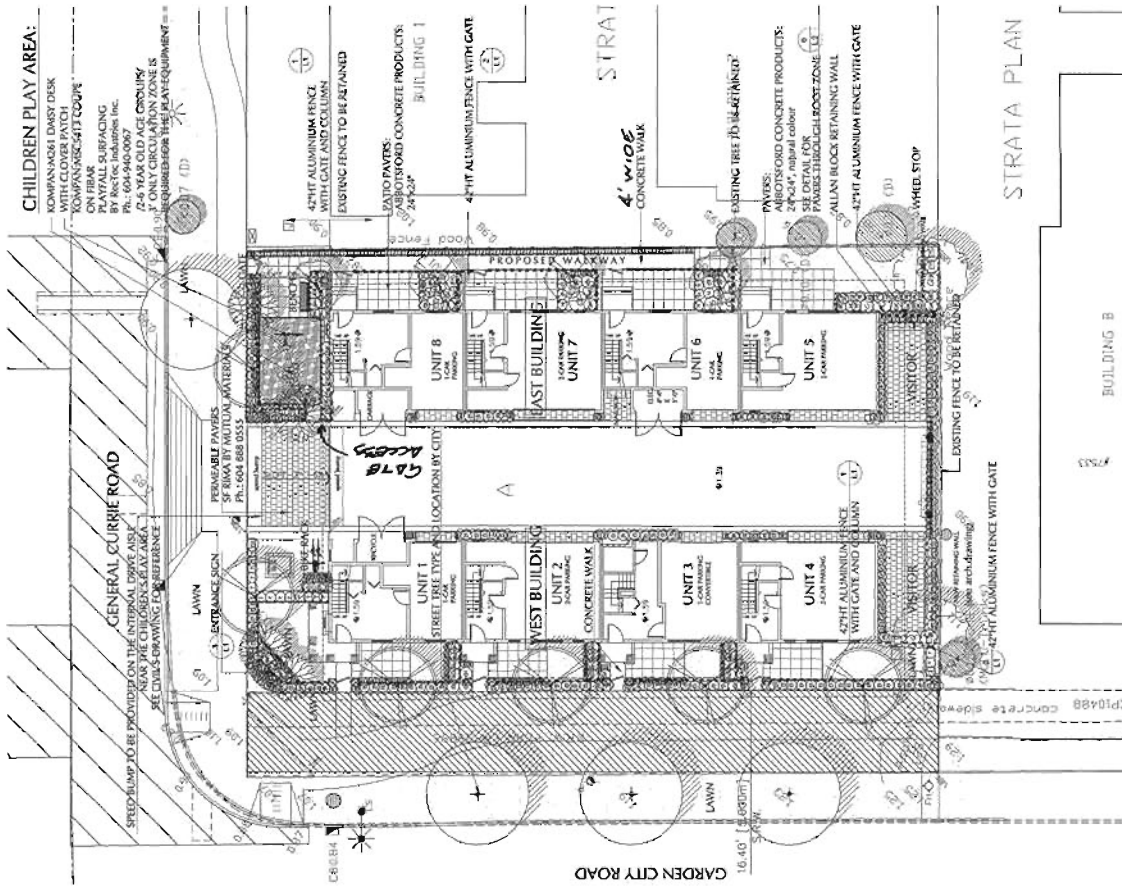


STREETSCAPE FRONTING GARDEN CITY ROAD



STREETSCAPE FRONTING GENERAL CURRIE ROAD

DP 12-621941 PC #7





Tom 30 - 60 KINGS AVE.  
YACONVILLE, NC 27458  
Tel: 607-715-1111 Fax: 607-715-1111  
E-mail: [carolann@carolann.com](mailto:carolann@carolann.com)

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08-16-2007 BY 60322 UCBAW/SJS

CONTRACTOR WILL VERIFY ALL CONDITIONS AND MATERIALS TO BE CONFORMED TO WORK. ALL MEASUREMENTS SHALL BE REPORTED SEPARATELY TO THE CONTRACTOR.

REMARKS: THIS PLAN AND SPECIFICATIONS ARE NOT A PART OF THE CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ANY OTHER AGENCIES THAT MAY BE REQUIRED FOR THE PROJECT.

DATE: 08-16-2007

DRAWN BY: JWS

CHECKED BY: JWS

APPROVED BY: JWS

SCALE: AS SHOWN

SHEET NO. 1 OF 1

TOTAL SHEETS: 1

PROJECT NO.: 08-16-2007

LOCATION: [Redacted]

CLIENT: [Redacted]

DESIGNER: [Redacted]

CONTRACTOR: [Redacted]

Min. Grade	Revision
01 2012-10-04	CPA
02 2013-02-05	REVISION FOR ADP
03 2013-04-24	REVISION FOR ADP II
04 2013-06-26	REVISION FOR ADP III

## Contents

**Project Title**  
8-UNIT TOWNHOUSE  
DEVELOPMENT

9000  
GENERAL CURRIE RD.  
RICHMOND BC

1

FLOOR PLAN  
WEST BUILDING  
UNIT 3  
CONVERTABLE UNIT

---

Chickadee

Score:  $\frac{1}{2} \theta^2 = \gamma_1 - \theta^2$ *Journal of Health Politics, Policy and Law*

02/20/2022

#5

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- BLOCKING TO BE PROVIDED IN ALL BATHROOMS OF ALL UNITS FOR GRAB BARS.
- LEVER HANDLE TO BE USED FOR ALL DOORS.
- LEVER FAUCET TO BE USED IN ALL BATHROOMS AND POWDER ROOMS OF ALL UNITS.

DP 12-621941

REF. PG. 41

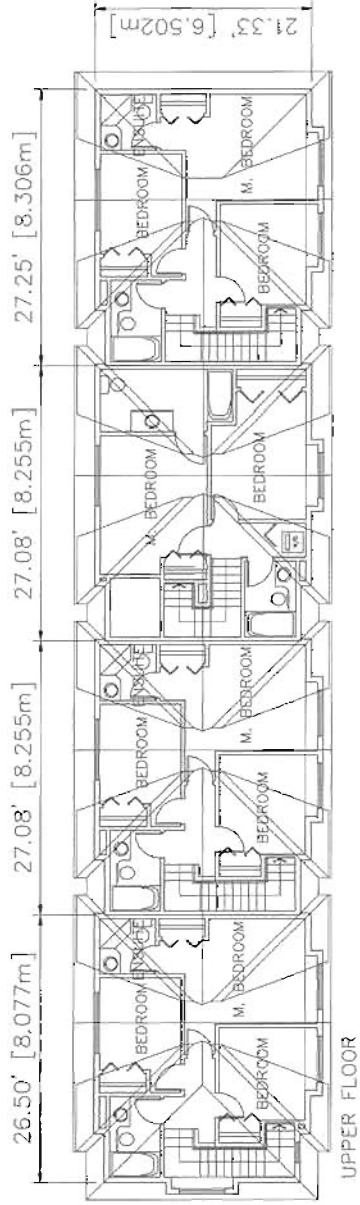


**MATTHEW CHENG  
ARCHITECT INC.**

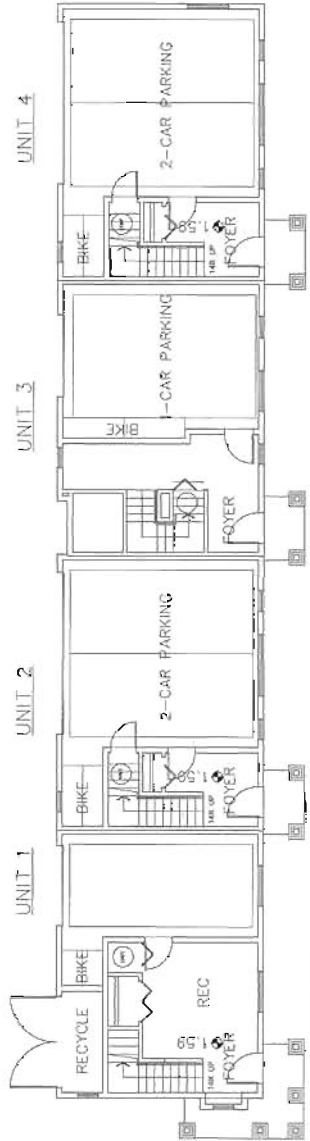
100-1000 BAYVIEW AVENUE  
SUITE 1000 MARKHAM, ONTARIO L3R 9V7  
TEL: (905) 479-8888 FAX: (905) 479-8889  
WWW.MATTHEWCHENGARCHITECT.COM

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Rev. Date Description  
01 2012-10-01 Initial Design  
02 2012-10-01 Final Design  
03 2012-10-01 Final Design  
04 2012-10-01 Final Design



UPPER FLOOR



GROUND FLOOR

Project Site  
8-UNIT TOWNHOUSE  
DEVELOPMENT

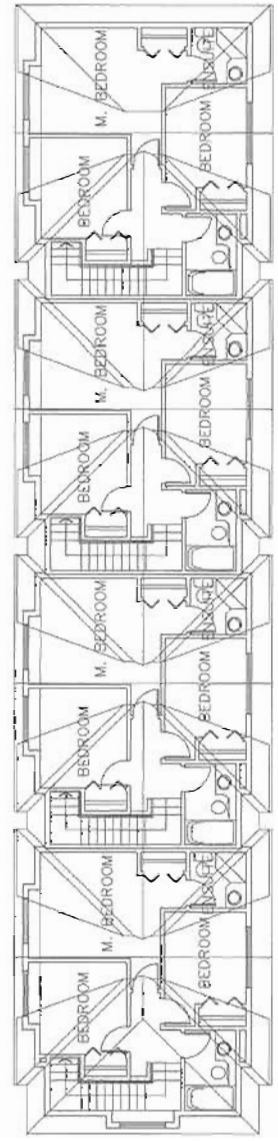
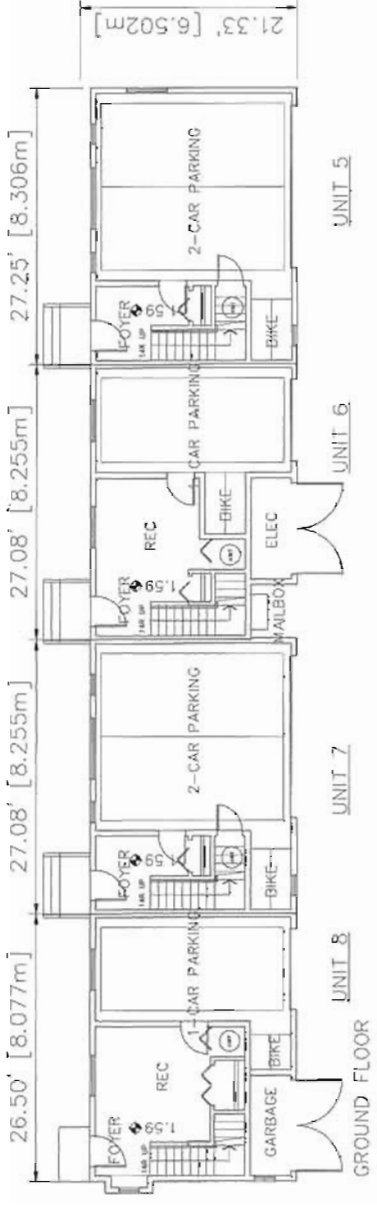
9000  
GENERAL CURRIE RD.  
RICHMOND, BC

Scale: 1/8" = 1'-0"  
FLOOR PLAN  
WEST BUILDING

Drawn By: [Name]  
Checked By: [Name]  
Scale: 1/8" = 1'-0"  
Project Number: [Number]

Revision Date: 2012/06/29  
Page No: #5a

DP 12-621941  
REF PG. #2



**MATTHEW CHENG  
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THIS DRAWING SET FURTHER DEVELOPS THE CONCEPT  
DESIGN FOR THE 8-UNIT TOWNHOUSE DEVELOPMENT. ALL  
DIMENSIONS ARE IN METERS AND FEET. ALL DIMENSIONS  
SHOWN ON THIS DRAWING SET ARE THE RESULT OF THE  
ARCHITECT'S CALCULATIONS AND ARE NOT TO BE USED  
FOR CONSTRUCTION PURPOSES. THE ARCHITECT'S  
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OMISSIONS IN THIS DRAWING SET.

DATE: 2023-10-25  
BY: MCH  
CHECKED: MCH  
DATE: 2023-10-25  
BY: MCH  
CHECKED: MCH  
DATE: 2023-10-25  
BY: MCH  
CHECKED: MCH

Comments

**8-UNIT TOWNHOUSE  
DEVELOPMENT**

9000  
GENERAL CURRIE RD.  
RICHMOND, BC

**FLOOR PLAN  
EAST BUILDING**

Project Name	8-UNIT TOWNHOUSE DEVELOPMENT
Project Number	12-621941
Project Location	9000 GENERAL CURRIE RD., RICHMOND, BC
Project Status	IN PROGRESS
Project Date	2023/10/25
Project Drawn	MCH
Project Checked	MCH
Project Scale	1/8" = 1'-0"
Project Notes	
Project Title	
Project No.	#5b

**DP 12-621941**  
**REF. PG. #3**