



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: February 12, 2003
File: DP 02-219529
Re: **Application by ASP Architects Inc. for a Development Permit at
8220, 8240 Garden City Road and 9020, 9040 Dixon Avenue**

Manager's Recommendation

- 1) That a Development Permit be issued for 8220, 8240 Garden City Road and 9020, 9040 Dixon Avenue on a site zoned Comprehensive Development District (CD/43), which would allow the development of 21 townhouse units containing a total floor area of 2,869 m² (30,882.669 ft²); and
- 2) Vary the provisions of Zoning and Development Bylaw 5300 to permit the following:
 - a) Reduce the road setback along Dixon Avenue from the required 6.0 m (19.685 ft.) to 0.6 m (1.969 ft.) for a mail kiosk/entry sign and a refuse/recycling enclosure;
 - b) Reduce the road setback along Dixon Avenue from the required 6.0 m (19.685 ft.) to 5.0 m (16.404 ft.) for building projections on two (2) townhouse units;
 - c) Reduce the road setback along Garden City Road from the required 6.0 m (19.685 ft.) to 5.0 m (16.404 ft.) for building projections on five (5) townhouse units; and
 - d) Reduce the minimum lot width requirement from 80 m (262.47 ft) to 40.92 m (134.252 ft.) along Dixon Avenue.

Joe Erceg
Manager, Development Applications

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Att. 3

Staff Report

Origin

ASP Architects Inc. has applied to the City of Richmond for permission to develop 21 townhouses (16 two-storey and 5 three-storey units) at 9020, 9040 Dixon Avenue and 8220, 8240 Garden City Road on a site zoned Comprehensive Development District (CD/43).

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

Development Information

Site Area:	4,826 m ² (51,948.331 ft ²)
Building Area:	2,869 m ² (30,882.669 ft ²)
Density:	44 du per ac. 18 du per ha
Site Coverage:	40% Allowed 38.2% Proposed
F.A.R.:	0.60 Allowed 0.59 Proposed
Parking:	36 Spaces Required (31.5 resident and 4.5 visitor spaces) 45 Spaces Proposed (42 resident and 3 visitor spaces)

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 1 of Bylaw 7100, the Official Community Plan. Guidelines are followed by the applicant's response in *bold italics*.

Schedule 1 of Bylaw No. 7100, the Official Community Plan

9.3 General Multiple-Family Development Permit Guidelines

9.3.1.B Fire Access

Fire hydrant within 90 m (295 ft.) of the front door of each dwelling and a paved area of width 7.3 m (24 ft.) for fire truck set up within 45 m (150 ft.) of all dwellings. *Complies.*

9.3.2 Scale and Form

Minimum of 75% of dwellings and their private open spaces receive direct sunlight every day of the year. *Complies.*

9.3.2.A Neighbourhood Organization

Townhouses should be designed in clusters of 25 units or less and defined by publicly accessible open spaces and roadways. *Complies.*

Maximum number of townhouses in a row is six units, increased to eight if adjacent rows are separated by broader open areas. *Complies.*

9.3.2.B Scale and Form

Townhouses to be compatible in scale and form with surrounding area. *Complies.*

Maximum transition height gradient of 26 degrees between townhouse development and property lines. *Complies.*

Articulate building façade with projections, recesses, solids and voids, chimneys and multi-paned windows. *Complies.*

9.3.3 Streetscapes

Vehicle and pedestrian access should be specifically marked or separated from each other and appropriately located. *Complies.*

Individual front doors to grade level units along public streets. *Complies.*

9.3.3.A Pedestrian Pathways

Pathways should be treated with decorative surfaces and landscaped. *Complies.*

Orientate windows, entries and balconies on adjacent buildings towards paths to maximize visibility. *Complies.*

9.3.5.B Entrances

New developments should promote the provision of individual grade-level entries to units wherever possible. *Complies.*

Porches and covered stairs for weather protection at the entry should be at least 2.5 m (8.2 ft.) deep and should be designed into the façade, rather than appear 'tacked-on'. *Does not comply. Due to the smaller scale of these buildings, some of the porches or entry features are less than 2.5 m deep, however, all units have entries protected from the weather and are designed into the building façades.*

Townhouses fronting residential streets should have their main pedestrian entrances on the street side. *Complies.*

Incorporate human-scale elements (windows, doors, roof elements, trellises etc) into the building façade visible from the street. *Complies.*

Main entrances to units should not be adjacent to, or on the same façade as garage doors. *Complies.*

9.3.5.C Garages

Garage doors to occupy no more than 60% of the building width as seen from the internal road. *All garage doors are 2.4 m wide. Buildings 1 and 2 comply. Building 3 is 61% and Building 4 is 63%.*

Garage doors to be a maximum width of 4.9 m and maximum height of 2.1 m. *Complies.*

Incorporate decorative architectural treatments that are complimentary to unit finishes, such as windows, on and above garage doors. *Complies.*

9.3.8.D Private Open Space

Townhouse units require a minimum private outdoor space of 37 m² (398.3 ft²) in area and 9 m (29.5 ft) in depth, which may be reduced to 5.3 m (17.2 ft.) where adequate privacy screening is provided. **Complies.**

9.3.9.A Indoor Amenity Space

Provided at a minimum rate of 2 m² (6.6 ft²) per bedroom and 70 m² per development and shall include a multi-purpose facility. **Does not comply. The applicant has agreed to contribute \$21,000.00 for improvements to Palmer Park (i.e. \$1,000.00 per unit) in lieu of an indoor amenity.**

9.3.9.B Outdoor Amenity Space

Provided at a minimum rate of 4 m² per bedroom, in addition to indoor amenity space, consolidated in one compact area and located to take advantage of sunlight and natural shelter. **Does not comply. The size of the outdoor amenity space should be a minimum of 252 m² but the applicant proposes a 76 m² outdoor amenity space. However, the applicant has agreed to provide a covenant for a walkway between Garden City Road and Dixon Court, the townhouse complex to the east. In addition, the applicant has agreed to contribute \$21,000.00 in lieu of an indoor amenity area for improvements to Palmer Park in the neighbourhood.**

Provide barrier-free access to the space and surveillance from adjacent units, and do not locate the space near parking areas or garbage/recycling storage areas. **Complies.**

For developments over 20 units in size, provide a minimum of 2.5m² per bedroom (excluding master bedroom) for children's play area, paved with a durable material. **Does not comply. The applicant indicates that there is an existing children's play area in Palmer Park across Garden City Road and the applicant has agreed to contribute \$21,000.00 in lieu of an indoor amenity area for improvements to Palmer Park across Garden City Road as well as a contribution to install a pedestrian light at Garden City Road and Dixon Avenue.**

9.3.10 Parking

Resident parking should be in small, defensible open parking lots or should be located in locked, defensible garages screened from view from the road. Visitor parking should be in public view and easily accessible near the main entry. Parking lots should have landscaping to separate every fourth parking space. **Complies.**

9.3.12 Services

Provision should be made for emergency vehicles, moving vans, and service vehicles. **Complies.**

Erect a gated and covered structure to contain residents' garbage and recycling materials, with landscaping to screen it. The enclosure should be in a central location, but away from communal amenity space and designed to complement the unit design. **Complies.**

9.3.13 Security

Developments should provide for both internal unit privacy and passive surveillance of internal roadways and communal amenity areas to enhance safety and security for residents. **Complies.**

9.3.15 Equitable Access

Units should be designed to be universally accessible in all multiple family developments, or be adaptable for conversion. **These are three-storey units and this guideline is not applicable.**

Development surrounding the subject site is as follows:

- To the north, are three (3) single-family dwellings and across Dixon Avenue is the Garden City Shopping Plaza;
- To the east, are the Dixon Court Townhouse Complex and the Plymouth Brethren School/Church Complex;
- To the south, are six (6) single-family dwellings and the Plymouth Brethren School/Church Complex; and
- To the west, across Garden City Road is Palmer Park.

Staff Comments

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

Development Coordinator Comments

1. The addressing of units facing Garden City Road needs to be resolved. *All units will be addressed off Dixon Avenue.*
2. This Development Permit application is subject to the terms and conditions of the rezoning. (i.e. Richmond rezoning file RZ 02-202113). The following items were required to be dealt with prior to final adoption of the rezoning.
 - 1) Consolidate the properties into one parcel;
 - 2) Enter into a standard Servicing Agreement for the construction of frontage improvements along:
 - Dixon Road including a 1.5 m concrete sidewalk, a 2 m grass boulevard, street trees at 9 m spacing and street lighting from the east property line of the site through to Garden City Road;
 - Garden City Road including a new 1.5 m concrete sidewalk and a 1.39 m grass boulevard with street trees at 9 m spacing;
 - 3) Provide a 6.3 m right-of-way for a public lane complete with curbs, lighting and a sidewalk;
 - 4) Provide an access easement for future possible vehicular or pedestrian access to the single-family properties to the north and south of the subject site at the north and south ends of the western driveway;
 - 5) Provide a covenant for pedestrian access from Garden City Road through to the multi-family housing project to the east of the site;
 - 6) Provide a \$10,000 contribution toward an overhead illuminated pedestrian crossing from Dixon Road through to the school/park site;
 - 7) Provide a \$21,000 contribution towards park improvements; and
 - 8) A Development Permit completed to an acceptable level as determined by the Manager of Development Applications.

The applicant will have complied with all the conditions associated with the rezoning application prior to the Development Permit Panel meeting.

Zoning and Building Comments

1. The applicant is encouraged to submit a preliminary building code analysis. ***The applicant has complied.***
2. As a requirement of the Building Permit, the developer will be required to pay 'Development Cost Charges', 'School Site Acquisition Charges' and 'Servicing Costs'. ***Acknowledged by the applicant.***

Fire and Emergency Access Comments

1. Ensure the travel portion of required access lane is a minimum of 7.3 m clear. The access route must not be obstruction by mature tree growth. Any turns along a required fire and emergency access route must have a minimum 12 m centre line radius. Provide hydrants in accordance with City Engineering standards. ***The primary lane has been designed in accordance with BC Building Code access routes. The total width of the access route is 7.3 m. See attached site plan. Hydrants will be designed as per the current edition of the BC Building Code and will be indicated on the civil engineering drawings.***

Urban Design Comments

1. The applicant has submitted a tree survey which identifies 28 existing site trees of 15 cm (6 in.) caliper or larger. The applicant proposes to retain two (2) trees. The applicant is encouraged to either retain more existing site trees or provide two (2) replacement trees at 10 cm (4 in.) caliper in size for each proposed tree removal greater than 15 cm (6 in.) caliper. ***It has since been determined that there are 27 existing site trees that are 15 cm in caliper size or greater. The applicant proposes to retain three (3) existing site trees and has agreed to provide replacement trees at a rate of two (2) replacement trees at 10 cm in caliper size for every proposed tree removal over 15 cm in caliper size. Therefore, the applicant proposes 48 replacement trees at a minimum 10 cm in caliper size.***
2. Regarding the proposed built form, staff encourage the applicant to consider the following:
 - Incorporate a secondary cladding material such as hardi-plank or heavy textured stucco in order to add more variety and greater visual interest to the exterior of the units; and
 - Increase the amount of wood trim and the level of wood detailing on the exterior especially if heavy textured stucco is proposed as the principal cladding material. ***The applicant has added hardi-plank horizontal siding at the lower level of the three-storey townhouse units (i.e. Building Types 3 and 4). The applicant currently proposes a textured stucco rain screen cladding for all other façade treatments however the size of exterior wood trim around doors and windows has been increased.***
3. Regarding the lane design and layout, the applicant is requested to consider the following:
 - The travel portion of the lane (i.e. asphalt paving) should be a minimum of 6.096 m (20 ft.) wide;
 - The travel portion of the lane should be defined with 0.15 m wide cast-in-place concrete, roll-over curbs on both sides;
 - There should be a minimum 0.914 m (3 ft.) wide sidewalk on one side of the lane. The paving surface for the sidewalk should be cast-in-place concrete or better. The sidewalk along the secondary lane is not required;

- In addition, there should be a minimum distance of 9.754 m (32 ft.) from building face to building face along the lane. This should permit enhanced greening of the lanes with periodic planting areas on both sides of the lane that are a minimum of 1.219 m (4 ft.) wide;
 - The applicant is also requested to provide additional greening of the lane (i.e. both street trees and shrub planting);
 - Regarding visitor parking along the laneway, the applicant is also requested to consider reducing the number of visitor parking stalls from 5 to 3 vehicle parking spaces;
The applicant has confirmed that the travel portion of the lane is 6.1 m wide, the lane is defined with 0.15 m roll over curbs on each side, and there is a 0.915 m wide sidewalk on one side of the lane. The minimum average distance between building faces is proposed as 9.754 m along the primary lane. The applicant has agreed to provide additional greening along the lane. Since the applicant is providing more parking for each unit (i.e. 2 spaces per unit rather than 1.5 spaces per unit) the applicant has reduced the amount of visitor parking spaces from 5 to 3 spaces.
4. Annotate the specific type and extent of proposed boulevard improvements on both the site plan and the landscape plan. ***The applicant has complied.***

Community Planning Comments

1. Ensure that the pathway to the east property line is designed to permit not block or impede pedestrian access to neighbouring townhouse development at 9088 Dixon Court and that the lane has the appearance and character of a 'public lane' rather than a private driveway.
There is a covenant for a pedestrian walkway between Garden City Road and the Dixon Court townhouse complex to the east. The applicant has proposed to mark both ends of the walkway with a trellis but not block access with a gate or door. The primary lane will be a public lane and designed accordingly with curbs, drainage and overhead lighting. In addition, the applicant proposes a walkway adjacent to the west side of the lane.

Transportation Comments

1. A Public Rights-of-Passage (P.R.O.P.) right-of-way is needed from Dixon Avenue to the south property line. ***The applicant has complied.***
2. In order to allow future access for the potential redevelopment of the three (3) properties to the north-east of the subject development, a P.R.O.P. right-of-way or cross access agreement is requested including the east-west aisle. Since it is not clearly understood which laneway would be extended to service the redevelopment of existing lots to the south of the subject site, the applicant is requested to provide a P.R.O.P. right-of-way or cross access agreement on all proposed lanes for the subject site. ***The applicant has complied.***
3. Aisle widths do not meet bylaw requirement of 7.5 m (24.606 ft.), which will be needed especially for areas where Fire Department may need to stage their trucks. Transportation Department staff will accept 6.706 m (22 ft.) for aisles other than for fire staging. These dimensions are measured from inside curb to inside curb. ***While Transportation staff comments request a 6.706 m (22 ft.) wide travel portion for the lane (i.e. inside curb to inside curb), the Development Applications staff request a 6.096 m (20 ft.) wide, travel portion for the lane. Since the Transportation staff are currently reviewing the minimum acceptable lane widths for private roads/lanes on development sites, the applicant is***

instructed that the minimum width for the travel portion of the lanes in this instance should be a 6.096 m (20 ft.).

4. It is not clear what the curb line is as there are areas where the alignment bends sharply. More detailed refinement and smoother transition of the curb alignments are required. Curb line should be clearly indicated. ***The applicant has complied.***
5. Dimensions for visitor's parking stalls should be indicated and must meet the bylaw requirements. Note that when a parking space adjoins a fence or other structure greater than 0.3 m in height, the width of the parking space should be increased by 0.3 m in order to enable convenient opening of vehicle doors. ***The applicant has complied.***
6. Ensure refuse and recycling trucks will be able to manoeuvre for pick-ups without blocking access for other vehicles. ***The applicant has provided a common refuse and recycling enclosure at the Dixon Avenue entry to the project.***

Engineering and Public Works Comments

1. As a requirement of the rezoning, the developer is required to design and construct off-site improvements along both frontages on Dixon Avenue and Garden City Road. See the Development Coordinator comments above. The Dixon Avenue improvements are intended to extend eastward to Garden City Road. The design should also include any sanitary sewer relocation, which might be required, and a design for the north-south laneway that will also serve as a driveway through the site. The developer is required to enter into a standard Servicing Agreement for the construction of the above works. ***The applicant has complied however, City of Richmond staff have accepted a Preliminary Service Agreement in lieu of the Standard Service Agreement in order to facilitate a more expedient processing of the rezoning application.***
2. As a requirement of the Development Permit, the developer is required to grant a 6.3 m right-of-way to accommodate the north-south laneway through the site. ***The applicant has complied.***
3. In addition, the developer is required to grant a covenant for the east-west walkway that would permit a pedestrian connection between Dixon Court, the neighbouring townhouse development to east of the subject site and Garden City Road. ***The applicant has complied.***
4. Finally, a new utility right-of-way will be required to accommodate the sanitary sewer relocation. ***The applicant has complied.***

Refuse and Recycling Comments

1. This development will be on City's blue carts (multi-family) recycling program. The recycling enclosure will be big enough for approximately 3 to 4 recycling carts. This development can apply for City's garbage collection. ***Acknowledged by the applicant. The applicant has provided a common refuse and recycling enclosure at the Dixon Avenue entry to the project.***

Advisory Design Panel Comments

This project was presented to the Advisory Design Panel on Wednesday, December 4, 2002. At that time, the Panel had several comments, but it was the consensus of the Panel that this project move forward subject to the satisfactory resolution of the following conditions. The Advisory Design Panel critique and comments are followed by the applicant's response, noted in ***bold italics***.

1. The landscape of the seating areas should provide for good visual surveillance. The front door of the south-east unit was concealed. ***The door of this unit is visible from the lane and the extension of the lane with increased traffic and surveillance for this unit.***
2. More wood trim was desired. A wood trim treatment of the windows on Dixon Avenue was suggested. The request for a variance on Garden City Road was questionable. The ***applicant has complied.***
3. A good project with good massing and varied roof forms. The entries and garages on the same façade would provide for a well-used lane. More attention could be paid to the paint and materials intended. Something should be done at the crossroads to improve the design statements. The colour schemes are confusing and need work. The continuation of common elements was good although a suggestion was made for metal fence posts. ***The applicant has introduced a secondary cladding material on the larger three-storey townhouse units and adjusted the colour scheme and submitted revised colour architectural elevations.***
4. The variety was appreciated, as were the pictures of the surrounding context. The variances were supported for what is evidenced in the project. The variety and articulation of the duplexes were good, however, the colour was not robust enough. The exterior character of the A4 Unit appeared to be a different design type than the other townhouse units. Unit entrances could be emphasized more strongly. The variation in the hip and gable roofs was effective; the rendered elevations were appreciated. It was suggested that fences along the side yards could be pulled back to the setback line to open the view of the semi-open spaces. It was questioned whether fencing was needed if hedge rows and cedar trees were proposed. ***The applicant has revised the colour scheme and proposed low semi-transparent lattice fences perpendicular to the east property line which would only partially separate the rear yard spaces. Plant material will be used to create semi-private open space in the rear yards.***
5. The presentation material was helpful and well presented. The building colours were of concern, as were the site planning and some of the landscape plans. Previous projects have been requested to turn units so as to not have back yards on the roadway. It was questioned whether the layout of the centrepiece could be altered so that it is not surrounded by an asphalt road. Not enough green space has been provided for planting. The width of planting areas along the lane was questioned and slivers of grass were discouraged. A suggestion was made to alternate tree planting. A smaller tree species than *Cedrus deodara* was suggested. The amenity area should contain play equipment. The pathway should be embellished with pavers. The garbage/recycling area could tie into a fence or arbour so as to detract from the 'little building' feel. The unit fencing could tie into the front entrances. ***The applicant has revised the colour scheme, increased the number trees, planted alternating medium street trees along the lane, added more decorative paving and proposed a masonry and metal picket fence along Dixon Avenue that will integrate with***

the design of the entry kiosks and reflect the perimeter fence of the neighbouring Dixon Court complex.

6. In general, the massing is well done but the colours and finish are questionable. The stone stucco would look good with a heavier wood trim on a smaller scale. If the stucco could be finer other materials could be introduced. The additional trees were good. Agreement for previous comments on landscaping and fencing was made. The long driveway should have additional paver materials, such as at the entrance and the intersection of the lanes. Concern was expressed for the fire truck access and whether there was enough turning room into the secondary lane. The design of the east end of the walkway could be designed as a destination area. It was questionable whether a full metre variance was required to create looseness in the plan. ***The applicant has increased the size of wood trim around windows and doors, provided additional trees, complied with the fencing suggestions and increased the amount of decorative paving. Emergency fire access is not required in the secondary lane and seating has been incorporated along the east-west walkway.***

Analysis

Assessment of the Conditions of Adjacency

North Side of the Subject Site – There are three (3) existing 2-storey single-family dwellings at the northwest corner of the site currently zoned as Single-Family Housing District (R1/C). All proposed buildings on the subject site, adjacent to these existing single family are 2-storey townhouse units and the applicant has provided an access easement for possible vehicular or pedestrian access to these residential properties should they redevelop as a multi-family complex in the future. Across Dixon Avenue is the Garden City Shopping Plaza and the conditions of adjacency to this development appear acceptable. There is a combination of existing wood fences plus a masonry and stucco fence along the property line with the three (3) adjacent single-family residential properties at the northwest corner of the site. The applicant has agreed to repair or replace any damaged fence panels along this property line and to paint the fence along these property lines with the support and permission of the respective owners.

East Side of the Subject Site – There is an existing two-storey townhouse complex known as Dixon Court. All proposed buildings along the east property line of the subject site are two-storey townhouse units. The townhouses on both sites are oriented with rear yards facing each other. There is an existing wood fence on the adjacent property that will separate the two (2) strata lots and the applicant has agreed to repair or replace any damaged panels and paint the fence along the east property with the support and permission of the Dixon Court strata corporation.

South Side of the Subject Site – There is one (1) existing two-storey, single-family dwelling at the south-west corner of the subject site that is currently zoned as Single-Family Housing District (R1/C). All proposed buildings along the south property line of the subject site are two-storey townhouse units and the applicant has provided an access easement for possible vehicular or pedestrian access to the six (6) residential properties between the subject site and Dayton Avenue to the south should they redevelop in the future. In addition, there is an existing church and private school on an adjacent lot to the south-east of the subject site. There is a large hedge on the church/school property that creates a solid buffer between the subject site and this Assembly District (ASY) zone. The alignment of the primary, public lane jogged to the west at the south property line of the subject site to avoid the church/school property in the event that this lane is extended in the future. There is an existing low, wood fence on the adjacent property and the

applicant has agreed to provide a new fence along the south property on the subject site that will consist of a 1.5 m (± 6 ft.) high, solid wood fence from the south-east corner of the subject site to the front façade of the proposed townhouse units along Garden City Road. In addition, the applicant will provide a 1.2 m (± 4 ft.) high, lattice wood screen along the south property line from the south-west corner to the front façade of the proposed townhouse units along Garden City Road. The applicant has agreed to consult with and seek the support of the neighbour regarding the design of this proposed new fence prior to installation.

West Side of the Subject Site – Across Garden City Road is Palmer Park and Garden City Elementary School. The applicant is providing a covenant across the subject site that will allow pedestrian access between the Dixon Court townhouse complex; which is east of the subject site and Garden City Road. In addition, the applicant has provided a \$10,000.00 contribution toward an overhead illuminated pedestrian crossing from Dixon Avenue through to the park/school site

Assessment of the Site Planning and Urban Design

This site with road frontage along both Dixon Avenue and Garden City Road will have only one (1) vehicle access point from Dixon Avenue. The applicant has provided a north-south public lane through the site complete with a walkway and lighting. There is a secondary laneway to the west of the public lane that is not required for emergency fire access. However, the applicant has provided an access easement for vehicular or pedestrian access to the single-family properties to the north and south of the subject site at the north and south ends of the western driveway in case these adjacent properties are redeveloped as multi-family townhouse complexes in the future. The site planning also incorporates a covenant for an east-west walkway connection between the Dixon Court townhouse complex to the east and Garden City Road. All townhouse units are oriented east-west which will ensure that the front and rear areas of each townhouse unit will receive sunlight at sometime of every day. Staff supports the site planning of this development and orientation of the proposed townhouse units.

Assessment of the Architectural Form and Character

The proposed massing responds to the existing two-storey built form around the majority of the subject site. The applicant has responded to suggestions from both the Advisory Design Panel and City of Richmond staff to modify the architectural character of the proposed buildings. The architect has revised the colour scheme, introduced hardi-plank as a secondary cladding material on the first floor of the internal, three-storey townhouse units and increased the size of wood trim around doors and windows in association with the rough or stone-dash stucco cladding façades. The single garage door units permit further articulation of the façades along the lane and the modulated, hip roof adds interest and steps down along the Garden City streetscape at the property lines with adjoining two-storey single-family dwellings. City of Richmond staff support the massing of built form, the use of materials and proposed colours.

Evaluation of the Landscape and Open Space Design

A concern regarding proposed tree removal was expressed by Mr and Mrs. Danny Cheung at 8200 Garden City Road during the Public Hearing regarding the rezoning of the subject property. The applicant has provided a letter date June 27, 2003 signed by Mr. and Mrs. Danny Cheung expressing support for the currently proposed tree retention and replacement proposal. Please see the attached letter. The applicant proposes to remove 24 existing site trees that are 15 cm in caliper size or larger but has agreed to provide a total of 48 replacement trees that will be a minimum of 10 cm in caliper size or larger. The applicant has agreed to increase the planting

along the public lane. The landscape design includes an east-west walkway connection between Garden City Road and the Dixon Court townhouse complex to the east of the subject site. This walkway features an overhead wood trellis at both property lines, periodic placement of benches, decorative paving and ornamental plantings. The landscape design has created appropriate buffering between the public and private realms throughout the site and proposes partial separation between the private rear yard outdoor spaces. The applicant has agreed to repair or replace any damaged existing fence panels along neighbouring properties on the east and west sides of the consolidated subject site with the consent of the respective owners and the developer also agreed to paint the neighbouring fences if appropriate. Furthermore, the applicant has proposed to provide a new fence along the south property line. The landscape detailing is appropriate and consistent with the architectural expression. Staff supports the landscape and open space design of this proposal.

Assessment of Requested Variances


The applicant requests the following variances to the Zoning and Development Bylaw 5300:

1. Reduce the road setback along Dixon Avenue from the required 6.0 m (19.685 ft.) to 0.6 m (1.969 ft.) for a mail kiosk/entry sign and a refuse/recycling enclosure;
2. Reduce the road setback along Dixon Avenue from the required 6.0 m (19.685 ft.) to 5.0 m (16.404 ft.) for building projections on two (2) townhouse units;
3. Reduce the road setback along Garden City Road from the required 6.0 m (19.685 ft.) to 5.0 m (16.404 ft.) for building projections on five (5) townhouse units; and
4. Reduce the minimum lot width requirement from 80 m (262.47 ft) to 40.92 m (134.252 ft.) along Dixon Avenue.

The variances for the mail kiosk/entry sign and the refuse/recycling enclosure are typical of many townhouse projects in Richmond, therefore there are numerous precedents to support this variance request. The variances to road setbacks along both Dixon Avenue and Garden City Road allow for greater articulation of the streetscape façades on both fronting roads. Furthermore, Comprehensive Development District (CD/43) permits bay windows and verandas to project 1 m (3.281 ft.) in the yard setbacks. The lot width variance was identified at the rezoning stage as a non-issue to Richmond staff. City of Richmond staff support the requested variances.

Conclusions

City of Richmond staff supports this Development Permit application and recommend approval.



Brian Guzzi, Landscape Architect
Development Planner - Urban Design
(4393)

BFG:blg

Prior to final approval of the Development Permit, the applicant is required to provide the following:



City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Permit Application
Development Applications Department

(604) 276-4000 Fax (604) 276-4052

Please submit this completed form to the Zoning counter located at City Hall. All materials submitted to the City for a *Development Permit Application* become public property, and therefore, available for public inquiry.

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

Property Address(es): 8220, 8240 GARDEN CITY ROAD & 9020, 9040 DIXON AVENUE

Legal Description(s): LOTS 132, 133, 149, W 1/2 18, PLAN. B142

Applicant: James Simpson ASP ARCHITECTS INC

Correspondence/Calls to be directed to:

Name: JAMES SIMPSON, ASP ARCHITECTS INC.

Address: 3440 WEST 20th AVENUE, VANCOUVER BC.

Tel. No.: 604-738-4261 604-730-8261
Business Postal Code
Residence

asp@asp-architects.com 604-730-8514
E-mail Fax

Property Owner(s) Signature(s): AKI ENTERPRISES LTD

Please print name

or

Authorized Agent's Signature:

Attach Letter of Authorization

[Signature]
JAMES SIMPSON c/o ASP ARCHITECTS INC.

Please print name

AKI

For Office Use

Date Received: 03 25 2002

Application Fee: \$4755.00

File No.: DP 02-219529

Receipt No.: \$3360 #15-0008546

Only assign if application is complete

\$1395 #13-001384



No. DP 02-219529

To the Holder: ASP ARCHITECTS INC.

Property Address: 8220, 8240 GARDEN CITY ROAD AND
9020, 9040 DIXON AVENUE

Address: C/O JAMES SIMPSON
ASP ARCHITECTS INC.
3440 WEST 20TH AVENUE, VANCOUVER, BC V6S 1E4

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 #1 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #2 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plans #1 and #2 attached hereto.
 - e) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - f) Subject to Section 692 of the Local Government Act, R.S.B.C., the building shall be constructed generally in accordance with Plans #1 to #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: ASP ARCHITECTS INC.

Property Address: 8220, 8240 GARDEN CITY ROAD AND
9020, 9040 DIXON AVENUE

Address: C/O JAMES SIMPSON
ASP ARCHITECTS INC.
3440 WEST 20TH AVENUE, VANCOUVER, BC V6S 1E4

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$61,764.00.

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

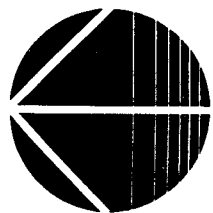
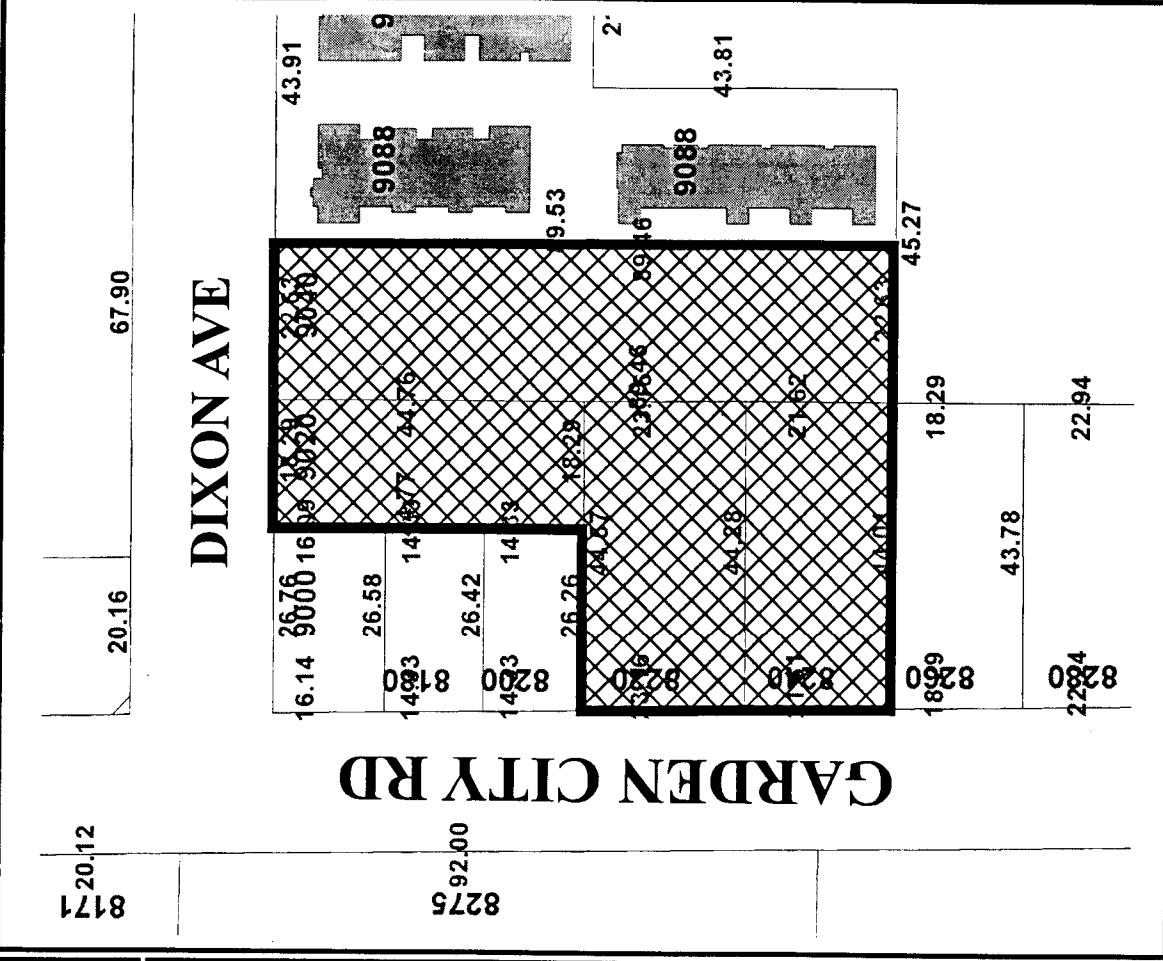
ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF

MAYOR



City of Richmond



DP 02-219529

SCHEDULE "A"

Original Date: 10/31/02

Revision Date: 11/13/02

Note: Dimensions are in METRES

Date: June 27, 2003

To: Mr. Joe Ercig
City of Richmond Development and Rezoning Applications
6911 No.3 Road, Richmond, B.C.


Re: 9020 Dixon Avenue
Development Permit Application: #DP 02-21952

Mr. Ercig,

We have reviewed the current tree retention and replacement proposal with Mr. David Gan representing the developer, 'Dixon Gardens Holdings Ltd.' and support the submission documents dated January 17, 2003 from Mr. James Simpson of ASP Architects Inc.

Yours truly,

Mr. & Mrs. Danny Cheung
8200 Garden City Road
Richmond, B.C.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a flourish that loops back to the left.

asp architects inc
 VANCOUVER, B.C.
 TEL: 604.738.1288 Fax: 604.738.1289
 asp@asp-architects.com

REVISIONS:
 1. CORRECTED PER COMMENTS FROM THE CITY OF VANCOUVER
 2. CORRECTED PER COMMENTS FROM THE CITY OF VANCOUVER
 3. CORRECTED PER COMMENTS FROM THE CITY OF VANCOUVER
 4. CORRECTED PER COMMENTS FROM THE CITY OF VANCOUVER
 5. CORRECTED PER COMMENTS FROM THE CITY OF VANCOUVER
 6. CORRECTED PER COMMENTS FROM THE CITY OF VANCOUVER
 7. CORRECTED PER COMMENTS FROM THE CITY OF VANCOUVER
 8. CORRECTED PER COMMENTS FROM THE CITY OF VANCOUVER
 9. CORRECTED PER COMMENTS FROM THE CITY OF VANCOUVER
 10. CORRECTED PER COMMENTS FROM THE CITY OF VANCOUVER

FEB 03 2003

DP 02-219529

#0.2

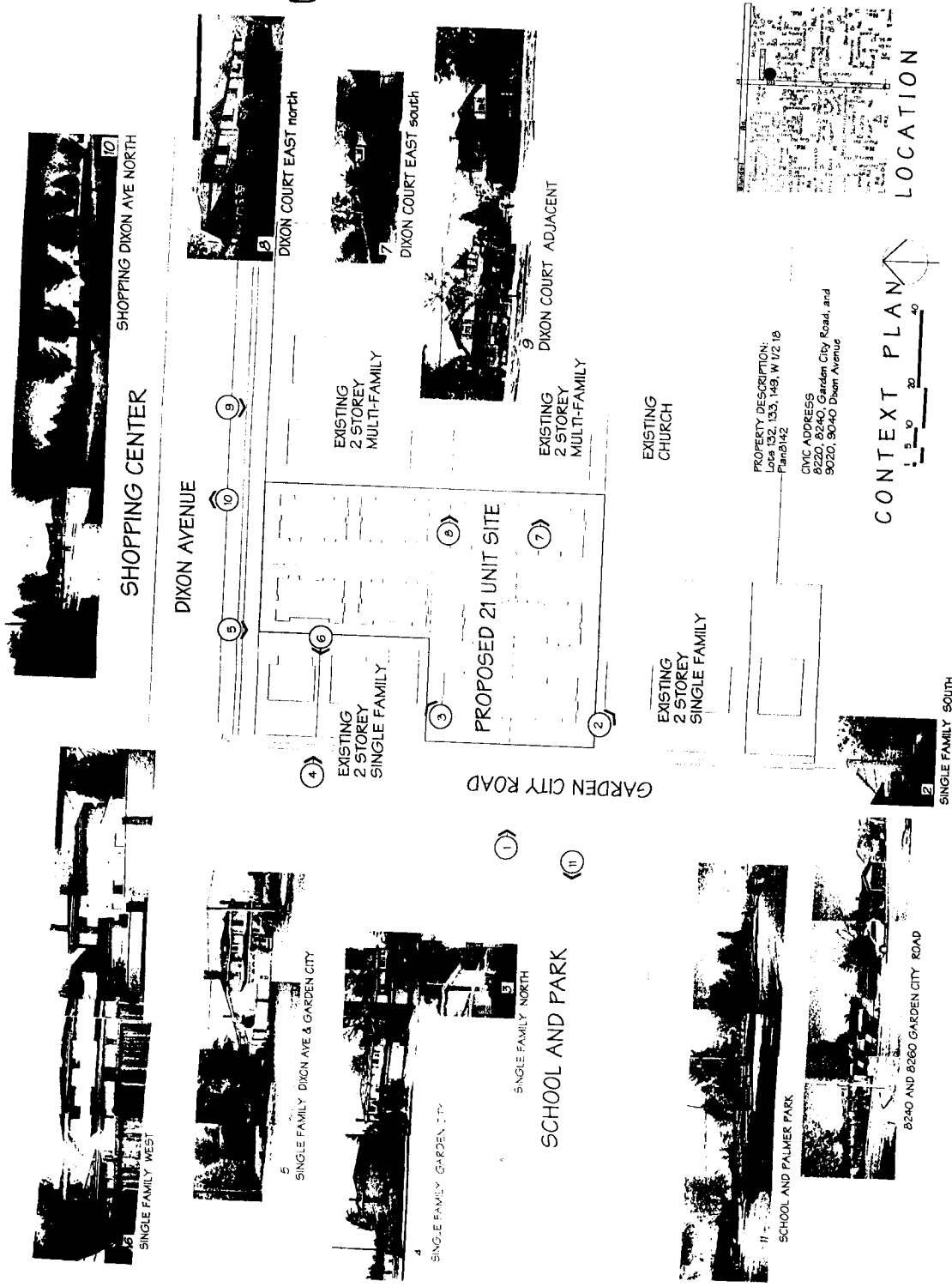
NO. 1014 PER PLAN 2002
 DESIGN PANEL 15/03/03
 OCTOBER 2004, 2005
 DEVELOPMENT REVIEW - 8, 20/04/04

ISSUE:
 PROJECT:
 21 TOWNHOUSES
 GARDEN CITY ROAD 3rd
 DIXON AVENUE
 RICHMOND BC

DRAWING TITLE:
 CONTEXT

Drawn:
 Date:
 Scale:

Project no. drawing no.
 02.76 DPA -2



Drawn:
 Date:
 Scale:

Project no. drawing no.
 02.76 DPA -2



DATE: 02/28/2008
DRAWN BY: M. COOPER
CHECKED BY: M. COOPER
PROJECT NO.: 02.76

PROJECT:
21 TOWNHOUSES
GARDEN CITY ROAD
DIXON AVENUE
RICHMOND BC

DRAWING TITLE:
SITE PLAN

Drawn: [blank]
Date: 02/28/2008
Scale: 1:500

Project no. 02.76
Drawing: DFA -



REFER TO DFA-11 AND DFA-12 BY KEITH KOROLUK
FOR LANDSCAPE DESIGN
REFER TO TOPOGRAPHIC SURVEY BY MATSON PECK AND TOPLESS,
FOR EXISTING SITE INFORMATION

VARIANCE REQUEST for
PROVISION OF GARBAGE
RECYCLING AND MAILBOXES
WITHIN DIXON AVENUE
FRONT YARD SETBACK

VARIANCE REQUEST for
FRONT YARD SETBACK
DIXON AVENUE
REQUESTED 5.0m FROM 6.0m
GARDEN CITY ROAD
REQUESTED 5.0m FROM 6.0m
UP TO 50% OF FACADE

- ASPHALT PAVING
- CONCRETE PAVING
- PERMEABLE PAVING
- BRICK PAVING

SITE AREA: 4826sqm(gross)

FEB 03 2003

DP 02- 2195 29

#2.1

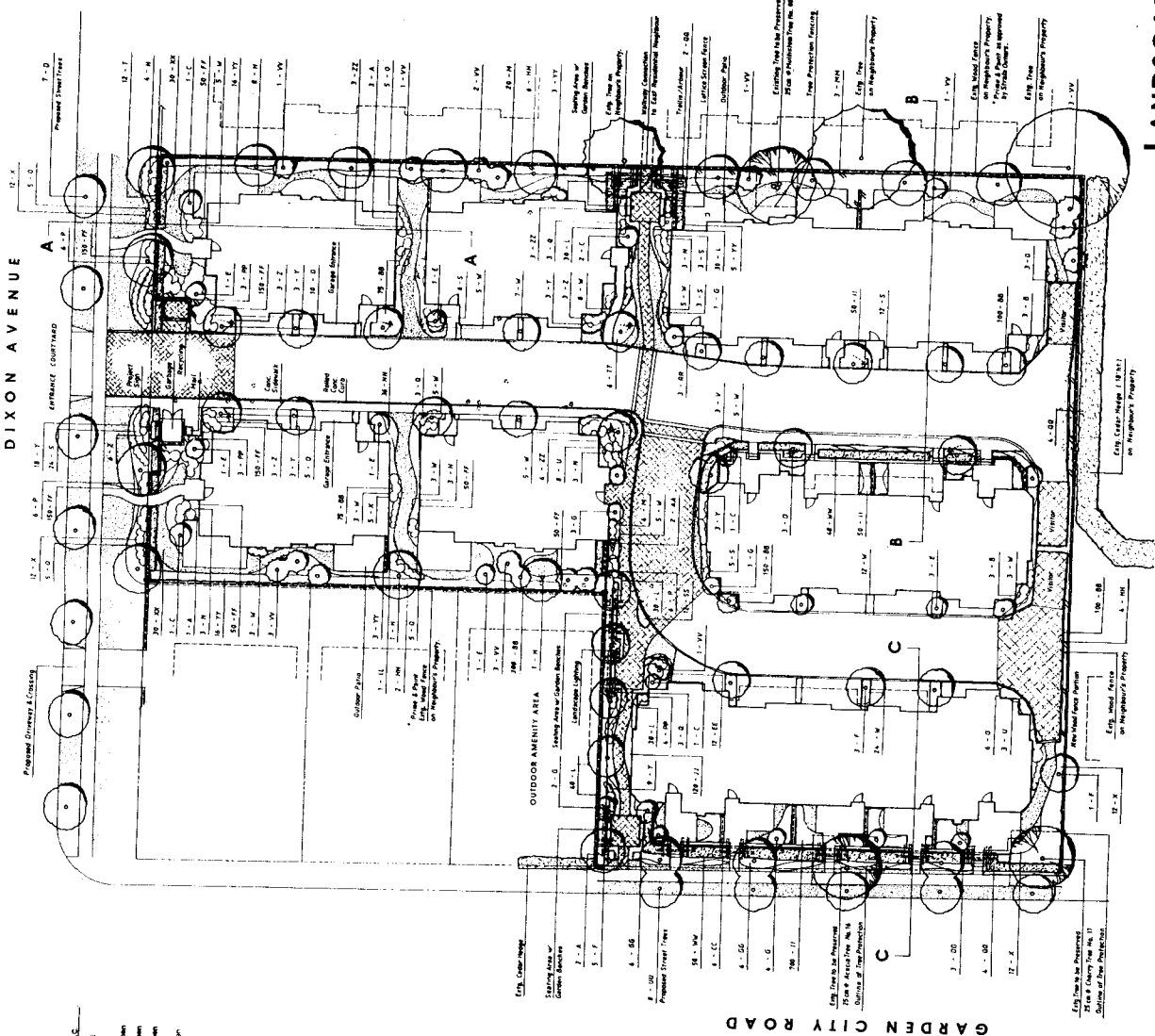
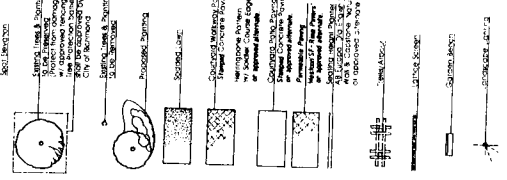
DIXON AVENUE

GARDEN CITY ROAD

LANDSCAPE PLAN

DPA 11

LEGEND



PLANT LIST table with columns for Plant Name, Quantity, and Notes. Lists various tree and shrub species like '10' Calm', '10' Star Magnolia', etc.

NOTES section containing numbered notes (1-10) providing specific instructions and clarifications for the landscape plan.

DESIGN INTENT AND DESIGN RATIONALE section explaining the design goals, such as creating a 'welcoming and vibrant atmosphere' and detailing material and plant choices.

DESIGN TEAM and CLIENT INFORMATION section listing the project name, location, and the names of the architect and landscape architect.

LANDSCAPE PLAN

DIXON AVENUE

GARDEN CITY ROAD

DPA 11



Scale: 1" = 20'

Date: 7 Oct 2002

Project: 1100000000

Client: City of Richmond

Architect: A.S.P. Architects, Inc.

Landscape Architect: RFA Architects, Inc.

Address: 8220, 8240, 8260, 8280, 8300, 8320, 8340, 8360, 8380, 8400, 8420, 8440, 8460, 8480, 8500, 8520, 8540, 8560, 8580, 8600, 8620, 8640, 8660, 8680, 8700, 8720, 8740, 8760, 8780, 8800, 8820, 8840, 8860, 8880, 8900, 8920, 8940, 8960, 8980, 9000, 9020, 9040, 9060, 9080, 9100, 9120, 9140, 9160, 9180, 9200, 9220, 9240, 9260, 9280, 9300, 9320, 9340, 9360, 9380, 9400, 9420, 9440, 9460, 9480, 9500, 9520, 9540, 9560, 9580, 9600, 9620, 9640, 9660, 9680, 9700, 9720, 9740, 9760, 9780, 9800, 9820, 9840, 9860, 9880, 9900, 9920, 9940, 9960, 9980, 10000

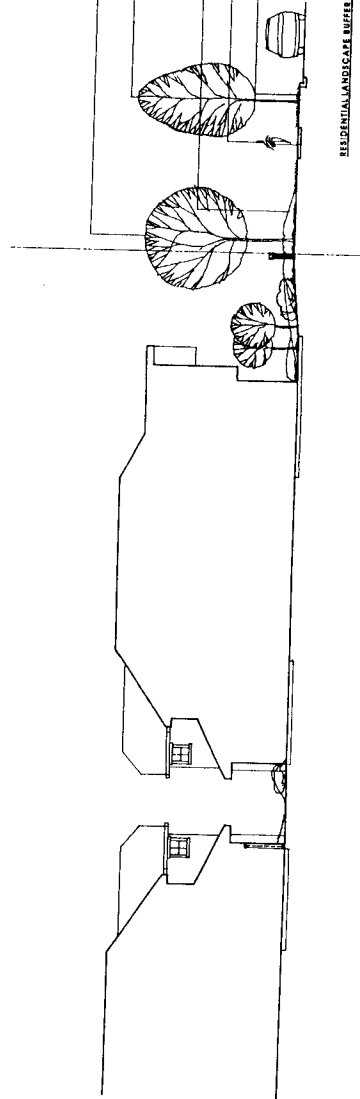
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FEB 03 2003

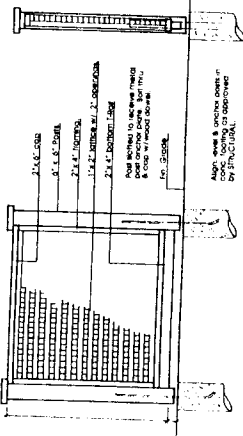
DP 02-219529

#2.2

DIXON AVENUE

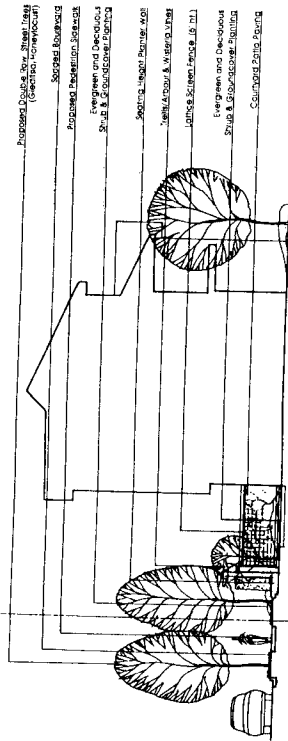


RESIDENTIAL LANDSCAPE BUFFER PLANTING SECTION A
Scale: 1:100

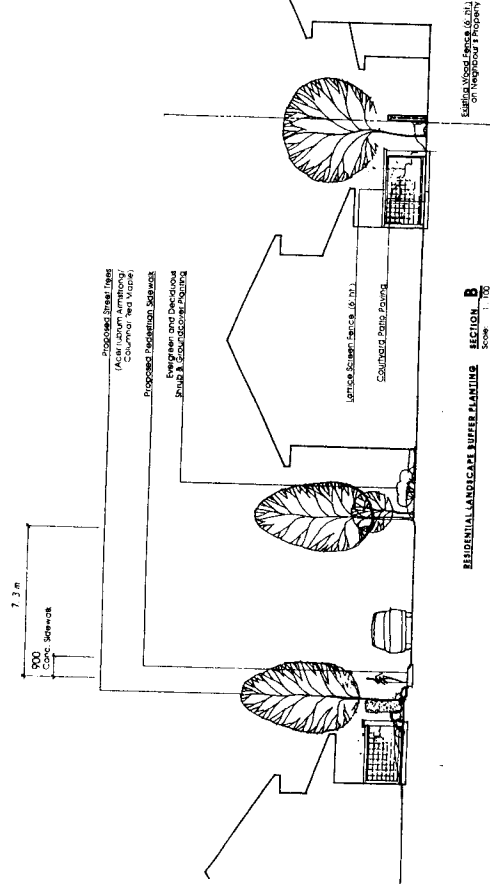


LANDSCAPE BUFFER PLANTING SECTION B
Scale: 1:100

GARDEN CITY ROAD



RESIDENTIAL LANDSCAPE BUFFER PLANTING SECTION C
Scale: 1:100



RESIDENTIAL LANDSCAPE BUFFER PLANTING SECTION B
Scale: 1:100

8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT	8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT	8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT	8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT 8200 KENNEDY AVENUE ARCHITECT
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LANDSCAPE PLAN
 DATE: 1/20/03
 DPA 12

DP 02-219529
 #3.1

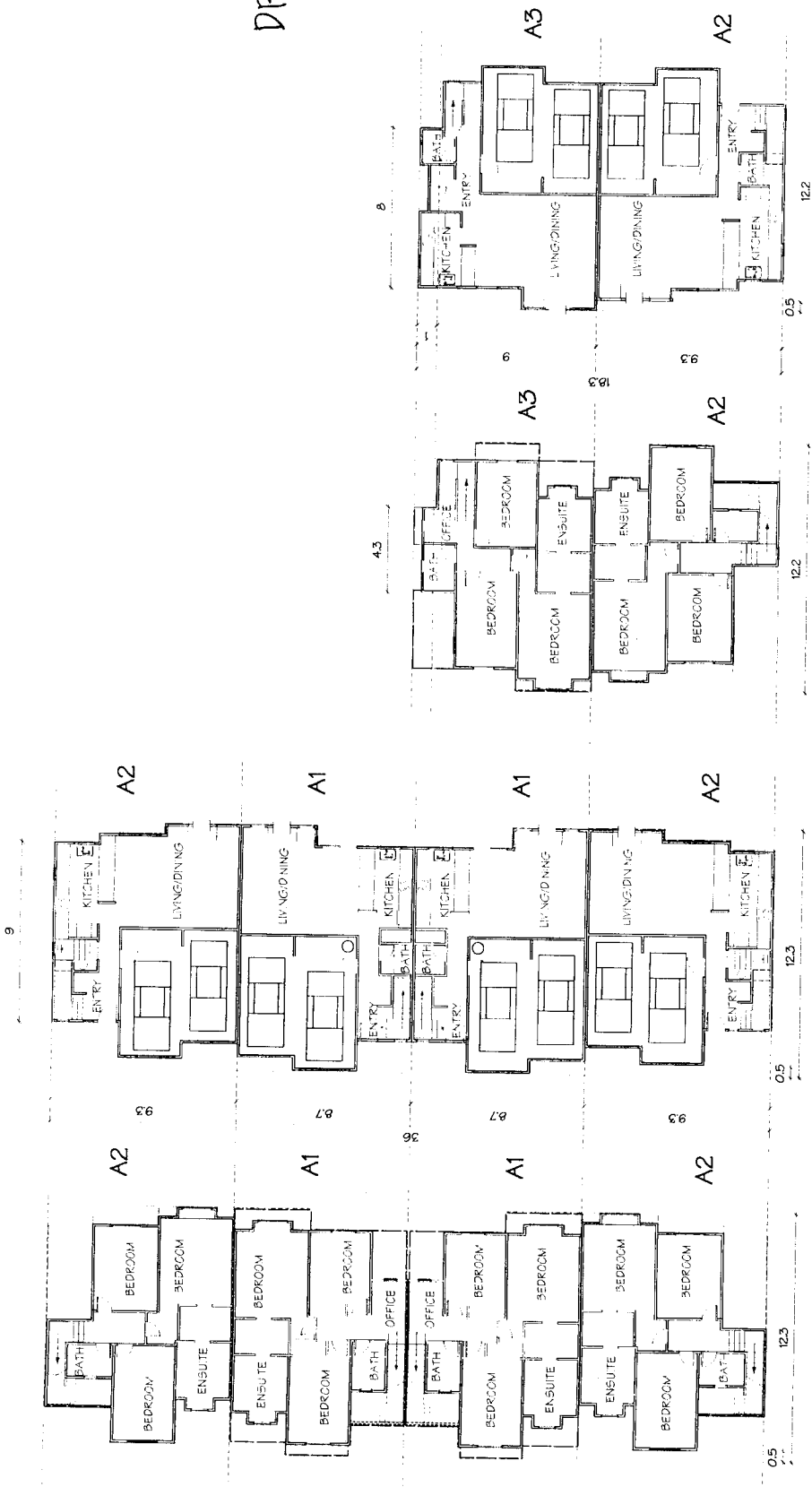
NOVEMBER 2002
 DESIGN FRAME PLAN PERIOD
 27 DECEMBER 2002
 DEVELOPER PERMIT SUBMISSION

ISSUE:
 PROJECT:
 21 TOWNHOUSES
 GARDEN CITY ROAD and
 DIXON AVENUE
 RICHMOND BC

DRAWING TITLE:
 PLANS
 BUILDING TYPE 1 AND 2
 UNIT TYPE A1, A2, A3

Date: 001 25 2003
 Scale: 1:100

Project no. drawing no.
 02.76 DPA -4



FIRST FLOOR PLAN
 BUILDING TYPE 1

SECOND FLOOR PLAN
 BUILDING TYPE 1

FIRST FLOOR PLAN
 BUILDING TYPE 2

SECOND FLOOR PLAN
 BUILDING TYPE 2



asp architects inc.
 VANCOUVER, B.C.
 TEL: 604 736 4361 FAX: 604 736 7574
 asp@asp-architects.com

REVISIONS:
 1. 12/10/03
 2. 01/08/04
 3. 02/03/04
 4. 03/03/04
 5. 03/03/04
 6. 03/03/04
 7. 03/03/04
 8. 03/03/04
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 100. 03/03/04

FEB 03 2003

DP 02-219529

#3.2

NOVEMBER 18, 2002
 DESIGN PANEL REVIEWER
 OCTOBER 29, 2002
 DEVELOPMENT PERMIT SUBMITTAL

ISSUE:

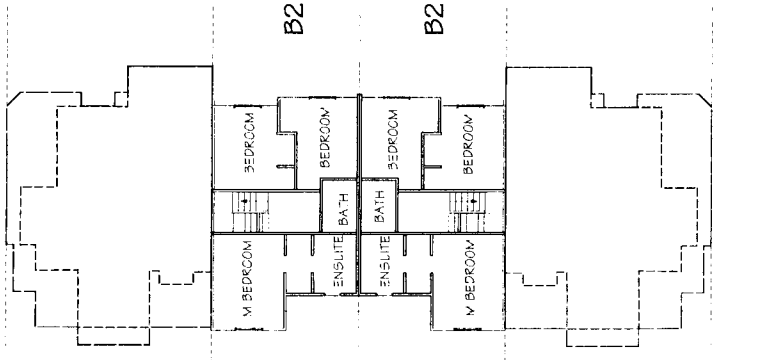
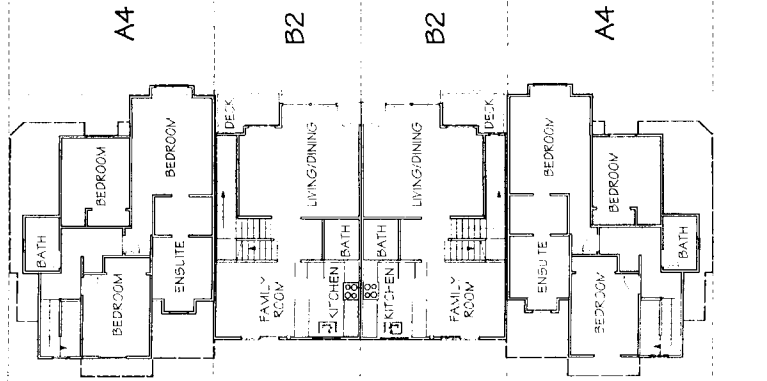
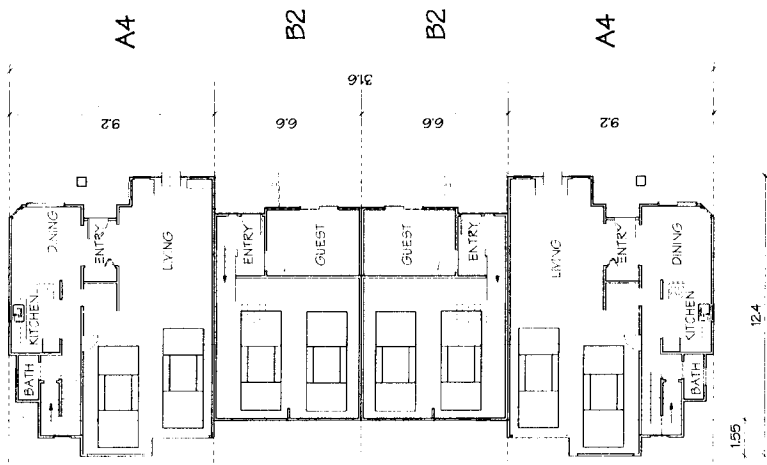
SUBJECT
 21 TOWNHOUSES
 GARDEN CITY ROAD and
 DIXON AVENUE
 RICHMOND BC

DRAWING TITLE
 PLANS
 BUILDING TYPE 3
 UNIT TYPE A4, B2

Date: BP
 Draw: OCT 28 2002
 Scale: 1:100

Project no. drawing no.

02.76 DPA -5



asp architects inc.
 VANCOUVER, B.C.
 11.100 Douglas Road
 #303
 asp@asp-architects.com

REVISIONS:
 1. 2002.08.28
 2. 2002.09.12
 3. 2002.09.26
 4. 2002.10.02
 5. 2002.10.02
 6. 2002.10.02
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 8. 2002.10.02
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FEB 03 2003

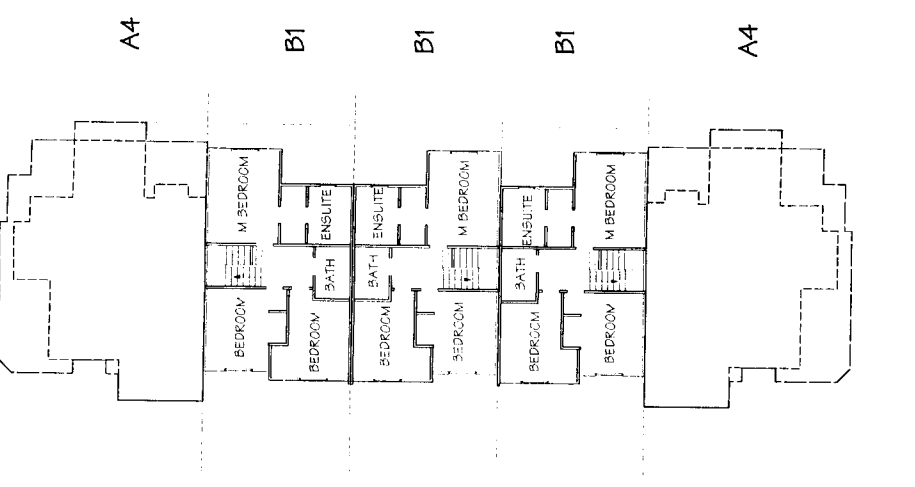
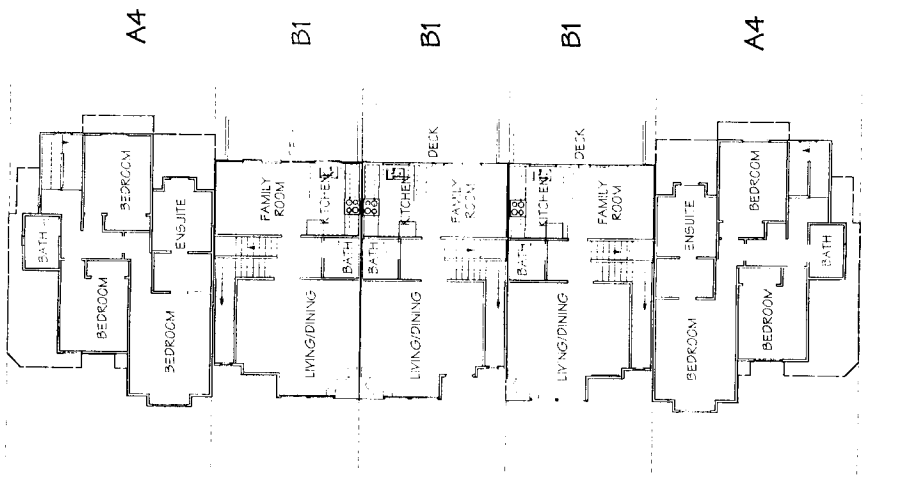
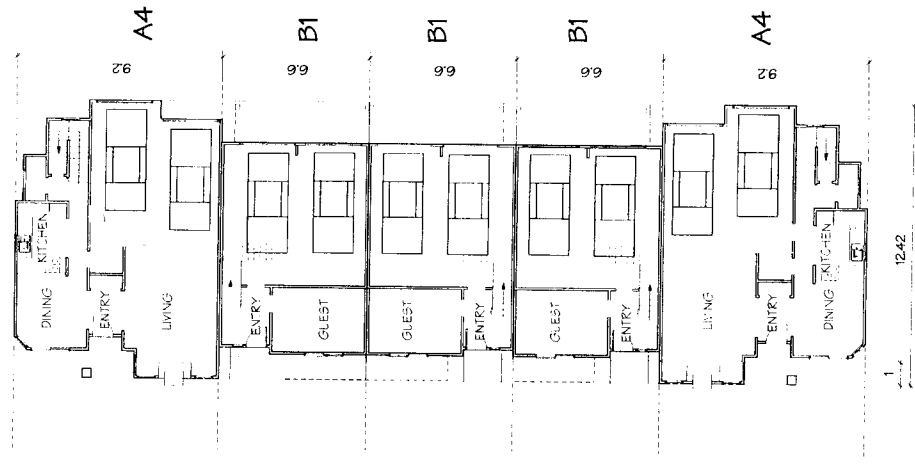
DP
 02-219529
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ISSUE:
 SUBJECT:
 21 TOWNHOUSES
 GARDEN CITY ROAD and
 DIXON AVENUE
 RICHMOND BC

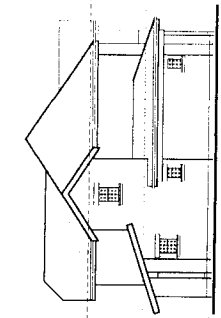
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 PLANS
 BUILDING TYPE 4
 UNIT TYPE A4 AND B1

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 Scale: 1/500

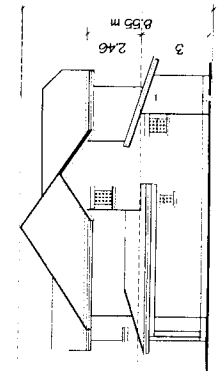
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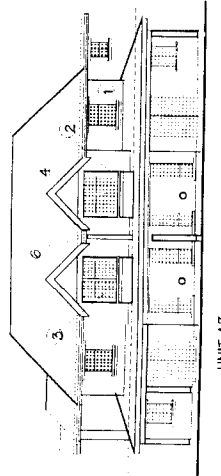
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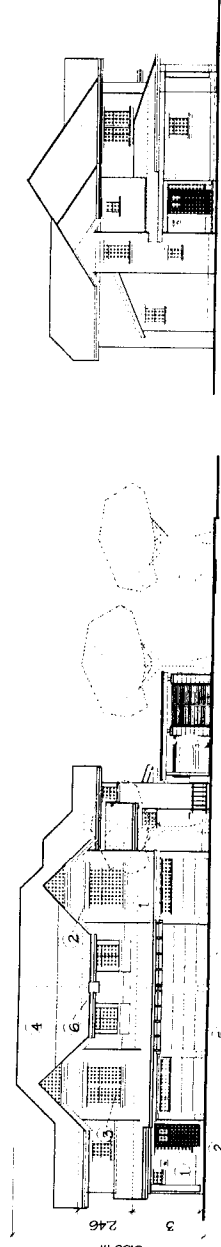
UNIT A2 - SOUTH



UNIT A2 - NORTH

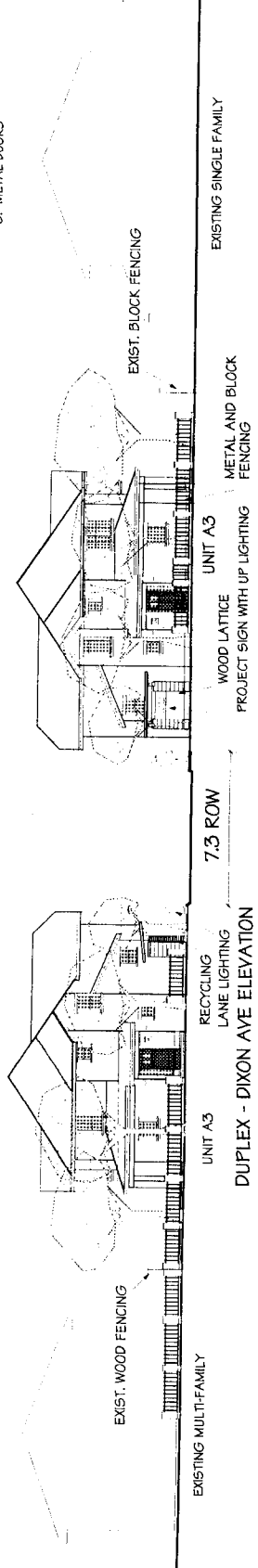


UNIT A2
UNIT A3
DUPLEX - REAR ELEVATION



UNIT A2
UNIT A3
UNIT A5
GARAGE
MAIL
DUPLEX - LANE ELEVATION

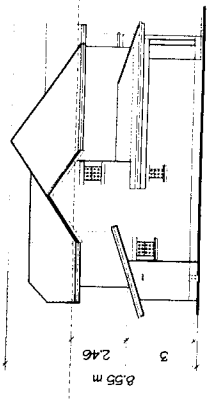
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1. TEXTURED STUCCO RAIN SCREEN
 2. PAINTED WOOD TRIMS
 3. PAINTED WOOD TRIMS
 4. ASPHALT DOUBLE GLAZED WINDOWS
 5. WOOD TRUSS
 6. METAL GUTTERS AND DOWNSPOUTS
 7. METAL PLANTER BOXES
 8. METAL DOORS



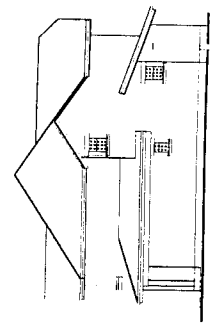
EXIST. WOOD FENCING
EXIST. BLOCK FENCING
EXISTING MULTIFAMILY
EXISTING SINGLE FAMILY
WOOD LATTICE
PROJECT SIGN WITH UP LIGHTING
METAL AND BLOCK FENCING
UNIT A2
UNIT A3
UNIT A5
7.3 ROW
RECYCLING LANE LIGHTING
DUPLEX - DIXON AVE ELEVATION

BUILDING TYPE 1
UNIT TYPE A2 AND A3

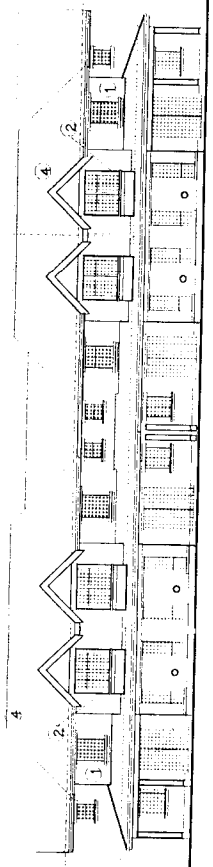




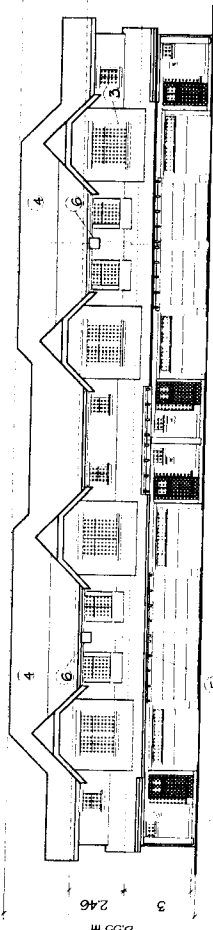
UNIT A2
 SOUTH ELEVATION



UNIT A2
 NORTH ELEVATION



UNIT A2 UNIT A1 UNIT A2
 2 STOREY 4-PLEX EAST/ REAR ELEVATION



UNIT A2 UNIT A1 UNIT A2
 2 STOREY 4-PLEX WEST/ LANE ELEVATION

- EXTERIOR FINISHES
1. TEXTURED STUCCO RAIN SCREEN
 2. PAINTED WOOD TRIMS
 3. VINYL DOUBLE GLAZED WINDOWS
 4. ASPHALT SHINGLES
 5. METAL RAILS
 6. METAL PAINTS AND DOWNPOUTS
 7. METAL PLANTER BOXES
 8. METAL DOORS

BUILDING TYPE 2
 UNIT TYPE A1 AND A2



DP

asp architects inc.
 VANCOUVER, B.C.
 TEL: 604-681-4444 FAX: 604-681-7818
 asp@asp-architects.ca.com

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REVISIONS:

FEB 03 2003

DP 02-219529

#4.3

JANUARY 15th, 2003
 DEVL. PERMIT RE-SUBMISSION
 NOVEMBER 09th, 2002
 DESIGN PANEL SUBMISSION
 DEPARTMENT PERMIT SUBMISSION

ISSUE:

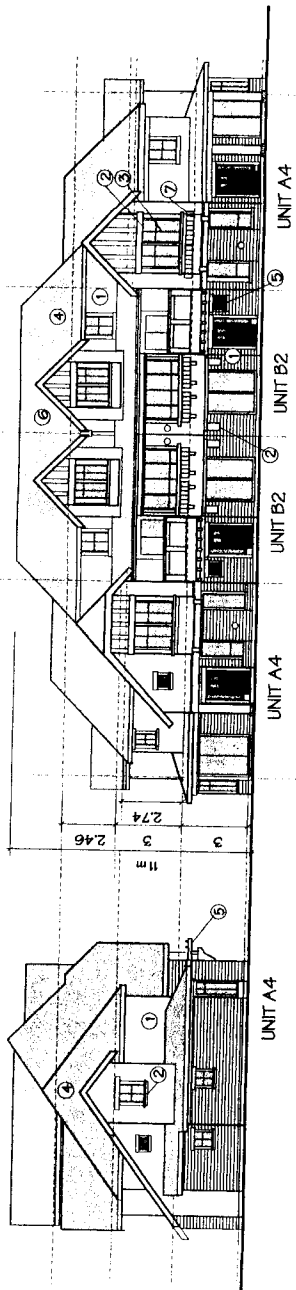
PROJECT
 21 TOWNHOUSES
 GARDEN CITY ROAD and
 DIXON AVENUE
 RICHMOND BC

DRAWING TITLE:

ELEVATIONS
 BUILDING TYPE 3
 UNIT TYPE A4, B2

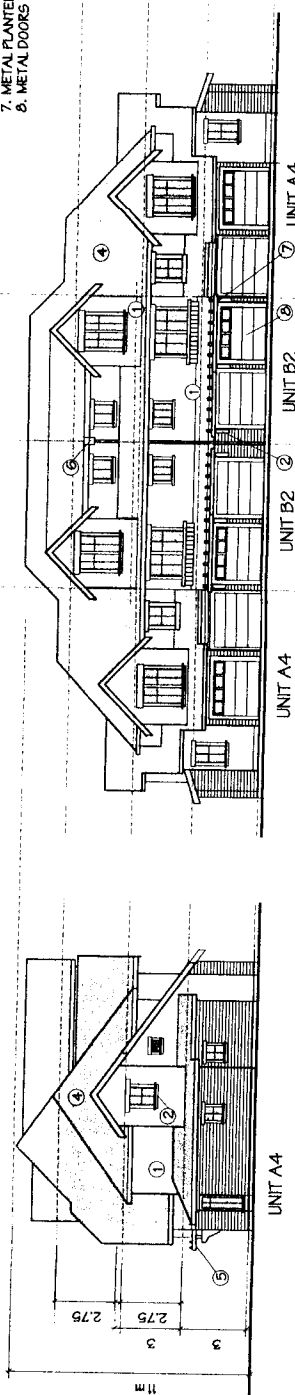
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 Date: 25 OCTOBER 02
 Scale: 1/100

Project no. drawing no.
 02.76 DPA -9



NORTH/SIDE ELEVATION
 EAST/LANE ELEVATION
 WEST/LANE ELEVATION

- EXTERIOR FINISHES
1. TEXTURED STUCCO RAIN SCREEN
 2. PAINTED WOOD TRIMS
 3. PAINTED DOUBLE GLAZED WINDOWS
 4. ASPHALT SHINGLES
 5. WOOD TRIMMINGS
 6. METAL DOWNPIPES AND DOWNSPOUTS
 7. METAL PLASTER DOORS
 8. METAL DOORS



SIDE ELEVATION SOUTH



BUILDING TYPE 3
 UNIT TYPE A2 AND A3