



City of Richmond
Urban Development Division

Report to Development Permit Panel

To: Development Permit Panel
From: Raul Allueva
Director of Development
Date: June 22, 2004
File: DP 03-240729
Re: **Application by Kenneth King for a Development Permit at 7833 Ash Street
(formerly 9371 Blundell Road)**

Staff Recommendation

That a Development Permit be issued which would:

1. Permit the construction of five (5) townhouses and one (1) wheelchair accessible apartment on a site zoned Comprehensive Development District (CD/28); and
2. Vary the provision of the Zoning and Development Bylaw No. 5300 to:
 - a) Vary the front yard (Blundell Road) setback to the porch from 4.5 m to 3.5 m; and
 - b) Vary the side yard abutting a public road (Ash Street) from 3 m required to 2 m.
 - c) Permit tandem parking for 3 of the proposed townhouse units.

Raul Allueva
Director of Development

CA:blg
Att.

Staff Report

Origin

Kenneth King has applied to the City of Richmond for permission to construct five (5) townhouses and one (1) wheelchair accessible apartment at 7833 Ash Street.

Development Information

Please refer to the proposed Development Permit Application Data Sheet (**Attachment 1**) for a comparison of the proposed development data with the relevant Bylaw requirements.

Background

This is an area in transition. Some of neighbouring sites in the immediate vicinity are under rezoning applications to townhouse uses. The McLennan South Sub-Area Plan designates this site and the surrounding area west of Ash Street, between Keefer Avenue and Blundell Road, as residential-townhouses up to three (3) storeys over once (1) parking level, triplex, duplex, single-family with a 0.75 base Floor Area Ratio (F.A.R.). The area east of Ash Street between Keefer Avenue and Blundell Road is designated as residential-2 ½ storeys (three-storey maximum) predominantly triplex, duplex, and single-family with a base Floor Area Ratio (F.A.R.) of .55.

Development surrounding the subject site is as follows:

- To the north: Existing single-family homes zoned Single-Family Housing District, Subdivision Area F (R1/F) currently under rezoning and development applications to 31 townhouses at 7751-7791 Ash Street;
- To the east: Existing single-family homes zoned Single-Family Housing District, Subdivision Area F (R1/F) east of Ash Street and properties under rezoning application to 29 townhouses at 7740-7800 Ash Street;
- To the south: Existing townhouses zoned Townhouse District (R2) south of Blundell Road; and
- To the west: Existing single-family homes zoned Single-Family Housing District, Subdivision Area F (R1/F).

Rezoning and Public Hearing Results

The site was rezoned from “Single-Family Housing District, Subdivision Area F (R1/F)” to “Comprehensive Development District (CD/28)” in March, 2001.

There are no outstanding issues identified at the rezoning stage or Public Hearing that require follow-up at the Development Permit Stage.

Staff Comments

The revised scheme meets the intent of the applicable sections of the Official Community Plan (OCP) and is generally in compliance with the applicable Design Guidelines in Schedule 1 (9.2 General Guidelines, and 9.3 Multiple-Family Residential Development Permit Guidelines (Townhouses) and Schedule 2 (2.10D) McLennan South Sub-Area Plan. The revised scheme

attached to this report has satisfactorily addressed all the significant staff and Advisory Design Panel comments that were identified as part of the Development Permit application review process.

Zoning Compliance/Variances:

The proposed development is generally in compliance with the Comprehensive Development District (CD/28) Schedule of the Zoning and Development Bylaw No. 5300 except in the following variances. Staff comments are in *(bold)*.

1. To vary Section 291.28.6 Minimum Setbacks to reduce the front yard (Blundell Road) setback to the porch from minimum 4.5 m (14.8 ft.) required to 3.5 m (11.5 ft.) provided.

(Staff support the proposed variance. The proposed setback to the building is 4.5 m. Only the porches are setback at 3.5 m to introduce articulation to the building façade in response to staff and Advisory Design Panel design comments. The proposed porches are far enough away from the adjacent single-family home on Blundell Road that the proposed variance will not have any negative impact on the neighbouring property).

2. To vary Section 291.28.6 Minimum Setbacks to the porch to reduce the side yard abutting a public road (Ash Street) from minimum 3 m (9.8 ft.) required to 2 m (6.75 ft.) provided.

(Staff support the proposed variance for similar reasons noted above).

3. To permit tandem parking arrangement for three (3) of the proposed townhouse units.

(Staff support the proposed variance. Tandem parking is an efficient arrangement on a small site. The tandem arrangement will not create negative impact on neighbouring properties as adequate manoeuvring will be provided on site, and the vehicular access is off a lane.)

Advisory Design Panel Comments

This project was first presented to Advisory Design Panel on December 17, 2003. The Panel had significant concern with respect to the massing of the building, articulation, colour and cosmetic appearances and suggested that the applicant consider downsizing the number of units from six (6) to five (5).

The applicant and staff worked collaboratively to improve the design and to accommodate the developer's desire to maintain six (6) units in the proposed project. The revised proposed development was subsequently presented to the Advisory Design Panel on May 5, 2004. A copy of the Advisory Design Panel Minutes is attached for reference (**Attachment 2**). The Panel supported the development subject to the applicant working with staff to attempt to relocate the mailbox and to soften the building elevations. The applicant has successfully addressed the Advisory Design Panel comments.

Analysis

Adjacency:

- The development will be separated from the existing single-family site to the north by a proposed 6 m wide lane, which is intended to provide secondary access for adjacent

properties. A 1.2 m wide landscape strip planted with shrubs and ground cover along the north side of the proposed building will provide additional visual screening. The north facing windows on unit A1 has been kept to a minimum to minimize potential overlook and privacy conflict for properties to the north until they redevelop in a similar fashion.

- The existing single-family homes to the west are older and relatively small. They have future potential for townhouse development. Nonetheless, the proposed building steps down to two (2) storeys towards the west to provide a more gradual transition to the existing single-family homes to the west.
- There are sufficient distances between the proposed development and the existing two-storey single-family residents east of Ash Street as well as the two-storey townhouses south of Blundell Street for the three/two-storey massing to have any impact on them.

Urban Design and Site Planning:

- The proposed six (6) unit development maximizes the Floor Area Ratio (F.A.R.). However, it manages to incorporate one (1) universal accessible unit on the ground level (Unit D1) in addition to five (5) three-bedroom units without unduly compromising liveability or creating negative massing impact on the adjacent sites.
- The garbage and recycling area is located off of the lane and screened from Ash Street.

Architectural Form & Character:

The building form is reasonably well articulated with projecting porches and a varied roofline. In addition, the building massing and design are consistent with the existing neighbouring developments.

- The proposed building materials including hardiplank horizontal siding, vinyl siding, asphalt shingles and wood trim for the buildings are consistent with the McLennan South Sub-Area Guidelines.

Landscape and Open Space:

- There are no trees worthy of retention on this site. The applicant has proposed a landscape design that is well layered and provides good transition from the street to the private front yards along Blundell Road and Ash Street. A variety of small trees and shrubs will provide colour and texture to the landscaping and soften the building facades. Good quality paving material including permeable paving over a large portion of the driveway, visitors' parking area and manoeuvring aisles have been incorporated to minimize storm water run-off on this site.
- Private decks off the second floor living area in addition to the small outdoor patios are provided to address the outdoor amenity needs of the individual units. A small outdoor seating area adjacent to a small planting area with trees and shrubs is incorporated on site south of the visitors' parking to provide additional outdoor amenity. A children's play area has not been provided as the site is small and the required clearance for such equipment cannot be accommodated.
- The applicant has opted to pay \$6,000 in lieu of providing indoor amenity.

Conclusions

The siting, form and character, and architectural expressions have improved significantly from the original proposal and are generally in accordance with the approved rezoning and the applicable Official Community Plan (OCP) Guidelines. Staff recommend approval of this Development Permit application.



Cecilia Achiam, MCIP
Urban Design Planner
(Local 4122)

CA:blg

Attachment 1: Project Data Summary

Attachment 2: Advisory Design Panel Comments

The following conditions are required to be met prior to forwarding this application to Council for approval:

- A Letter of Credit for \$14,688 for landscaping will be required.
- The applicant to submit \$6,000 cash-in-lieu of providing indoor amenity.

Prior to the issuance of the Building Permit:

- The owner shall enter into the City's standard Servicing Agreement for site servicing.



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

**Development Application
Data Sheet**
Development Applications Department

Attachment 1

Address: 7833 Ash Street (formerly 9371 Blundell Road)
 Applicant: Kenneth E. King Architecture and Planning Owner: Louie and Maureen Pulice
 Planning Area(s): 2.10 McLennan South

| | Existing | Proposed |
|------------------------|-----------------------|--|
| Site Size: | 1,052 m ² | 1,052 m ² |
| Land Uses | single family homes | 5 three-storey townhouses & 1 one-storey apartment |
| OCP Designation | 2.10 D McLennan South | |
| 702 Policy Designation | N/A | |
| Zoning | CD/28 | CD/28 |
| Number of Units | | 6 |

| | Bylaw Requirement | Proposed | Variance |
|--|---|----------------------|------------------------|
| Floor Area Ratio: | 0.55 + .1 with 1 unit < 60 m ² | 0.65 | |
| Lot Coverage – Building: | 45% | 37% | |
| Density (unit/acre & unit/hectare) | | 23.08 upa/57.03 uha | |
| Setback – Rear (North) | 1.2 m to lane | 1.2 m | |
| Setback – Ash Street (East): | 3 m | 2 m | Variance of 1 m |
| Setback – Blundell Rd (South): | 4.5 m | 3.59 m | Variance of 1 m |
| Setback – (West): | 1.2 m | 1.2 m | |
| Height (m): | 12 m | 11.75 m | |
| Lot Size: | | 1,052 m ² | |
| Off-street Parking Spaces – Regular/Visitor: | 8/2 | 9/2 | |
| Off-street Parking Spaces – Accessible: | N/A | 1 | |
| Off-street Parking Spaces – Total: | 10 | 11 | |
| Amenity Space – Indoor: | | Pay in lieu | \$ 6,000 pay in lieu |
| Amenity Space – Outdoor: | 36 m ² | 53 m ² | |

Other: _____

PARTIAL MINUTES FROM THE DESIGN PANEL MEETING

Wednesday May 5th, 2004 – 4:00 p.m.

RICHMOND CITY HALL

4. 2004-19

Townhouses

Ken King, Architect.
(Resubmission)

DP03-240729

Ms. Cecilia Achiam, advised that this project was previously reviewed by the Panel who recommended that it be brought back for approval. Mr. King, the Architect, advised that he would only address the Panel's previous concerns about this project:

He stated that:

- ❖ the proposal had now been revised to reduce massing at the western property interface – this has now been reduced to 2 floors instead of three;
- ❖ the parking had been redesigned to provide ease of accessibility and visitor parking was more clearly identified;
- ❖ the accessible parking stall was now covered;
- ❖ the garbage/recycling area was now screened and located close to the visitors parking area;
- ❖ an amenity area with benches was now provided;
- ❖ all units now had their own patio;
- ❖ covered patios below grade had now been eliminated;
- ❖ the building was articulated and broken up with windows and roof forms;
- ❖ identity was provided by landscaping and porches; and
- ❖ facades would be coloured in a green theme.

The Panel then proffered the following comments:

- ❖ the mail box should be relocated closer to the garbage and recycling area;
- ❖ the entrances looked uneven because of height differences;
- ❖ the building elevation needed mass planting and or windows to soften the wall;
- ❖ the project seemed to fit quite nicely;
- ❖ the conversion of the accessible unit was well done.

It was moved and seconded

Minutes of Design Panel Meeting
Wednesday May 5th, 2004
Meeting Room 1.003, 1st Floor, Richmond City Hall

| ITEM | MINUTE | SUBJECT | FILE |
|------|--------|---------|------|
|------|--------|---------|------|

That this project go forward subject to the applicant working with staff to attempt to relocate the mailbox and to use mass planting to and/or windows to soften the wall at the building elevation.

CARRIED



No. DP 03-240729

To the Holder: KENNETH KING

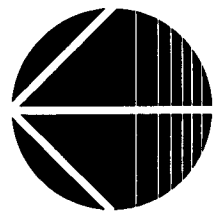
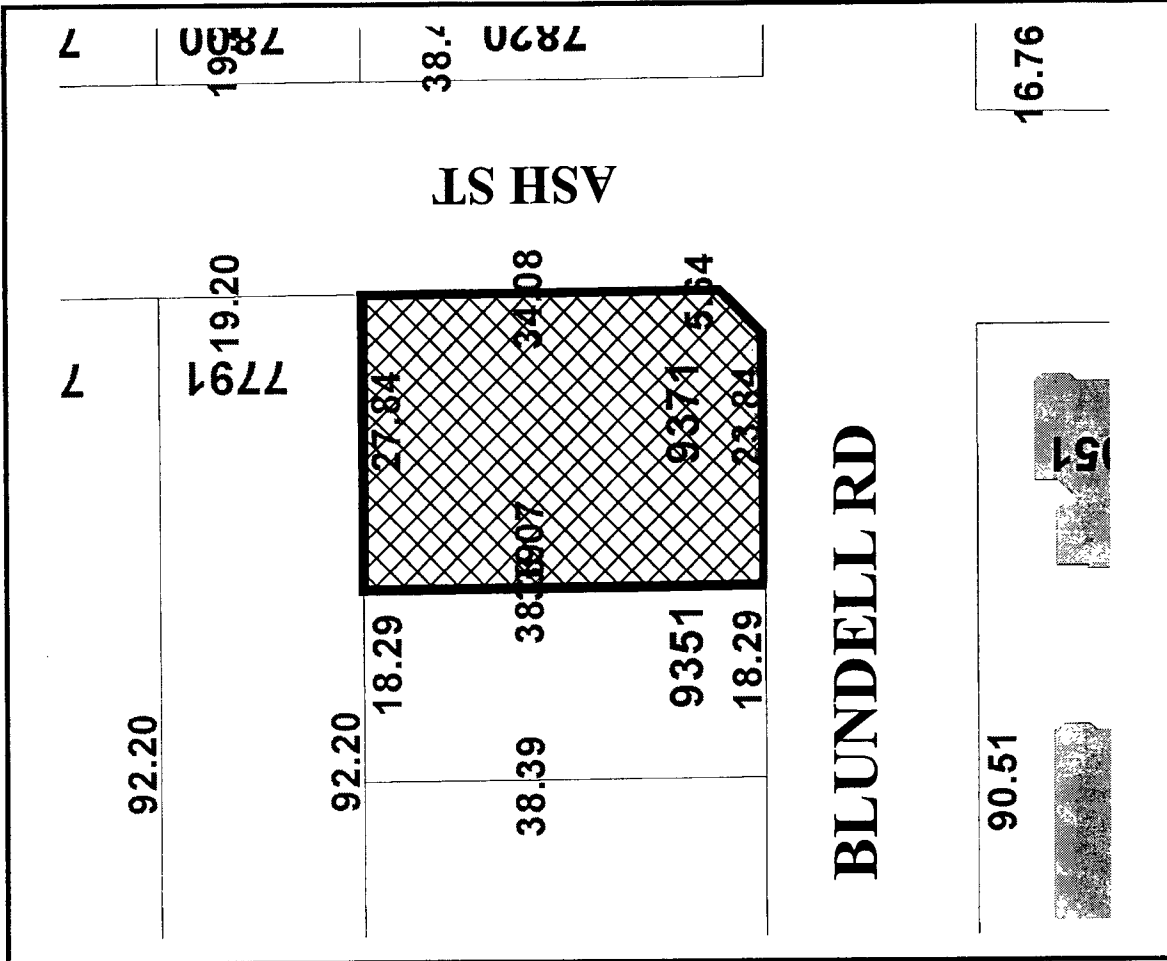
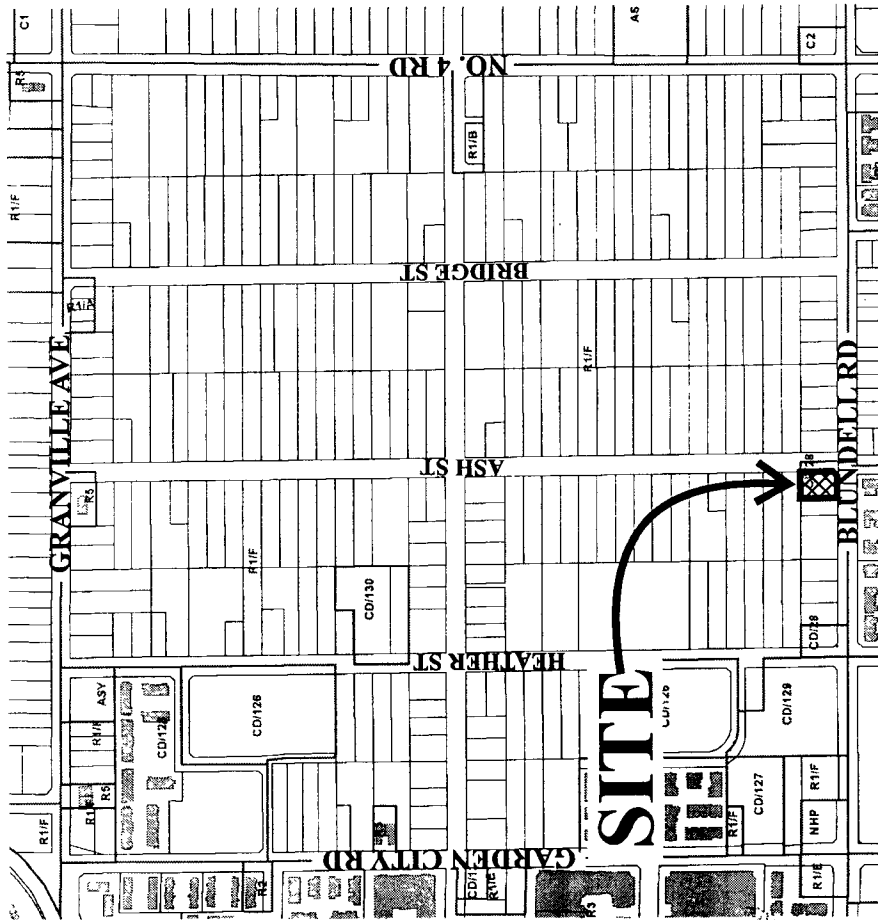
Property Address: 7833 ASH STREET (FORMERLY 9371 BLUNDELL ROAD)

Address: C/O KENNETH E. KING ARCHITECTURE & PLANNING
 1931 HOLDOM AVENUE
 BURNABY, BC V5B 3W4

1. This Development Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The "Richmond Zoning and Development Bylaw No. 5300" is hereby varied or supplemented as follows:
 - a) The dimension and siting of buildings and structures on the land shall be generally in accordance with Plan #1 attached hereto.
 - b) The siting and design of off-street parking and loading facilities shall be generally in accordance with Plan #2 attached hereto.
 - c) Landscaping and screening shall be provided around the different uses generally in accordance with the standards shown on Plan #6 attached hereto.
 - d) Roads and parking areas shall be paved in accordance with the standards shown on Plan #6 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 #3 to #5 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.



City of Richmond



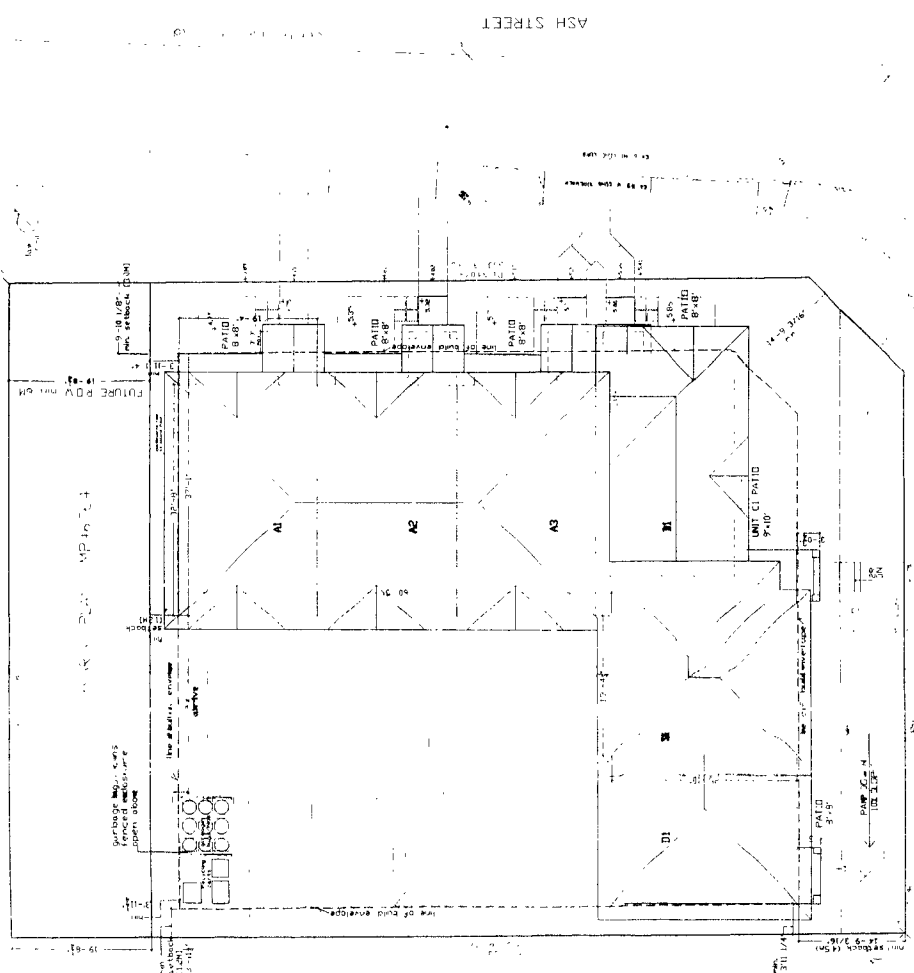
DP 03-240729 SCHEDULE "A"

Original Date: 07/30/03

Revision Date:

Note: Dimensions are in METRES





E JONBELL RD

site plan
1/8" = 1'-0"

JUL 14 2004
DP 03240729

DP03-240729
plan #1



LEGAL DESCRIPTION
 PL 1207 Lot E/2-11, Suburban Block G, Excavated Plan 33307, LMP-48783

CIVIC ADDRESS
 8271 BLUNDELL ROAD
 RICHMOND, B.C.

ZONING
 CD/7B

LOT AREA
 11321.707 SQFT

DENSITY ALLOWED
 65 X 11321.707
 7359.106 SQFT

TOTAL NO. OF RESIDENTIAL
 UNITS PROVIDED
 54 triplex units

TOTAL AREA FOR UNITS PROVIDED
 870.00 SQFT

TOTAL AREA FOR COMMON AREAS PROVIDED
 870.00 SQFT

TOTAL AREA OF 8 UNITS
 870.00 SQFT

REAR FLOOR
 A1-A3 = 232.74 SQFT
 B1 = 659.23 SQFT
 C1 = 11321.707 SQFT
 D1 = 159.26 SQFT

SECOND FLOOR
 A1-A3 = 1680.00 SQFT
 B1 = 513.50 SQFT
 C1 = 684.50 SQFT
 D1 = 444.80 SQFT

THIRD FLOOR
 A1-A3 = 2115.20 SQFT
 C1 = 684.50 SQFT

TOTAL ALL FLOORS = 744 SQFT

SETBACKS REQUIRED AND PROVIDED
 (1) FRONT YARD
 BLUNDELL ROAD
 ASH STREET
 REAR FLOOR
 WEST SIDE

4.5M (14'-9" 2/8")
 3M (9'-10" 1/8")
 9M (29'-6" 1/4")
 1.5M (5'-11" 1/4")

PARKING REQUIRED FOR RESIDENTS @ 1.5 PER BEDROOM
 8 BEDROOMS = 12 CARS
 TOTAL PARKING REQUIRED = 12+2 = 14 CARS

PARKING PROVIDED:
 9 (FOR STANDARD SIZE CARS)
 2 (FOR STANDARD SIZE CARS)
 11 (FOR STANDARD SIZE CARS)

PERMISSIBLE COVERED AREAS OF
 THE PRINCIPAL BUILDING
 @ 10 X 11321.707

PROVIDED COVERED AREAS OF
 THE PRINCIPAL BUILDING
 11321.707 SQFT

ROOF DECK / BALCONY AREA
 TOTAL
 193.71 SQFT
 353.8 SQFT
 547.51 SQFT

LANDSCAPED AREA PROVIDED:
 SOFT LANDSCAPED AREA
 2235.5 SQFT

PATIO & ALUEITY AREA
 WITH INTERLOCKING PAVERS
 570 SQFT

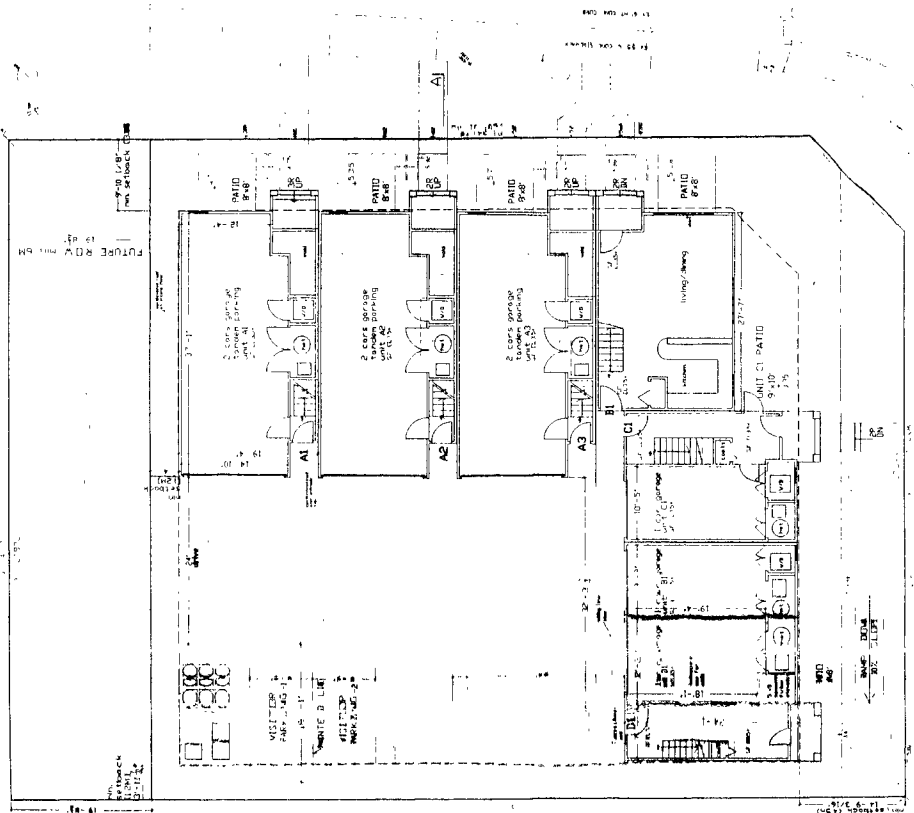
VISITORS PARKING AREA
 4-57.00M PAVERS AREA
 1171.8 SQFT
 4071.8 SQFT

CCAC WALKWAY INSIDE P.L.
 288 SQFT

PLANTING BED AREA ON CITY BLVD.
 482 SQFT

PERMISSIBLE LOT COVERAGE @ 45% X 11321.707 = 5094.7 SQFT
 PROVIDED LOT COVERAGE = 4000 SQFT

REQUEST FOR VARIANCE'S FOR THE FOLLOWING:
 1. TANGENT PARKING FOR 8 CARS
 2. INTO REQUIRED SIDEWALK SETBACK ALONG ASH STREET AND
 INTO FRONT YARD SETBACK ALONG BLUNDELL ROAD



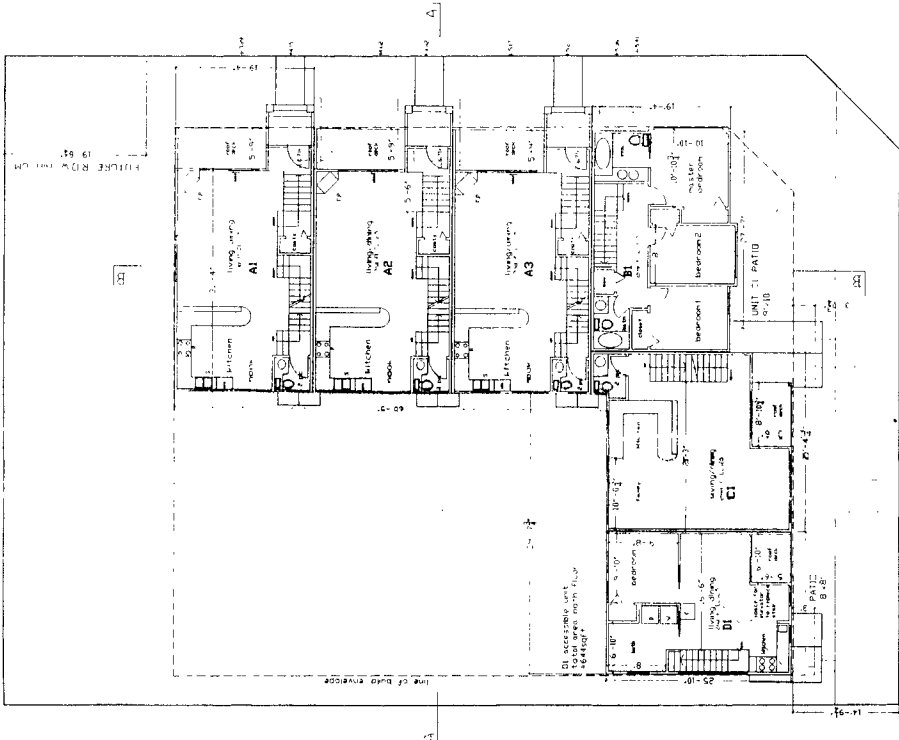
ground floor plan
 / parking plan
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JUL 14 2004

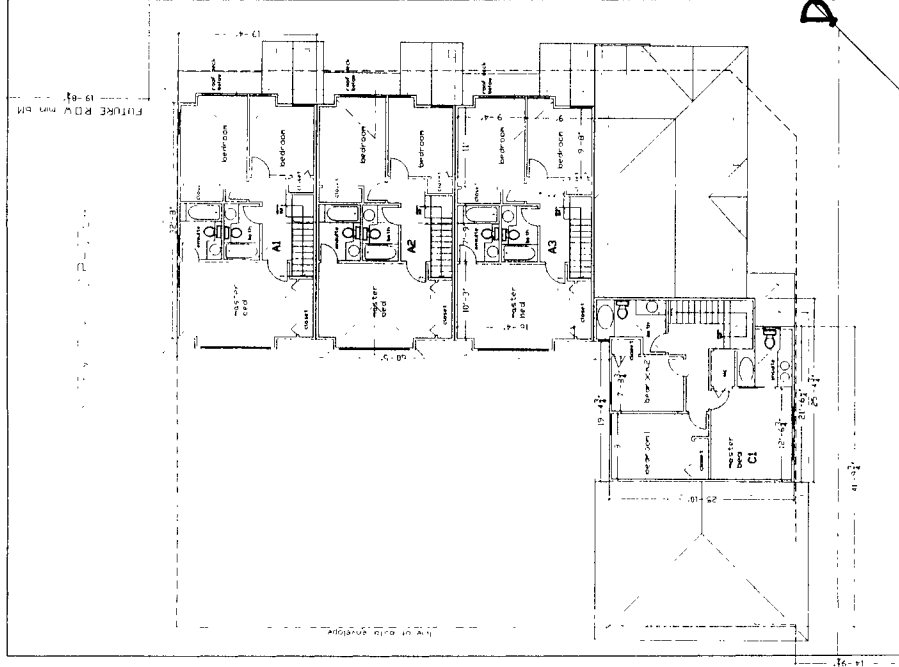
DP 03240729

DP03-240729
 plan #2





second floor plan
1/8" = 1'0"



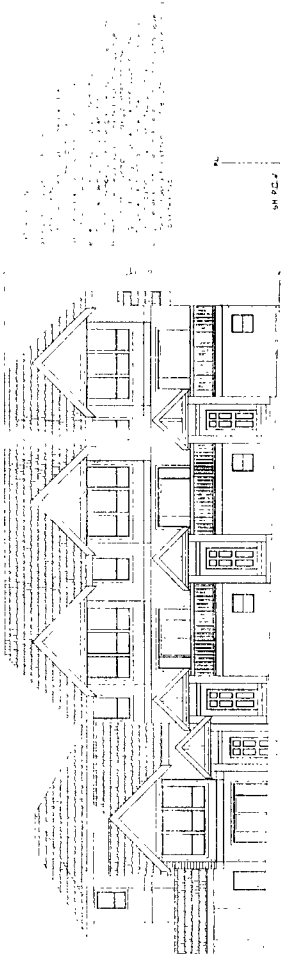
third floor plan
1/8" = 1'0"

JUL 14 2004

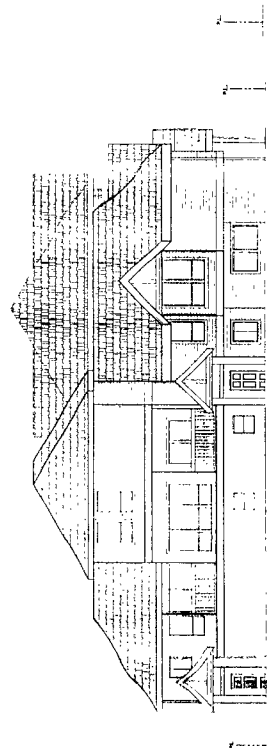
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DP03-240729
plan # 3

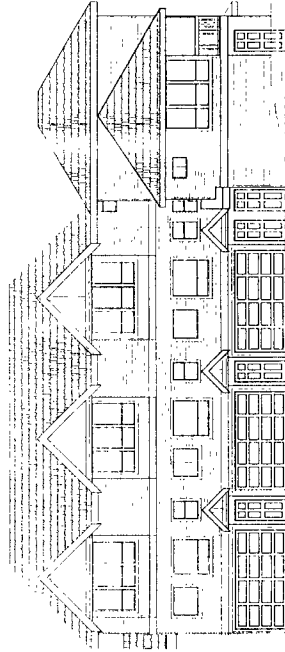
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| Prepared by Checked by Drawn by Date | Approved by Date |
|---|---------------------|



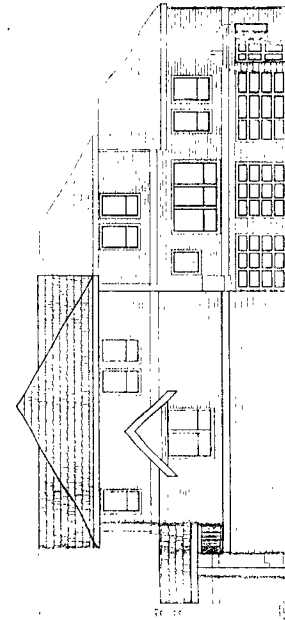
east elevation (ash street)



south elevation (blundell road)



west elevation



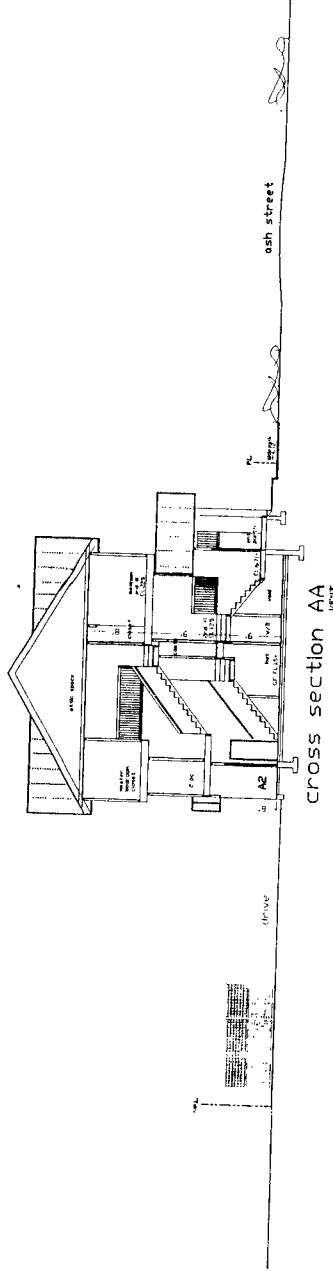
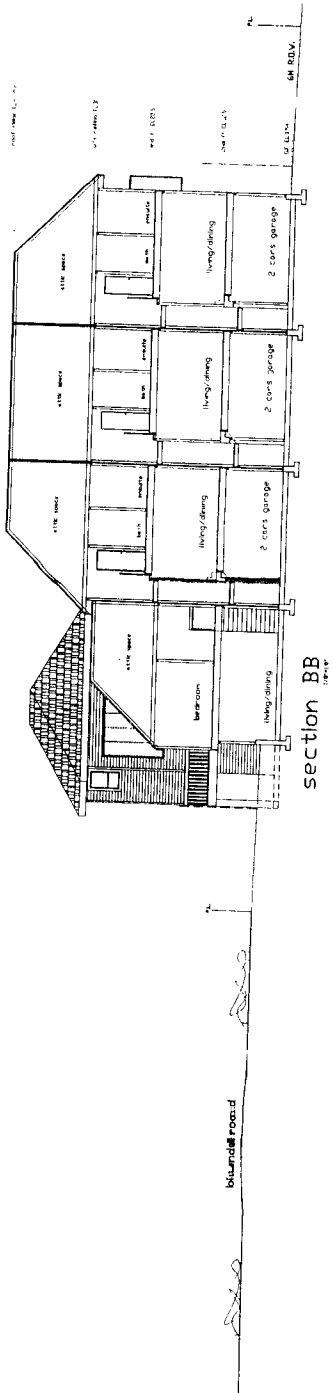
north elevation (rav)

JUL 14 2004

DP03240729

DP03-240729
plan #4

| |
|--|
| CONSULTANTS ARCHITECTS 1077 - 1087 10th Ave Vancouver, B.C. V6J 1K6 TEL: 604-681-1111 FAX: 604-681-1112 WWW: www.1077-1087.com |
|--|



JUL 14 2004
DP 03240729

DP03-240729
plan #5

| | |
|----------------|-------------|
| Project Name | DP03-240729 |
| Client Name | |
| Architect Name | |
| Address | |
| City | |
| State | |
| Zip | |
| Phone | |
| Fax | |
| E-mail | |
| Website | |

