



City of Richmond
Urban Development Division

General Compliance Request

To: Development Permit Panel
From: Joe Erceg
Manager, Development Applications
Date: December 16, 2003
File: DP 03-244583
Re: **Application by J.A.B. Enterprises Ltd. for a General Compliance request at
7060 Blundell Road**

Manager's Recommendation

That the addition of a hydro utility enclosure room projecting 0.9 m (2.95 ft) into the side yard setback and relocation of one (1) visitor parking stall be considered in General Compliance with Development Permit DP 03-244583 at 7060 Blundell Road.

Joe Erceg
Manager, Development Applications

KE:blg
Att.

Staff Report

Origin

J.A.B. Enterprises Ltd. (Amar Sandhu) is requesting a General Compliance ruling on a four (4) unit two-storey multi-family townhouse development at 7060 Blundell Road. The subject site is zoned Comprehensive Development District (CD/23) and located in the Sunnymede North Sub Area.

A proposed utility enclosure room containing hydro meters is being added at the north-east corner of the subject site and will be attached to one (1) of the townhouse units. This utility enclosure room projects 0.9 m (2.95 ft) into the side yard setback. The developer and designer are also proposing to relocate one (1) visitor parking stall to an area north of the laneway near the east property line. A General Compliance ruling is being requested for these proposed changes.

A copy of the approved and proposed plans are appended to this report. This is the first General Compliance request for the project.

Analysis of General Compliance Guidelines

Council adopted "General Compliance Guidelines" in December, 1998. The guidelines are as follows, with analysis in *bold italics*.

1. Proposed modifications must not require any new development variances or increase approved variances. ***No additional variances are required.***
2. The density of development must not be increased beyond the level specified in the approved Development Permit. ***Density has not changed.***
3. Proposed modifications must not alter elements that were controversial or that attracted considerable discussion from the public, Advisory Design Panel or Development Permit Panel during the original Development Permit process. ***Complies.***
4. Proposed exterior modifications must maintain or enhance the quality of the development and must retain the basic form and character of the development. ***A small utility service enclosure is being added on the townhouse unit at the north-east corner of the subject site that does not impact the form and character of the development.***
5. Applications should not alter the approved site coverage, siting, scale, spacing or configuration of buildings, with the exception of minor changes and additions to buildings to accommodate Building Code or servicing requirements. ***Complies***
6. Approved open space and amenity areas should be maintained; proposed changes to landscaping detail should be minor in nature and of equivalent value to approved plans. ***Complies.***
7. Proposed changes to the location and configuration of vehicle access and parking areas should be minor in nature. ***The applicant has acquired the neighbouring lot to the west (7040 Blundell Road) and is consolidating both properties and adding three (3) additional townhouse units. The visitor parking is being relocated to allow development on this site, while maintaining visitor parking requirements stated in Zoning and Development Bylaw 5300. Driveway and vehicle access is unchanged.***

8. Proposed modifications must not contravene the applicable Development Permit Guidelines. ***Proposed changes do not contradict the applicable Development Permit Guidelines.***

Staff Comments

Zoning

B.C. Hydro requested that a service enclosure be added after issuance of the Development Permit. This request has resulted in the encroachment of a utility enclosure room into the required side yard setback. There is a precedent for treating utility room projections in similar situations through a General Compliance ruling rather than a Development Variance application. In past circumstances where B.C. Hydro has requested service meters to be relocated (where the developer has no control over this), our Law Department and previous Development Permit Panels have agreed that these situations are best dealt with by a General Compliance ruling.

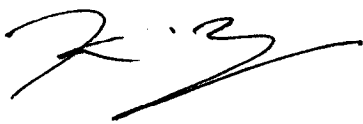
Permitting the projection of the hydro enclosure room into the side yard setback through a General Compliance ruling avoids having to adjust the driveway access easement due to a shift in two (2) buildings to accommodate the utility enclosure room. Building Approvals staff indicate that no Building Code issues arise so long as the enclosure is maintained at a minimum distance of 1.2 m (4 ft) from the east property line.

Analysis

This application is being prompted by a required utility enclosure for hydro metering services, which was identified by B.C. Hydro after issuance of the Development Permit. All of the proposed amendments are consistent with General Compliance criteria and represent minor functional changes to the plan.

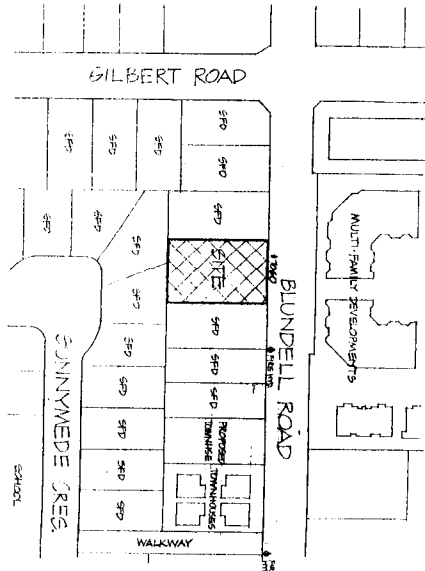
Conclusions

Staff have no objection to the proposed changes and support the General Compliance request.

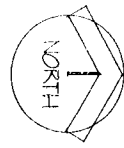


Kevin Eng
Planning Technician – Design
604-276-4000 (Local 3205)

KE:blg



CONTEXT PLAN
SCALE 1:500



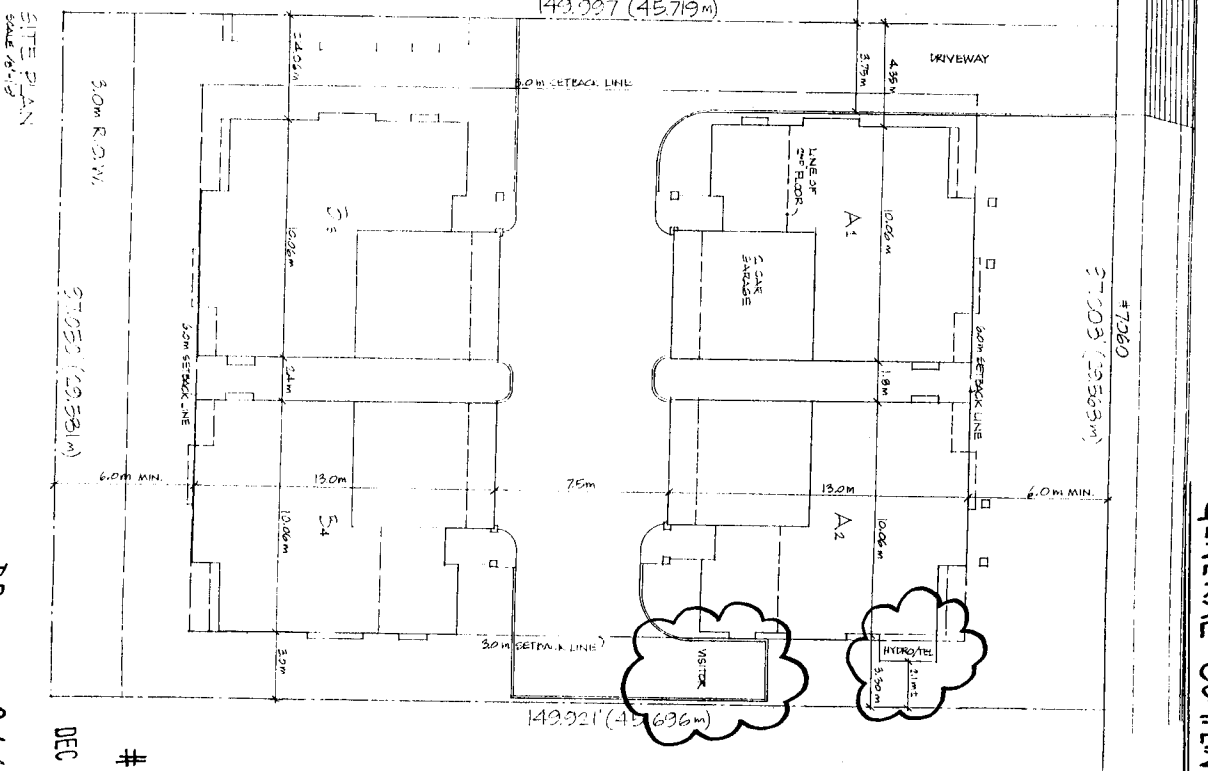
LEGAL DESCRIPTION:
LOT 04
SEC 20-4-6
PLAN 2947
ZONE R1E/PROPOSED 3D25

ANALYSIS:
LOT AREA: 1.6119ha
MAX SITE COV: 2.28% (362.0sqm)
THIS PLAN: 15.0% (223.7sqm)
FLOOR AREA: 758.0sqm

MAX. FLOOR AREA & SC. RATE: 2.421% (752.0sqm)
THIS PLAN: MAIN FLOOR 913sqm
UPPER FLOOR 104sqm
TOTAL 1017sqm (4.7500ha)
PARKING REQUIRED: 2.22 SPACES PER UNIT (4.93 SP)
PARKING PROVIDED: 2 ENCLOSED PERCU 17.8 SP
VISITOR SPACE
TOTAL: 9 SP

PERMITTED EXEMPTIONS:
FRONT YARD BAY WINDOWS & RESOUNDING DECK
PROJECT 10M MAX. NO SETBACK
REAR YARD BAY WINDOWS & VERANDAED TERRACE
TO PROJECT 0.4M MAX INTO SETBACK
EAST SIDE YARD BAY WINDOWS & TERRACES
TO PROJECT 0.4M MAX INTO SETBACK

NOTE ANALYSIS:
- SEE PART 2 OF 2003 & 2012 ZONING CODE
- SEE PART 3 OF 2003 & 2012 ZONING CODE
- CONSENT TO OCCUPANCY
- BUILDING STRIP
- UNREGISTERED STRIP WIDTHS PER TABLE 3.12.4:
- SEE CALCULATIONS ON ELEVATION 5

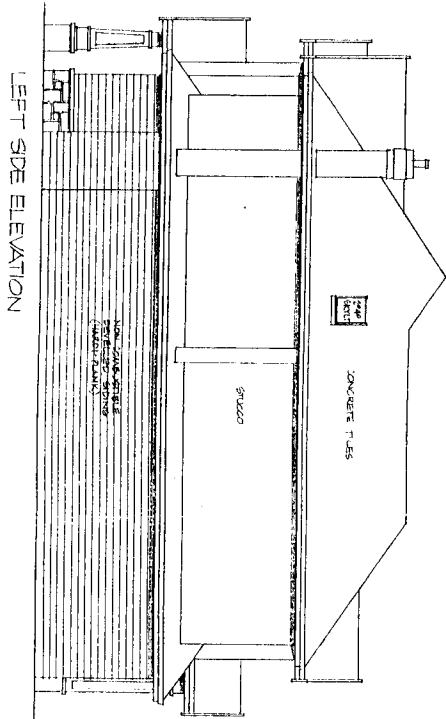


SITE PLAN
SCALE 1:500

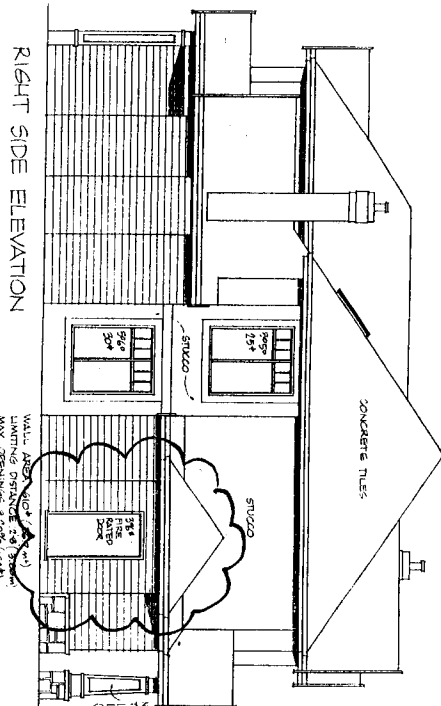
DP 03 - 244583

#1
DEC 16 2003

BLUNDELL ROAD
GENERAL COMPLIANCE #1



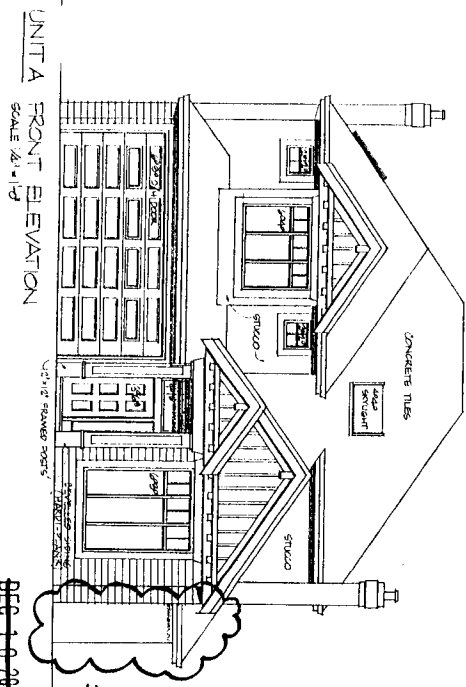
LEFT SIDE ELEVATION



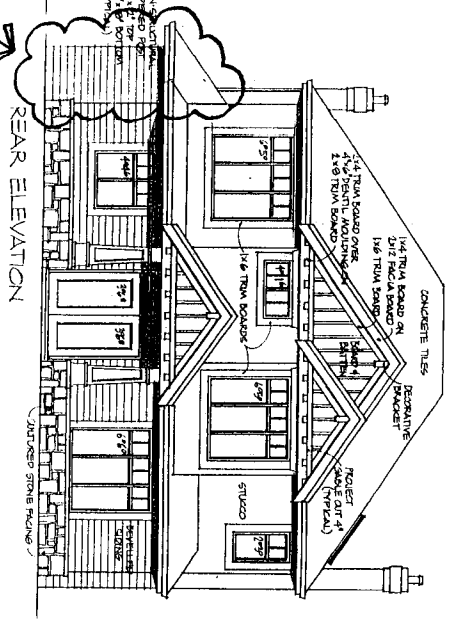
RIGHT SIDE ELEVATION

WALL AND ROOF (SEE PLAN)
 FINISHES TO BE DETERMINED
 MAX OPENING & COMPLETION
 THIS PLAN SET

UTILITY ENCLOSURE



UNIT A FRONT ELEVATION
 SCALE 1/4" = 1'-0"



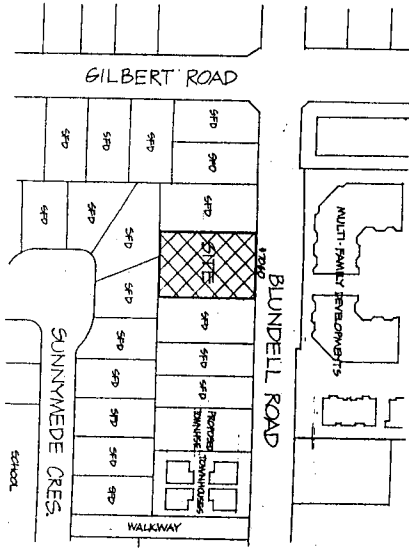
REAR ELEVATION

DP 03-244583

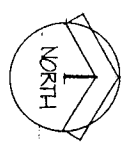
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#3

UNIT A



CONTEXT PLAN
SCALE 1:1,000



LEGAL DESCRIPTION:
LOT 04
SEC 30-4-6
PLAN 20/47
ZONE: R1 E / PROPOSED C D 25

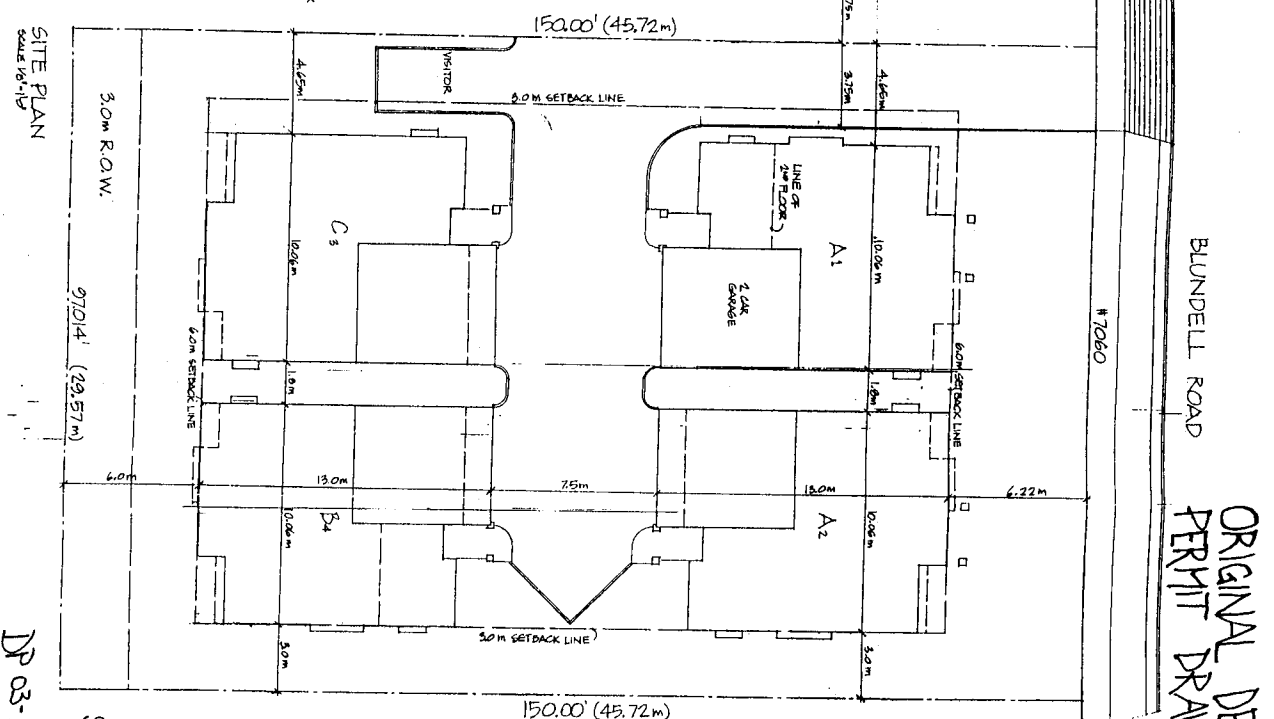
ANALYSIS:

LOT AREA: 14,592 sq ft (1351.2m²)
MAX SITE COV: 8.50% = 552.98 sq ft (513.7m²)
THIS PLAN: 1522 sq ft (140 UNITS) = 5320 sq ft (495m²)
= 36.6%

MAX FLOOR AREA: 152 FLOOR = 8140.1 sq ft (7570m²)
THIS PLAN: 1522 sq ft
UNITS/FLOOR: 140
TOTAL: 1922 sq ft = 7968 sq ft (740.2m²)

PARKING REQUIRED: 2.2 SPACES PER UNIT = 68.8 SP
PARKING PROVIDED: 1 ENCLOSED PER UNIT = 8 SP
VISITOR SPACES: 1 SP
TOTAL: 9 SP

REQUITTED PROJECTIONS:
FRONT YARD: DAY WINDOWS & SECONDARY ROOF
TO PROJECT 1.0M MAX INTO SETBACK
REAR YARD: SKY WINDOWS & VERANDA/BALCONIES
TO PROJECT 0.4 M MAX INTO SETBACK
EAST SIDE YARD: SKY WINDOWS & FIREPLACES
TO PROJECT 0.4M MAX INTO SETBACK



SITE PLAN
SCALE 1/6"=1'-0"

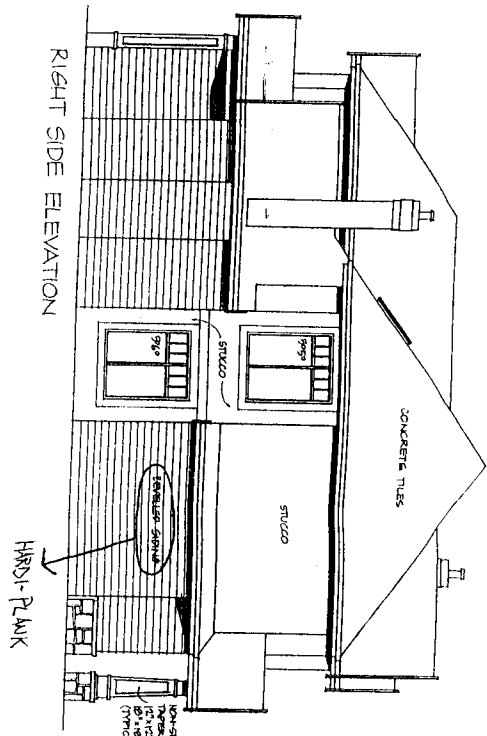
ORIGINAL DEVELOPMENT
PERMIT DRAWINGS

SEP 02 2003
#1
DP 03-244583
FILE COPY

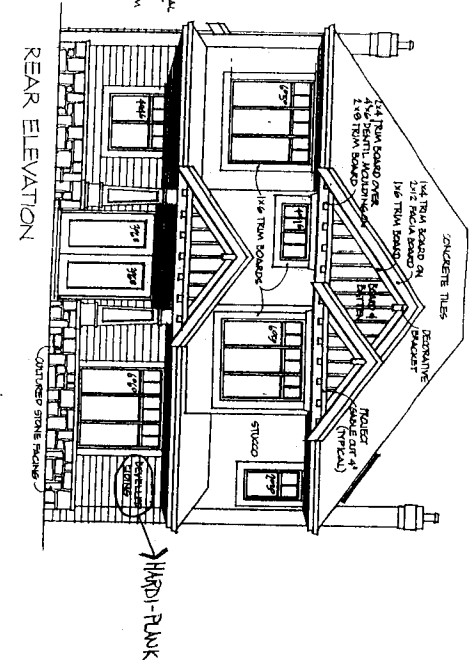


PROPOSED FOUR UNIT TOWNHOUSE DEVELOPMENT
AT # 7060 BLUNDELL ROAD, RICHMOND B.C.

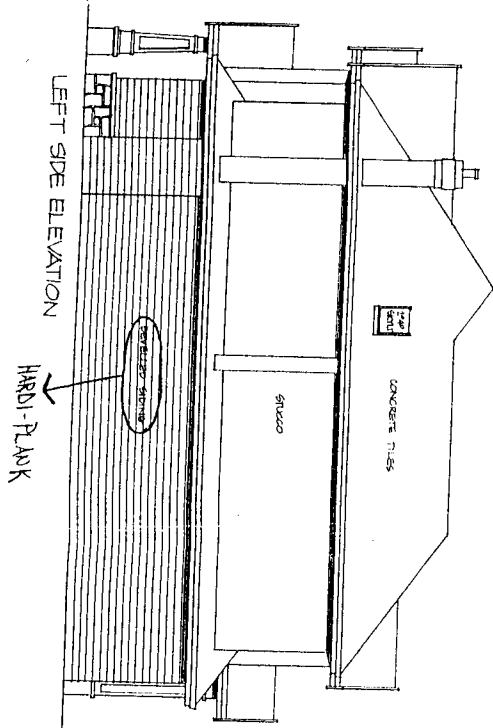
DATE	APRIL 29 2003
DWG. NO.	03-39
SHEET NO.	1 OF 7



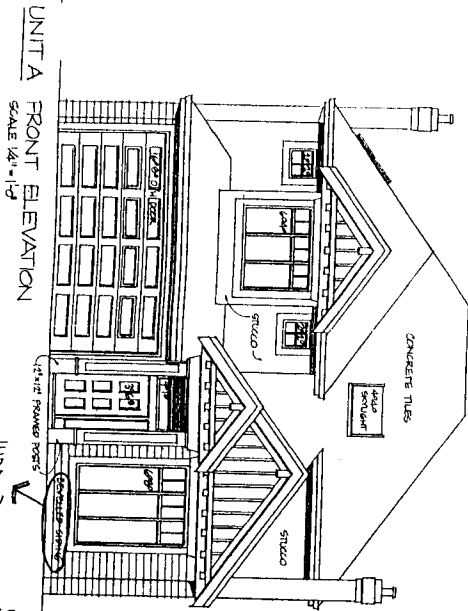
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



UNIT A FRONT ELEVATION
SCALE 1/4" = 1'-0"

SEP 02 2003
#3
DP 03-244583
UNIT A