



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

to Planning - Mar 16, 2004
Date: February 25, 2004

From: Holger Burke, MCIP
Acting Manager Development Applications

RZ 03-254683

file: 800020-7681/7680

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/128)**

Staff Recommendation

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 introduced and given first reading.

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 introduced and given first reading.

Holger Burke, MCIP
Acting Manager Development Applications

HB:ef
Att. 2

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Willow Construction Ltd. has applied to the City of Richmond for permission to rezone 9051 Blundell Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/128) in order to permit the development of 11 three-storey townhouses with access to Blundell Road.

Findings of Fact

Item	Existing	Proposed
Owner	Willow Construction Ltd.	No change
Applicant	Willow Construction Ltd	No change
Site Size (by Applicant)	1,763.8 m ² (18,986 ft ²)	1,671.8 m ² (17,996 ft ²) <ul style="list-style-type: none"> Reduction due to 2 m dedication along Blundell Road
Land Use	Single-family residential	11 three-storey townhouse units
OCP Designation <ul style="list-style-type: none"> City Centre 	Residential	No change
Sub-Area Plan Designation <ul style="list-style-type: none"> McLennan South 	<ul style="list-style-type: none"> Land Use: Residential, Townhouse up to 3 storeys over one level parking, Triplex, Duplex, Single Family – To date, 3-storey townhouses have typically be constructed Density: Designated for a base 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. Development Permit Guidelines: Encourage a “traditional” style and “house-like” character within a lush, green, informal landscape. 	
Zoning	Single-Family Housing District, Subdivision Area F (R1/F)	Comprehensive Development District (CD/128) <ul style="list-style-type: none"> Permits 3-storey townhouses @ 0.80 FAR Proposed: 3-storey townhouses at 0.80
Parking Required <ul style="list-style-type: none"> For CD/129 	For residents: 1.5 spaces/dwelling unit x 11 = 17 For visitors: 0.2 spaces/dwelling unit x 11 = 3 Total: 1.7 spaces/dwelling unit x 11 = 20	
Parking Proposed <ul style="list-style-type: none"> For CD/129 	For residents: 2.0 spaces/dwelling unit x 7 = 14 1.0 spaces/dwelling unit x 4 = 4 Total = 18 For visitors: 0.2 spaces/dwelling unit x 11 = 2 (staff support relaxation) Total: 20	

Staff Comments

Policy Planning

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, currently under construction. The submission demonstrates a very good quality of architectural design for this challenging site adjacent to the Neighbourhood Pub.

Amendments to the minimum lot size in Comprehensive Development District (CD/128) are proposed to allow development on this site consistent with the massing and siting of buildings on adjacent townhouse sites.

Staff recommend that processing of a Development Permit, to the satisfaction of the Manager of Development Applications, be made a condition of final adoption of the subject application for rezoning, and that through that process the applicant:

- Ensure that existing trees are retained wherever possible, especially at the project's open space along Blundell Road;
- Provide a tree survey to identify existing trees being retained, replaced or moved;
- Ensure that landscaping of the site avoids a "manicured" look, in favour one that is more "natural" in terms of both the materials/plants/trees employed and how they are used;
- Provide additional landscaping adjacent to the neighbourhood pub to improve privacy; and
- Provide a cash payment of \$11,000 in lieu of providing indoor amenity space, consistent with the recently adopted Council Policy on Indoor Amenity Space.

Transportation

- Access to this site from Blundell Road is supported.
- On-site internal driveway is the responsibility of the applicant to ensure safe and sufficient vehicular movements.
- Garbage and Recycling trucks will be required to back out onto Blundell Road as there is insufficient space for turning movement.
- Driveway access should be 4 m in width.

Engineering

Prior to final reading of the rezoning, the developer is required to dedicate 2 m for road across the entire Blundell frontage.

Then prior to issuance of the future building permit, the developer is to enter into our standard Servicing Agreement to design and construct beautification works along their Blundell frontage. Works include, but are not limited to, removing existing sidewalk and creating a 1.50m minimum grass & 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.

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.
- 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.


- 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 \$8,700 towards the City's child care fund is an appropriate public benefit for this rapidly growing family neighbourhood.
- The project requires that the minimum lot size in Comprehensive Development District (CD/128) be amended to allow its application to this site.
- **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 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/128) merits favourable consideration.



Eric Fiss, MCIP
Policy Planner

EF:cas

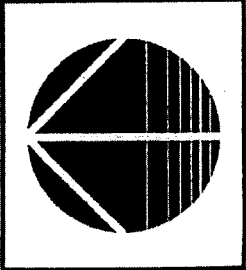
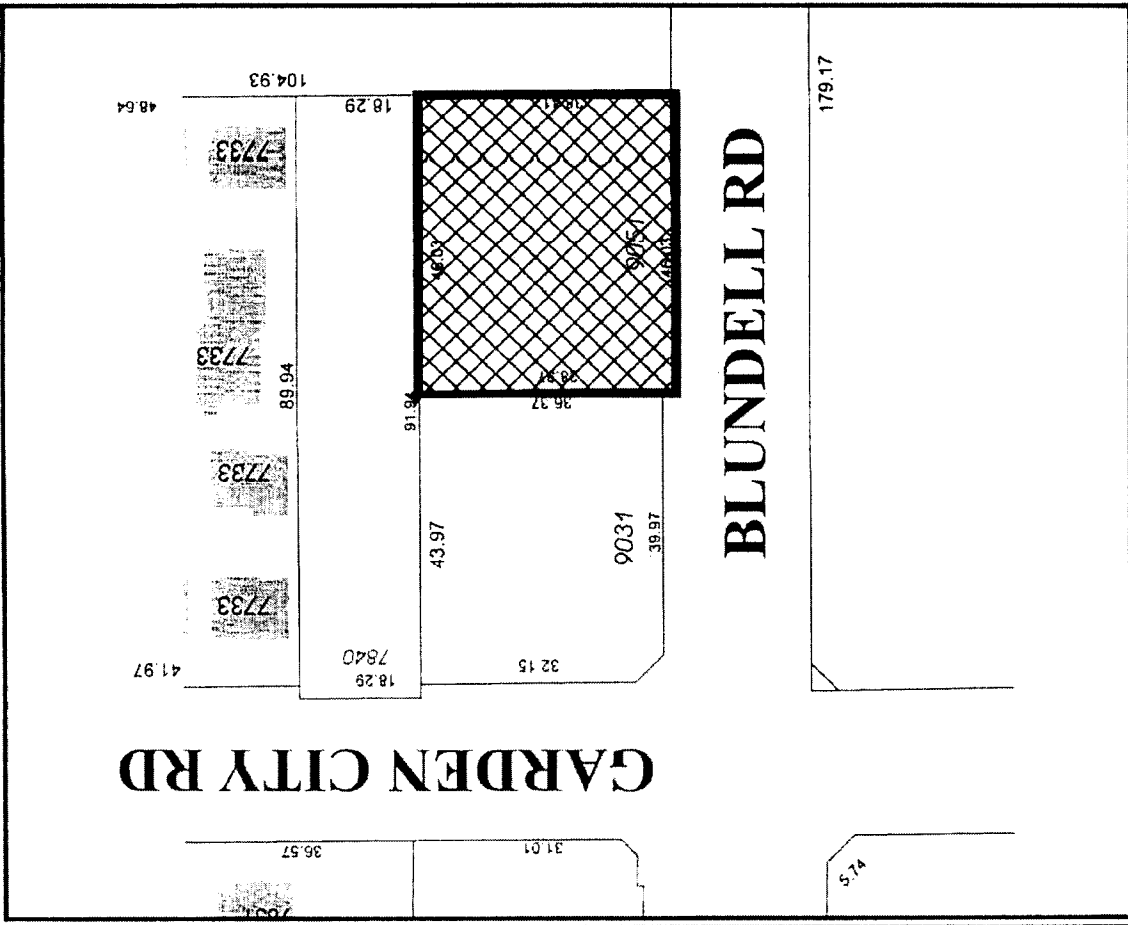
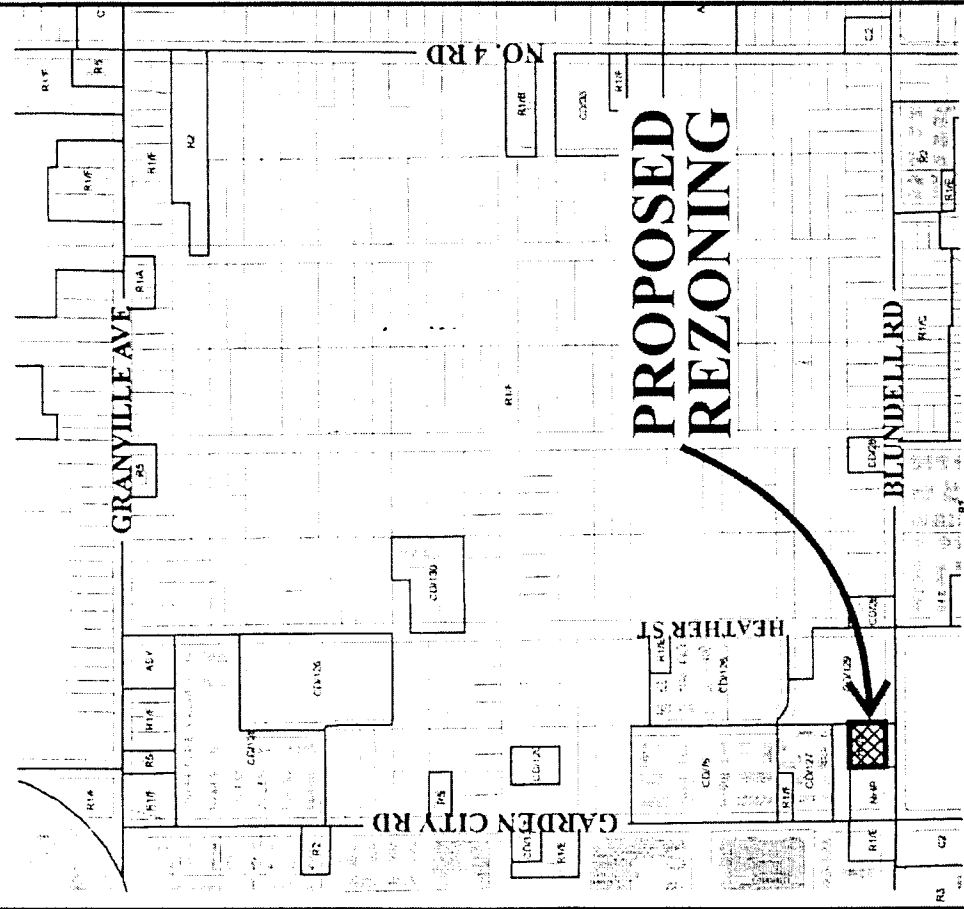
There are requirements to be dealt with prior to final adoption of rezoning:

Legal requirements, specifically:

- Dedication of a 2 m (6.56 ft.) wide strip of land along the entire Blundell Road frontage for future road widening;

Development requirements, specifically:

- \$11,000 towards the City's Recreation Facility Reserve account;
- \$8,700 towards Richmond's childcare programs, as proposed by the applicant.
- Processing of a Development Permit application to a satisfactory level, as determined by the Manager of Development Applications.

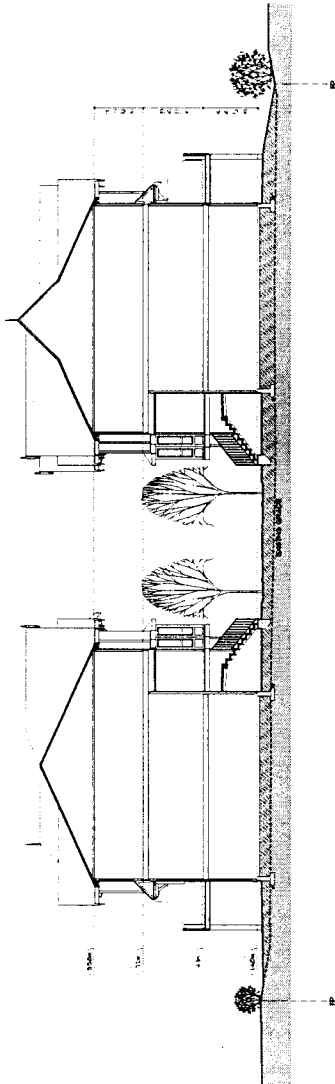


RZ 03-254683

Original Date: 01/07/04
 Revision Date:
 Note: Dimensions are in METRES



BLUNDELL ROAD STREETSCAPE
Scale: 1/8" = 1'-0"



SITE SECTION
Scale: 1/8" = 1'-0"

**9051 BLUNDELL
ROAD**
for
Willow Construction

9051 BLUNDELL
ROAD
for
Willow
Construction

FOUGERE
ARCHITECTURE
ARCHITECTS INC.





**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7680
(RZ 03-254683)
9051 Blundell Road**

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

- 1. Richmond Zoning and Development Bylaw 5300 is amended by replacing Section 291.128.6 with the following:

“291.128.6 MINIMUM LOT SIZE

.01 A **building** shall not be constructed on a **lot** which is less than 0.15 ha (0.371 ac.) in size.”

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7680”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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

MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7681 (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/128)**.

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 7681"**.

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

MAYOR

CITY CLERK