



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Raul Allueva
Director of Development

Re: **APPLICATION BY WILLOW CONSTRUCTION LTD. FOR REZONING AT
9051 BLUNDELL ROAD FROM SINGLE-FAMILY HOUSING DISTRICT,
SUBDIVISION AREA F (R1/F) TO COMPREHENSIVE DEVELOPMENT DISTRICT
(CD/121)**

To Planning - Jan 4, 2005

Date: December 14, 2004

RZ 03-254683

File: 8060-20-7872/7681/76

Staff Recommendation

1. That Bylaw No. 7680, to reduce the minimum lot size from 0.405 ha (1 ac.) to 0.15 ha (0.371 ac.) in "Comprehensive Development District (CD/128)", be abandoned;
2. That Bylaw No. 7681, for rezoning 9051 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/128)", be abandoned; and
3. That Bylaw No. 7872, for rezoning 9051 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/121)", be introduced and given first reading.

Raul Allueva
Director of Development

RA:ef
Att. 5

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Willow Construction Ltd. has applied to rezone 9051 Blundell Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/121) in order to permit the development of 12 three-storey townhouses with access to Blundell Road.

On April 19th, 2004, at Public Hearing, Council considered the Rezoning Bylaws for the subject site (Bylaws No. 7860 & 7681) and adopted the following motion:

That Zoning Amendment Bylaws 7680 and 7681 be referred to staff to revisit the site configuration and site access in conjunction with the proposed development at 7840 Garden City Road (RZ 03-251048).

The primary concerns expressed at the Public Hearing were raised by residents, of the townhouse complex at 7733 Turnill Street, who objected to the provision of vehicle access to 7840 Garden City Road through a cross access easement registered on their townhouse complex. Residents were very concerned about the impact additional vehicle traffic may have on their complex and also complained about inadequate notice and information on this shared access easement at the time when they purchased their units.

Staff have met with the applicant for this site and with the applicant for the proposed development at the adjacent site to the north, 7840 Garden City Road (RZ 03-251048), on a number of occasions to explore alternate site access. Staff recommend that access to the adjacent site at 7840 Garden City Road be provided through the subject development at 9051 Blundell Road to address the concerns expressed at the Public Hearing.

Findings Of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 2**) for a summary of the proposed development data and proposed Bylaw requirements.

Surrounding Development

The subject site is situated along the western edge of McLennan South (**Attachment 3**), the highest density area designated under the sub-area plan. On the subject site, and properties to its north and east, the plan permits existing older single-family homes to be replaced with three-storey townhouses over one level of parking, at a base density of 0.75 floor area ratio (FAR).

The existing development surrounding the site is described as follows:

- A current rezoning application (RZ 03-251048) for the site to the immediate north proposes 10 three-storey townhouses;
- The project constructed further to the north of the subject site (7733 Turnill Street) is comprised of 27 three-storey townhouses.
- The project constructed to the east consists of 49 townhouse units; and
- To the west is a neighbourhood pub.

Staff Comments

The applicant has agreed to legal and development requirements associated with the application (**Attachment 4**). Preliminary Architectural Drawings (Site plan and elevations) are enclosed for reference (**Attachment 5**). Separate from the rezoning process, the applicant is required to submit separate application for Development Permit, Servicing Agreement (street frontage improvements) and Building Permit.

Site Access

As instructed by Council, staff have met with the applicants for both the subject site and the adjacent site at 7840 Garden City Road on an ongoing basis for several months to explore alternate site access.

Based on a review of all possible scenarios, staff recommend that an integrated site access through the proposed development site at 9051 Blundell Road be provided to access the proposed development at 7840 Garden City Road, through cross access agreement, with additional agreements to ensure shared maintenance costs, traffic calming measures, and design development to ensure compatibility of the two proposed developments. In arriving at this conclusion, staff have taken into account:

- the Garden City Greenway (thus eliminating the option of providing 7840 Garden City Road with direct access to Garden City Road);
- traffic safety (through the traffic calming measures and directional signage);
- balancing traffic volumes (27 units with access to Turnill Street (Somerset Crescent - 7733 Turnill Street) and 22 units with shared access to Blundell Road (7840 Garden City & 9051 Blundell Road); and
- the continued concern from the townhouse residents at 7733 Turnill Street, including safety, liveability, and the maintenance costs involved with the use of their driveway by other residents.

Proposed CD/121

- The proposed development originally proceeded as a rezoning to "Comprehensive Development District (CD/128)", however, the revised proposal reflects a rezoning to "Comprehensive Development District (CD/121)" necessitating the abandonment of Bylaws No. 7680 & 7681.
- The revised proposal requires a rezoning to CD/121 in order to accommodate an increase in the proposed Floor Area Ratio (FAR). The original proposal was for 0.80 FAR while the current proposal is for 1.87 FAR. The FAR increase enables the subject site to provide one additional unit in order to compensate for the wider driveway required to accommodate the shared access. The proposed rezoning to CD/121 is consistent with the Sub-Area Plan designation for the site and maintains an appropriate interface with the surrounding area.
- At the Development Permit stage, staff can consider the following variances from the regulations in Comprehensive Development District (CD/121) due to site specific constraints, including the provision of the increased width access driveway to accommodate the adjacent development at 7840 Garden City Road, tree retention, a road widening dedication on Blundell Road, the relatively small size of the site and the adjacent pub zoning:

- A small increase in site coverage from a minimum 40% to 42% (e.g. 31.3 m²);
 - A reduced front yard setback for the east building only, from a minimum 4.5 m to 3.0 m, to align with the exiting townhouse development to the east where a road dedication was not required (The west townhouse building will have a larger 5.2 m setback to allow for tree retention);
 - A reduced rear yard setback for the west building only, from a minimum 3.7 m to 1.8 m for the end wall adjacent to the drive aisle of the proposed neighbouring development (The east building will have a 4.1 m setback). Note that the side yard setbacks of 5.5 m (west) and 6.0 m (east) will exceed the minimum of 1.9 m to provide for the private outdoor open space of each unit.
- Proposed parking will exceed the minimum requirements by 2 spaces. Three visitor spaces, as required, are provided.

Analysis

- Rezoning of the subject site, as proposed, is consistent with Richmond's goals and objectives for the City Centre and the McLennan South sub-area, and with Official Community Plan projections for population growth.
- The proposed use of Comprehensive Development District (CD/121) is suitable to this smaller City Centre site on an arterial road. This zone has previously been used for the recent development at 8088 Spires Gate.
- The proposed project and its contribution to the establishment of McLennan South's neighbourhood park are consistent with City objectives and supportive of a high amenity, multiple-family neighbourhood as envisioned under the sub-area plan.
- The proposed form of development is consistent with the adjacent Palladium development. The submission demonstrates a very good quality of architectural design for this challenging site adjacent to the Neighbourhood Pub.
- This is a challenging site due to its location adjacent to the neighbourhood pub. The applicant has proposed a site layout that can accommodate a number of the site's significant trees, provide an adequate amount of common open space, and create an attractive streetscape along the site's road frontage. At the Development Permit phase, the applicant is requested to provide additional landscaping adjacent to the neighbourhood pub to improve privacy, and to ensure that existing trees are retained wherever possible, especially at the project's open space along Blundell Road; and to provide a tree survey to identify existing trees being retained, replaced or moved.
- The revisions to this site layout from the previous design that was reviewed by Council (wider shared driveway, additional unit, minor increase to lot coverage, revised setbacks, etc.) are the result of a consultative process between City staff and the developers of both the subject site and the adjacent site at 7840 Garden City Road in order to address access concerns raised by the townhouses to the north.
- Access to this site from Blundell Road is supported. Driveway access should be a minimum of 4 m in width (a 6 m driveway is proposed). At the Development Permit phase, the

applicant is requested to review the design of the internal driveway to ensure safe and sufficient vehicular movements, for both residents and for Garbage and Recycling trucks.

- The applicant's proposal to pay-in-lieu of providing on-site indoor amenity space is consistent with the practice employed elsewhere in McLennan South since adoption of the sub-area plan and is considered most appropriate in light of the site's proximity to the proposed park.
- Likewise, the applicant's proposal to contribute \$9,350 towards the City's child care fund is an appropriate public benefit for this rapidly growing family neighbourhood.

Recommendation: Staff recommend support for the subject application.

Financial Impact

None

Conclusion

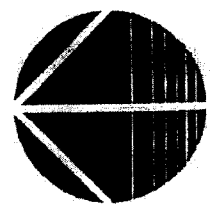
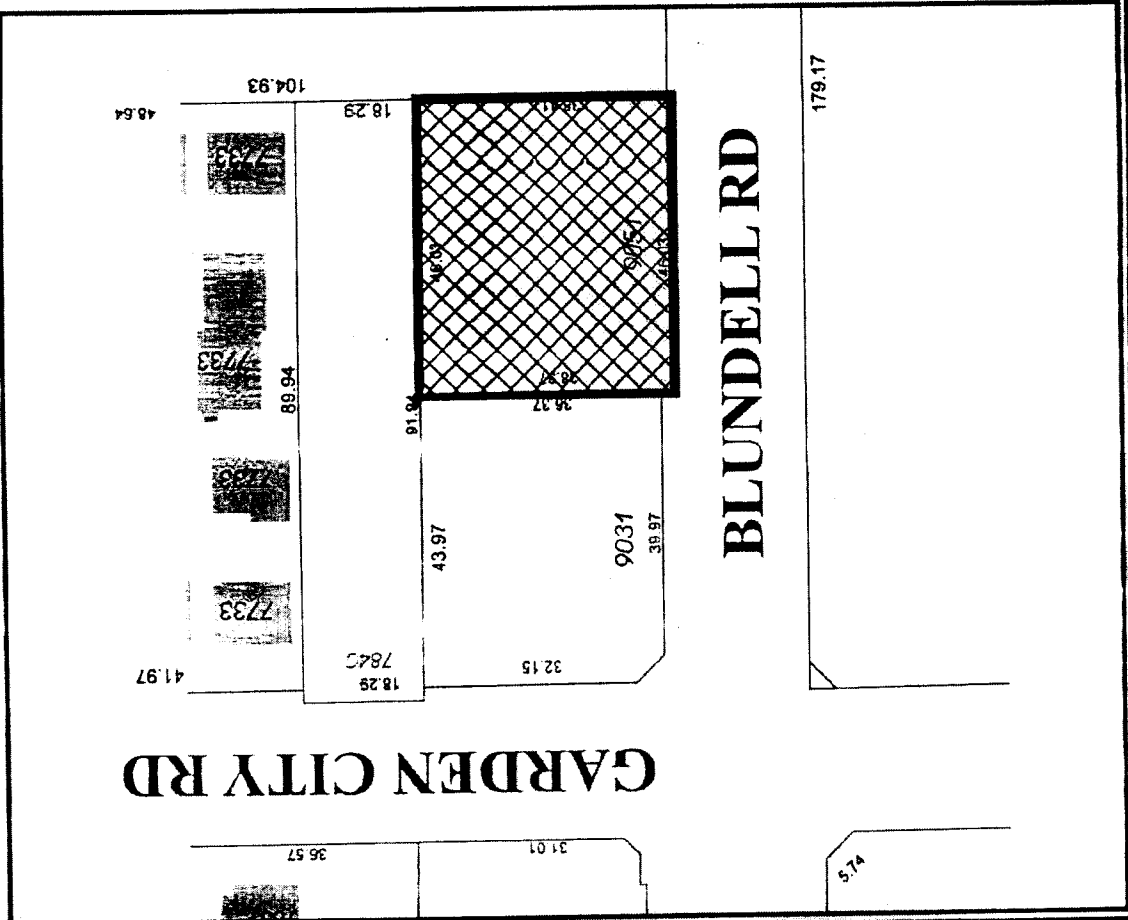
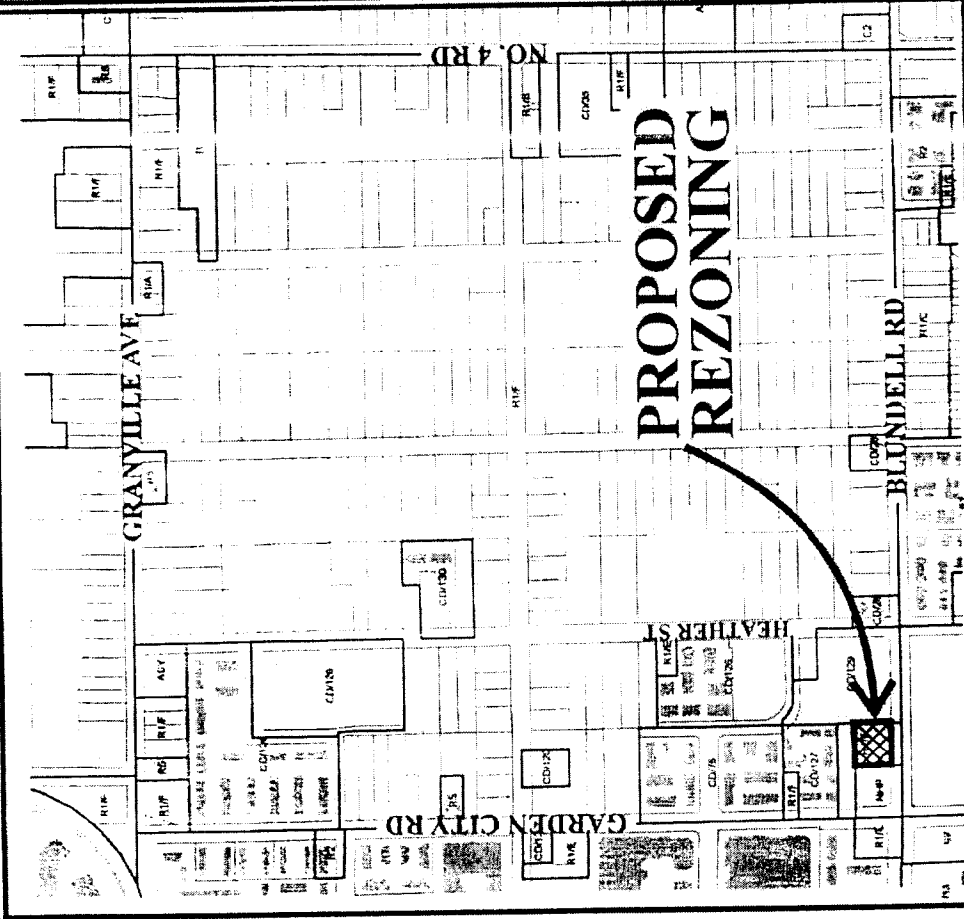
This application is in conformance with city-wide, City Centre, and McLennan South objectives for residential growth and development. Proposed revisions to this plan address Council's previous referral to staff to resolve the access issues for this site and the adjacent site at 7840 Garden City Road. Proposed contributions will enhance the livability of the site and its neighbours and help to support a high quality of development. Rezoning of the subject site to Comprehensive Development District (CD/121) merits favourable consideration.



for Eric Fiss
Policy Planner

EF:cas

City of Richmond



RZ 03-254683

Original Date: 01/07/04

Revision Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1

Development Application Data Sheet Policy Planning Department

RZ 03-254683

Address: 9051 Blundell Road

Applicant: Willow Construction Ltd.

Planning Area(s): City Centre Area - McLennan South Sub-Area Plan Schedule - 2.10D

	Existing	Proposed
Owners:	Willow Construction Ltd.	No change
Site Size (m²):	1,763.8 m ² (18,986 ft ²)	1,671.8 m ² (17,996 ft ²) • Reduction due to 2 m dedication along Blundell Road
Land Uses	Single-family residential	12 three-storey townhouse units
OCP Designation	Residential	No change
Area Plan Designation	Residential, Townhouse up to three-storeys over one parking level, Triplex, Duplex, Single Family with a <u>base</u> density of 0.75 floor area ratio (FAR). Densities of up to 0.93 FAR has been approved, with 0.75-0.8 FAR being more typical.	Three- storey townhouses at 0.87 FAR
702 Policy Designation	N/A	
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/121)
Number of Units	Vacant	12 Townhouse Dwelling Units

	Bylaw Requirement	Proposed	Variance
Density	N/A	72 units/hectare (29 units/acre)	N/A
Floor Area Ratio:	Max. 0.90 FAR	Max. 0.87 FAR	none permitted
Lot Coverage – Building:	Max. 40%	42%	variance supported
Lot Size - min. width Min. depth	40 m 35 m	46 m 38 m	none
Setback – Blundell Road - Front Yard (m):	4.5 m Min.	3 m Min.	variance supported

ATTACHMENT 2

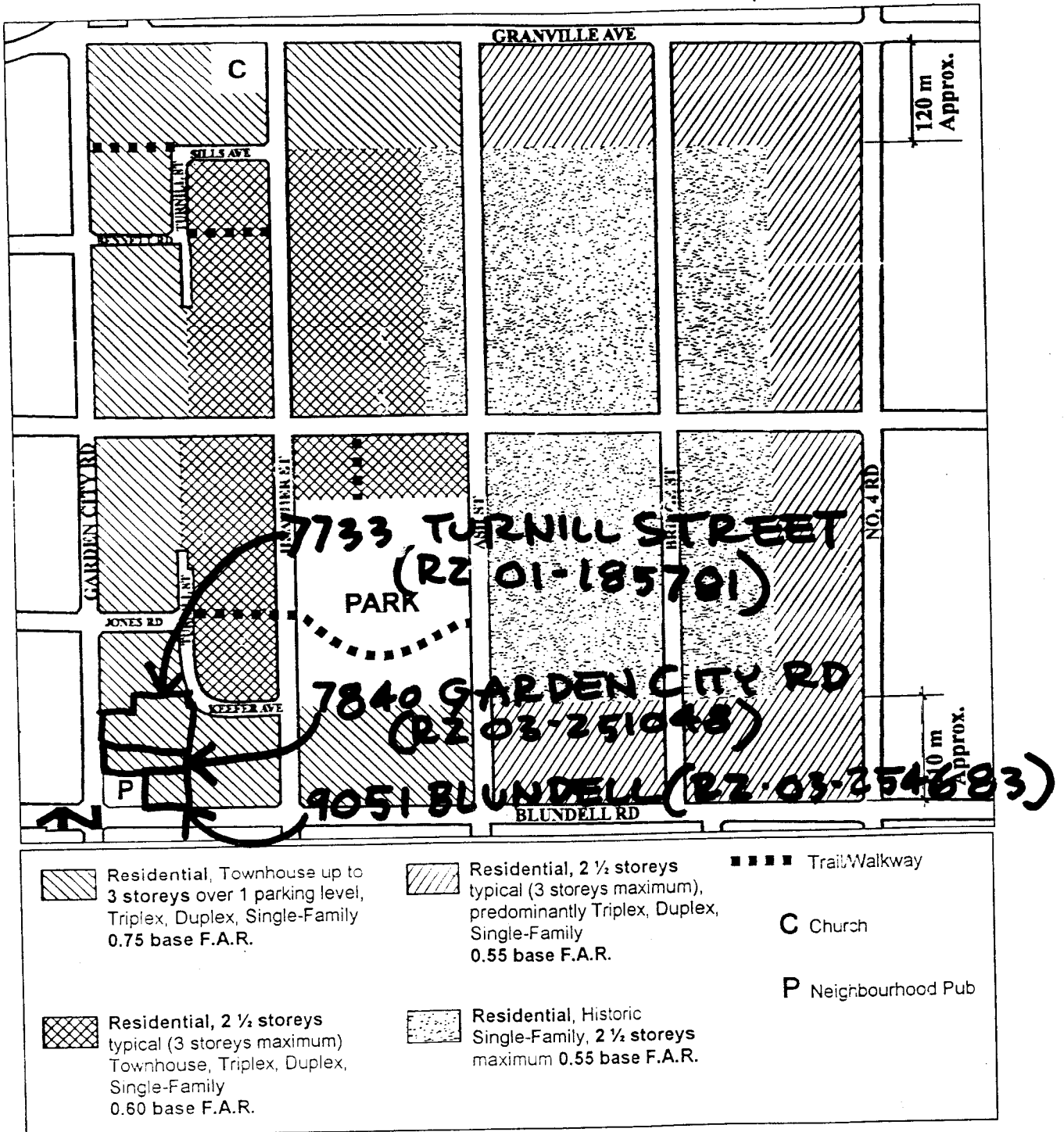
	Bylaw Requirement	Proposed	Variance
Setback – Side Yards – EW (m):	Min. 1.9 m	Min. 5.5 m	none
Setback – Rear Yard - N (m):	Min. 3.7 m	Min. 1.8 m	variance supported
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 spaces/unit x12 = 18 (R) 0.2 spaces/unit x 12 = 3 (V)	2.0 spaces/unit x 8 = 16 (R) 1.0 spaces/unit x 4 = 4 (R) 0.2 spaces/unit x 12 = 3 (V)	none
Off-street Parking Spaces – Total:	21	23	none
Tandem Parking Spaces	Not permitted	None proposed	none
Amenity Space – Indoor:	70 m ² or payment-in-lieu	Payment-in-lieu proposed \$12,000	none
Amenity Space – Outdoor:	6 m ² per dwelling unit	40 m ² and 50 m ²	none

Tree replacement compensation required for loss of significant trees in good health, to
 Other: be dealt with as part of the Development Permit process.

City of Richmond

Land Use Map

Bylaw 7731
2004/06/21



Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnmill Street are commonly referred to as the "ring road".

Conditional Rezoning Requirements 9051 Blundell Road RZ 03-254683

Prior to final adoption of Zoning Amendment Bylaw 7872, the developer is required to complete the following requirements:

1. Dedication of a 2 m (6.56 ft.) wide strip along the entire Blundell Road frontage for future road widening;
2. Granting of a 6 m (20 ft.) cross access easement to provide vehicular access through the subject property to the neighbouring property at 7840 Garden City Road;
3. Entering into an agreement with the neighbouring property owners at 7840 Garden City Road for traffic calming and maintenance of the shared driveway, to the satisfaction of the Director of Development.
4. Contribution of \$0.60 per buildable square foot (e.g. \$9,350) towards the City's childcare program fund, as proposed by the applicant.
5. Contribution of \$1,000 per unit (e.g. \$12,000) cash in-lieu of on-site indoor amenity space towards development of the proposed McLennan South neighbourhood park;
6. Processing of a Development Permit* application to a satisfactory level, as determined by the Director of Development;

Then prior to issuance of the future Building Permit*:

7. The developer is to enter into the City's standard Servicing Agreement* to design and construct beautification improvements across their Blundell Road frontage. Works include, but are not limited to, removing existing sidewalk and creating a 1.50m minimum grass and treed boulevard, with the new sidewalk behind that. The exact location of the sidewalk to be worked out with the developer's consultant; Blundell Road will be widened in the future for a left turn lane so design to minimize the amount of this new sidewalk which may have to be altered at a later date. Also, the sidewalk is to be designed and poured to retain the trees left at the frontage, so probably would meander somewhat. All works are at the developer's sole cost.

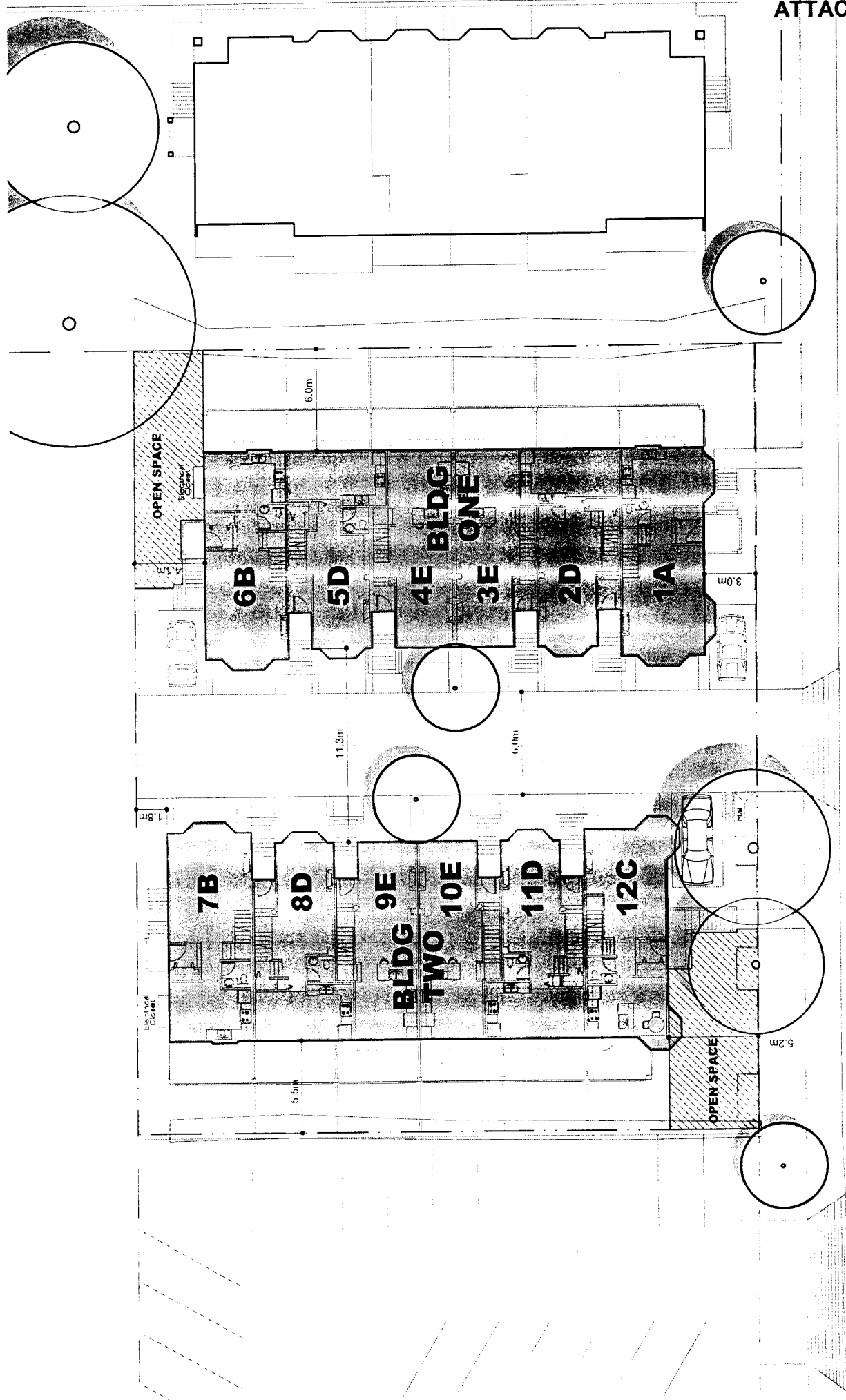
* Note: This requires a separate application.

(Original on file.)

(On File)

Signed

Date

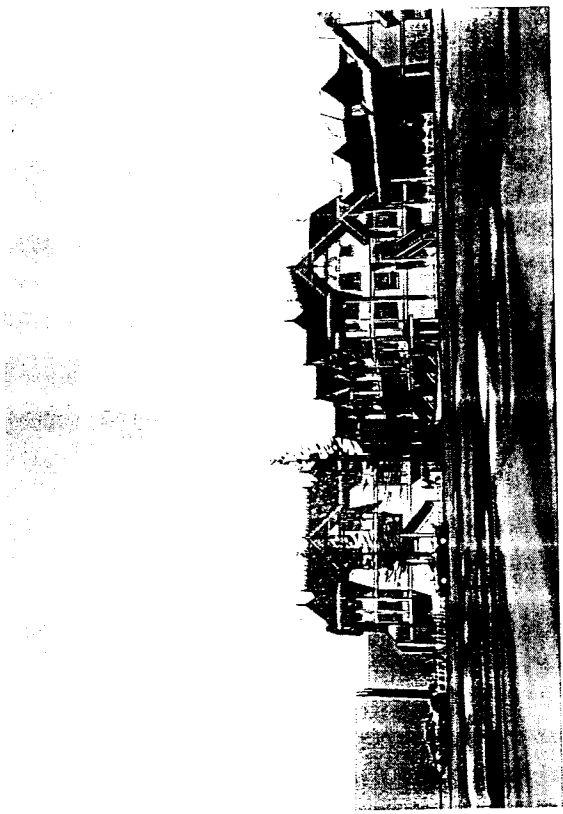


BLUNDELL ROAD

9051 BLUNDELL
ROAD

100
WILLOW
DRIVE

FOUGERE
ARCHITECTURE
INC.





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7872 (RZ 03-254683)
9051 BLUNDELL ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/121)**.

P.I.D. 003-945-677

Lot "B" Section 15 Block 4 North Range 6 West New Westminster District Plan 4341

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7872**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
HB
APPROVED for legality by Solicitor Dir. etc.
<i>[Signature]</i>

MAYOR

CITY CLERK