



City of Richmond
Urban Development Division

**Report to
Development Permit Panel**

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: July 9, 2003
File: DP 03-232824
Re: **Application by J.A.B. Enterprises Ltd. for a Development Permit at
7160 Blundell Road**

Manager's Recommendation

That a Development Permit be issued for 7160 Blundell Road on a site zoned Comprehensive Development District (CD/23), which would allow the development of three (3) additional two-storey townhouse units containing a total floor area of 555.170 m² (5,976 ft²) on one (1) combined lot with a total area of 2,298.253 m² (24,739 ft²) and to vary the provision of the Zoning and Development Bylaw No. 5300, as follows:

- a) Reduce the side yard setback along the west property line from 3 m (9.843 ft.) to 2.5 m (8.202 ft.) for a portion of the principal building on one (1) townhouse unit at the southwest corner of the site; and
- b) Reduce the side yard setback along the west property line from 3 m (9.843 ft.) to 2.195 m (7.202 ft.) for a 2-storey box bay window on one (1) townhouse unit at the southwest corner of the site.

Joe Erceg
Manager, Development Applications

BFG:blg
Att.

Staff Report

Origin

J.A.B. Enterprises Ltd. has applied to the City of Richmond for permission to develop three (3) townhouse units at 7160 Blundell Road as a continuation of the new four (4) unit townhouse development to the immediate east.

Background

The adjacent lot to the east (i.e. 7180 Blundell Road) was the subject of a recent rezoning to Comprehensive Development District (CD/23) and an approved Development Permit. The construction of the proposed four (4) townhouse units at 7180 Blundell Road is nearing completion. The current site (i.e. 7160 Blundell Road) is currently under consideration for rezoning from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/23). For details refer to City of Richmond rezoning file RZ 03-223161. As part of this rezoning there were three (3) conditions to be dealt with prior to final adoption, specifically:

1. Lot consolidation of 7160 Blundell Road with the adjacent property at 7180 Blundell Road.
2. Provision of a shared cross-access agreement for the consolidated lot to provide pedestrian and vehicle access to the property to the west (7140 Blundell Road).
3. Provision of a \$3,000 contribution to the Affordable Housing Reserve.

These rezoning conditions will be fulfilled and the rezoning of 7160 Blundell Road adopted prior to the Development Permit Panel Meeting regarding this application.

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

Development Information

Development Information	Current Development Permit Application Stats	Previous Development Permit Application Stats	Combined Development Permit Application Stats
DP Number:	DP 03-232824	DP 02-202437	N/A
RZ Number:	RZ 97-119993	RZ 03-223161	N/A
Zoning:	(CD/23)	(CD/23)	(CD/23)
Address:	7160 Blundell Road	7180 Blundell Road	7160/7180 Blundell Road
Site Area:	919.989 m ² (9,903 ft ²)	1,378.264 m ² (14,836 ft ²)	2,298.253 m ² (24,739 ft ²)
Building Area:	546.438 m ² (5,882 ft ²)	740.227 m ² (7,968 ft ²)	1,286.665 m ² (13,850 ft ²)
Density:	32 du per ha 13 du per ac.	28 du per ha 11 du per ac.	30 du per ha 12 du per ac.
Site Coverage:	38 % Allowed 40 % Proposed	36 % Allowed 25 % Proposed	38 % Allowed 38 % Proposed
F.A.R.:	0.56 Allowed 0.59 Proposed	0.55 Allowed 0.54 Proposed	0.56 Allowed 0.56 Proposed
Parking:	6 Spaces Required 8 Spaces Proposed	7 Spaces Required 9 Spaces Proposed	13 Spaces Required 16 Spaces Proposed

Development surrounding the combined subject site is as follows:

- To the north, across Blundell Road are predominately multi-family residential developments, primarily townhouses plus some single-family residential lots;
- To the east, across a ± 10 m walkway corridor owned by the Richmond School Board is a multi-family residential development of townhouses;
- To the south, are single-family residential lots; and
- To the west, are single-family residential lots.

Findings of Fact

Criteria and policies for the issuance of Development Permits appear in Schedule 1 and Schedule 2 of Bylaw 7100, the Official Community Plan. The staff assessment of compliance with the relevant Development Permit is contained in Appendix 'A' – Assessment of Relevant Development Permit Guidelines below. The applicant has provided a rationale for non-compliance to various Development Permit Guidelines; please see Appendix 'B' (4 pages).

Staff Comments

Development Coordinator Comments

1. Joe Erceg, Manager of Development Applications has agreed to exempt this Development Permit from the requirement to provide a model and presentation of this proposal to the Advisory Design Panel. *Acknowledged by the applicant.*
2. Bylaw 7507 amending the zoning text of Comprehensive Development District (CD/23) to accommodate the increased density and lot coverage and the reduced setbacks was adopted on May 20, 2003. Bylaw No. 7508 rezoning the site will be complete by the date of the Development Permit Panel Meeting regarding this application. *Acknowledged by the applicant.*
3. There are rezoning requirements to be dealt with prior to final Council adoption specifically:
 1. Lot consolidation of 7160 Blundell Road with the adjacent property at 7180 Blundell Road.
 2. Provision of a shared cross-access agreement for the consolidated lot to provide pedestrian and vehicle access to the property to the west (7140 Blundell Road).
 3. Provision of a \$3,000 contribution to the Affordable Housing Reserve.*The applicant was requested to provide the following information to Mr. Al Schmidt in the Richmond Development Applications Department by July 8th 2003 or confirm in writing to him that these rezoning conditions will be completed prior to July 22nd 2003. The applicant has provided written confirmation of the intent to complete the rezoning requirements for 7160 Blundell prior to July 22th 2003 which should allow this development permit application to proceed to the Development Permit Panel meeting of July 30th 2003.*

Urban Design Comments

1. Provide continuous architectural building elevations for all four (4) sides of the subject site (i.e. north, east, south and west). *Complied, the applicant has provided revised drawings.*
2. The applicant was not required to present this project to the Advisory Design Panel but was requested to identify the specific proposed colours and illustrate the proposed colour scheme. *The applicant has not responded to this comment.*

3. The applicant was requested to provide context photos of Phase 1 and the adjacent surrounding buildings. ***The applicant has not responded to this comment.***
4. There has been evidence of buildings in Richmond with water penetration problems. Council adopted the Richmond Building Regulation Bylaw No. 7230 which includes new requirements for building envelope design and field review. While this project does not technically require a building envelope consultant, the applicant is strongly encouraged to engage a building envelope consultant to address potential water penetration issues especially since an architect is not involved with the design of these buildings. Consider extending the roof overhangs, detail how wood trim will be attached and other measures to ensure that water penetration problems do not occur in the future. ***The applicant is not required to involve an envelope consultant and has verbally indicated that no envelope consultant will be involved for this project.***
5. The applicant was requested to provide a tree survey and preliminary arborist report for this site. Please submit a summary assessment from the consultant arborist regarding the existing on-site trees including their condition, appropriateness for preservation or adaptability to the proposed redevelopment strategy and/or replacement strategy if tree removal is contemplated. ***The landscape drawings indicate that an existing cedar tree will be retained in the rear yard. The landscape drawing also indicates that a spruce tree is proposed for removal but the applicant has not provided tree replacement according to the City of Richmond tree replacement guideline (i.e. 2 replacement trees at a minimum of 10cm (4") in caliper for each proposed tree removal greater than 15cm (6") in caliper). The applicant has been requested to provide tree replacement according to the City of Richmond guideline but the applicant has not agreed with this request.***
6. The driveway access to Blundell Road is a temporary access and the intention is to eventually retire this driveway access when the long-term east-west laneway is completed. The applicant was requested to provide a long-term site plan and landscape plan to illustrate the eventual elimination of the temporary access route to Blundell Road. As part of these changes to the site plan, it was recommended that the applicant relocate the two (2) visitor parking stalls along the west property line to the approximate location of the temporary driveway alignment in this future reconfiguration of the site plan. It was also suggested that the applicant eliminate the refuse/recycling enclosure. ***Complies, and a revised landscape drawing has been submitted.***
7. The subject site 7160 Blundell Road (DP 03-232824) has been consolidated with 7180 Blundell Road (DP 02-202437) to create 1 lot. The Richmond School Board owns the public walkway to the east of the combined subject site (i.e. 7180 and 7160 Blundell Road). There are outstanding landscape issues associated with Development Permit DP 02-202437 regarding 7180 Blundell Road. ***The City of Richmond continues to retain a landscape letter of credit for DP 02-202437 at 7180 Blundell Road and the applicant has verbally indicated that a request for general compliance will be submitted to address the outstanding landscape issues but at the time of writing this report no request for general compliance has been received.***

Transportation and Engineering Comments

1. The applicant should provide a cross-access agreement that will allow for a shared driveway with the property to the west, in case that this property to the west is redeveloped for townhouses prior to completion of the east-west lane. ***This is a prior condition to the rezoning and will be fulfilled prior to the Development Permit Panel Meeting.***
2. Removal of the existing driveway crossing for 7160 Blundell Road should be a condition of the Building Permit. All costs associated with the removal and reinstatement of the driveway crossing are the sole responsibility of the developer. ***The applicant has not formally responded to this comment in the staff letter dated May 26, 2003 however, in a subsequent meeting, the applicant has verbally acknowledged this condition.***

Advisory Design Panel Comments

This is Phase 2 (i.e. 3 of 7 townhouse units) of a small townhouse project. Phase 1 of this project was not presented to the Advisory Design Panel since the applicant had complied with the Development Permit Guidelines for the Sunnymede North Sub-Area Plan. This current proposal closely resembles the form and character of the previous four (4) units and it was the assessment of City staff that this project did not require review by the Advisory Design Panel, with the understanding that the applicant work cooperatively with staff to resolve any outstanding issues.

Analysis

Conditions of Adjacency for the Combined Site

South Property Line: Along the south property line, the applicant has proposed a 1.5 m (6 ft.) high wood fence on the property line, complete with tree and shrub planting in the rear yard to provide screening and protect privacy in the rear yards of the adjacent, existing single-family residential lots.

West Property Line: Along the west property line, the applicant has requested setback variances for the townhouse unit in southwest corner of the site. The applicant was requested to remove the visitor parking stall in this location in order to provide additional landscape screening and buffering for the adjacent single-family dwelling. The applicant has relocated the visitor parking stall and currently proposes a 1.5 m (6 ft.) high wood fence on the property line with minimal hedging along this portion of the east property line.

East Property Line of the Combined Site (i.e. 7160 and 7180 Blundell Road): The applicant previously agreed to certain landscape improvements along the east property line of the combined site through the Development Permit for 7180 Blundell Road (i.e. DP 02-202437). In summary, the landscape improvements along the east property line encompassed the following:

1. Off-set the fence line a minimum of 0.914 m (3 ft.) from the east property line.
2. Provide an open metal picket fence with brick columns to from the north-east corner of the site to the approximate mid-point along the east property line.
3. Provision of a pedestrian entry gate to the public walkway along the east property line. This approved design indicates that this pedestrian gate and 1.5 m (6 ft.) high section of wood fence was intended to be off-set 1.524 m (5 ft.) from the east property line.
4. Provision of a 1.5 m (6 ft.) high wood fence from the approximate mid-point on the east property line to the south-east corner of the site off-set a minimum of 0.457 m (1.5 ft.) from the east property line with a jog to permit limited tree planting on the outside of the fence.
5. Provision of significant tree and shrub planting along the east property line on both sides of the proposed fence line.

During the Development Permit negotiations for DP 03-202437 at 7180 Blundell Road, Richmond Planning staff supported the applicant's request to remove a hedgerow of Western Hemlock, Western Red Cedar and Douglas Fir trees along the east property line as a trade-off for a series of other improvements along the east property line, which is adjacent to the public walkway that connects Blundell Road with Ferris School. These improvements were agreed to by the applicant and are reflected on the approved Development Permit drawings. The applicant has not installed the landscape improvements along the east property line of the combined site according to the approved Development Permit drawings for DP 02-202437 at 7180 Blundell Road. The applicant has been requested to install the landscape along the east property line according to the approved Development Permit drawings or involve the landscape architect and submit a request for general compliance for an alternate landscape strategy that will represent an equivalent quality and value as well as achieve the desired urban design and crime prevention objectives. The applicant has indicated that a request for general compliance will be submitted but at the time of writing this report, no request for general compliance has been received.

Site Planning and Urban Design

Staff support the proposed site plan and the current organization of built form and massing on this lot.

Architectural Form and Character

Staff support the character of the proposed detached townhouse units and believes that this form of development is an appropriate transition between multi-family areas to the north and single-family residential development to the south.

Landscape Design

The applicant proposes to remove 1 existing spruce tree that is greater than 15cm (6") in caliper size and the applicant has been requested to provide 2 replacement trees at 10cm (4") in caliper. The has not agreed to provided tree replacement according the City of Richmond guidelines. The applicant has requested side yard setback variances but has provided little landscape screening and buffering to mitigate the impacts of the requested side yard setback variances. Richmond staff have concerns regarding the lack of tree replacement and the minimal landscape screening along the west property line in the vicinity of the requested setback variance.

Variances

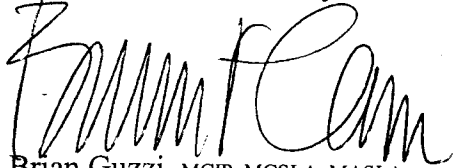
The applicants requests the following two side yard setback variances:

- a) Reduce the side yard setback along the west property line from 3 m (9.843 ft.) to 2.5 m (8.202 ft.) for a portion of the principal building on one (1) townhouse unit at the southwest corner of the site; and
- b) Reduce the side yard setback along the west property line from 3 m (9.843 ft.) to 2.195 m (7.202 ft.) for a 2-storey box bay window on one (1) townhouse unit at the southwest corner of the site.

It is noted that a recent text amendment associated with this site, adjusted the setback requirements for Comprehensive Development District (CD/23). The applicant now requests further minor setback variances. The applicant could revise the architectural design to eliminate these requested variances or alternatively provide appropriate landscape screening and buffering along the west property line. The applicant has not revised the architectural design or provided sufficient landscape screening and buffering along the west property line to mitigate the impacts of the requested setback variances.

Conclusions

This development permit application was exempted from the requirement to provide a model and presentation of this proposal to the Richmond Advisory Design Panel with the understanding that the applicant would comply with all the development permit guidelines and work cooperatively with Richmond staff to resolve any outstanding issues. The applicant has not complied with the City of Richmond tree replacement guidelines and has not provided sufficient landscape buffering and screening along the west property to mitigate the impacts of the requested setback variances. Richmond staff will continue to negotiate with the applicant regarding these two issues and provide an update to the Development Permit Panel. This project is marginally acceptable and Richmond Planning staff conditionally support this development application subject to the satisfactory resolution of these issues.



Brian Guzzi, MCIP, MCSLA, MASLA

Registered Planner/Landscape Architect
(loc. 4393)

BFG:blg

1. Submission of a landscape Letter of Credit to the City of Richmond in the amount of \$19,806.00 prior to final Council adoption of the Development Permit.

Appendix 'A' – Assessment of Relevant Development Permit Guidelines

Criteria and policies for the issuance of Development Permits appear in Schedule 1 and Schedule 2 of Bylaw 7100, the Official Community Plan. The City of Richmond staff assessment of compliance follows the relevant Development Permit Guidelines in *bold italics*.

Schedule 1, Bylaw 7100, the Official Community Plan

9.3. Multiple-Family Residential Development Permit Guidelines (Townhouses)

9.3.1. Fire Access

1. 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

1. 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

1. Townhouses should be designed in clusters of 25 units or less and defined by publicly accessible open spaces and roadways. ***Complies.***
2. Maximum number of townhouses in a row is 6 units, increased to 8 if adjacent rows are separated by broader open areas. ***Complies.***

9.3.2.B. Scale and Form

1. Where multiple family units adjoin single-family homes, design units with greater setbacks above the ground floor, special landscape measures and/or orientating living areas away from neighbours. ***Complies.***
2. Townhouses to be compatible in scale and form with surrounding area. ***Complies.***
3. Provide a transition between townhouse units and single-family homes by building duplexes along property lines with a minimum spacing of 3 m (9.8 ft.) between each duplex. ***Does not comply.***
4. Maximum transition height gradient of 26 degrees between townhouse development and property lines. ***Complies.***
5. End units to be one-storey in height where adjoining single-family homes. ***Does not comply.***
6. Articulate building façade with projections, recesses, solids and voids, chimneys and multi-paned windows. ***Complies.***
7. Reduce the apparent height of buildings with treatment that avoids sheer blank walls and promotes recognition of individual storeys (eg. use of trim, secondary roof elements, building recesses). ***Complies.***

9.3.3. Streetscapes

1. Vehicle and pedestrian access should be specifically marked or separated from each other and appropriately located. ***Complies.***
2. Individual front doors to grade level units along public streets. ***Complies.***

9.3.3.A. Pedestrian Pathways

1. Pathways should be treated with decorative surfaces and landscaped. ***Complies.***
2. Orientate windows, entries and balconies on adjacent buildings towards paths to maximize visibility. ***Complies.***

9.3.5.B. Entrances

1. New developments should promote the provision of individual grade-level entries to units wherever possible. **Complies.**
2. 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.**
3. Townhouses fronting residential streets should have their main pedestrian entrances on the street side. **Complies.**
4. Incorporate human-scale elements (windows, doors, roof elements, trellises etc) into the building façade visible from the street. **Complies.**
5. Main entrances to units should not be adjacent to, or on the same façade as garage doors.

9.3.5.C. Garages

1. Garage doors to occupy no more than 60% of the building width as seen from the internal road. **Complies.**
2. Garage doors to be a max. width of 4.9 m and max. height of 2.1 m. **Complies.**
3. 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

1. 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

1. 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.**
2. Should be located on the south face of buildings and linked directly to outdoor amenities and public walkways. **Not applicable.**

9.3.9.B. Outdoor Amenity Space

1. 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.**
2. 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. **Not applicable.**
3. For developments over 20 units in size, provide a minimum of 2.5 m² per bedroom (excluding master bedroom) for children's play area, paved with a durable material. **Not applicable.**

9.3.10. Parking

1. 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

1. Provision should be made for emergency vehicles, moving vans, and service vehicles. **Complies.**
2. 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. **Does not comply.**

9.3.13. Security

1. 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.**

9.3.14. Acoustics

1. Traffic noise to be screened from residential units in order to maintain a maximum ambient sound level of 35 dBA for indoor spaces and 55 dBA for outdoor private spaces. Where private outdoor space is adjacent to arterial roads, building should be setback 12 m (39.37 ft.) in order to allow space for landscaping, fencing and berming. **Does not comply.**

9.3.15. Universal Access

1. Units should be designed to be universally accessible in all multiple family developments, or be adaptable for conversion. **Does not comply.**

Schedule 2.6, Bylaw 7100, Sunnymede North Sub-Area Plan**8.0 Development Permit Guidelines****8.2.1 Settlement Patterns****.1 Building Treatment**

- .1 Design buildings with a main orientation towards Blundell Road and the internal roadways of the projects. Fenestration in facades facing the internal roadways and open spaces should be carefully arranged to provide for internal unit privacy, yet convey a perception of "eyes of the street" enhancing safety and security for residents. **Complies.**
- .2 Create highly visible and identifiable principal building entrances through the use of landscape and prominent architectural components such as gateways and covered porches to emphasize the transition from public and semi-private spaces to each unit's private space. Entrances should provide protection from the elements of the weather. Use low level landscaping and/or consider the use of changes in grade to ensure the privacy of an individual unit's private open space without the use of high fences. (The grade change should be no more than .61 m (2 ft.) to .91 m (3 ft.) and should occur between the curb and the main door of each unit). **Complies.**
- .3 Stagger units along main east-west internal roads. **Complies.**

.2 Pedestrian Treatment

- .1 Establish clear and appropriate pedestrian connections between private residences and semi-public areas. **Complies.**
- .2 Ensure that the units located directly adjacent to Blundell Road have their front doors facing Blundell Road with a pathway connecting from the sidewalk to each doorway. All of the other units in each development should have their front doors facing the internal roadways. **Complies.**
- .3 Locate secondary entrances from private residences onto common walkways located between developments. **Complies.**
- .4 Provide internal walkways extending from Blundell Road through each development area to the internal east-west road systems. Define the entrances to the internal north-south walkways by providing arrival plazas. The arrival plazas should consist of the following elements: widened hard surfaces with distinctive paving patterns, arbours, and accent planting. **Complies.**
- .5 Use walkways, rather than fences, to separate the development areas. Provide low level landscaping and lighting on both sides of the walkways. **Complies.**

.3 Vehicular Treatment

- .1 Minimize the number of vehicular access points from Blundell Road as shown on Attachment 2. **Complies.**

- .2 Consider the use of traffic circles or landscaped medians to visually and physically direct people to the separate projects included in each development area. **Complies.**
- .3 No gates are permitted at the main vehicular accesses to the internal roadways or between projects within each development area. **Complies.**
- .4 Use "gentle" tangent curves along internal road systems to create more interesting roadways. **Complies.**
- .5 Traffic noise should be screened from residential units in order to maintain acceptable ambient indoor sound levels. All Development Permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics. This report shall demonstrate that noise levels in a weighted 24-hour equivalent sound level (defined simply as noise level in decibels) will not exceed:
 - bedrooms – 35;
 - living, dining and recreation rooms – 40;
 - kitchen, bathroom and hallways – 45.

Does not comply.

8.2.2 Massing and Height

.1 General

- .1 Reduce the scale of building forms adjacent to semi-private open spaces, pedestrian walkways, main vehicular entrances and adjacent to the Sunnymede single-family neighbourhood to the south through the use of secondary roof elements of a human scale such as covered porches or trellis elements. **Complies.**
- .2 Units should have their massing designed to provide articulation to the streetscape both vertically and horizontally. Flat street fronts are unacceptable, as are continuous cornice lines. **Complies.**

8.2.3 Architectural Elements

.1 General

- .1 Incorporate human scale elements (windows, doors, roof elements, trellis, etc.) into the building facade visible from the street. **Complies.**
- .2 Ensure that balconies to upper floors facing Blundell Road are small and cantilevered, giving minimal exterior access. Their design should be treated like a decorative exterior element enhancing the building's articulation and massing. **Not applicable.**

.2 Roofscapes

- .1 Construct pitched roofs of various heights with a minimum slope of 6 to 12 with gable ends and dormers to create diversity. **Complies.**
- .2 Provide soffits with overhangs to add interest and help protect the siding of the buildings. **Complies.**
- .3 Select roofing materials which are suitable for the level of articulation desired in the roof forms. Cedar shingles would facilitate this, whereas heavy-tiled roofing would not. **Complies.**

.3 Exterior Finish

- .1 Use natural building materials such as wood, stone, brick or stucco on building exteriors. Unacceptable finish materials include imitation brick and highly patterned stucco. **Complies.**
- .2 Employ a combination of two exterior materials on facades to help maintain a human scale, create texture and enhance design. **Complies.**
- .3 Account for the effects of the Richmond climate in the choice of material and detailing. Stucco should be treated to prevent discolouration and particular care should be taken in detailing the north facades facing Blundell Road. **Complies.**

- .4 Use a wide range of natural earth tones commonly produced as "heritage series" by a number of commercial paint manufacturers on the main exterior of the buildings. Compliment and coordinate the range of colours used on the various units with accent colours on the trim. Reserve the use of vivid colours to "highlighting" areas such as the trims and doors. **Complies.**
- .5 Use decorative trim, cornices, reveals and projections where appropriate. **Complies.**

.4 Windows

- .1 Express a residential character by using a variety of appropriately scaled and proportioned windows. **Complies.**
- .2 Articulate building facades through the use of various forms of specialty window projections such as sky lights, bay windows, and dormers to achieve design interest and improved interior light. **Complies.**
- .3 Encourage the provision of window treatments such as flower boxes and shutters. **Complies.**
- .4 Orient windows of living spaces towards pedestrian walkways and streets to help facilitate supervision of the street and increase pedestrian safety. **Complies.**

.5 Garages

- .1 Incorporate front door entry features that extend 0.61 m (2 ft.) beyond the garage doors. **Complies.**
- .2 Minimize the width of garage doors to a maximum of 4.87 (16 ft.) x 2.13 m (7 ft.). **Complies.**
- .3 Incorporate decorative architectural treatments, such as windows, on and above garage doors that are complementary to unit finishes. **Complies.**
- .4 Ensure that the garage door encompasses no more than 60% of the building width as visible from the internal road systems. **Complies.**
- .5 Where units have both the front and back facade fronting a public road or pedestrian access route, ensure that:
 - No more than two garage doors are placed in a row without interrupting with a portion of the building or side yard equal to the width of one garage door. **Complies.**
 - No building block has more than six garage parking spaces. **Complies.**
- .6 Where units have only one facade fronting an internal road system road or pedestrian access route, ensure that:
 - For 50% of the units, no more than one garage door is placed in a row where units are attached without interrupting with an amount of building or side yard equal to the width of one garage door. **Complies.**
 - No building block has more than four garage parking spaces. **Complies.**

8.2.4 Landscape Elements

.1 General

- .1 Provide each unit with a private outdoor space that is at least 37 m² (398.28 ft²) in area and 5.25 m (17.22 ft.) in depth. **Complies.**
- .2 Design decks and patios as natural extensions of each unit into the landscape. A maximum of 40% of each unit's private space may have a deck, with the remainder in soft landscaping including grass, shrubs and trees. The provision of decks and patios developed at a maximum of 45.72 cm (18 in.) above grade are preferable to second-storey balconies on units located adjacent to the existing Sunnymede single-family neighbourhood. **Complies.**

- .3 Separate each unit's rear private open space with a fence no higher than 1.8 m (6 ft.). Consider the importance and the safety of small household pets by ensuring that a gap no larger than 5.08 cm (2 in.) is provided between the ground and the base of the fence. **Complies.**
- .4 Create visual focal points by providing landscaped areas at both the curves of the internal roads, and at the "dead-ends" of each of the development sites east-west internal road. Allow for future pedestrian access to adjacent development areas within the landscaped areas at the east-west road ends. **Complies.**

.2 Tree Planting

- .1 Use changes in paving materials such as decorative pavers or cobblestones near entrances to walkways and children's play areas. **Complies.**
- .2 Soften hard surfaces through the use of landscaping, trellises and tree planting. **Complies.**
- .3 Install pedestrian-oriented lighting along the internal roadways of the developments. **Complies.**
- .4 Incorporate mature trees and landscaping into the development area. Whenever a major tree is removed, the replacement ratio should be 2:1. The replacement trees should have a minimum calliper of 15 cm (5.9 in.) in diameter. **Does not comply.**
- .5 Enhance the main shared vehicular/pedestrian entry into each of the development areas by planting large specimen trees and accent planting without obstructing sightlines. Trees should frame the main entry driveways as seen from Blundell Road to each of the development area's internal road system. **Complies.**
- .6 Plant large feature trees with a minimum calliper of 150 mm (6 in.) measured 1.4 m (4.7 ft.) above grade along with appropriate low level accent planting in the middle of traffic circles or medians. **Complies.**
- .7 Plant street trees spaced no more than 9 m (29.52 ft.) apart within landscaped boulevards along the internal roadways. **Complies.**
- .8 Separate the individual garages with landscaped areas including trees with a minimum calliper of 100 mm (4 in.) measured 1.4 m (4.7 ft.) above grade and/or with the careful siting of the residential portions of the buildings. **Complies.**

8.2.5 Parking and Services

.1 General

- .1 Locate enclosed garbage container buildings away from pedestrian accesses and children's play areas. The area should be easily accessible for collection purposes and should provide adequate manoeuvring space for 13.7 m (45 ft.) long garbage trucks. A covered recycling area 2.4 m (7.9 ft.) by 3.5 m (11.5 ft.) should also be provided near garbage areas. It should be wheel-chair accessible. **Complies.**
- .2 Locate a highly visible amenity space in each development area along with an indoor amenity space in projects which include more than 70 bedrooms. **Not applicable.**
- .3 Locate children's play apparatuses and benches within the open space along with other urban design features such as gardens, fountains, arbours and art. **Not applicable.**
- .4 Locate the outdoor amenity area to take advantage of sun and natural shelter from the elements of the weather. **Not applicable.**
- .5 Ensure that surveillance of the area is provided from adjacent units and the area has barrier free access. **Not applicable.**
- .6 Provide a mixture of hard-surfaced and natural landscaping in the outdoor amenity area. **Not applicable.**

APPENDIX 'B' (4 PAGES)

TRANSMITTAL

To: City of Richmond **From:** Amar Sandhu

Attn: Brian Guzzi **Date:** June 20, 2003

Fax: 604-276-4052 **Pages:** 4

Phone: 604-276-4393 **CC:** Amar Sandhu (604) 322-5686

Project: 7160 Blundell Road **File No:** DP 03-232824

Re: Development Permit Issues / Rationale

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Brian:

Thank you for completing the guidelines for this application, and the subsequent review, which was summarized in your letter of May 26, 2003. The following is in response to Item 3. pertaining to conformance with Development Permit Guidelines.

Item No.	Description	Response
9.3.2.B.3	Provide a transition between townhouse units and single-family homes by building duplexes along property lines with a minimum spacing of 3m (9.8ft) between each duplex	There is one proposed duplex unit in the southwest quadrant of the site which is separated from the next building by 2.38m, equal to the spacing of units in phase 1. This spacing requires that the west side yard be reduced to 2.5m.
9.3.2.B.5.	End units to be one-storey in height where adjoining single-family homes.	The impact of the proposed 2 storey duplex unit has the same scale and form as permitted single family on adjoining lots. The proposed massing is consistent throughout the proposed development, and continuous with the surrounding properties. Stepped massing, or transition massing is not required.

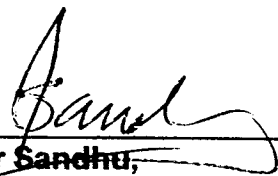
9.3.5.B.2	<p>Porches and covered stairs for weather protection at the entry should be at least 2.5m *8.2ft) deep and should be designed into the façade, rather than appear "tacked-on"</p>	<p>The covered entrances on these units are identical to those previously approved of the first phase. The rear units have a well recessed covered portion leading to the door which is integrated into the mass of the building, the street facing units have their functional entrances oriented toward the drive aisle with the same type of covered entry but also have a more ceremonial street facing "entry" element in order to strengthen the residential character of the unit and to have this elevation also read as a "front" elevation from the street. This element has a symmetrical gable which projects from the building face, but is tied into the building with an apron roof the runs along the building face. The combination of these efforts meets the intent of the bylaw for providing weather protection where the entrances are most used as entrances, and provide additional covered area for aesthetic reasons.</p>
9.3.9.A.1	<p>Provided at a minimum rate of 2 m2 per bedroom and 70m2 per development and shall include a multi-purpose facility.</p>	<p>The amenity space requirements identified in the guidelines are intended for much larger developments, and are not feasible for smaller projects. The size and scale of the proposed development is more single-family in character. The criteria by-law is not applicable to the proposed development.</p>
9.3.9.B.1.	<p>Provided at a minimum rate of 4m2 per bedroom, in addition to indoor amenity space, consolidated in one compact area and located to take advantage of sunlight and natural shelter.</p>	<p>The proposed development is single-family in form, scale and character. Each unit has adjoining private outdoor space for the sole use of occupants. Comments noted above in item 9.3.9.A.1 also apply to this item.</p>
9.3.12.	<p>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.</p>	<p>A communal garbage enclosure has been provided at a central location to the units, however given the form and scale of the project it could be argued that this is actually less desirable for the project, and that individual collection would be more appropriate. It is impossible given the size of the site not to located this enclosure directly adjacent either a unit or an adjoining property. While the central location is farther away from adjoining properties, it will always be in very close proximity to one or more of the proposed units. This has a negative impact on the value of those units, and certainly the livability of these units due to odour control,</p>

		<p>which are always a problem with these facilities. While the enclosure could be covered and enclosed with an architectural element, this often makes it more prominent rather than less, and landscaping and screening can help conceal its presence, it is nonetheless located in the only available space for this enclosure along the main entrance to the site. While the intent of the guidelines is understandable for larger projects where the number of units and the volume of refuse requires a designated system for collection and storage, this requirement seems out of order with the smaller scale and single-family character of this project.</p>
9.3.14.1	<p>Traffic noise to be screened from residential units in order to maintain a maximum ambient sound level of 35 dBA for indoor spaces and 55 dBA for outdoor private spaces. Where private outdoor space is adjacent to arterial roads, building should be setback 12M (39.37ft) in order to allow space for landscaping, fencing and berming.</p>	<p>The siting of buildings for this development are a result of satisfying a number of criteria in addition to the acoustic guidelines of this section. These other criteria include required setbacks, site access and circulation. The building siting proposed is a resolution of these various criteria, some of which are contradictory. The minimum distance requirements for setbacks, building separation and internal circulation, have the effect of pushing units toward the street. The available extra .22m was added to the front setback for this purpose. The proposed buildings are identical to the previously approved first phase on 7180 Blundell.</p>
9.3.15.1	<p>Units should be designed to be universally accessible in all multiple family developments or be adaptable for conversion.</p>	<p>This guideline was developed for larger multi-family developments which as a result of larger scale are able to incorporate accessibility requirements, and not required for single-family developments. The smaller scale and form of this project have more in common with single-family developments.</p>
8.2.1.3	<p>Traffic noise should be screened from residential units in order to maintain acceptable ambient indoor sound levels. All Development Permit applications shall require evidence in the form of a report and recommendations prepared by a person trained in acoustics. This report shall</p>	<p>The proposed development is consistent with the previously approved phase one at 7180 Blundell. The same acoustic measures, including room placement and orientation, window sizes and operability, double glazing and vinyl frames, the use of cementitious wood fibre siding, and landscaping are proposed for this phase as well.</p>

	<p>demonstrate that noise levels in a weighted 24 hour equivalent sound level will not exceed:</p> <p>35 for bedrooms 40 for liv, din., rec. rooms 45 for kit., baths and halls</p>	
8.2.4.2.4	<p>Incorporate mature trees and landscaping into the development area. Whenever a major tree is removed, the replacement ratio should be 2:1. The replacement trees should have a minimum caliper of 15cm (5.9in) in diameter.</p>	<p>The developer and landscape architect will work with the Planning Department to resolve the requirements of this item.</p>

If you have any questions or need additional information please do not hesitate to call.

Respectfully,


 Amar Sandhu,



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): 7160 Blundell Rd.

Legal Description(s): Lot 455 Sec 20 B4N R6W L57 S82

Applicant: J.A.B. Enterprises

Correspondence/Calls to be directed to:

Name: J.A.B. Enterprises Ltd.

Address: 1049 E-54th Ave

Van BC. V5X 1L8
Postal Code

Te. No.: 5/A 604-322-5607
Business Residence

604-322-5686
E-mail Fax

Property Owner(s) Signature(s): [Signature]
Please print name

or

Authorized Agent's Signature: J.A.B. Enterprises Ltd.
Attach Letter of Authorization

[Signature]
Please print name

For Office Use

Date Received: April 4/03
File No.: 03-232824
Only assign if application is complete

Application Fee: 2130⁰⁰
Receipt No.: 15-0023684

ENTERED



City of Richmond
Urban Development Division

Development Permit

No. DP 03-232824

To the Holder: J.A.B. ENTERPRISES LTD.

Property Address: 7160 BLUNDELL ROAD

Address: c/o AMAR SANDHU
1049 E. 54TH AVENUE
VANCOUVER, BC V5X 1L8

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 Plans #1 and #2 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.

No. DP 03-232824

To the Holder: J.A.B. ENTERPRISES LTD.

Property Address: 7160 BLUNDELL ROAD

Address: c/o AMAR SANDHU
1049 E. 54TH AVENUE
VANCOUVER, BC V5X 1L8

There is filed accordingly:

An Irrevocable Letter of Credit in the amount of \$19,806.00.

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.

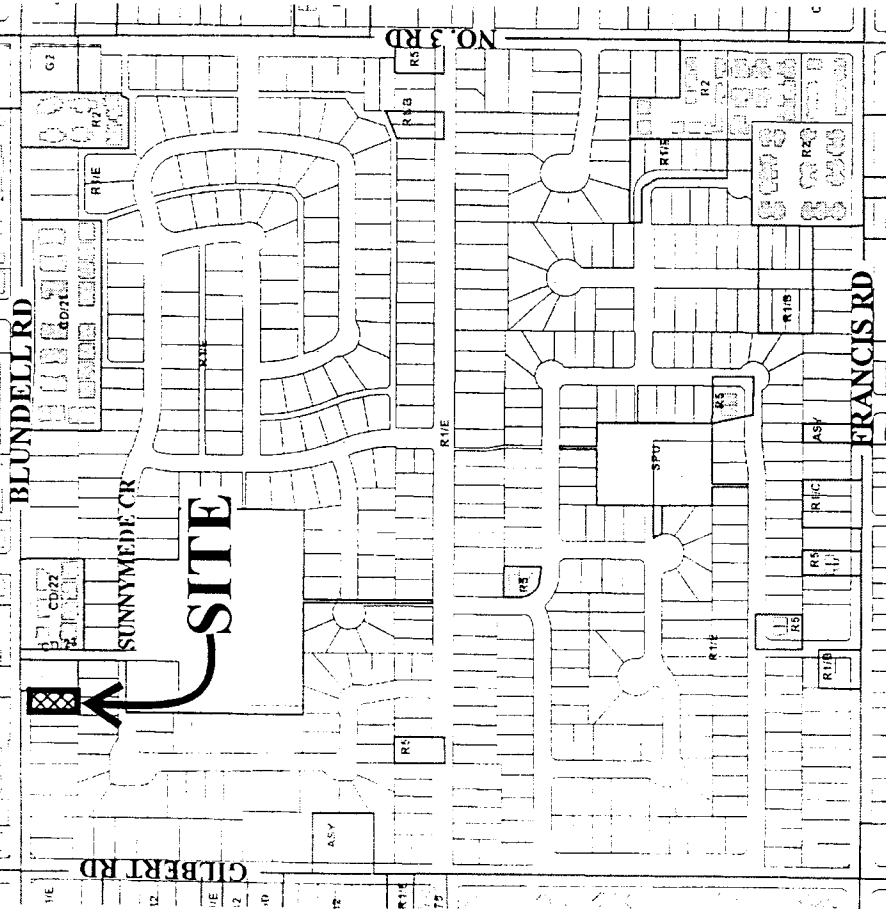
This Permit is not a Building Permit.

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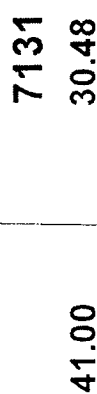
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DELIVERED THIS DAY OF , .

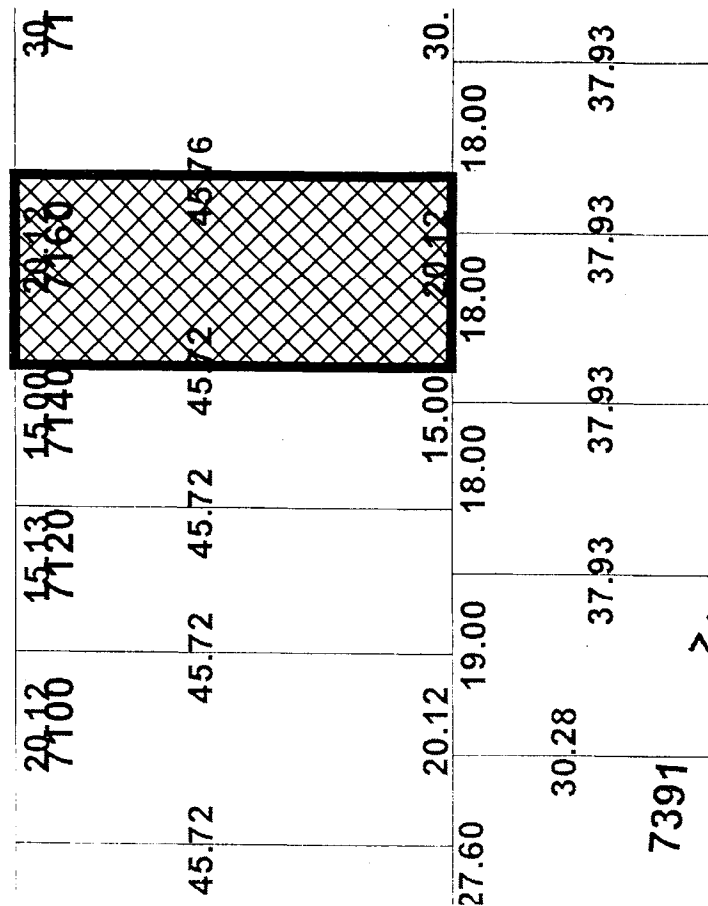
MAYOR



Note: Dimensions are in METRES



BLUNDELL RD



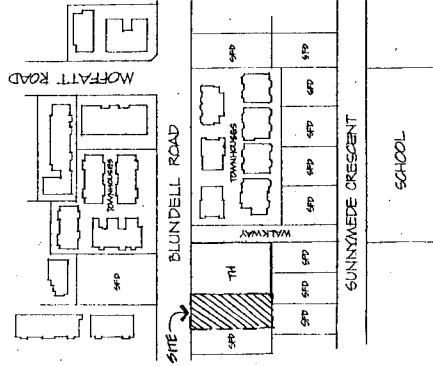
JUL 09 2003

DP 23-232824

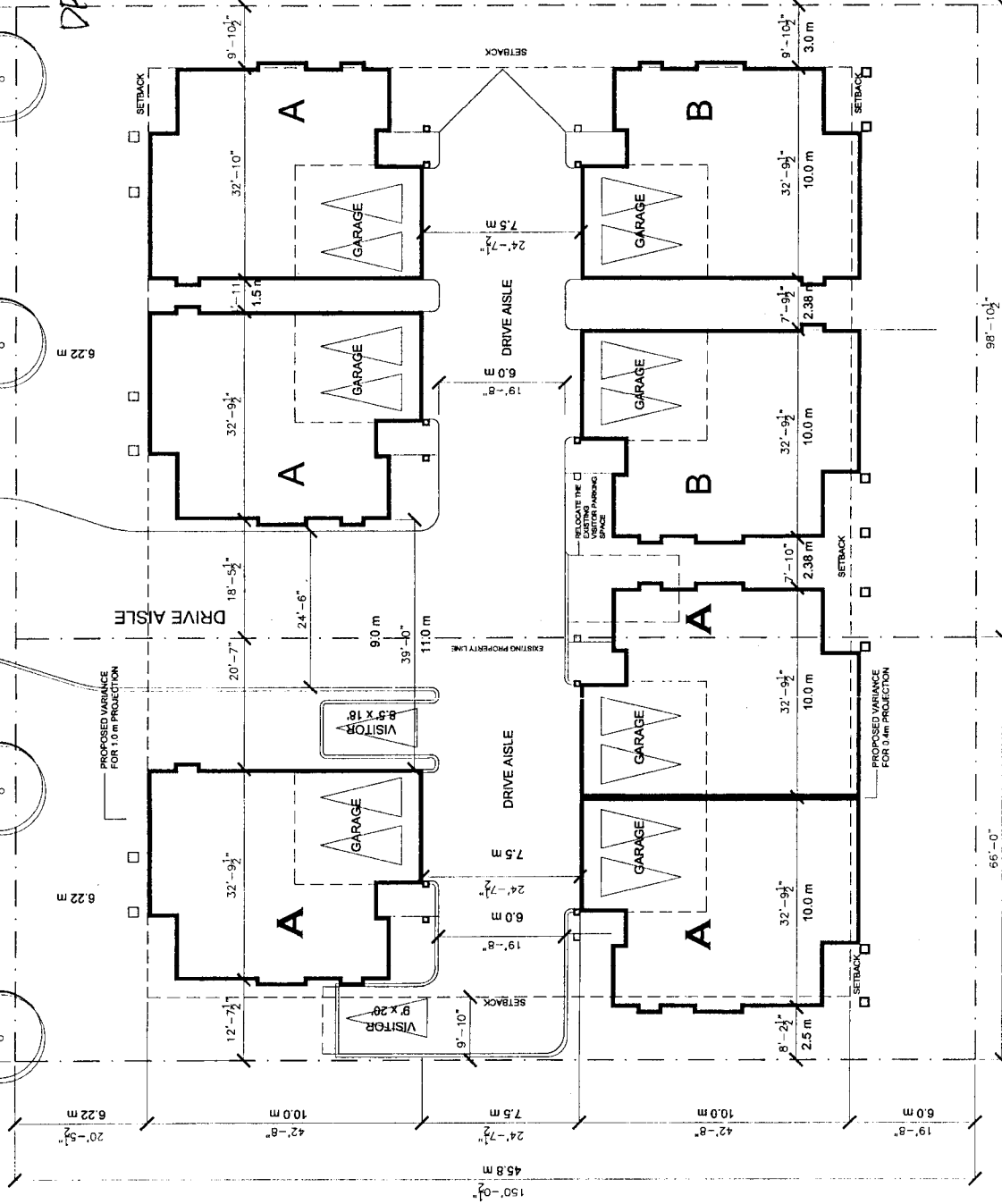
#1

PROJECT DATA

SITE AREA:	7160 Blundell	14,829 sq. ft.	(1,371 sq. ft.)
	7160 Blundell	8,802 sq. ft.	(802 sq. ft.)
Total Area:		23,631 sq. ft.	(2,173 sq. ft.)
CD 23 Zone:	Unit Type A	1,002 sq. ft. x 2-2	3,006 sq. ft.
	Unit Type B	1,002 sq. ft. x 2-2	3,006 sq. ft.
Proposed Density:	Unit Type A1	1,002 sq. ft. x 2-2	3,006 sq. ft.
	Unit Type A2	1,002 sq. ft. x 2-2	3,006 sq. ft.
Total Area:		13,020 sq. ft.	(1,192 sq. ft.)
Maximum Density:	Unit Type A	1,002 sq. ft. x 2-2	3,006 sq. ft.
	Unit Type B	1,002 sq. ft. x 2-2	3,006 sq. ft.
Proposed Coverage:	Unit Type A1	1,002 sq. ft. x 2-2	3,006 sq. ft.
	Unit Type A2	1,002 sq. ft. x 2-2	3,006 sq. ft.
Total Area:		13,020 sq. ft.	(1,192 sq. ft.)
Maximum Coverage:		30%	396



CONTEXT PLAN



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

PROPOSED PHASE 2

EXISTING PHASE 1

SCHEMATIC
SITE PLAN

A101 C

PATRICK COTTER
ARCHITECT INC.

PROPOSED RESIDENTIAL
DEVELOPMENT
7160 Blundell Road
Richmond, British Columbia

JAB ENTERPRISES LTD.

760 BLUNDELL ROAD, RICHMOND

[illegible][illegible]

FUTURE LANDSCAPE

SCALE 1/8" = 1'-0"

1 WOOD FENCE DETAIL

11 SCALE V2 = 1.0°

2 METAL FENCE DETAIL

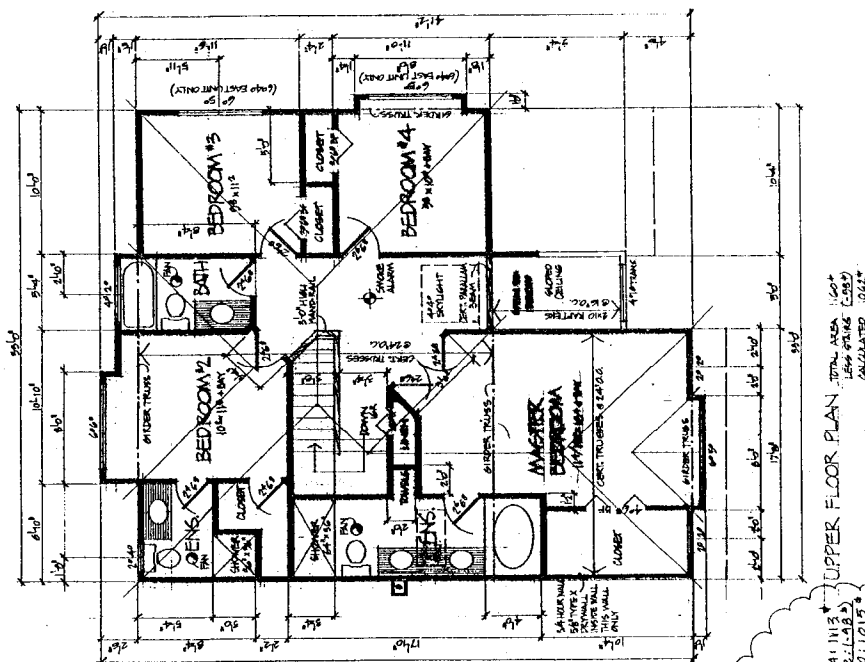
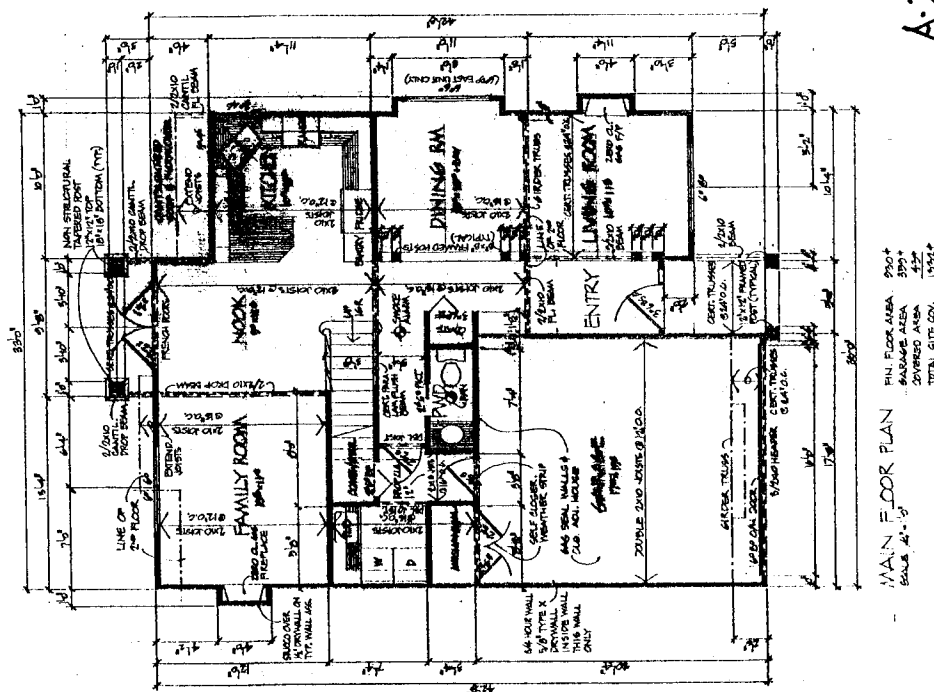
2. VALLEY

JUL 09 2003

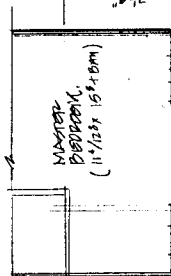
DP 03-232824

#3a.

A-201



REVISED PLAN OF JULY 03

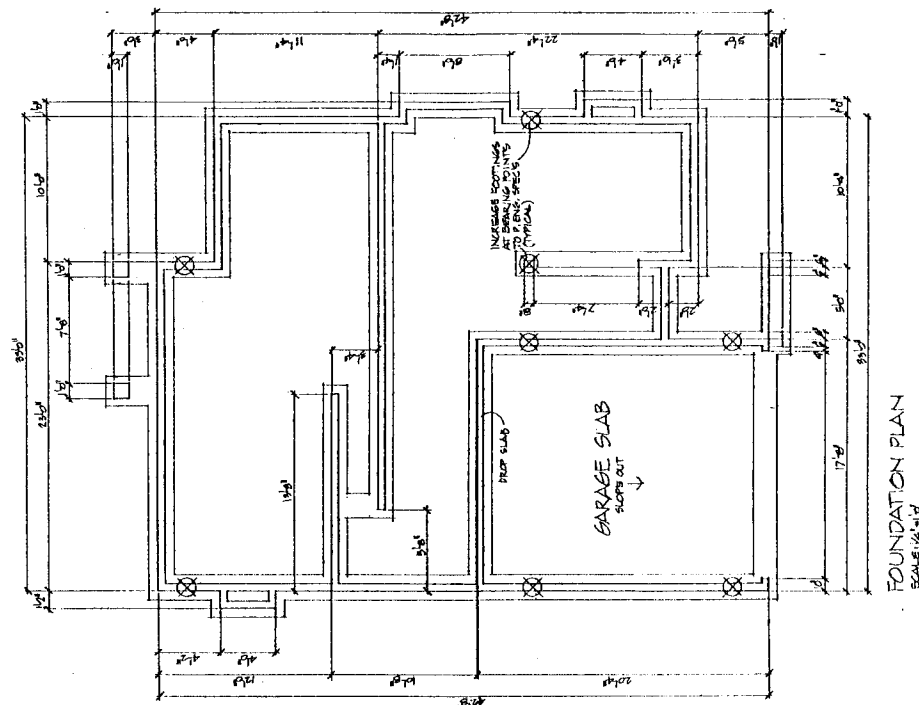


SECOND FLOOR PLAN ON PHASE 2
 UNITS HAVE REDUCED AREA OF 47.4
 WITH ADJUTANT MASTER BEDROOM
 PLAN PER DETAIL ABOVE

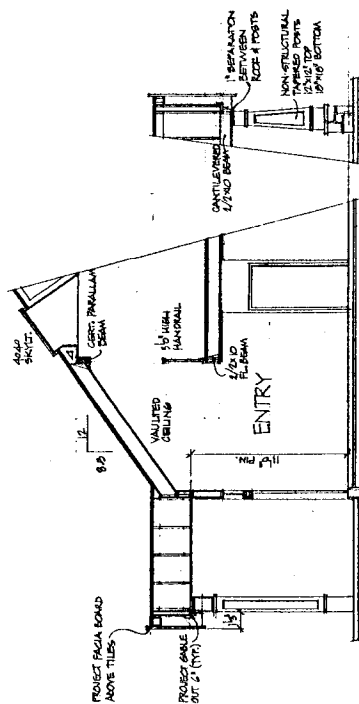
UPPER FLOOR PLAN (PHASE 2)
 TOTAL AREA: 1113.3
 LESS STAIRS: (11.8)
 CALCULATED: 1011.5

36.

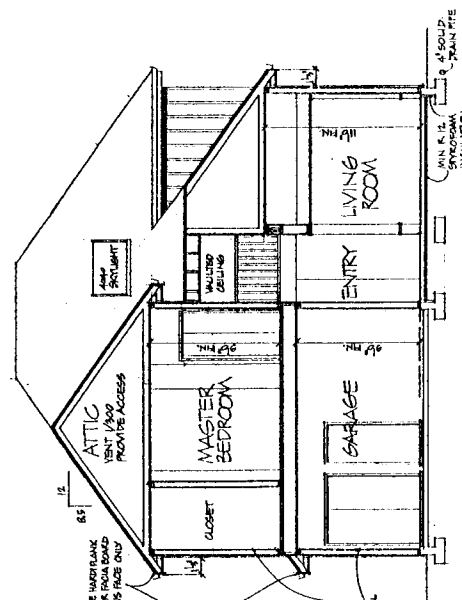
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FOUNDATION PLAN



DETAIL C



SECTION 3

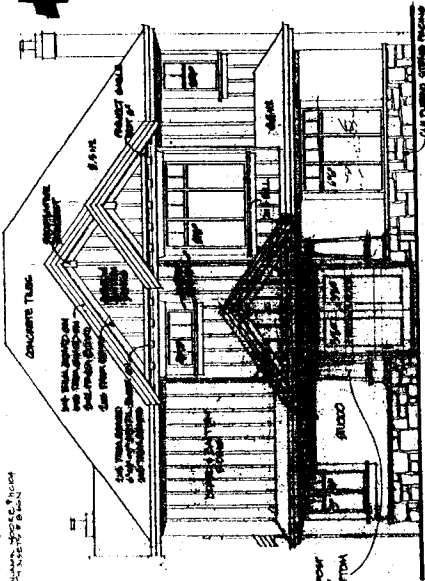
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A-301

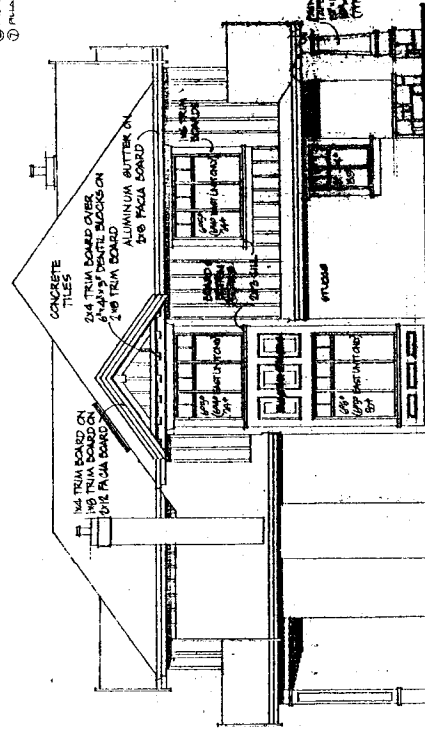
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#4a

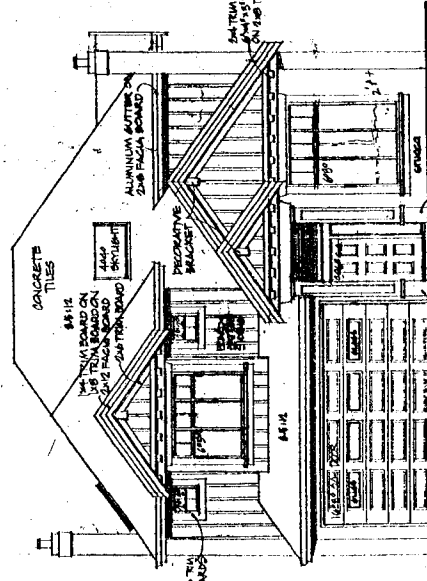
- LEGEND
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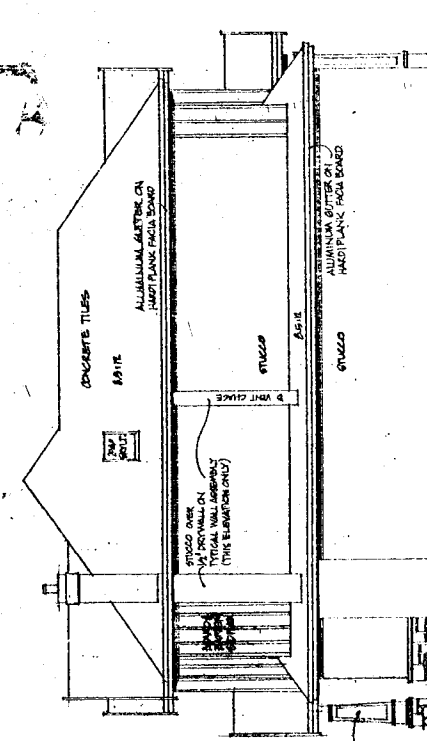
REAR ELEVATION (BLUNDELL ROAD)



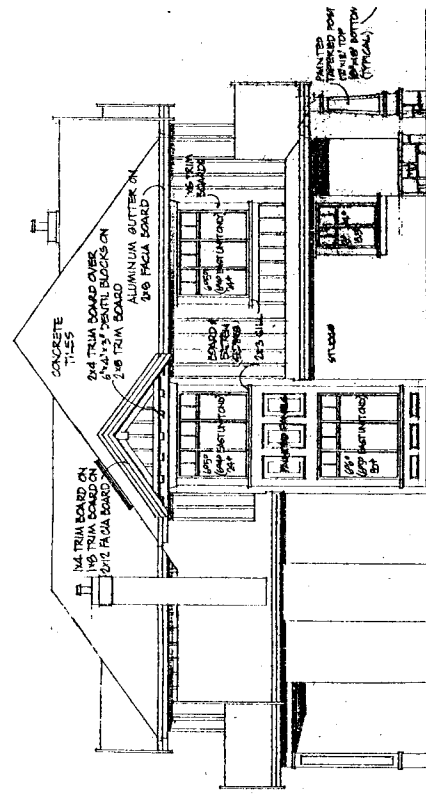
RIGHT SIDE ELEVATION



UNIT A FRONT ELEVATION

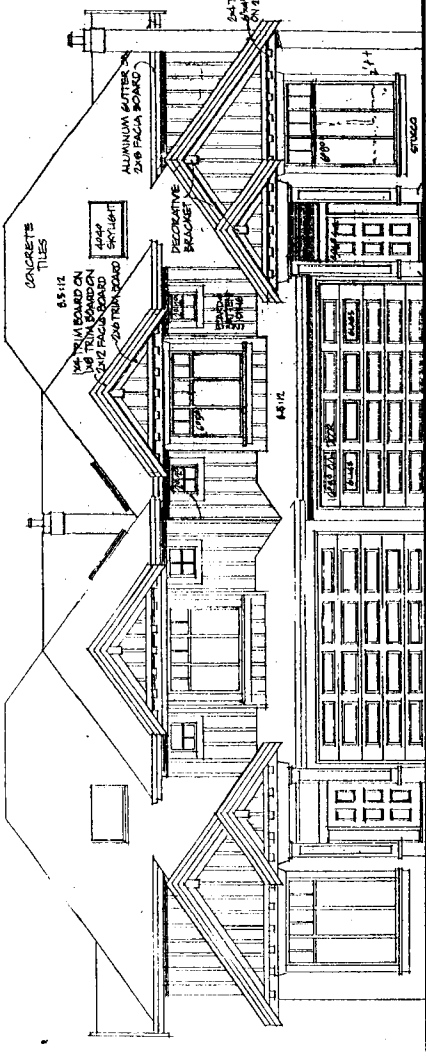


LEFT SIDE ELEVATION



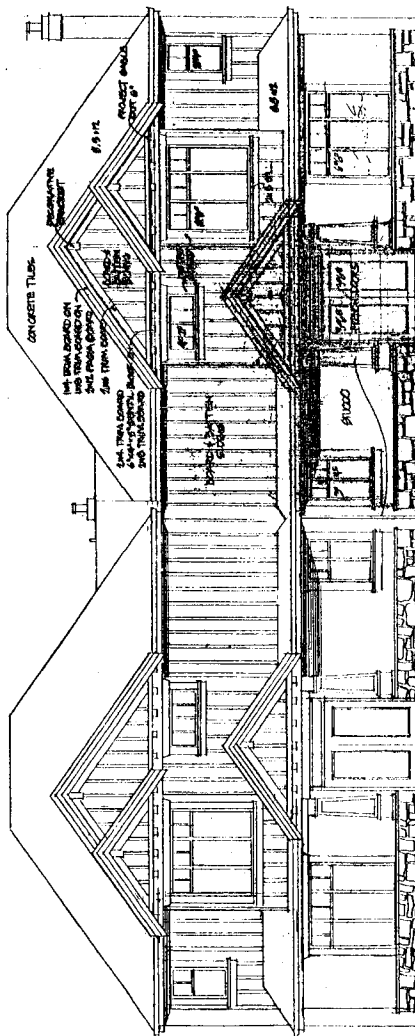
RIGHT SIDE ELEVATION
1/4" = 1'-0"

RIGHT UNIT CALCULATED WALL AREA 1455'
MAX. OPENINGS 8' 4 1/2" x 9' 7"
THIS PLAN 915'



FRONT ELEVATION
1/4" = 1'-0"

1812 HAWK RD
(PAINTED)



REAR ELEVATION (BLUNDELL ROAD)

DUPLEX UNIT A2
1/4" = 1'-0"

- SECTION 2
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 - 87. STONE CLAY (SAND)
 - 88. STONE CLAY (SAND)
 - 89. STONE CLAY (SAND)
 - 90. STONE CLAY (SAND)
 - 91. STONE CLAY (SAND)
 - 92. STONE CLAY (SAND)
 - 93. STONE CLAY (SAND)
 - 94. STONE CLAY (SAND)
 - 95. STONE CLAY (SAND)
 - 96. STONE CLAY (SAND)
 - 97. STONE CLAY (SAND)
 - 98. STONE CLAY (SAND)
 - 99. STONE CLAY (SAND)
 - 100. STONE CLAY (SAND)

PATRICK COTTER
ARCHITECT INC.

1812 HAWK RD
RICHMOND, BRITISH COLUMBIA
V6X 1A1
TEL: 604-271-1111
FAX: 604-271-1112
CELL: 604-271-1113
E-MAIL: patrick@patrickcotton.com

PROPOSED RESIDENTIAL
DEVELOPMENT
7160 Blundell Road
Richmond, British Columbia

JAB ENTERPRISES LTD.

JUL 9 2003

DP 03-232824

#46

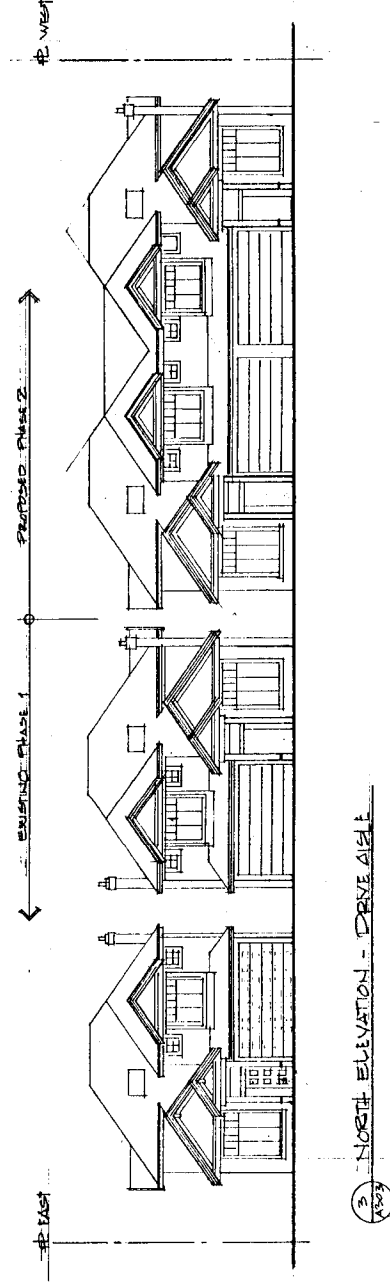
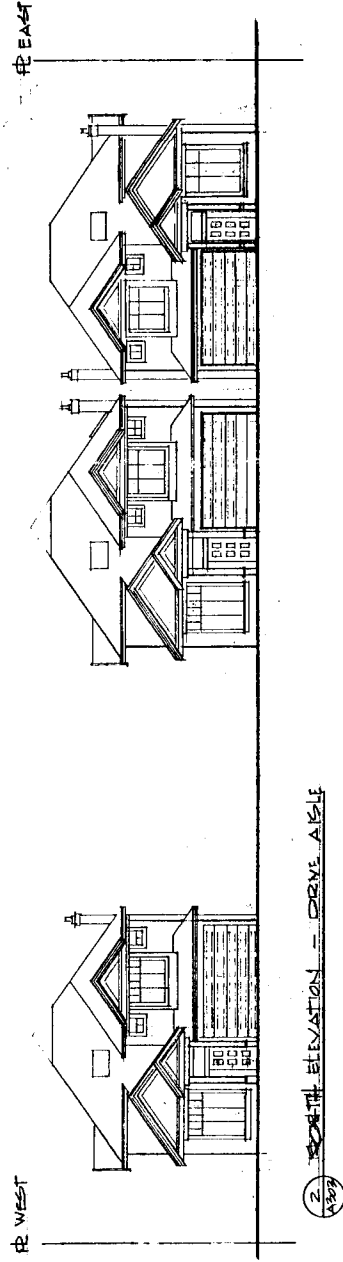
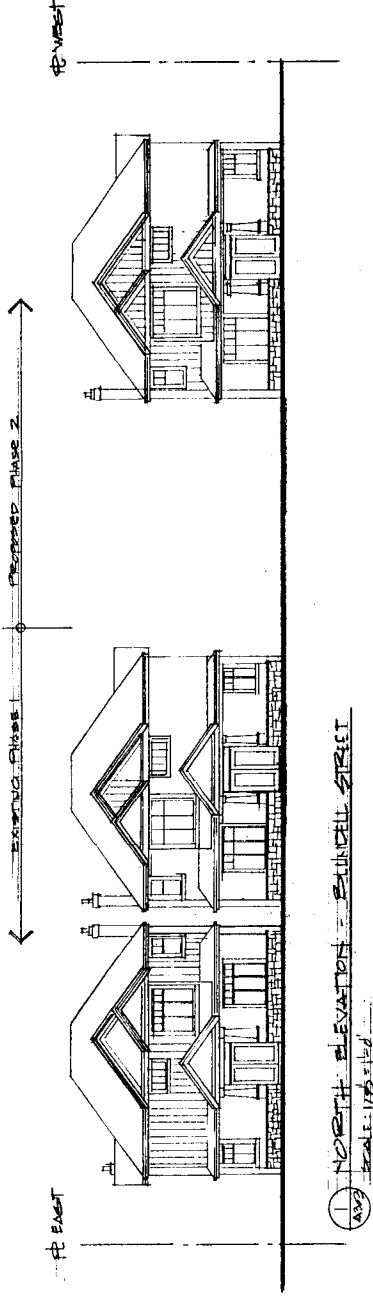
DUPLEX UNIT
ELEVATIONS

A302 A

JUL 09 2003

DP 03-232824

#4c.



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PATRICK COTTIER
ARCHITECT INC.

3759 REDWOOD CIRCLE, DELTA, B.C., V4L 2A4
TEL: (604) 441-1150
FAX: (604) 441-1150
EMAIL: p.cottier@pacnet.net

PROPOSED RESIDENTIAL
DEVELOPMENT
7100 Burnell Road
Richmond, British Columbia

CLIENT
JAB ENTERPRISES LTD.

DATE	10/10/02
BY	PC
CHECKED BY	PC
SCALE	1/8" = 1'-0"
JOB NO.	24
PROJECT TITLE	PROPOSED RESIDENTIAL DEVELOPMENT

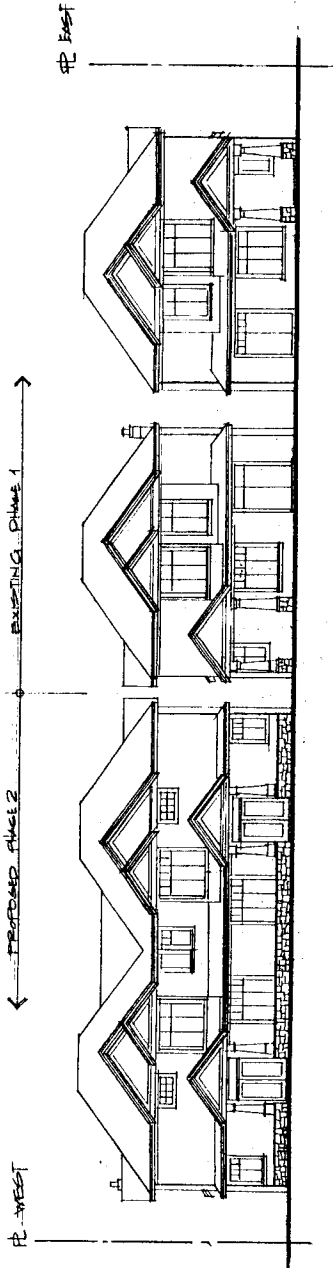
STREETSCAPE
ELEVATIONS

DATE
A303 A

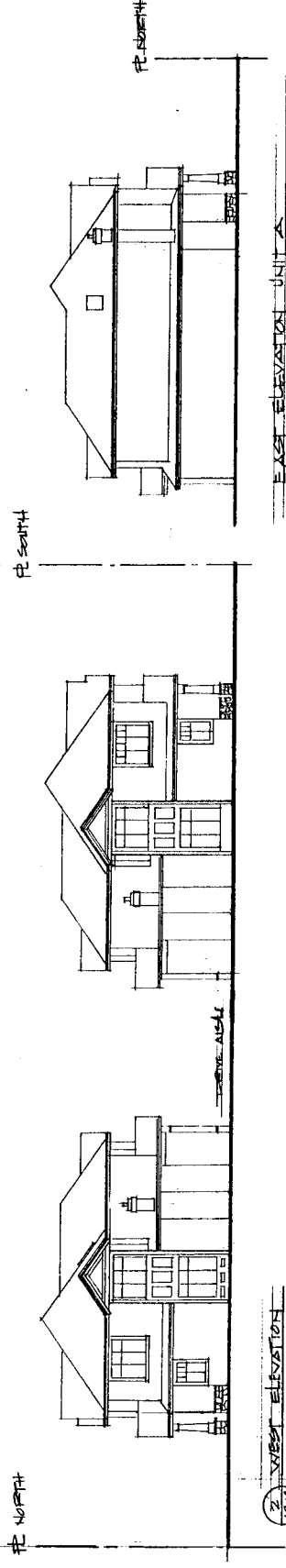
JUL 09 2003

DP 03-232826

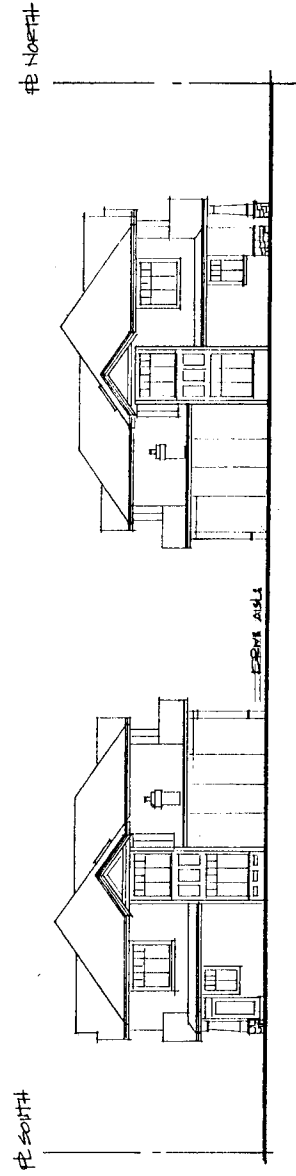
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1 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



2 WEST ELEVATION



3 EAST ELEVATION

DATE: 07/09/03
BY: [signature]
CHECKED: [signature]
SCALE: 1/8" = 1'-0"

**PATRICK COITIER
ARCHITECT INC.**
1000 BROADVIEW AVE. UNIT 101
RICHMOND, B.C. V6X 4M4
TEL: (604) 271-1111
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E-MAIL: pcoitier@shaw.ca

PROJECT:
PROPOSED RESIDENTIAL
DEVELOPMENT
7180 BUNDALL ROAD
RICHMOND, BRITISH COLUMBIA

CLIENT:
JAB ENTERPRISES LTD.

DATE: 07/09/03
BY: [signature]
CHECKED: [signature]
SCALE: 1/8" = 1'-0"

PROJECT: 03-232826
SHEET: 104

STREETSCAPE
ELEVATIONS

DATE: 07/09/03
BY: [signature]
CHECKED: [signature]
SCALE: 1/8" = 1'-0"

PROJECT: 03-232826
SHEET: 104