



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: December 18, 2002
File: DP 02-199072
Re: **Application by George and Maria Blazenko for a Development Permit at
7511 Garden City Road**

Manager's Recommendation

That a development permit be issued for a property at 7511 Garden City Road that would:

1. Allow development of a three unit townhouse project on a property zoned Comprehensive Development District (CD/120), and
2. Vary the regulations in the *Zoning and Development Bylaw* to:
 - reduce the General Currie Road setback from 6m (19.685 ft.) to 4.2m (13.78'),
 - reduce the side yard setback (from the south property line) from 1.2m (3.937 ft.) to 1m (3.281 ft.) for a projecting portion of the second floor,
 - to reduce the required setback for gateways/ landscape structures from 2m (6.526') to 0 for an arbour structure over the entrance drive; and to
 - decrease the minimum lot size from 800m² (8,611 m²) to 722m² (7,771.798 ft²).

Joe Erceg
Manager, Development Applications

JE:ajl
Att. 1

Staff Report

Origin

George and Maria Blazenko have applied for a development permit for a three-unit townhouse project on the southwest corner of Garden City Road and General Currie Road. Council recently amended the Comprehensive Development District (CD/120) text to accommodate this form of development.

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

Development Information

Site Area:	required minimum: 800m ² (8,611.41 ft ²) provided: 722.7m ² (7779.333 ft ²)
Building Area:	499.5 m ² (5377 ft ²)
Site Coverage:	45% Allowed for buildings and 70% non-porous 34.8% Proposed for buildings and 56% non-porous
F.A.R.:	0.70 Allowed, plus 0.03 for covered areas 0.691 Proposed
Parking:	5 Spaces Required plus 1 visitor 6 Spaces Proposed plus 1 visitor

Findings of Fact

Guidelines for form and character for Development Permits appear in Schedule 2.10 of Bylaw 7100, the *City Centre Area Plan*, part of the *Official Community Plan*.

Development surrounding the subject site is as follows:

- To the north, across General Currie Road are existing four-storey apartments,
- To the west is an existing house,
- To the south, are two single-family lots, and
- To the east, across Garden City Road, is the Polygon "Leighton Court" townhouse development currently under construction.

Staff Comments

Staff comments below are followed by the applicant's response in ***bold italics***.

URBAN DEVELOPMENT – DESIGN

Staff appreciate the provision of a lane and rights-of-way (in the rezoning phase), and this helps to integrate the four small infill projects on adjacent parcels. More attention to details will make the difference between a mediocre project and one which will set a high standard for the three to follow. For example, the guidelines call for a play area, which perhaps could be situated so as to

be augmented by an open space on an adjacent parcel in the future. In addition, consider lowering the roof line to the second floor level, with dormers perhaps on the end unit, (or use scissor trusses). For further details, refer to the Analysis of the City Centre Guidelines. ***The applicant has changed the design of the end elevation to incorporate a large dormer that brings the roof line down to the second floor level. Staff also asked the applicant to provide colour sample for the Development Permit Panel.***

The boulevards should be improved with more trees and landscaping. See Utilities and Environment comments below. ***More landscaping has been shown on the plans. Staff have since determined that the City will be installing a sidewalk and planting trees in the boulevard.***

Prior to submitting this application to Council, a Letter of Credit will be required to assure performance according to the terms of the Permit. After construction and prior to release of the Letter of Credit, we require a letter of compliance from the landscape architect.

URBAN DEVELOPMENT - UTILITIES

Most of the Development Applications issues with this application will be dealt with via Rezoning (RZ) 01-185809.

URBAN DEVELOPMENT - TRANSPORTATION

Transportation concerns were dealt with at the rezoning stage.

ENVIRONMENT AND LAND USE

Most form of development issues were dealt with at the rezoning stage. Better detailing would be of benefit. Note that developments across Garden City Road in McLennan South are working hard to emphasize rooflines (i.e. a steeper roof pitch, designing the third floor so that it looks more like dormer space, etc.). Not only is this a more "traditional" look, it seems to be quite successful, especially in the case of Polygon's "Leighton Court".

In the future, the rear of the units may front the front of the units on the adjacent General Currie Road lot, so effort should be made to add interest to this side - break up the decks so they are not connected, vary the facade and pay attention to the detailing.

A large front yard is proposed, which is great, but it will look bad if it is mostly lawn and picket fences. I think they should have several trees out front, preferably a large feature tree at the corner, together with at least two more elsewhere in the front. Choose a variety of trees, i.e. a large spreading deciduous tree at the corner and an evergreen or two. In the rear, I think a tree should be planted near the lane along the south property line.

On General Currie Road, the visitor package should be finished in decorative paving and should be screened from the street with a hedge (and how about another tree!).

The southwest lane will not be constructed until the adjacent General Currie Road lot develops. Until then, the lane should be 5m asphalt, with rollover curbs on both sides. I would recommend that a fence be constructed along the west side of the lane, but this may cause ownership issues.

The applicant has revised the plans accordingly.

DESIGN PANEL

At their meeting of August 7, 2002, the panel had the following critique:

- the addition of a window in the dining area of the north and south units was suggested for reasons of natural surveillance and light;
- disappointment that the units are only fully accessible on the ground floor;
- the harshness of the asphalt area could be mitigated, perhaps with the use of pavers and a strip of soft landscaping;
- the side elevations, in particular the elevation of General Currie, required more detail;
- the main roof could be less modular and more interesting;
- the project lacked a robust appearance – more definition could be given to each unit; the bay windows could project more or differently;
- entry gable ends could be lowered or changed in size and combined with the entry shed roof;
- more green space and less parking was suggested;
- two trees that would soften the landscape could be planned on the west edge in a way that would incorporate future development of the adjacent property.

It was the consensus of the Panel that the project move forward **subject** to the noted comments. (The decision was not unanimous, as one member voted against it.) A brief discussion ensued around the concern of the Panel that staff ensure that the comments be incorporated into the design prior to the project moving forward. The Panel suggested that if the applicant did not respond to all of the items in the critique, the project could be referred back to the Panel for a further review. *The applicant has responded to the Design Panel comments, except that the upper floors are still not universally accessible.*

ANALYSIS OF THE CITY CENTRE GUIDELINES

The following is a summary of the guidelines, with the areas of compliance marked with a . Staff comments are in **Bold**, with the applicant's response in *bold italics*.

4.3 General Design Considerations

4.3.1 Public Amenity: Contribute to the establishment of a “complete community”.

- Mix of uses, and their distribution, should serve to strengthen neighbourhoods.
- Promote streets for pedestrian activity and make them the focus of public life.
- Social and cultural features should be made plentiful, accessible, and of higher quality.
- Natural, built, and human heritage should be retained, enhanced, and celebrated.
- Safety in design should provide for surveillance, territoriality, effective lighting, and increased security around potential crime targets.

4.3.2 Environmental Factors: Enhance liveability of the public and private realms.

- Sun and shade, influenced by massing and siting, should ensure the liveability of:

Private Residential Open Space - Ensure direct sun to at least 75% of dwelling units **and** their open spaces. (May require shadow study of subject site and neighbours.)

- Wind and pedestrian comfort - Protect pedestrian areas, in general, and high-activity pedestrian areas, in particular, from the negative effects of the prevailing easterly wind, local wind conditions, and site-generated wind conditions.

4.3.3 Streetscapes: Promote a green and pedestrian-oriented environment.

- Pedestrian amenities, including high-quality, coordinated street improvements (i.e. underground utilities and restricted driveways at sidewalks), building design features (i.e. vent fumes away from public areas), and furnishings, should be provided to distinguish the public realm, enhance pedestrian comfort, and strengthen local character. **See utilities comments. *The City will be enhancing the public realm with street trees, sidewalks, etc.***
- Universal accessibility should be provided to both buildings and sites, and use of ramps and segregation of mobility-impaired and “primary” circulation/uses must be minimized. **See universal accessibility comments below.**
- Streetscape treatment should include:
 - a) Building Setbacks from Public Streets:
 - b) “Display garden”
 - c) Street Edge Treatments - Street Tree Spacing – 9m, planted in a single row along the curb. **Provide street trees. *The City will be enhancing the public realm with street trees, sidewalks, etc.***

4.3.4 Urban Form: Develop a human-scaled, pedestrian- and transit-oriented environment.

- Bulk and height should be liveable, cohesive, and support varied uses/roles.
- Architectural elements should promote human comfort and urban amenity, through:
 - a) Roofs - Taller buildings and roofs should enhance the skyline, while lower roofs should be visually attractive and, where practical, designed as useable open space.
 - b) Entrances - Building entries should open directly onto and animate the street, distinguish clearly between uses, and be highly visible, accessible, and safe.
 - c) Exterior Walls - Walls, glazing, details, materials, lighting, and related landscaping should contribute to a high-quality, human-scaled image at the street, lane, and interior sidewalks, and should enhance the relationship between the pedestrian realm and upper storeys.

See Design Panel comments.

4.4 Land Use-Specific Design Considerations

4.4.1 Residential: Reinforce and augment other City liveability criteria and sub-area plans.

- General multiple-family guidelines promote the following:
 - a) Clustering - Maximum 90 apartment units sharing one entrance, 25 townhouses clustered, and six townhouses in a row.
 - b) Entries - Promote individual grade-level unit entries.
 - c) Views - Provide near-, middle-, and distant-views to each unit.
 - d) Sun - 75% of units and their open space should receive direct sunlight year-around.
 - e) Private Open Space - Larger spaces are strongly encouraged, but for townhouses, 37m² (9m deep) minimum, and for apartments, 6m² (1.8m deep) minimum.
 - f) Noise - Maintain maximum indoor ambient sound level of 35 dBA, and buffer traffic noise impacts on private and semi-private open space.

- Universal housing seeks to accommodate the functional needs of all residents, through:
 - a) Common areas - All should accommodate wheelchairs and the visually impaired.
 - b) Elevator - At least one must accommodate a prone stretcher.
 - c) Units - Should accommodate wheelchair access throughout.
 - d) Doorways - Wheelchair accessible throughout common areas and private units.
 - e) Floors - Slip-resistant and non-glare.
 - f) Locks, Handles, and Controls - Easy to read, reach, grasp, and use.
 - g) Counters, Cupboards, Sinks, Tubs, and Showers - Well lit and easy to use.
 - h) Additional Electoral Features - Encouraged to allow for computers, etc.

Consider making at least one unit accessible by making a larger ground floor and reducing the number of parking spaces.

- Housing families with children** effectively requires special consideration of:
 - a) Sites - Within walking distance of schools/amenities, protected from incompatible uses, and conducive to the provision of family housing needs (i.e. play space).
 - b) Clustering - Group family units to provide children peers to play with, a sense of community, and adequate numbers to support the provision of amenities.
 - c) Common Open Space - Must meet the needs of both adults and children.
 - d) Indoor Amenity Space - Size, distribution, and design should accommodate both adults and children.

Staff have no objection to these relatively small variances. **Provide a small play area and bench. A bench, small paved area and some landscaping are provided.**

4.4.2 Retail **n. a.**

4.4.3 Amenity Space: Enhance access to high-quality, useable, indoor amenity spaces.

- Semi-Private Space, for the common use of residents or non-residential tenants, should:
 - a) Phasing - Adequately serve each phase of development.
 - b) Design and Operation - Be tailored to site-specific tenant needs.
 - c) Minimum Ratio - For residential, 2 m²/bedroom (plus 4 m²/bedroom of outdoor space), and for other uses, 1 m²/100 m² of gross leaseable building area.
 - d) Tenants - Meet the on-site needs of children, youth, adults, and seniors. **This project should have at least 27 m² of common open space. A bench, small paved area and some landscaping are provided.**

4.4.4 Parking and Loading: Improve the safety/appearance/effectiveness of these uses.

- Lane system should be retained and expanded to enhance access, emergency service, and back-of-house operations wherever practical.
- Visual impact of new and existing parking lots/structures should be minimized. **The lane should be screened with landscaping. Landscaping, including four trees, has been provided adjacent to the lane.**
- Parking reduction opportunities should be sought through the sharing of parking facilities and coordination with the off-site opportunities. **The project exceeds the bylaw requirement. The visitor parking has been deleted.**

Analysis

This small infill project will set a standard for the form and character for other projects anticipated on three adjacent lots. The applicant has generally responded to the staff and Design Panel comments, and the design complies with most of the City Centre guidelines. There is a fairly generous amount of landscaping and tree-planting proposed, which will be complemented by City street trees on new boulevards. The plan should, therefore, set a reasonably good precedent for the projects to follow.

A number of variances are required to allow a reduction of the setback from General Curry, to allow a portion of the second floor to project about two feet into the side yard, to allow an arbour over the driveway, and to reduce the minimum lot size by about 80m².

The other variances are mainly a result of changes to the text of CD/120 after these plans were submitted, and because the City required a road widening on Garden City.

Conclusions

Application has been received for a small infill project on the corner of Garden City Road and St. Albans. Staff generally have no objections to the design or to some minor variances.



Alex Jamieson
Planner 2 - Urban Design

AJ1:aj1

There are conditions to be met: Prior to submitting the application to Council, a Letter of Credit will be required for landscaping.

DEVELOPMENT APPLICATION

RZ 01-185809

Please submit this completed form to the Zoning, Land Use Planning and Development Applications Centre for each application (ie. rezoning; subdivision; development permit, etc.). All materials submitted to the City for a development application become public property, and therefore, available for public inquiry.

Please refer to the attached forms for details on application attachments and fees.

Type of Application: Development Permit

Property Address(es): 7511 Garden City

Legal Description(s): Lot 382 Section 16 Block 4

North Range 6 West New Westminster Dis. Plan

Applicant: George & Maria Blazenko 6148

Correspondence/Calls to be directed to:

Name: George & Maria Blazenko

Address: 608 Decker Place,
Cogitlam, B.C.

Tel. No.: 276-8282/291-4959 464-0222

Business

Residence

Postal Code V3C 5W7
291-4959

Fax

Property Owner(s) Signature(s): [Signature] [Signature]
George Blazenko MARIA BLAZENKO
Please print name

or

Authorized Agent's Signature: _____

Attach Letter of Authorization

Please print name

FOR OFFICE USE	
Date Received: <u>Jan 8/02</u>	Application Fee: <u>\$630.00</u>
File No.: <u>02-199072 DP</u> <small>Only assign if application is complete</small>	Receipt No.: <u>02-0023104</u>

clr 01-185809 RZ

ENTERED



No. DP 02-199072

To the Holder: George and Maria Blazenko
Property Address: 7511 GARDEN CITY ROAD
Address: 608 Decker Place, Coquitlam, BC V3C 5W7

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #3 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #1, 2 and 3 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #4 attached hereto.
4. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this permit within the time set out herein, the security shall be returned to the Holder. The City may retain the security for up to one year after inspection of the completed landscaping in order to ensure that plant material has survived.

To the Holder: George and Maria Blazenko
Property Address: 7511 GARDEN CITY ROAD
Address: 608 Decker Place, Coquitlam, BC V3C 5W7

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$8,603.00

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

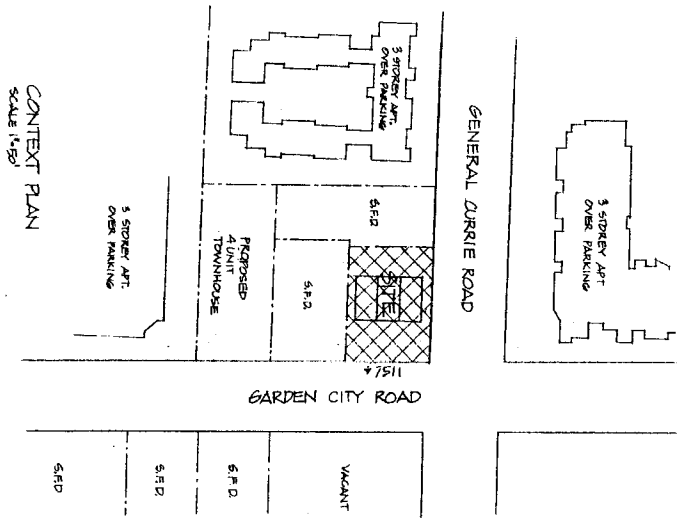
This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

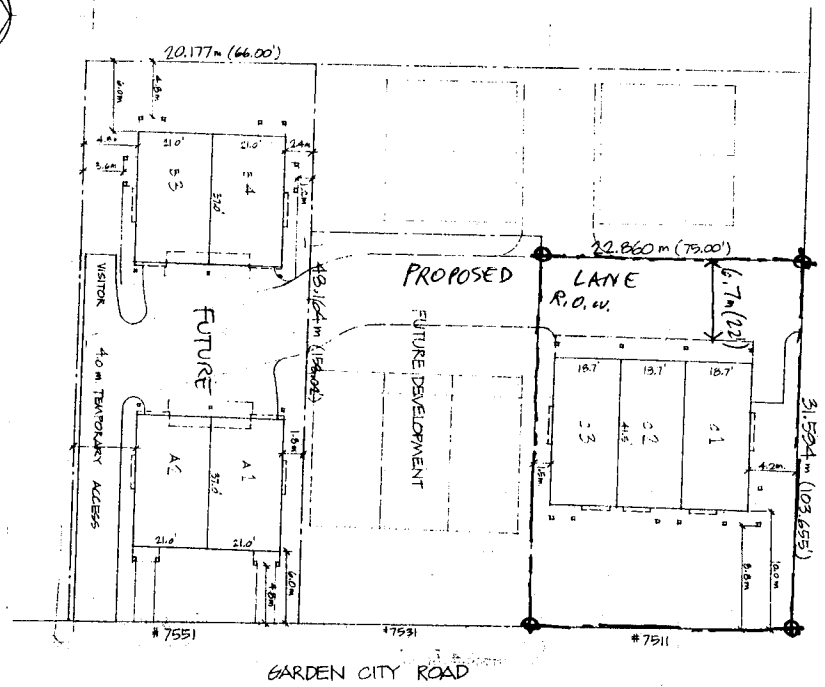
MAYOR



CONTEXT PLAN
SCALE 1/8" = 1'-0"



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

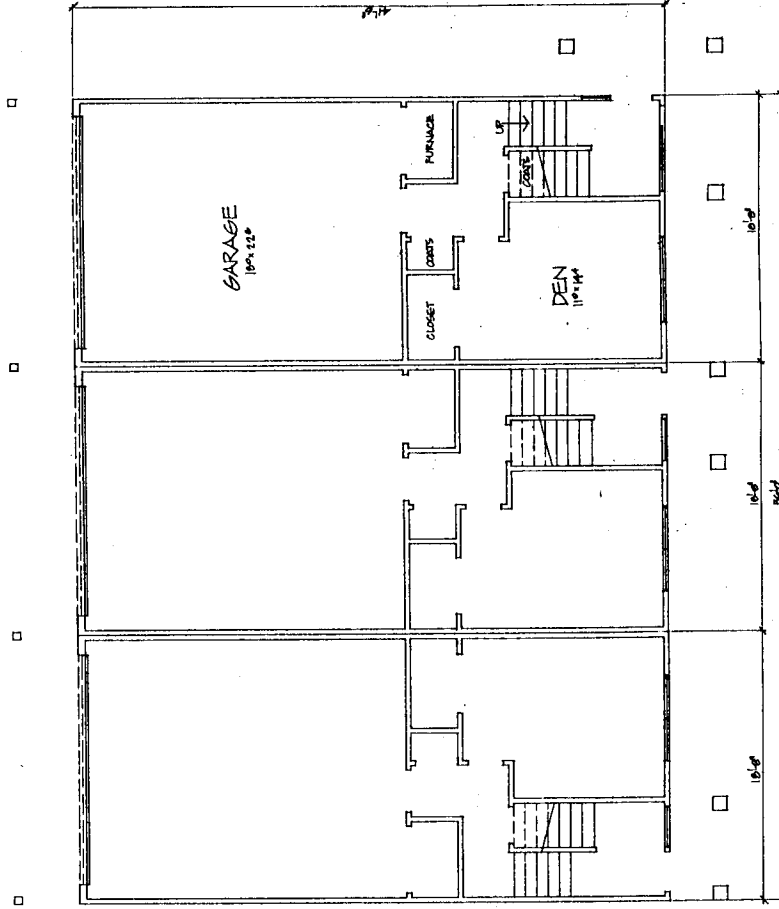


DP 02.199072

NOV 15 2002

ANALYSIS:
 LOT AREA 722.7 m² (7794 s.f.)
 SITE COV. 25.17% (2109 s.f.) = 4.8%
 FLOOR AREA 144.5 m² (1557 s.f.)
 2.3
 499.5 m² (5377 s.f.) = 49.1%
 PARKING PROVIDED: 15 SPACES/UNIT
 * 02 SPACES/UNIT (VISITOR)
 17 x 3 = 51 SPACES
 17 x 3 = 51 SPACES
 VISITOR 7 SPACES

#



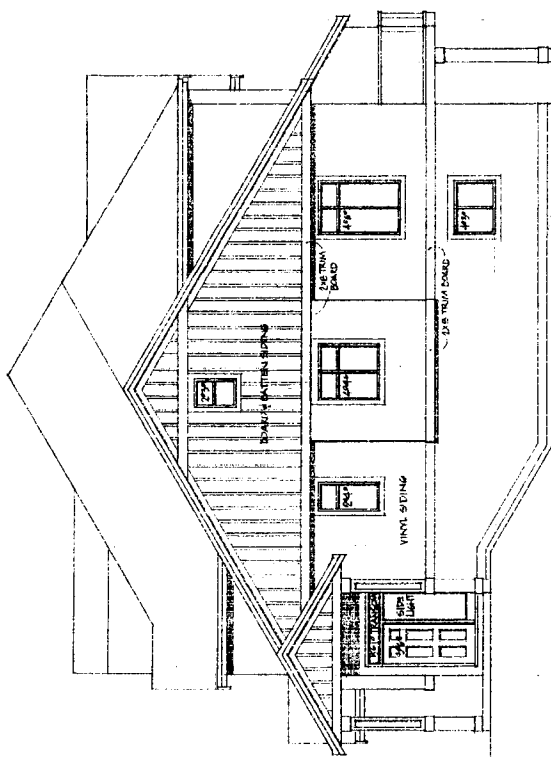
LOWER FLOOR PLAN FINISHED AREA 3597
GARAGE AREA 4357

UNIT C
SCALE 1/4"=1'-0"

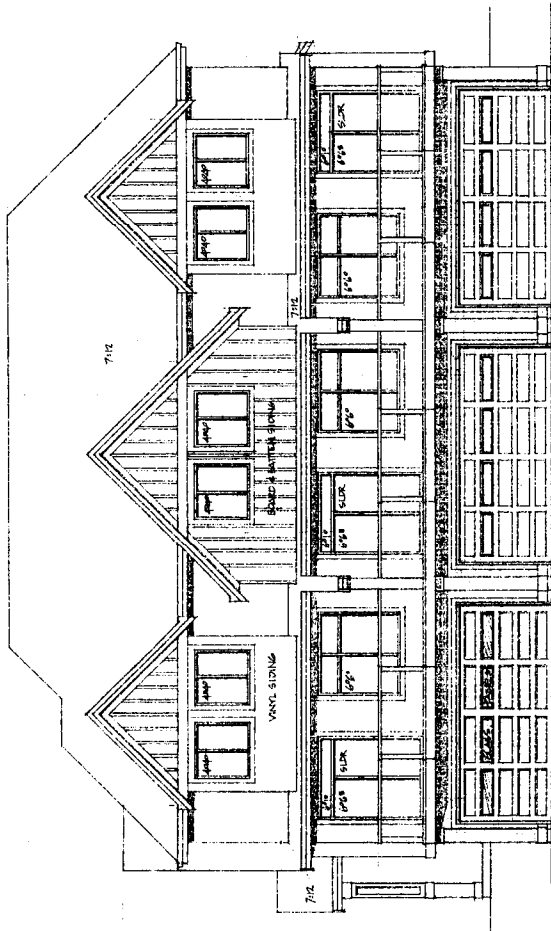
NOV 15 2002 #2

PROJ. 199072

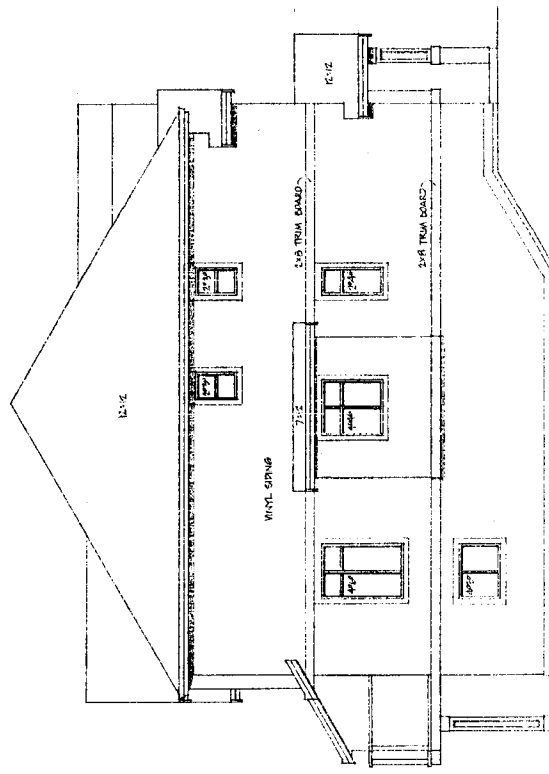
01-25 SHEET 2 OF 4



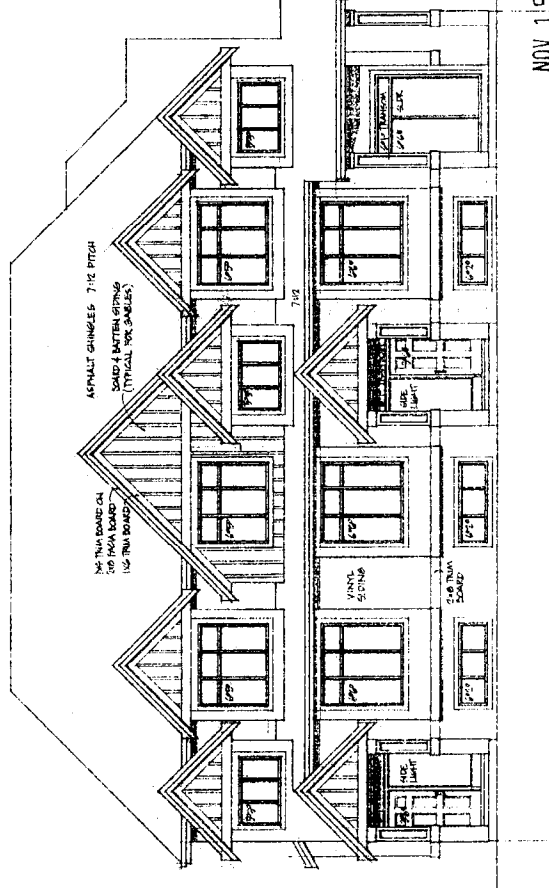
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



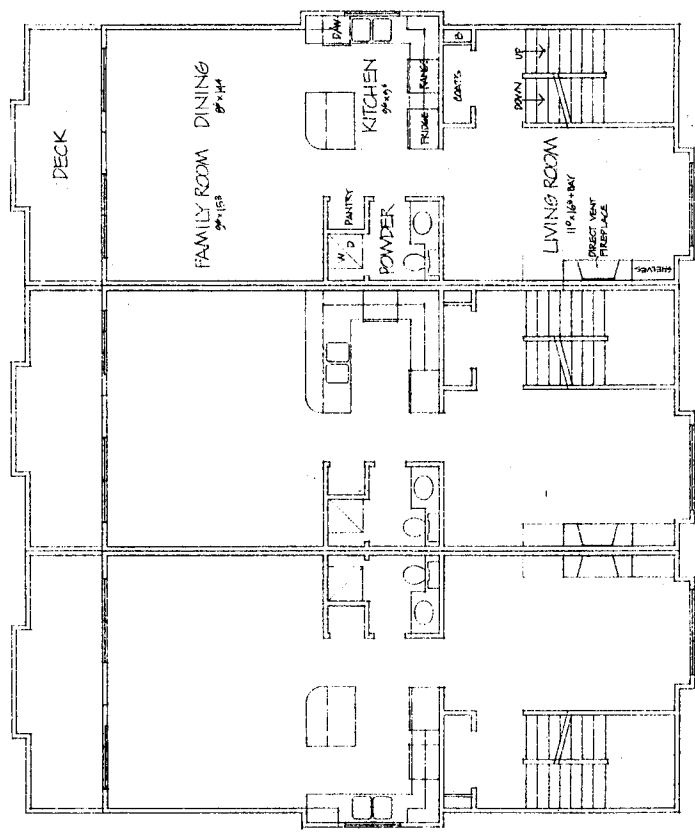
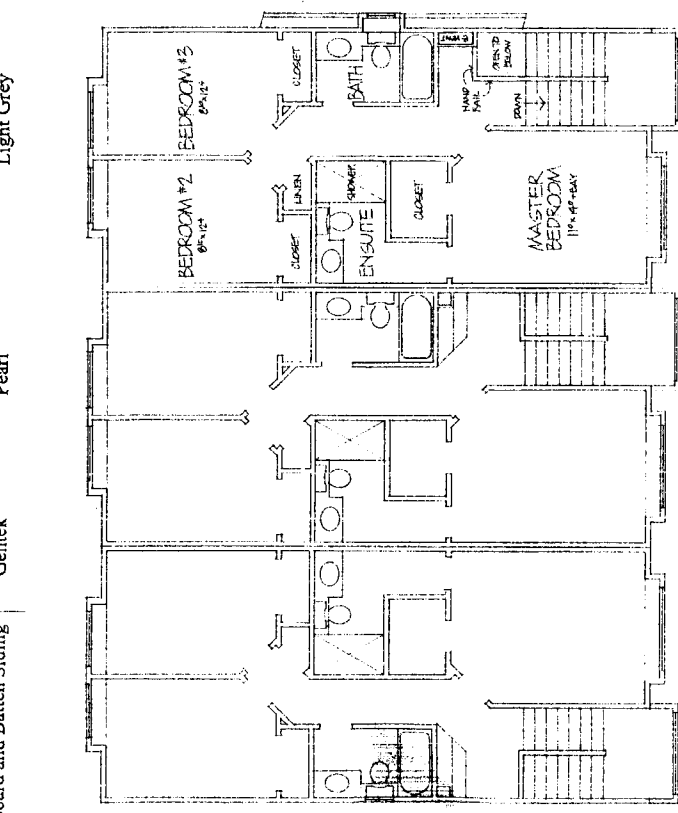
FRONT ELEVATION
SCALE 1/4\"/>

#4

NOV 15 2002
 DP02-199072
 01 OF SHEET 4 OF 4

Exterior Feature	Manufacturer	Manufacturer's Colour	Common Colour Name
Facia Gutters	Gentek	Old World Blue	Navy Blue
Facia and Trim Boards		Old World Blue	Navy Blue (Cloverdale Paint # AC-2Y26, HC-1Y3, KC3Y40, LC-5Y19, T--AND 0204)
Vinyl Siding	Gentek	Dover Grey	Medium Grey
Board and Batten Siding	Gentek	Pearl	Light Grey

Asphalt Shingles	Emco	Twilight Grey	Dark Grey Mix
Garage Doors			White
Garage Trim Boards		Old World Blue	Navy Blue
Window Trim		Old World Blue	Navy Blue
Deck Railings			White Aluminum
Posts		Old World Blue	Navy Blue
Front Doors			White



JEFFER FLOOR PLAN FINISHED AREA 1660'

UNIT C
SCALE 1/4"=1'-0"

MAIN FLOOR PLAN FINISHED AREA 775'

UNIT C
SCALE 1/4"=1'-0"

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