



To: Development Permit Panel **Date:** January 7th, 2004
From: Holger Burke **File:** DP 03-249869
Acting Manager, Development Applications
Re: **Application by J.A.B. Enterprises Ltd. for a Development Permit at
7040 Blundell Road**

Manager's Recommendation

That a Development Permit be issued for 7040 Blundell Road on a site zoned Comprehensive Development District (CD/23) which would:

1. Allow development of three (3) two-storey townhouse units containing a total floor area of 550.45 m² (5,925 ft²) on one (1) combined lot with a total area of 2,300 m² (24,754 ft²); and
2. Vary the provisions of the Zoning and Development Bylaw No. 5300 as follows:
 - a. Reduce the sideyard setback along the west property line from 3.0 m (9.843 ft.) to 1.63 m (5.35 ft.) for a portion of the principal building on one (1) townhouse unit at the south-west corner of the site; and
 - b. Reduce the sideyard setback along the west property line from 3.0 m (9.843 ft.) to 1.32 m (5.35 ft.) for a two-storey box bay window and gas fireplace on one (1) townhouse unit at the south-west corner of the site.

Holger Burke
Acting Manager, Development Applications

KE:blg
Att.

Staff Report

Origin

J.A.B. Enterprises Ltd. has applied to the City of Richmond for permission to develop three (3) two-storey townhouse units at 7040 Blundell Road. A copy of the Development Permit application filed with the Urban Development Division is appended to this report.

7040 Blundell Road is currently in the process of being rezoned from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/23). The rezoning application for 7040 Blundell Road (RZ 03-238461) is pending final adoption upon fulfillment of the following requirements:

- Lot consolidation of 7040 and 7060 Blundell Road;
- Registration of a 7.5 m driveway access easement and 6 m east-west laneway easement for 7040 and 7060 Blundell Road; and
- Registration of a Restrictive Covenant requiring the current and all subsequent owners of the subject property to grant easements to other lots as they develop and require access through 7040 Blundell Road.

The neighbouring lot to the east (7060 Blundell Road) has an approved Development Permit for a four (4) unit townhouse project. The applicant is planning to develop three (3) townhouse dwelling units on the subject site, which will be consolidated with this neighbouring lot to form one (1) property containing a total of seven (7) dwelling units. A similar lot consolidation and townhouse development is being undertaken by the same applicant to the east at 7188 Blundell Road, where four (4) townhouse units have recently finished construction.

Development Information

	7040 Blundell Road	7060 Blundell Road	Consolidated Property
Site Area	948 m ² (10,202 ft ²)	1,352 m ² (14,552 ft ²)	2,300 m ² (24,754 ft ²)
Building Area	550 m ² (5,925 ft ²)	734 m ² (7,900 ft ²)	1,284 m ² (13,825 ft ²)
Density	31.6 du per ha. 12.8 du per ac.	30 du per ha. 12 du per ac.	30 du per ha. 12 du per ac.
Site Coverage	38% Allowed 39% Proposed	38% Allowed 36.6% Proposed	38% Allowed 37.6% Proposed
F.A.R.	0.56 Allowed 0.58 Proposed	0.56 Allowed 0.54 Proposed	0.56 Allowed 0.558 Proposed
Parking	6 Spaces required 7 Spaces proposed	7 Spaces required 9 Spaces proposed	13 Spaces required 16 Spaces proposed

Findings of Fact

Development Permit Guidelines for the Sunnymede North Sub-Area are listed in Appendix 'A' along with staff assessment of compliance with these guidelines. The purpose of the guidelines is to supplement the City-wide guidelines contained within the Official Community Plan (OCP) by supporting a special character within the Sunnymede North Sub-Area.

Development surrounding the subject site is as follows:

- To the east – a four (4) unit townhouse development zoned Comprehensive Development District (CD/23) is currently under construction;
- To the south and west – houses zoned Single-Family Housing district, Subdivision Area E (R1/E); and
- To the north – apartment buildings typically at three-storeys over parking in height and zoned Townhouse & Apartment District (R3).

Staff Comments

Staff Comments are listed below followed by analysis and the applicant's response in ***bold italics***.

Urban Design

This site represents the second portion of a multi-family development that totals seven (7) dwelling units. Initially, visitor parking was located and accessed off the driveway from Blundell Road. Transportation Department staff had concerns over this because of potential queuing of traffic out onto Blundell Road while waiting for vehicles to park. Staff requested that visitor parking be situated so that vehicle access is through the laneway. ***The applicant has amended the site plan and relocated visitor parking out of the driveway access.***

Zoning

An amendment to Comprehensive Development District (CD/23) on May 20, 2003 slightly increased maximum floor-area-ratio (F.A.R) and lot coverage. Property line setbacks were also amended to permit certain projections stipulated in the zoning. The applicant is requesting the following variances:

1. Reduce the sideyard setback along the west property line from 3.0 m (9.843 ft.) to 1.63 m (5.35 ft.) for a portion of the principal building on one (1) townhouse unit at the south-west corner of the site; and
2. Reduce the sideyard setback along the west property line from 3.0 m (9.843 ft.) to 1.32 m (5.35 ft) for a two-storey box bay window and gas fireplace on one (1) townhouse unit at the south-west corner of the site.

The requested variance is a result of a building code requirement pertaining to minimum separation space between buildings to allow openings. To accommodate this code issue, the southern townhouse building is being shifted westward and into the side yard setback as a result. Staff have no objection to the requested variances. Identical variances were approved through a similar Development Permit at 7188 Blundell Road.

As current site plans indicate the consolidation of 7040 and 7060 Blundell Road, the Development Permit application meets the zoning requirements of Comprehensive Development District CD/23. ***Staff note that a condition of the rezoning for 7040 Blundell Road is consolidation with 7060 Blundell Road. Current site plan development calculations are based upon the consolidation of both properties. Prior to the Development Permit being forwarded to Council for issuance, all rezoning requirements for 7040 Blundell Road must be fulfilled and ready for final adoption by Council.***

Engineering

In the rezoning report for 7040 Blundell Road (RZ 03-238461), it was noted that service and access alterations are to be done prior to issuance of the Building Permit.

Analysis

This is the fourth Development Permit application by the same applicant to develop similar style townhouses in the Sunnymede North Sub-Area. Staff generally support the overall form and character of the proposed townhouses as it provides for good transition between the three-storey apartments to the north and single-family houses along Sunnymede Crescent.

Conclusions

The proposed project at 7040 Blundell Road complies with Sunnymede North Sub-Area Development Permit criteria. Staff support the Development Permit application.



Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

KE:blg

Prior to the Development Permit being forwarded to Council for issuance, the following requirements must be completed:

- Final adoption of the rezoning for 7040 Blundell Road – Bylaw 7597 (RZ 03-238461); and
- Provide a landscape Letter of Credit to the City of Richmond in the amount of \$11,850.00

Appendix 'A' – Assessment of Relevant Development Permit Guidelines

Criteria and policies for the issuance of Development Permits appear in Schedule 1 and 2 of Bylaw 7100, the Official Community Plan. This section contains Development Permit Guidelines which apply to the Sunnymede North Sub-Area. It is intended that these guidelines be used in conjunction with the City's more general Development Permit Guidelines located in the Official Community Plan (OCP) (Schedule 1 of this Bylaw).

The following is a list of Development Permit guidelines staff have comments on. Staff comments are identified in ***bold italics***.

Schedule 2.6, Bylaw 7100, Sunnymede North Sub-Area Plan

8.0 Development Permit Guidelines

.3 Vehicular Treatment

- .1 Minimize the number of vehicular access points from Blundell Road as shown on Attachment 2. ***A portion of the subject site is identified in the Development Permit guidelines and by the City's Transportation Department as being the permanent vehicle access point for multi-family projects for this block along Blundell Road. The driveway access to Blundell Road and east-west laneway were secured through the rezoning of the property.***

8.2.2 Massing and Height

.1 General

- .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. ***The main treatment used to articulate the streetscape in the proposed townhouses is the use of gable style roofs and dormers along the north and south elevations of all buildings. This method of roofscape articulation and massing is consistent with approved developments to the east and integrates well with the single-family homes to the south along Sunnymede Crescent.***

.2 Roofscapes

- .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. ***The applicant has selected concrete tile for a roofing material, which is consistent with the approved townhouse developments to the east. Staff note that one (1) building elevation indicates the use of asphalt shingles. Staff have confirmed with the applicant that all roofing materials consist of concrete tile and not asphalt shingles.***



City of Richmond
 6911 No. 3 Road
 Richmond, BC V6Y 2C1
 (604) 276-4000

D P Application

Development Application
Development Applications Department

(604) 276-4017 Fax (604) 276-4052

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

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

Type of Application: Dr P. - 3 townhouse units
 Property Address(es): 7040 Blondell Rd.
 Legal Description(s): lot 2 sec 20 B4N R6W PL1301
EXCEPT PL 60350
 Applicant: J.A.B. Enterprises Ltd.

Correspondence/Calls to be directed to:

Name: Amer S Sandhu
 Address: 1049 E 54th Ave
Van. B.C.

Tel. No.: 604-626-6296 Business
604-644-7879 Residence
604-276-8939 Fax
 E-mail: _____

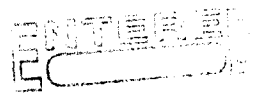
Property Owner(s) Signature(s): *Amer S Sandhu*
SANDHU Const. Ltd.
 Please print name

or

Authorized Agent's Signature: _____
 Attach Letter of Authorization

Proof of ownership to come.
 Please print name

For Office Use	
Date Received: <u>Oct 16/03</u>	Application Fee: <u>2130</u>
File No.: <u>03-249869</u>	Receipt No.: <u>15-0041139</u>
Only assign if application is complete	





No. DP 03-249869

To the Holder: J.A.B. ENTERPRISES LTD
Property Address: 7040 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 Plan #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) Sanitary sewers, water, drainage, highways, street lighting, underground wiring, and sidewalks, shall be provided as required.
 - e) 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.

Development Permit

No. DP 03-249869

To the Holder: J.A.B. ENTERPRISES LTD
Property Address: 7040 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 \$11,850.00

- 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



U.S.U

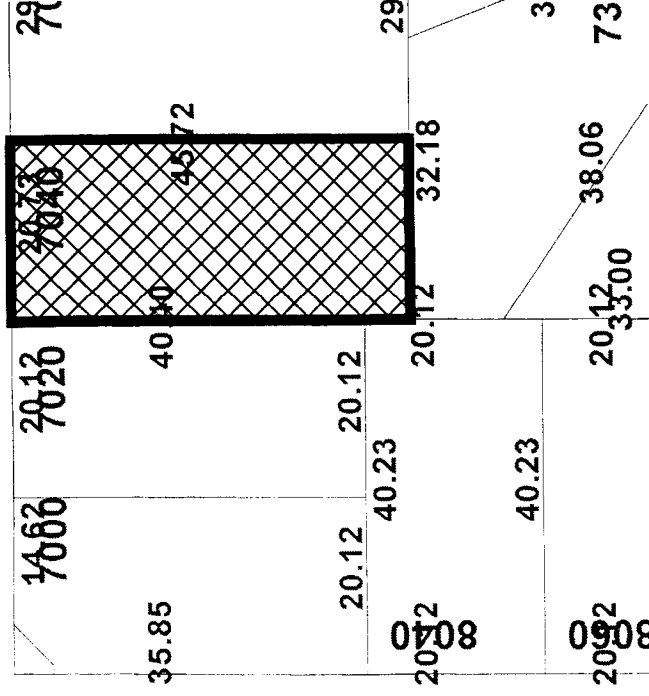
28.15

80.9

BLUNDELL RD

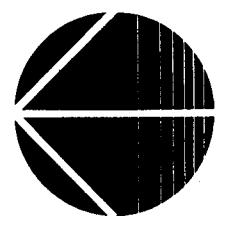
GILBERT RD

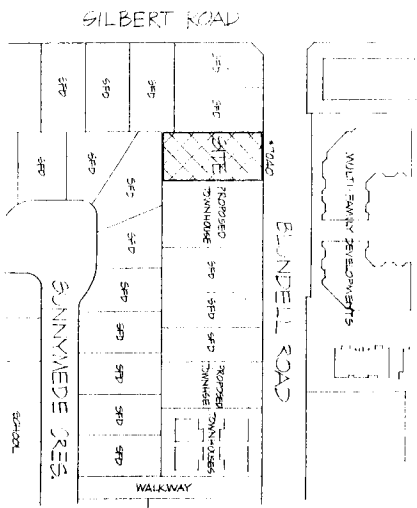
FRANCIS RD



DP 03-249869
SCHEDULE "A"

Original Date: 11/14/03
Revision Date:
Note: Dimensions are in METRES





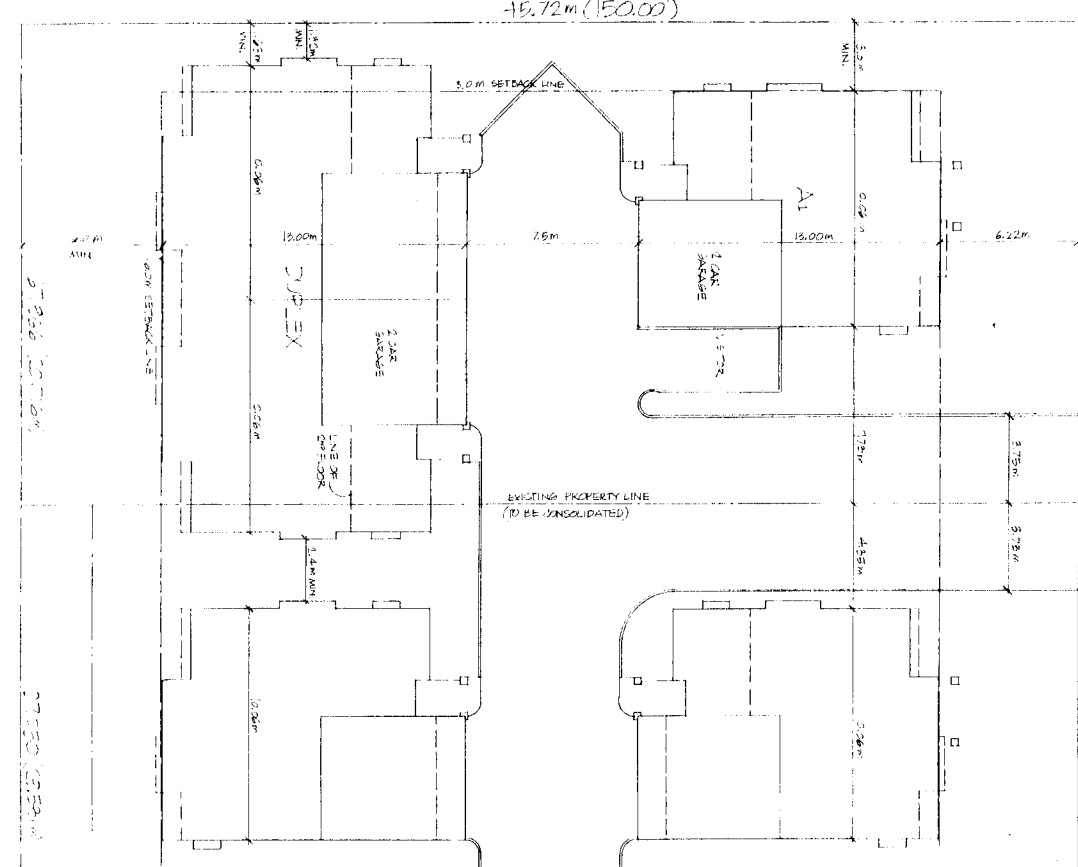
CONTEXT PLAN
SCALE: 1:1000



LEGAL DESCRIPTION:
OF
SEC. 20446
PLAN 1501
ZONES: R/S / PROPOSED: CD 13 NEW

ANALYSIS: SILBERT ROAD (CD 13 NEW)
STREET: 7.00m (23'0") TO 7.00m (23'0")
* BASED ON COMBINED S.E. AREA OF 48700 M² (12000 SQ FT)
* MAX SITE COVER: 15% (7320 M²)
* MIN. FRONT SETBACK: 5.00m (16'4")
* MIN. SIDE SETBACK: 3.00m (9'8")
* MIN. REAR SETBACK: 3.00m (9'8")
* MIN. FRONT YARD: 3.00m (9'8")
* MIN. SIDE YARD: 3.00m (9'8")
* MIN. REAR YARD: 3.00m (9'8")
* MIN. FRONT SETBACK: 3.00m (9'8")
* MIN. SIDE SETBACK: 3.00m (9'8")
* MIN. REAR SETBACK: 3.00m (9'8")

CONTEXT PLAN
SCALE: 1:500



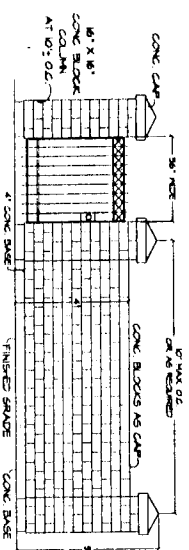
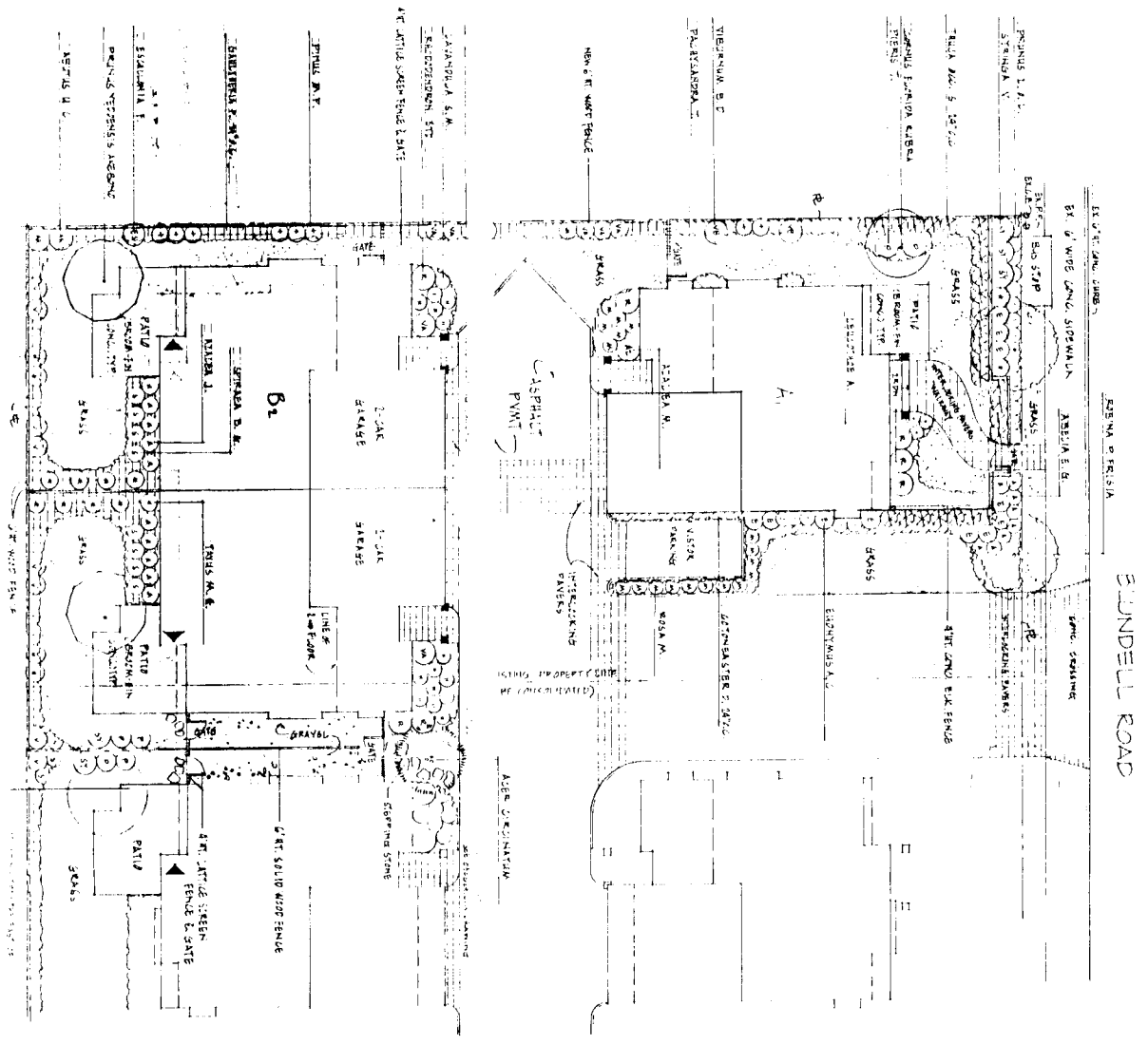
CONTEXT PLAN
SCALE: 1:500

DESIGNED BY: [Name]
DRAWN BY: [Name]
DATE: JAN 7, 2004
1

PROPOSED THREE UNIT TOWNHOUSE DEVELOPMENT
AT #7040 BLUNDELL ROAD, RICHMOND B.C.

DATE: SEPTEMBER 10, 2003	SHEET NO: 1 OF 5
DATE: 08-25	SHEET NO: 1 OF 5

Byndes Designs Ltd.
1111 15th Street
Richmond B.C. V6V 1A7
Tel: 604-271-1111



CONCRETE BLOCK FENCE & GATE DETAIL
SCALE: 1/2" = 1'-0"

NO.	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
1	PLANT LIST			
2	CONCRETE BLOCK FENCE			
3	GATE			
4	PRIVATE DRIVEWAY			
5	PATIO			
6	GRASS			
7	PLANTING			
8	PROPERTY LINE			

NOTE: 1. All quantities are based on the information provided in the drawings. 2. All quantities are subject to change without notice. 3. All quantities are subject to change without notice. 4. All quantities are subject to change without notice. 5. All quantities are subject to change without notice. 6. All quantities are subject to change without notice. 7. All quantities are subject to change without notice. 8. All quantities are subject to change without notice. 9. All quantities are subject to change without notice. 10. All quantities are subject to change without notice.

JAN 07 2004
#2
DP 03-249869

P20 ARCHITECTURE AND LANDSCAPE ARCHITECTURE

 2400 SHERBOURNE AVENUE, SUITE 200

 RICHMOND, BC V6X 4E6

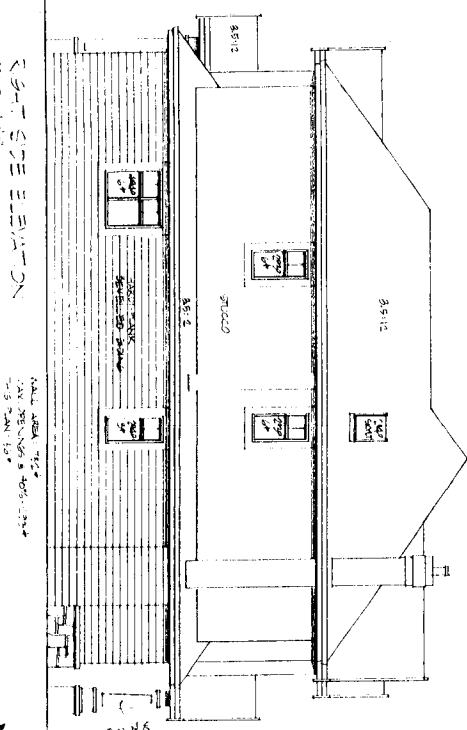
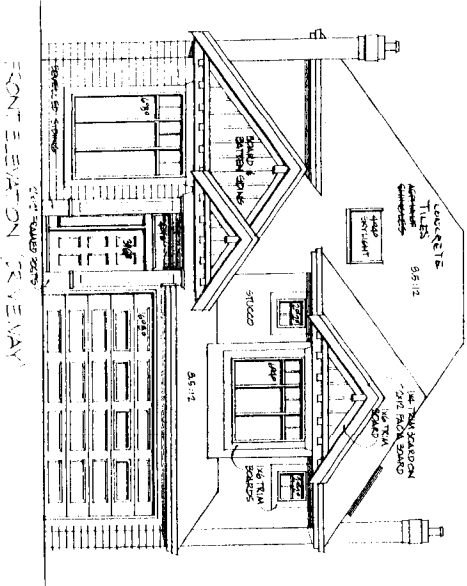
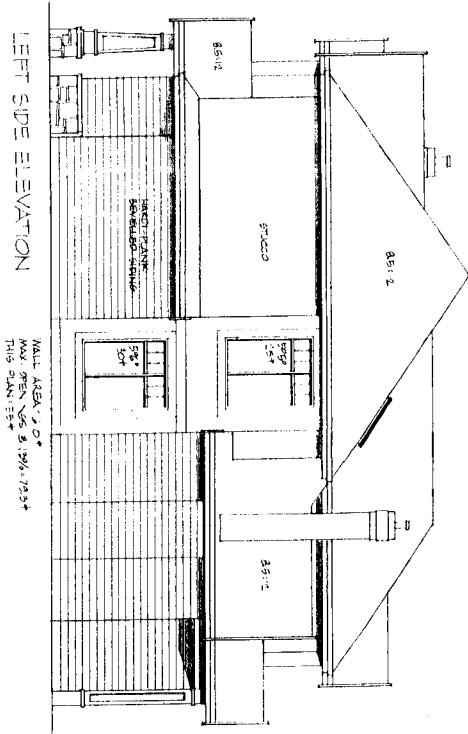
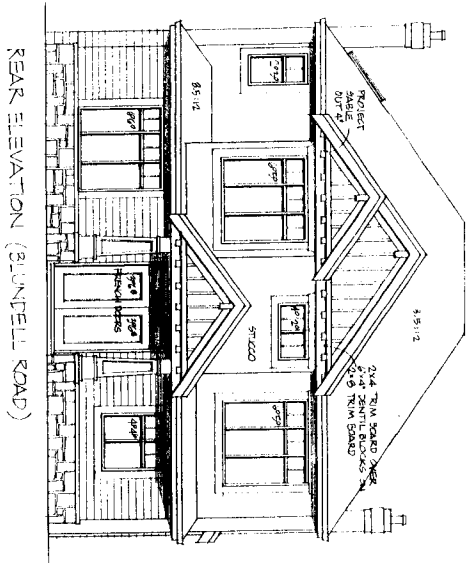
 TEL: 604.273.1110 FAX: 604.273.1111

P20 ARCHITECTURE AND LANDSCAPE ARCHITECTURE

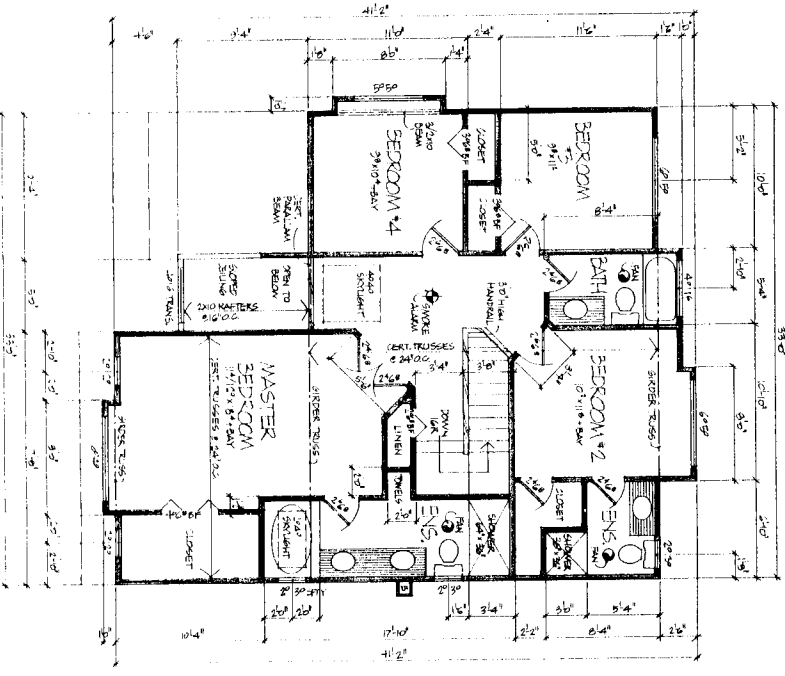
PROPOSED THREE UNIT TOWNHOUSE DEVELOPMENT FOR AZIM BHIMANI
AT #7040 BLUNDELL ROAD, RICHMOND B.C. LANDSCAPE SITE/PLANTING PLAN

DATE:	AUG 2003
DRAW NO:	L-1
SHEET NO:	1 OF 1

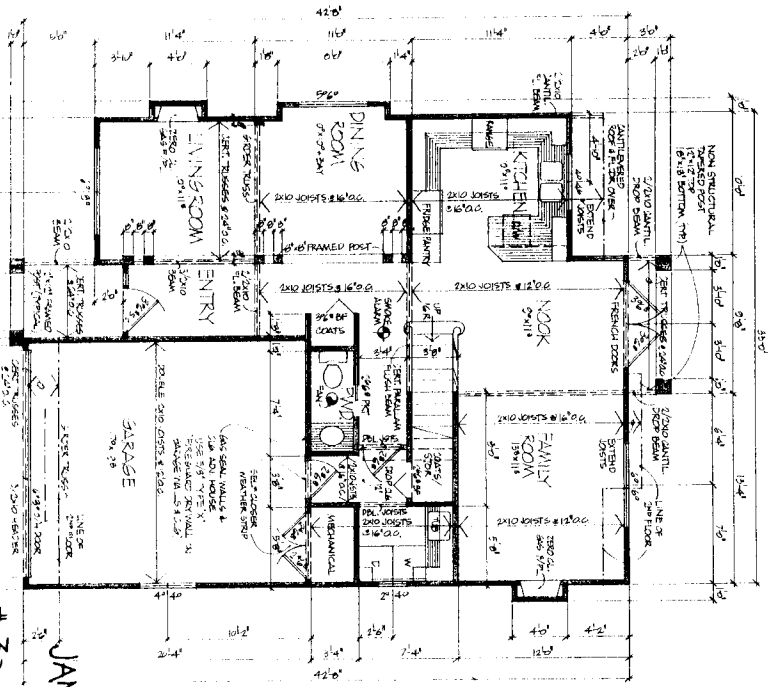
SCALE: 1/4" = 1'-0"



JAN. 7, 2004
 #3A
 060-10-0000
 DP 03-249869



SEEK H STRONG
 CONSULTING ARCHITECTS
 1000 WEST 10TH AVE
 VANCOUVER, BC
 V6H 2V6



MANEORDAN
 CONSULTING ARCHITECTS
 1000 WEST 10TH AVE
 VANCOUVER, BC
 V6H 2V6

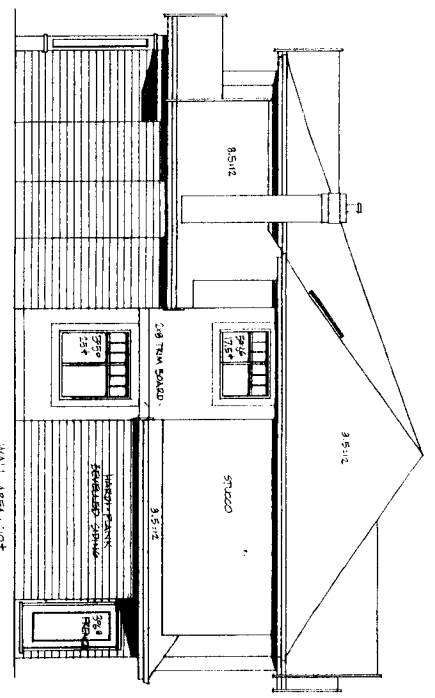
DP 03-249869

#3B

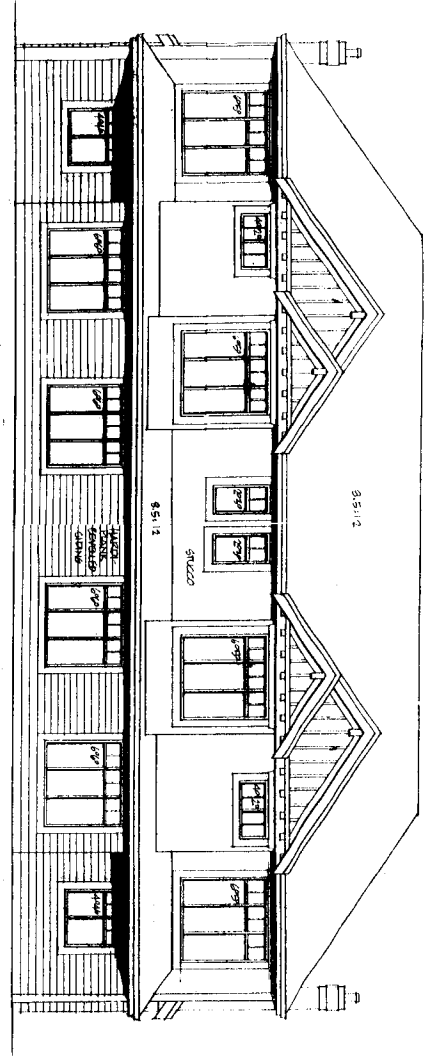
JAN 7, 2004

RIGHT SIDE ELEVATION (WEST)

WALL AREA 210'4"
 MAX. OPENING 8'79" x 42'7"
 THIS PLAN 42'5"

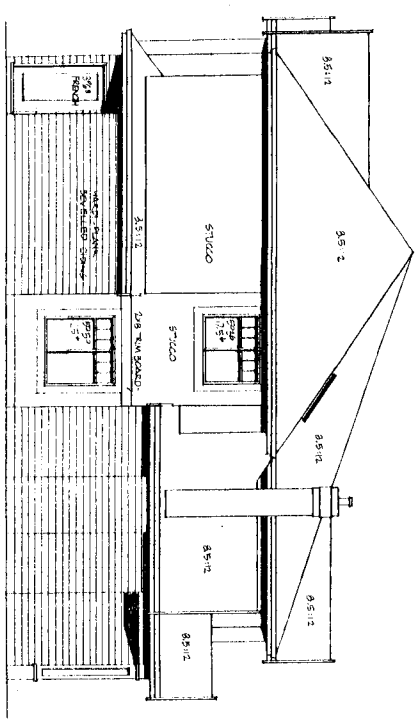


REAR ELEVATION (SOUTH)



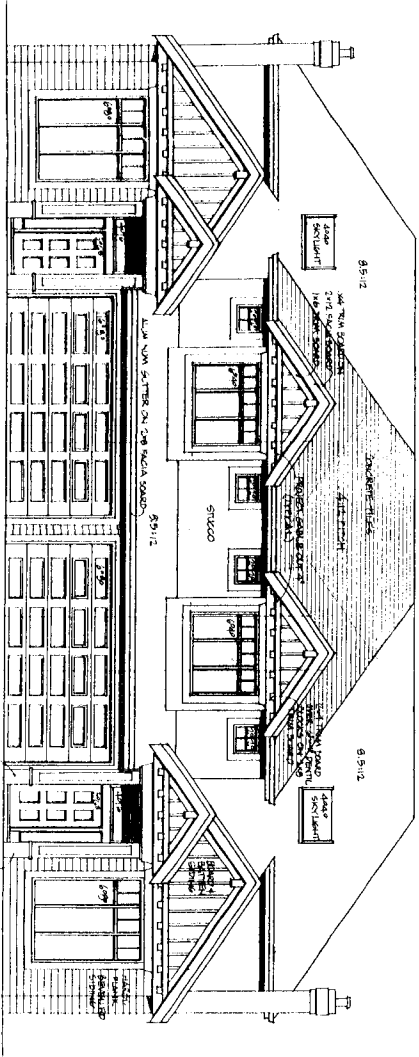
LEFT SIDE ELEVATION (EAST)

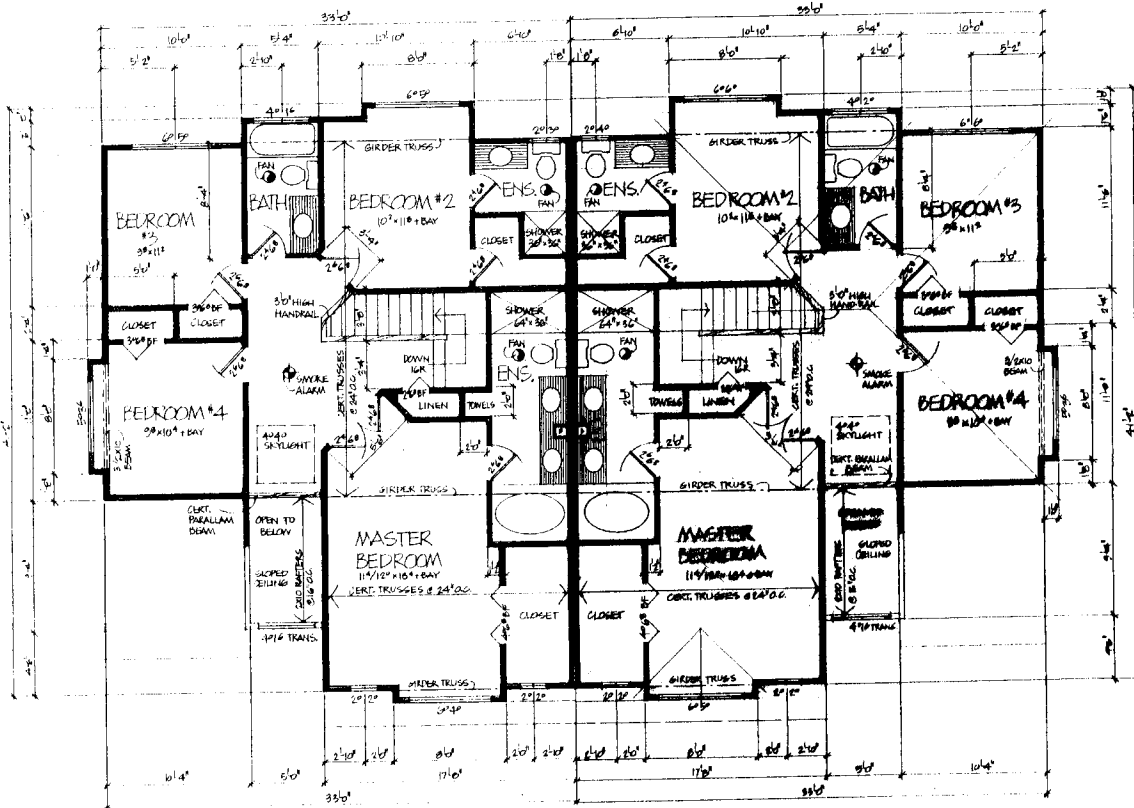
WALL AREA 20'2"
 MAX. OPENING 8'79" x 42'7"
 THIS PLAN 42'5"



FRONT ELEVATION (NORTH)

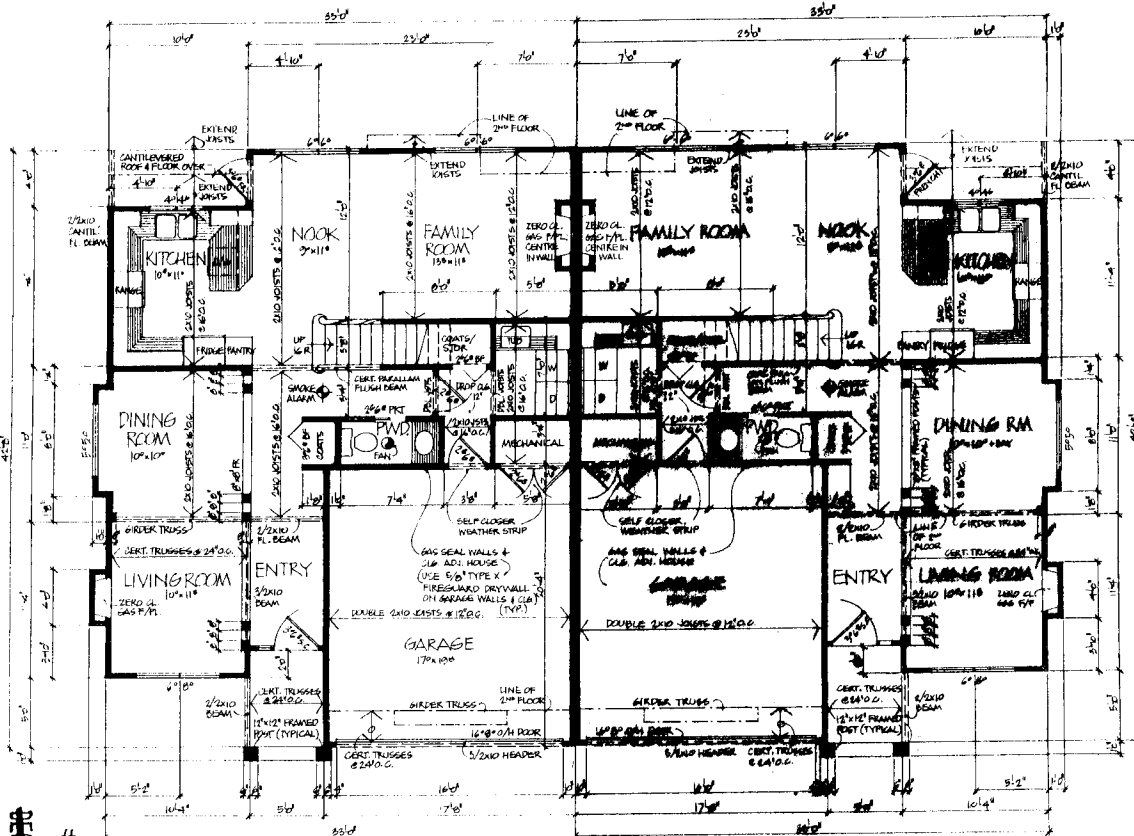
JAN. 7, 2004 #4A
 REC-10-0000
 DP 03-249869
 DUPLEX UNIT 5





UPPER FLOOR PLAN TOTAL AREA 1160+
LESS STAIRS (380)
CALCULATED 1062+

UPPER FLOOR PLAN TOTAL AREA 1160+
LESS STAIRS (380)
CALCULATED 1062+



MAIN FLOOR PLAN FIN. FLOOR AREA 913+
GARAGE AREA 376+
COVERED AREA 432+
TOTAL SITE COV. 1352+

MAIN FLOOR PLAN FIN. FLOOR AREA 913+
GARAGE AREA 376+
COVERED AREA 432+
TOTAL SITE COV. 1352+

JAN. 7, 2004
DP 03-249869
#4B
REC-19-2000

DUPLEX UNITS