



City of Richmond
Planning & Development

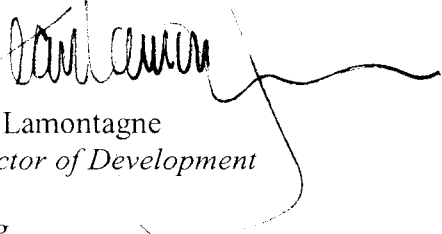
Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development
Re: **Application by Sal Bhullar for Rezoning at 6611, 6631, 6671, and 6691 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

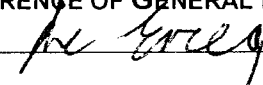
To Planning - Apr 19, 2006
Date: April 7, 2006
RZ 06-326949
File: 12-8060-20-8059.

Staff Recommendation

1. That the following recommendations be forwarded to Public Hearing:
 - (a) That Single-Family Lot Size Policy 5408 for the area bounded by Comstock Road, Blundell Road, Gilbert Road, and No. 2 Road, be amended to:
 - i. Permit rezoning and subdivision to Single-Family Housing District (R1-0.6) or Coach House District (R9) along Blundell Road and Gilbert Road, provided that access is to a constructed lane and not to either arterial road;
 - ii. Restrict all other properties to the Single-Family Housing District, Subdivision Area E (R1/E) zone;
 - iii. Delete the properties fronting Blundell Road between Cheviot Place and No. 2 Road; and
 - iv. Restrict development to single-family residential only and no multi-family residential development shall be permitted.
2. That Bylaw No. 8059, for the rezoning of 6611, 6631, 6671, and 6691 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.


Jean Lamontagne
Director of Development

EL:rg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

In August, 2005, a report including a proposed amendment to Single-Family Lot Size Policy 5408 was presented to Council. The details of the amendment are as follows:

That Single-Family Lot Size Policy 5408 for the area bounded by Comstock Road, Gilbert Road, Blundell Road and No. 2 Road:

- i. *be amended to permit rezoning and subdivision to Single-Family Housing District (R1-0.6) along Blundell Road and Gilbert Road provided that access is to a constructed lane and not to either arterial road;*
- ii. *be amended to delete the properties fronting Blundell Road between Cheviot Place and No. 2 Road; and*
- iii. *that all other properties be restricted to the Single-Family Housing District, Subdivision Area E (R1/E) zone, except for properties with duplexes which may be permitted to subdivide into the Single-Family Housing District Subdivision Area B (R1/B) zone.*

The proposed amendment to Lot Size Policy 5408 was referred back to staff by City Council at the September 19, 2005 Public Hearing for further consultation with the neighbourhood residents.

Staff have been working with the developers on new development plans and recommended that this neighbourhood be kept as single-family residential neighbourhood. At the time of writing this report, the City of Richmond received three (3) applications to rezone six (6) properties in this area to single-family residential uses:

Single-Family Housing District (R1-0.6) Rezoning Application

Sal Bhullar has applied to rezone 6611, 6631, 6671, and 6691 Blundell Road (RZ 06-326949, **Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) to permit subdivision into 11 single-family lots with access from a future lane at the back. Staff recommend that this rezoning application be considered concurrently with the proposed Lot Size Policy Amendment.

Coach House District (R9) Rezoning Applications

ATI Construction Ltd. has applied to rezone 7271 Gilbert Road (RZ 04-273100) from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two (2) residential lots each with a

single-family residence and a second dwelling unit above the garage with access to a future lane at the back.

Julian Rey has applied to rezone 7311 Gilbert Road (RZ 05-321176) from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two (2) residential lots each with a single-family residence and a second dwelling unit above the garage with access to a future lane at the back.

Prior to being able to consider these rezoning applications, the existing Single-Family Lot Size Policy 5408 must be amended to allow properties along Gilbert Road and Blundell Road within this policy area to be subdivided as per Single-Family Housing District (R1-0.6) and Coach House District (R9).

Findings Of Fact

Item	Existing	Proposed
Owner	6611 Blundell – Victor & Berta Verdenik 6631 Blundell – Juei-Teh Su & Mei Chih Lin Su 6671 Blundell – Edward Shale 6691 Blundell – Terrance Michael Nibett	To be determined
Applicant	Sal Bhullar	No change
Site Size	6611 Blundell – 918 m ² (9,881 ft ²) 6631 Blundell – 964 m ² (10,377 ft ²) 6671 Blundell – 1,883 m ² (20,269 ft ²) 6691 Blundell – 1,048 m ² (11,281 ft ²)	11 lots each 377 m ² (4,062 ft ²) (Attachment 2)
Land Uses	Single-Family	No change
OCP Designation	Low Density Residential	No change
Zoning	R1/E (18 m or 59 ft. wide)	R1-0.6 (9 m or 29.5 ft. wide)

Surrounding Development

- To the North and East: Single-Family dwellings on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E);
- South side of Blundell Road: Baptist Church zoned Assembly District (ASY) and Single-Family dwellings on lots zoned Single-Family Housing District, Subdivision Area E (R1/E); and
- To the West: Two (2) medium sized lots facing Curzon Road zoned Single-Family Housing District, Subdivision Area B (R1/B) with a laneway off Curzon Road.

Related Policies & Studies

Lot Size Policy 5408

Single-Family Lot Size Policy 5408 (**Attachment 3**) was adopted by Council on April 10, 1989 and amended on January 15, 2001. It permits rezoning and subdivision along Gilbert Road and Blundell Road to Single-Family Housing District, Subdivision Area B (R1/B) – requiring that any new lots being subdivided have a minimum width of 12 m (39 ft.) and a minimum area of 360 m² (3,875 ft²), provided direct accesses are not created to these arterial roads.

Since 2001, the City has been encouraging small lot single-family developments along arterial roads on the condition that a rear lane access is provided. It was on this basis that the properties fronting No. 2 Road were excluded from the Policy in the January, 2001 amendment.

A public consultation meeting for the Blundell Road and Gilbert Road area was held in 2005 and based on the results, a recommendation to amend Lot Size Policy 5408 was forwarded to Council in August, 2005. Due to the request from the area residents and developers at the September 19, 2005 Public Hearing, the proposed amendment was referred back to staff for further consultation with the neighbourhood residents.

Consultation

A letter dated February 15, 2006 (**Attachment 4**) was sent to the owners and residents within this neighbourhood outlining proposed amendment to Single-Family Lot Size Policy 5408 (**Attachment 5**) and advising of the three (3) rezoning applications.

The City received 20 responses. Copies of these documents are provided in **Attachment 6**. Ten (10) responses representing eleven (11) households indicated opposition to the proposed amendment. Nine (9) responses representing five (5) households indicated agreement to the proposed amendment. One (1) response from a resident outside of this policy area indicated support to the amendment. No public meeting has been held again because of the low response rate generated as a result of the mail out (responses from 16 out of the 399 households within this area).

	Support	Oppose
# of Responses	10	9
# of Households	11	5

Key issues raised by the respondents include the following:

- The increase in density would be too high and the lot size proposed is inconsistent with those along the interior streets which house many large luxury homes.
- Property value would be decreased.

- Detached garages with dwelling units above are usually designed without street-appeal in mind and look very awkward and plain.
- The new dwellings would disturb the look of present homes and block the sun on back yards.
- Negative impacts such as decreased privacy, loss of shade due to tree removal, increased noise and pollution.
- Security issues related to properties being accessible from back lanes and safety for children related to vehicle traffic on back lanes.
- Increased traffic would be generated on Blundell Road, Gilbert Road, and Curzon Street.

Staff Comments

Proposed Amendment to Lot Size Policy 5408

Denser Form of Development

The City has been encouraging infill in the form of small lot single-family and coach house developments along arterial roads on the condition that a rear lane is provided. The existing Single-Family Lot Size Policy 5408 limits rezoning along Gilbert Road and Blundell Road to Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m wide). Under the existing lot size policy, only one (1) out of the 44 lots fronting Gilbert Road or Blundell Road would be large enough to subdivide without some type of land assembly.

The proposed amendment would allow rezoning along Gilbert Road and Blundell Road to Single-Family Housing District (R1-0.6) and Coach House District (R9) (minimum 9 m wide). Thirty-six (36) of the 44 lots fronting Gilbert Road or Blundell Road would be large enough to subdivide on their own enabling 38 new lots to be created.

The properties fronting Gilbert Road and Blundell Road do have sufficient width and depth to accommodate the coach house unit above the garage and additional parking stall. Coach houses are appropriate along the two (2) arterial roads in this neighbourhood because of the proximity to a neighbourhood service centre, there is bus services along both arterial roads, and coach houses provide the opportunity to introduce more affordable housing in West Richmond area.

Form and Character of Single-Family Dwellings

Images of typical single-family dwellings on R1-0.6 lots and coach houses on R9 lots with lane access are provided in **Attachment 7**. Given that 36 out of the 44 lots fronting Gilbert Road or Blundell Road within this neighbourhood have redevelopment potential, establishment of a consistent form of residential development would occur over time. In addition, staff are currently requesting landscape plans and securities for new single-family residential rezonings along arterial roads to ensure the streetscape is enhanced.

Laneway Implementation

As a long-term strategy to reduce the number of driveways accessing Gilbert Road and Blundell Road, thereby reducing potential vehicle conflict points along these busy sections of roads, lanes are encouraged and are supported by the current Lot Size Policy 5408. A number of laneways have already been started off Chatterton Road, Donald Road, Curzon Street, and Chelmsford Street in this area. The proposed amendment would allow the older houses in this area to be subdivided and enable these lanes to continue.

Multi-Family Residential Development

The result of previous public consultation indicates that area residents are not in favour of multi-family residential development in this neighbourhood. However, given the close proximity to the Neighbourhood Service Centre, multi-family residential development across from Blundell Centre could be supported. Therefore, it is recommended that the properties fronting Blundell Road between No. 2 Road and Cheviot Place be taken out of Policy 5408. In addition, it is recommended that no multiple-family residential development shall be permitted elsewhere in the neighbourhood.

Subdivision of Duplex Properties

Given that the duplex on 6531/6551 Chatsworth Road has been redeveloped into two (2) Single-Family Housing District, Subdivision Area B (R1/B) lots in 2002 and the property with an existing duplex at 6171 Blundell Road/7751 Cheviot Place will be deleted from Lot Size Policy 5408, it is recommended that the clause in Lot Size Policy 5408 regarding subdivision of properties with duplexes be deleted.

Rezoning Proposal for 6611 – 6691 Blundell Road

Staff Technical Review

Comments from Engineering Work Design and Transportation Department staff on the proposed rezoning application at 6611/6631/6671/6691 Blundell Road are provided in **Attachment 8**. All the identified technical issues can be addressed through the development proposal.

Trees

A tree survey was submitted. There are 32 trees on site and the applicant is proposing to remove 13 trees to allow the construction of the future lane and an additional 15 trees to accommodate the future dwellings and detached garages. Staff recommend that the applicant plant and maintain a minimum of two (2) trees on site for each tree being removed.

Due to the configuration of the future lots and building footprints, the applicant is proposing to plant 39 replacement trees on site and contribute \$8,500 towards the Park Improvement Fund

in-lieu of the balance of the replacement trees. The applicant is also proposing to install a Cedar Hedge along the Blundell Road frontage, and a combination of shrubs and ground covers on the front yards. A preliminary landscape plan prepared by a registered landscape architect has been submitted (**Attachment 9**). In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$37,691.90 prior to final adoption of the rezoning bylaw. Tree protection barriers will be installed prior to final adoption of the zoning amendment bylaw or demolition of the existing house on site.

Access

The developer shall dedicate a 6 m lane across the entire north edge of the development site. All the existing access points to Blundell Road are to be removed at the developer's cost. As per Bylaw No. 7222, all future access is to the lane only.

Policy Options

Based on the results of the consultation the following two policy options are identified:

Option 1: Retain the status quo:

Under this option:

- The existing Single-Family Lot Size Policy 5408 would be extended for a minimum of five (5) years.
- Only one (1) of the 44 lots fronting Gilbert Road and Blundell Road would be large enough to subdivide without consolidation.
- **The current applications for rezoning along Gilbert Road and Blundell Road would be denied.**

Option 2: Approve the proposed amendment to Lot Size Policy 5408, as shown in Attachment 5. (Recommended)

Under this option:

- The revised Lot Size Policy would be implemented for a minimum of five years.
- 36 of the 44 lots fronting Gilbert Road and Blundell Road would be large enough to subdivide without consolidation.
- The applications for rezoning along Gilbert Road and Blundell Road could be considered as conforming with the proposed Lot Size Policy.

Financial Impact or Economic Impact

None.

Conclusion

Staff has completed a study to determine future single-family lot sizes in the Gilbert Road/Blundell Road area of Section 18-4-6. Staff are recommending that the proposed Lot Size Policy Amendment (**Attachment 5**) be forwarded to Public Hearing.

The proposed rezoning and subsequent subdivision of the subject properties is consistent with the proposed amendment to Lot Size Policy 5408 recommended. It is an in-fill project with smaller building form and denser lot pattern that will result in a contribution to the range of housing choice in this area. The proposed landscaping works in the front yards of the future lots would enhance the streetscape. On this basis, staff support the subject application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:rg

- Attachment 1: Location Map of Rezoning Application at 6611, 6631, 6671, and 6691 Blundell Road (RZ 06-326949)
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Existing Single-Family Lot Size Policy 5408
- Attachment 4: Neighbourhood Consultation Letter
- Attachment 5: Proposed Amended Single-Family Lot Size Policy 5408
- Attachment 6: Letters Received
- Attachment 7: Images of Typical Single-Family Dwellings on R1-0.6 Lots and Coach Houses on R9 Lots with Lane Access
- Attachment 8: Staff Technical Review Comments
- Attachment 9: Preliminary Landscaping Plan
- Attachment 10: Conditional Rezoning Requirements



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989

POLICY 5408

Amended by Council: January 15, 2001 *

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 18-4-6

POLICY 5408:

The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No.2 Road** as shown on the attached map:

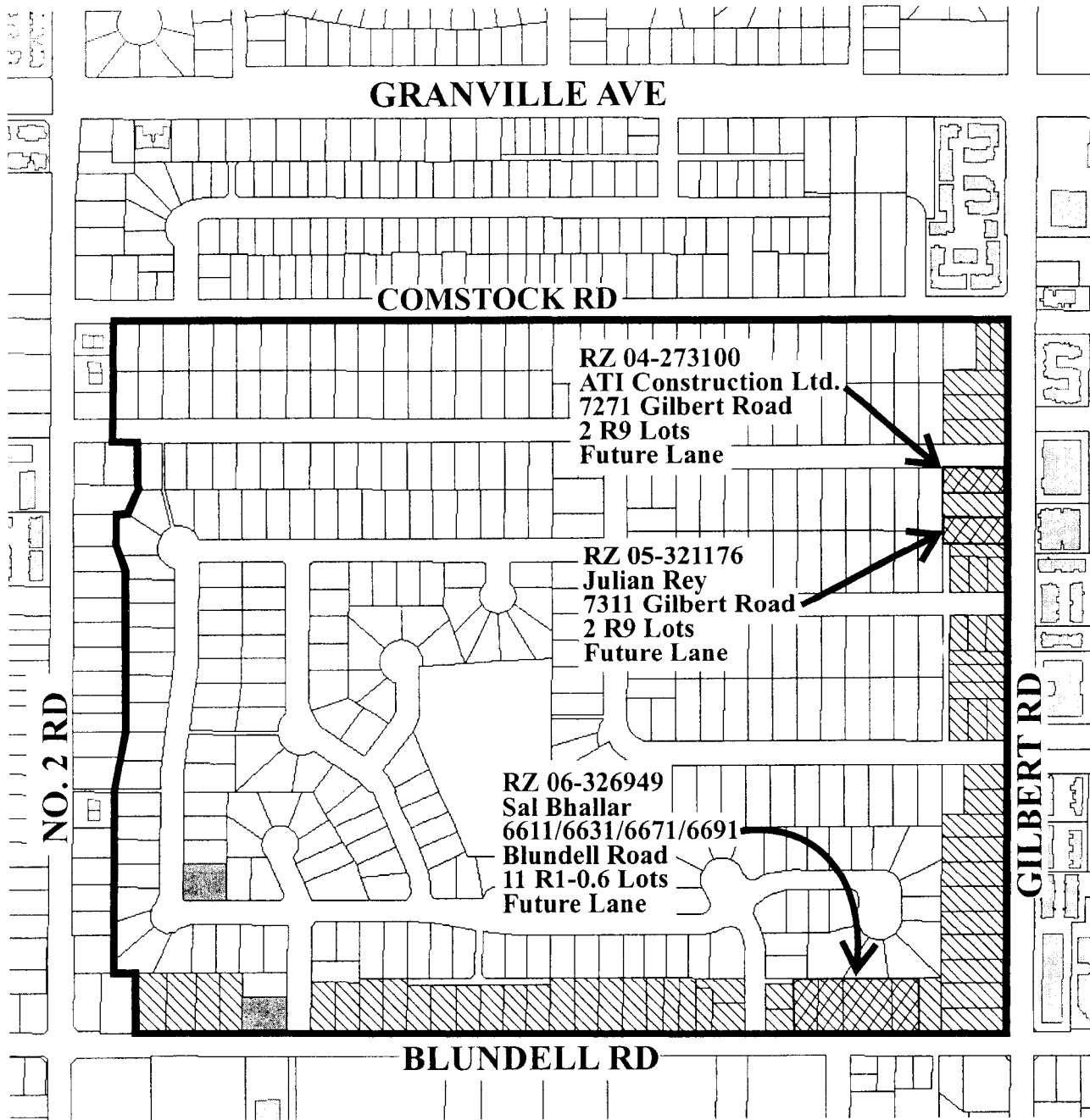
All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:




- (a) properties with duplexes may be permitted to be subdivided into two equal halves, provided that lots created from the subdivision of a duplex with access to Blundell Road or Gilbert Road meet the requirements of Single-Family Housing District, Subdivision Area C (R1/C), and all others meet the requirements of Single-Family Housing District, Subdivision Area B (R1/B).
- (b) properties with frontage on Gilbert Road and Blundell Road may be allowed to be subdivided as per Single-Family Housing District, Subdivision Area B (R1/B), provided direct accesses are not created to these arterial roads.

This policy is to be used in determining the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

279879



-  Subdivision Permitted as Per **R1/B** Providing no direct access are created to arterial roads
-  Subdivision Permitted as Per **R1/E**
-  Duplexes eligible to be split into two lots



Policy 5408
Section 18-4-6

Adopted Date: 04/10/89
Amended Date: 01/15/01



City of Richmond

6911 No. 3 Road, Richmond, BC V6Y 2C1
 Telephone (604) 276-4000
 www.city.richmond.bc.ca

February 15, 2006
 File: RZ 05-321176

Urban Development Division
 Fax: (604) 276-4052

Dear Owner/Resident:

Re: Single-Family Lot Size Policy 5408

The purpose of this letter is to inform you of a number of proposed rezoning applications along Gilbert Road and Blundell Road, and a proposed change to the Single-Family Lot Size Policy for your area.

Rezoning of 6611, 6631, 6671, and 6691 Blundell Road

The City has received an application (RZ 06-326949) to rezone 6611, 6631, 6671, and 6691 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6). The purpose of the rezoning is to permit the subject property to be subdivided into eleven (11) residential lots (see **Attachment 1** for a location map) each with a single-family residential with access to a future lane at the back. Each lot would have a width of approximately 9.59 m (31.46 ft.) and a minimum area of approximately 381 m² (4,100 ft²).

Rezoning of 7271 and 7311 Gilbert Road

The City of Richmond has also received two (2) rezoning applications to rezone 7271 and 7311 Gilbert Road respectively from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R/9). RZ 04-273100 at 7271 Gilbert Road (see **Attachment 2** for a location map) is proposing two (2) residential lots with lot widths and lot sizes ranging from 9.73 m (32 ft.) to 11.00 m (36 ft.) and 461 m² (4,958 ft²) to 520 m² (5,605 ft²) respectively. RZ 05-321176 at 7311 Gilbert Road (see **Attachment 3** for a location map) is proposing two (2) residential lots each with a width of approximately 10.36 (34 ft.) and a minimum area of approximately 490 m² (5,279 ft²). The purpose of the rezoning applications is to permit a single-family residence with access to a future lane at the back, and a second dwelling unit above the garage on each of the future lots.

Lot Size Policy 5408

However, the subject properties are governed by Single-Family Lot Size Policy 5408 (see **Attachment 4**) which limits rezoning along Gilbert Road and Blundell Road to Single-Family Housing District, Subdivision Area B (R1/B) – requiring that any new lots being subdivided have a minimum width of

12 m (39 ft.) and a minimum area of 360 m² (3,875 ft²). Therefore, prior to being able to consider these rezoning applications, the existing Single-Family Lot Size Policy 5408 must be amended to allow properties along Gilbert Road and Blundell Road within this policy area to be subdivided as per Single-Family Housing District (R1-0.6) - allows a minimum width of 9 m (29 ft.) and a minimum area of 270 m² (2,906 ft²), and to be subdivided as per Coach House District (R/9) - allows a minimum width of 9 m (29 ft.) and a minimum area of 270 m² (2,906 ft²).

Proposed Amendment to Lot Size Policy 5408

In August 2005, a report including a proposed amendment to Single-Family Lot Size Policy 5408 was presented to Council. The details of the amendment are as follow:

That Single-Family Lot Size Policy 5408 for the area bounded by Comstock Road, Gilbert Road, Blundell Road and No. 2 Road:

- i. be amended to permit rezoning and subdivision to Single-Family Housing District (R1-0.6) along Blundell Road and Gilbert Road provided that access is to a constructed lane and not to either arterial road;*
- ii. be amended to delete the properties fronting Blundell Road between Cheviot Place and No. 2 Road; and*
- iii. that all other properties be restricted to the Single-Family Housing District, Subdivision Area E (R1/E) zone, except for properties with duplexes which may be permitted to subdivide into the Single-Family Housing District Subdivision Area B (R1/B) zone.*

The proposed amendment to Lot Size Policy 5408 was referred back to staff by City Council at the September 19, 2005 Public Hearing for further consultation with the neighbourhood residents. Since the City of Richmond have received two (2) applications to rezone properties along Gilbert Road within this neighbourhood to Coach House District (R/9), and in order to avoid having to amend the Single-Family Lot Size Policy twice, the proposed amendment to Lot Size Policy 5408 has been revised to include Coach House District (R/9) along Blundell Road and Gilbert Road.

A condition of the future rezoning along the arterial roads is that a lane is required to be established on the subject properties to provide access. Lanes have already been started off Chatterton Road, Donald Road, Curzon Street, and Chelmsford Street in this area. The proposed amendment would enable these lanes to continue and allow the older houses in this area to subdivide.

Regarding the townhouse proposals in the area, the only place where staff envision continuing to encourage multiple-family residential development is across from the Blundell Centre. Therefore, it is recommended that this block be taken out of Policy 5408 and no multiple-family residential development shall be permitted elsewhere in the neighbourhood. Rezoning application at 7671 and 7691 Gilbert Road for townhouse development is not being supported.

It should be emphasized that the proposed amendment to Policy 5408 (see **Attachment 5**) would only apply to the properties along Gilbert Road and Blundell Road and would not change the zoning permitted elsewhere in the neighbourhood. Once the amendment to the Lot Size Policy is approved by Council, it would be used to determine the disposition of future single-family development applications in this area for a period of not less than five (5) years (except as per the amending procedures outlined in the Zoning

& Development Bylaw No. 5300). Rezoning applications that meet the policy are still required to go through a Public Hearing process.

It is proposed that the amendment to Single-Family Lot Size Policy 5408 and the three (3) rezoning applications (RZ 04-273100, RZ 05-321176, and RZ 06-326949) be considered concurrently by the Planning Committee in the near future once the staff review is complete. If supported, all items will proceed to Council and Public Hearing. All meetings are open to the public should you wish to attend.

It would be appreciated if you could provide us with your comments by **Wednesday, March 1, 2006**. If you have any questions or require further explanation, please do not hesitate to contact the undersigned by phone at 604-276-4121, via e-mail at elee@richmond.ca, or in writing.

Yours truly,



Edwin Lee
Planning Technician - Design

EL:rg
Att.

- Attachment 1 - Location Map of Rezoning Application at 6611, 6631, 6671, and 6691 Blundell Road (RZ 06-326949)
- Attachment 2 - Location Map of Rezoning Application at 7271 Gilbert Road (RZ 04-273100)
- Attachment 3 - Location Map of Rezoning Application at 7311 Gilbert Road (RZ 05-321176)
- Attachment 4 - Existing Single-Family Lot Size Policy 5408
- Attachment 5 - Proposed Amended Single-Family Lot Size Policy 5408



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989

POLICY 5408

Amended by Council: January 15, 2001 *

Amended by Council: Proposed Amended Policy 5408

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 18-4-6

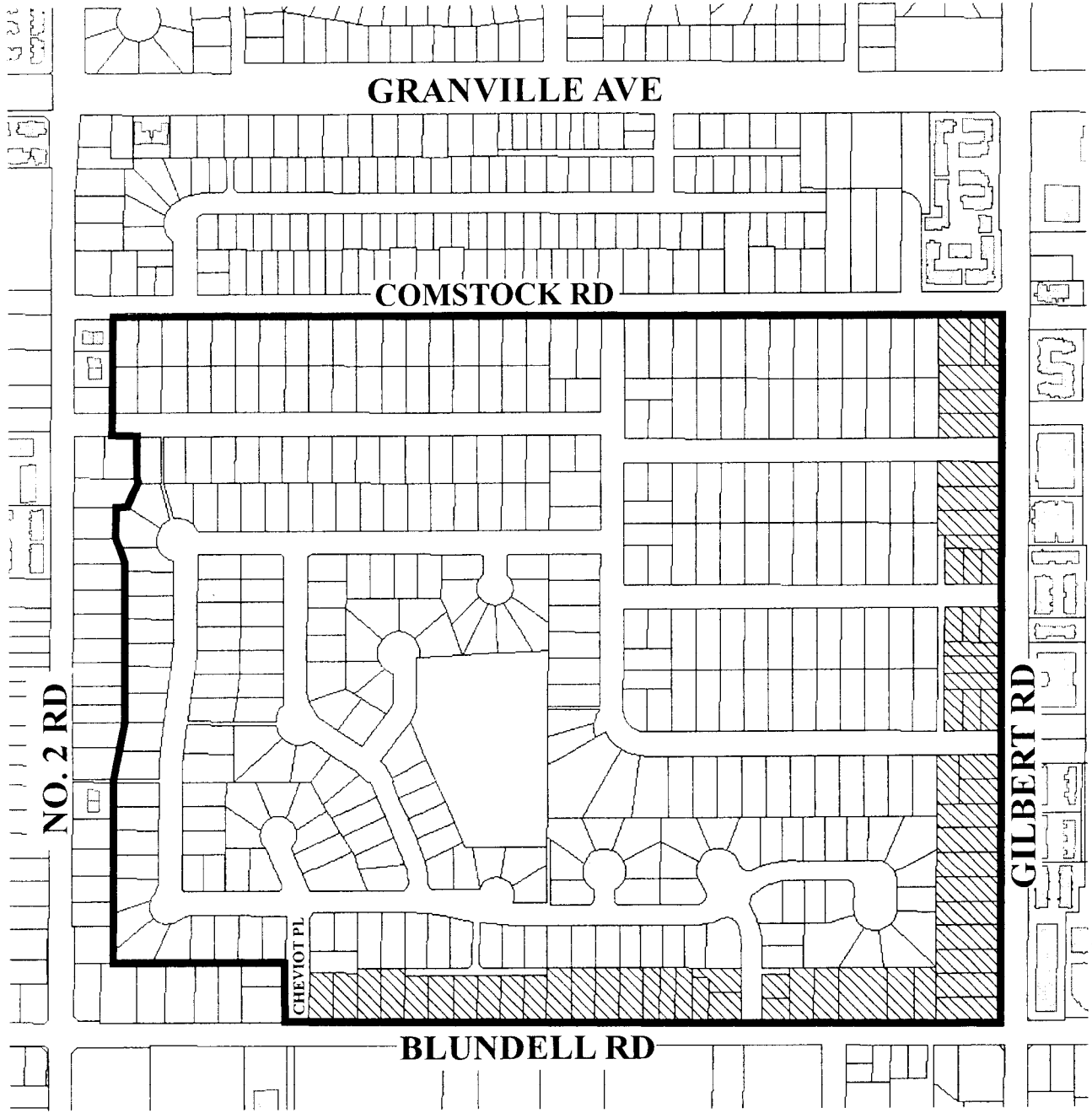
POLICY 5408:



The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No.2 Road** as shown on the attached map:

1. All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with frontage on Gilbert Road and Blundell Road may be allowed to be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R/9), provided accesses are to a constructed lane and not to these arterial roads.
2. This policy is to be used in determining the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Multiple-family residential development shall not be permitted.

* Original Adoption Date In Effect

1776563



-  Subdivision Permitted as Per **R1-0.6** or **R/9** provided that access is to a constructed lane and not to the arterial roads.
-  Subdivision Permitted as Per **R1/E**



Proposed Policy 5408
Section 18-4-6

Adopted Date: 04/10/89

Amended Date:

**Marilyn and Tony Baker
6591 Chelmsford Street
Richmond, B.C. V7C 4J1
(604) 271-0246**

February 21, 2006

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

Re: File # RZ 05-321176 Lot Size Policy 5408

We are very concerned about the proposed rezoning change along Blundell Road west of Gilbert to R1-0.6, with frontage reduced to approximately 31.5 feet width. We feel that this size of frontage is too small, and will create tiny 22 foot wide houses not in keeping with the area. We are in an area where the smallest lot size width is 44 feet, and at present the zoning only permits the smallest lot size width to be 39 feet. Equally objectionable is the proposed plan to create a back lane leading east from Curzon Street, which will directly affect our residential neighbourhood. Public lane access from Curzon will impact privacy and security for the immediate neighbours as well as increase noise, pollution and traffic in our quiet residential neighbourhood.

While we are not against controlled and properly planned development on busy city arteries, we are very concerned that this proposed development goes too far. We urge the Planning Department to find a way to develop this Blundell Road property within existing zoning bylaws and without creating a new public laneway from Curzon Street.

Sincerely

Marilyn and Tony Baker

Lee, Edwin

From: Yymeg [yymeg@yahoo.com]
Sent: Tuesday, 21 February 2006 9:45 AM
To: Lee, Edwin
Subject: RE: Single-Family Lot Size Policy 5408

Dear Sir/Madam,

I am writing this letter on behalf of all the family members in 6395 Blundell Road to show our opinion on the rezoning application-- that we strongly traverse the rezoning application (RZ 06-326949).

As we know, the whole district of R1/E is single family area, and almost all the house have the similiar lot size and market value - at least in a reasonable range of the value. And this is the most important attractive point made us decided to purchase a house in this area. We had benefit from it with the quiet, less people and high quality of lilfe, which worthy the house price we paid.

As a community, we hope it can keep the original design style and a united apperance, also we hope all the changes should be based on a theory--that will benefit the whole community, but not hurt--no matther from the market value nor the community healthy.

We are expressing our comments here and hope to hear from you with each step in this rezoning-application, and if possible, please inform us the public hearing, we will go to show our opnion.

SHould you have any question regarding this, please feel free to contact us at 604- 277- 3827.(prefer Mandarine or Portuguese)

Best regards,
Mr. Shan Tong Yang
Mrs. Sui Chen Yang
Kelvin, Kelly, Kimberly
6395 Blundell Road.
Richmond BC V7C 1H7
Tel: 604 277- 3827

Lee, Edwin

From: 1010tires.com team [sales@1010tires.com]
Sent: Tuesday, 21 February 2006 11:04 AM
To: Lee, Edwin
Subject: Re: rezoning application RZ 06-326949 and policy 5408

Edward,

This is the official submission of our collective opinions from the owners of 6920, 6928 and 6960 Chelmsford St.

We are in support of the rezoning application from the subject properties provided that there are two conditions to be met:

1. 10" right of way to be removed from 6928 and 6960 and the existing sewer o be moved to the proposed back lane allowing for re-developing of these properties with the access to the future garages from the proposed back lane.
2. Restrict access to the proposed back lane by remote opening gate.

Sofia Volpov
Roman Volpov
Grigori Paller
Inna Paller
604-275-3301

Lee, Edwin

From: Constance Ma [conlauma@yahoo.com]
Sent: Tuesday, 21 February 2006 12:37 PM
To: Lee, Edwin
Subject: File RZ05-321176 - Single Family Lot Size Policy 5408

Dear Mr. Lee,

In reference to your letter dated Feb 15, 2006, following feedback represents the owner in 6611 Chelmsford St, Richmond, B.C.

1. Rezoning of 6611, 6631, 6671 & 6691 Blundell - Not Agree
2. Rezoning of 7271 & 7311 Gilbert Road - Not Agree
3. Lot Size Policy 5408 - Shall remain the same as other lot requirement in this area in order to maintain its overall value in the neighbourhood

Yours truly,

Constance Lau
6611 Chelmsford St.
Richmond, B.C.
Tel: 604-275-3313

Yahoo! Autos. Looking for a sweet ride? Get pricing, reviews, & more on new and used cars.

Lee, Edwin

From: Jeannie Lee [jeannie.lee@shaw.ca]
Sent: Tuesday, 21 February 2006 8:15 PM
To: Lee, Edwin
Subject: Proposed by law changes on Blundell Road

Dear Edwin,

We currently reside at 6671 Chelmsford Street and have had a chance to review your letter advising of proposed bylaw changes to lots on Blundell and Gilbert with rear lane access from Curzon.

PLEASE KNOW THAT WE ARE VERY OPPOSED TO THESE CHANGES.

We love our neighborhood and would not like to see it changed so drastically. The proposed lots are too small and will change the overall look of the neighborhood currently housing many large luxury homes. Such changes will definitely decrease our property value.

However, if these changes were to also apply to our home, then that would be a different story, but as I understand, the City is not supporting subdivision in the interior streets.

Jeannie and Frank Lee

To Whom It May Concern:

I TERRY NISBET
Of address 16691 Blundell Rd

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed T.M. Nisbet

Date Feb. 23/06



To Whom It May Concern:

I LAMAI SHAHE
Of address 6671 BLUNDELL RD

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed Lamai Shale

Date FEB 23/06



To Whom It May Concern:

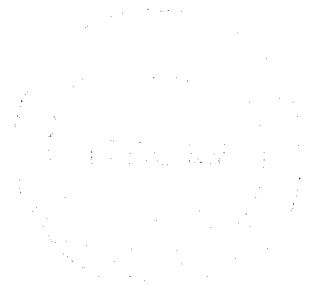
I EDWARD SHALE
Of address _____

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed Edward Shale

Date FEB 23/06.



To Whom It May Concern:

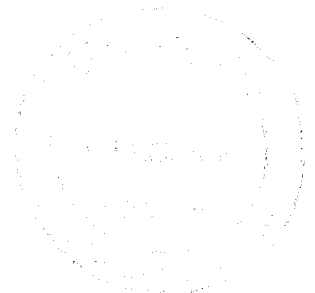
I Berta - Victor Venderik
Of address 6611 Blundell Rd.

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed Berta Venderik

Date 23/2/06



To Whom It May Concern:

I Victo VERDENIK

Of address 6611 BLUNDELL RD. - RICHMOND - B.E. U7E-147

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed Victo Verdenik

Date FEB. 23 / 06



To Whom It May Concern:

I GLENN W. SHAFER

Of address #20-14177 PUGWASH PLACE, RICHMOND

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million. I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed

Date

Glenn W. Shafer

25.02.06



February 27, 2006

Mr. Edwin Lee
Planning Technician – Design
Via Email elee@richmond.ca

Re: Proposed Amendment to Lot Size Policy 5408 and
Rezoning applications on Blundell and Gilbert Road
File RZ 05-321176

Dear Mr Lee –

We are writing in response to yours of February 15 requesting feedback on the above noted applications both along Blundell and Gilbert Roads. We are opposed to such a revision to the policy to allow for the applications before you to proceed.

Rezoning of 7271 and 7311 Gilbert Road: The size of lot proposed is completely inconsistent with those in the blocks to the north and south of these properties. With the exception of these 2 properties and perhaps 1 or 2 more, the existing houses in this area are well over double the proposed lot width and newer in vintage. The houses are very large in this area along Gilbert as well in the surrounding side streets. Also, while there is lane access off Chatterton Road, (and one assumes you would insist on lane access off Mang road,) you are completely isolating the property at 7291 Gilbert. We fail to see what the benefit would be to the neighbourhood to change the style and scope of the housing in this area.

Rezoning of 6611, 6631, 6671 and 6691 Blundell Road: While we applaud your decision not to allow multi-family residential, we still protest greatly the application to subdivide to R1.06 allowing for 31 ft lots in this area. To put 11 row houses where presently there are 4 houses goes against the overall size and style of the houses in the area. (we believe Councillor McNulty referred to them as “rabbit-warrens” at the last meeting). Houses one block west are on at least 44’ frontage, more of them being on 60’ lots or more. It is also inconsistent with the interior side streets of this quadrant, with more recent teardowns and rebuilds being of larger sized homes than smaller. As well, having that many extra houses accessing a back lane off Curzon will impact the traffic in an already dangerous turning corner – Curzon being in the middle of an elementary school zone and busy intersection at Gilbert.

- 2 -

In the City council meeting of Sept 19, 2005 this area along Blundell was discussed and the minutes noted (Resolution PH05/9-2)

'The Single-Family Lot Size Policy 5408 (Section 18-4-6) be referred back to staff for further consultation with the neighbourhood residents to find a mutually agreeable solution for this area. Prior to the question being called, staff were directed to provide visual storyboards during the public consultation process so that residents will be clear about what to expect in the future as potential redevelopment occurs. All options, including a no change, no development option should be explained. Staff were also directed to have a color-coded map of the notification area with the responses received, when this matter is brought back to Council via the Planning Committee. The question on Resolution PH05/9-2 was then called and it was CARRIED'

Mr Lee, following this question and motion as quoted from last September, we have never heard another word from anyone on this subject until this new rezoning application and your letter of Feb 15. We can assure you that our neighbours are following this with great interest and looking to the information and consultation as called for back in September.

While not specifically opposed to any redevelopment of this area, we feel the present applications are completely out of character for the area and pose no benefit to anyone other than the developers and those profiting from the sale of these properties. For the sake of those of us who value a decent sized lot and house, and who wish to remain in a neighbourhood with thought and character we urge you to not support these proposals at hand.

If you would please keep us informed as to the status of this application and amendment to policy it would be greatly appreciated and we would be willing to attend any meetings or provide any assistance or feedback as may be requested.

Yours Truly

Donna & Simon Austin
6900 Chelmsford Street
Richmond, B.C. V7C 4J2

Email: sdAustin@shaw.ca

To Whom It May Concern:

I BERTA VERDENIK

Of address 6611 BLUNDELL

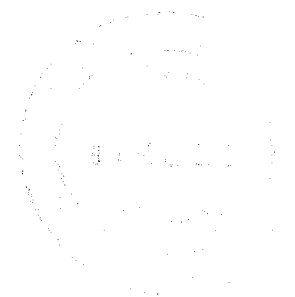
Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million.

I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed Berta Verdenik

Date 28 Feb 06



To Whom It May Concern:

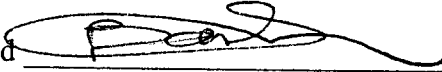
I Bon Bon Su

Of address 6631 Blundell

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million.

I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed 

Date Feb 28, 2006



To Whom It May Concern:

I MAGGIE SU

Of address 6631 BLUNDELL

Would like the City of Richmond to know that I support the 11 lot rezoning / subdivision at 6611, 6631, 6671, 6691 Blundell Rd. With the city acknowledging that more affordable housing that these smaller lots would allow is needed. These smaller lots should help those that cannot afford the larger luxurious houses that cost over \$1 million.

I also agree with the back lane allowing no access off of Blundell Rd. to these properties. With no more land being available going to a smaller more affordable house makes sense rather than large mega houses.

I am also in support of the rezoning for Gilbert Rd. properties of 7271 & 7311

Signed Maggie Su

Date FEB 28 2006



City of Richmond
6911 No 3 Road
RICHMOND, B. C.
V6Y 2C1
February 28th, 2006.

Attention Edwin Lee, Planning Technician --Design

I received your letter on February 17 and some neighbours received it as late as Feb. 20. Your letter was muddled in order and it looked at first as if it dealt only with a few individual rezonings.

Only after careful reading did it become clear that a major rezoning to lots along Blundell between Gilbert and Cheviot was included in the rezoning plan. Apparently new houses built could be approximately 2,700 square feet and 30 feet high plus a 2 and a half foot soil lift, so the height would be 32 and a half feet, This current height causes the following issues for existing homeowners:

- Disturbs the look of present homes on Chelmsford Street
- The busy alley will be the main entrance to new homes and will result in much greater noise and safety issues for children
- Possible crime issues as houses will be accessible from the alley far more than currently from the rear
- Potential loss of privacy in backyards, along with loss of shade due to the removal of trees that would be necessary to construct an alley

My husband and I bought on Chelmsford Street because it was a nice quiet neighbourhood. Many local people worked their way up to afford these kinds of homes. We moved here to be near to wonderful parks and amenities of central Richmond and to have a quiet setting.

I strongly disagree with having such small lots rezoned along Blundell. I do not feel it is at all necessary to make lots smaller and then have a huge house built on each one.

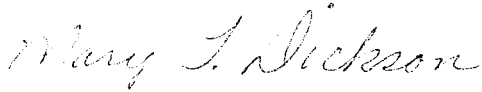
I also feel that the term "Coach House" is very deceiving to many people. When the city classified a lot as having a coach house on it does it really mean that a suite will be built above the garage on the very small lot together with the extremely high new home?

I have done some canvassing in this area and everyone I talked to was not in favour of the 29 foot lots being created on Blundell. Also, some of the residents did not understand English and I am wondering if they were given notices in their language. Other people were not home. At your last council meeting regarding the above rezoning many people

were not aware of the meeting being held, so kindly provide sufficient notice of any future meetings being held on this matter.

It is extremely important that everyone who lives anywhere near these proposed zone changes are made aware of any such meetings with ample notice.

Sincerely,

A handwritten signature in cursive script that reads "Mary T. Dickson".

Mary T. Dickson
6520 Chelmsford Street,
Richmond, B. C.
V7C 4H9
Telephone 604 275 9890

Lee, Edwin

From: Jean Stanley [jeaniewas@shaw.ca]
Sent: Tuesday, 28 February 2006 7:18 PM
To: Lee, Edwin
Subject: Single-Family Lot Size Policy 5408
Follow Up Flag: Follow up
Flag Status: Red

February 28, 2006

To Whom It May Concern:

We, Maud Cummings and Jean Cummings-Stanley of 6731 Blundell Road, would like the City of Richmond to know that we support the new proposed amended Policy 5408 and do not support multiple-family residential development.

Sincerely,

Maud Cummings
Jean Cummings-Stanley

Lee, Edwin

From: Wilma R Poirier [wpoirier@telus.net]
Sent: Wednesday, 1 March 2006 3:47 PM
To: Lee, Edwin
Subject: RE: Rezoning of Blundell and Gilbert Roads (Single Family Lot Size Policy 5408)

We are quite concerned at the amendment being requested regarding the rezoning of Blundell and Gilbert Roads from single family lot sizes.

The main concern is the extra traffic that would be generated on Blundell and Gilbert. It is hard enough to get out of our side streets now.

Another concern is - we would hope that there would be a height restriction regarding any building along either of these roads. Our property butts against property on No. 2 Road and the plan is to build 6 townhouse on the duplex property of 7560 and 7580 No 2 Road with a easement of only 14 feet between the houses and our property. The houses would be 2 stories. A solid 6 foot fence is also planned. This in effect is cutting off a lot of sun to our back yard and we will have to change a well established garden. I am sure that anyone who is in the same situation would agree with us that a well established property should not be penalized by progress (if you can call it that).

We would be interested in being kept aware of any other plans to this area.

Thank you,

Wilma and John Poirier
6380 Chatsworth Road,
Richmond, BC, V7C 3S3
604-277-5802

wpoirier@telus.net
wpoirier65@hotmail.com

Lee, Edwin

From: Garson Sam [gksam@shaw.ca]
Sent: Monday, 6 March 2006 8:29 AM
To: Lee, Edwin
Subject: 7271 & 7311 Gilbert Rd. Rezoning Application

Attachments: chatterton.JPG



chatterton.JPG (30
KB)

Dear Mr. Lee,

I am writing on behalf of my family (registered owner: Calvin Sam), who have been long time residents of 6611 Mang Road (~10 years). As well as Richmond (20+ years).

Thus far, we believe that the City has done an excellent job in ensuring that our area continues to be an attractive place to live. Maintenance/upkeep issues on our road are always dealt with on a timely and responsive manner whenever they are brought forward. We have previously dealt with Bill Jones at the City ~8-9 years ago in having our road upgraded with sidewalks, trees, and street lamps, and he has has been very attentive and helpful in that matter.

Today we would like to express our opinion on the rezoning applications presented to the City regarding addresses 7271 & 7311 Gilbert Road (RZ 04-273100 & RZ 05-321176). We feel that subdivision of the land to the narrow lots (32 ft - 36 ft) will detract from the area, and do not have the long-term viability of the area, and interest of the homeowners in mind.

The two parcels of land border along an area of Richmond which is considered as (by many realtors) one of the most desirable areas in Richmond, due to its central location, and easy access to the bridges and major transportation. This is no doubt true as the real estate market in the area is very active -- i.e. 6600 Mang Road (asking \$1.38M) sold in 3 days. 6700 Chatterton Road (asking \$1.36M) sold in roughly 2 weeks. We feel that the subdivision and use of the land in this manner will detract from the area as it will place an "eye-sore" on the road. With prices of new houses in the area (Donald/Mang/Chatterton) on the 67x170 lots rising upward of \$1.5M (one on Donald sold recently asking \$1.498M, and one was recently listed for \$1.598M), we not not believe that such a development is suited for these areas.

We have not realized this until this past weekend while driving around Richmond. We noticed the same arrangement performed on the corner of Cooper & Francis road (North West corner). In this area, lots were subdivided in a similar manner with detached garages with dwelling units above these garages. It is our opinion that these structures are an eyesore as they are usually designed without street-appeal in mind. These structures look very awkward as they are very plain, and tall, narrow structures, with the appearance of a small high-rise. This would no doubt add clutter and would not be consistent with the rest of the area. The side of the house for such a long structure would not look attractive with such a long side on Mang Road.

We would like to draw the City's attention to other large houses on Gilbert Road (~7600 block) which are appropriate for the area. These have ranged in price from \$900,000-\$1.3M when on the market. These houses when set back from the main road, are very quiet (Similar to Granville Street in Vancouver). While our family was looking for a home in the past, we had made an offer on one of these houses.

We do not believe that the above is the only option for the use of such land. We would like to draw the City's attention to where Chatterton Road (parallel to Mang, but one road South) where two lots were divided to create room for 4 smaller houses. This was done on the North as well as south sides of the street. In our opinion, this arrangement is much more attractive in terms of street appeal. (Please refer to attachment). It

should also be noted that one of these properties has sold last year very quickly.

We have also consulted with the Tan family @ 6651 Mang Road (also residents of the street for over 10 years), and they also have the similar feelings. If you wish for them to also write in and/or present a case, then please let me know and I can speak with them again.

In conclusion, we thank-you for your time and consideration in hearing our opinions. We appreciate the City's concern and effort in soliciting our opinions as we do not believe that developers (who may not have any intention in living in the area themselves) should be allowed to make such drastic developments in an area without consultation.

Please feel free to contact me at 604-727-1885 if you have any further questions.

Sincerely,

Garson Sam (on behalf of the Sam Family)
6611 Mang Road
Richmond, BC V7C 2Y1

To City of Richmond

March 8, 2006.

Planning dept.

Re: Rezoning of 6611, 6631, 6671, and 6691 Blundell road
RZ06-326949

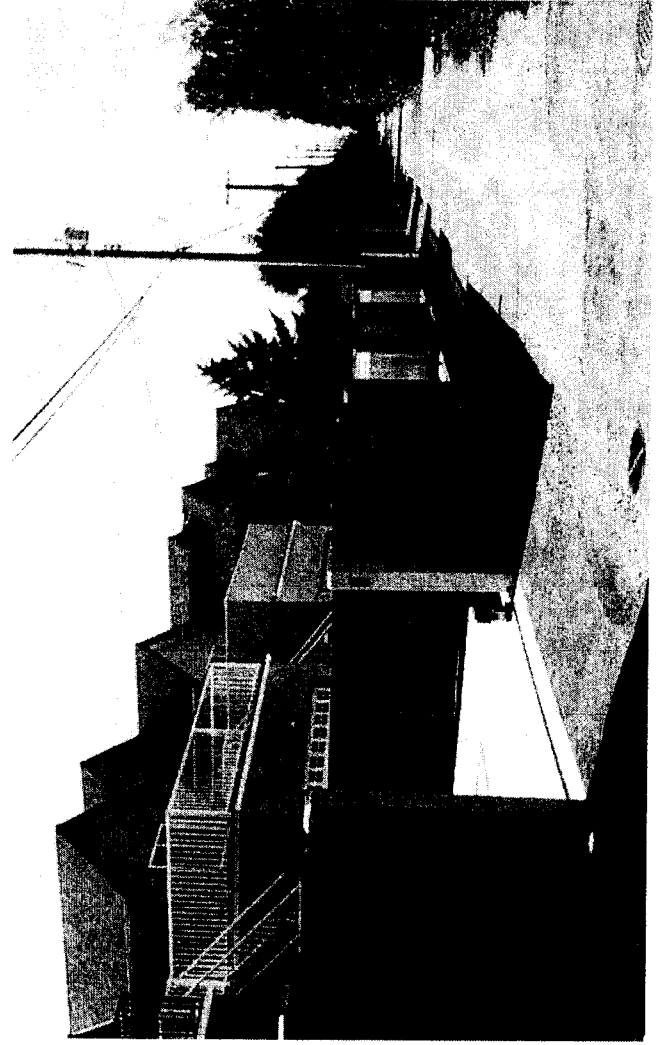
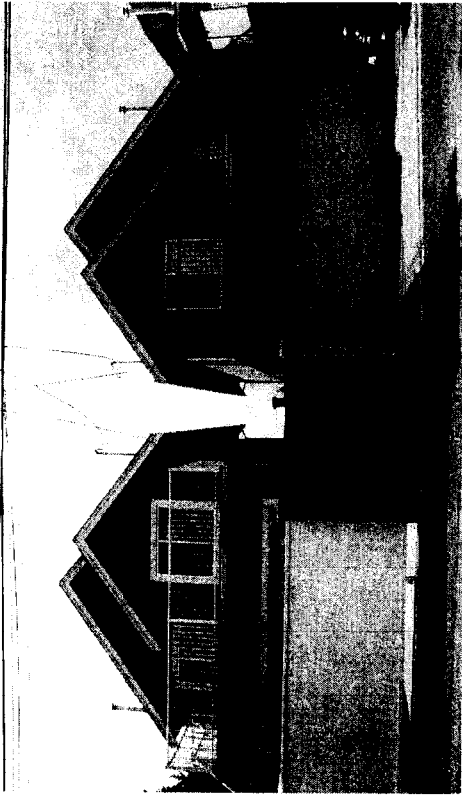
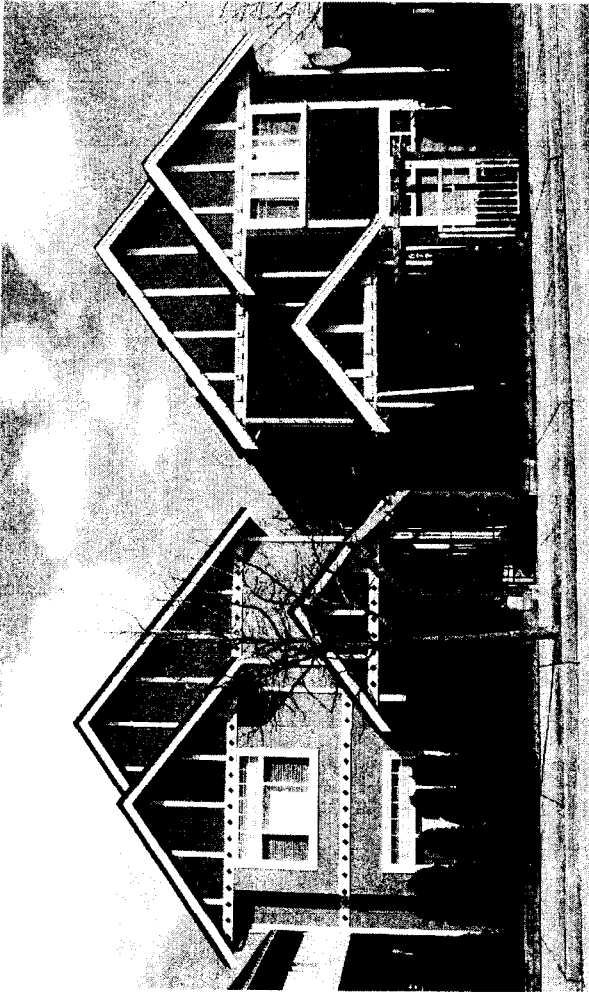
We are the resident of 6671 Chelmsford street, Richmond and we would like to inform The City of Richmond – Planning Department that we are NOT supporting the rezoning Application of above address because of the lot size R1-0.6 is too small and we do not like to have back lane in this neighborhood. We would like to keep the existing lot size policy. All my neighbors in this area do not like the proposed changes in lot size. The City should find a way let them have a combined access to Blundell instead of diverting Traffic to Curzon street.

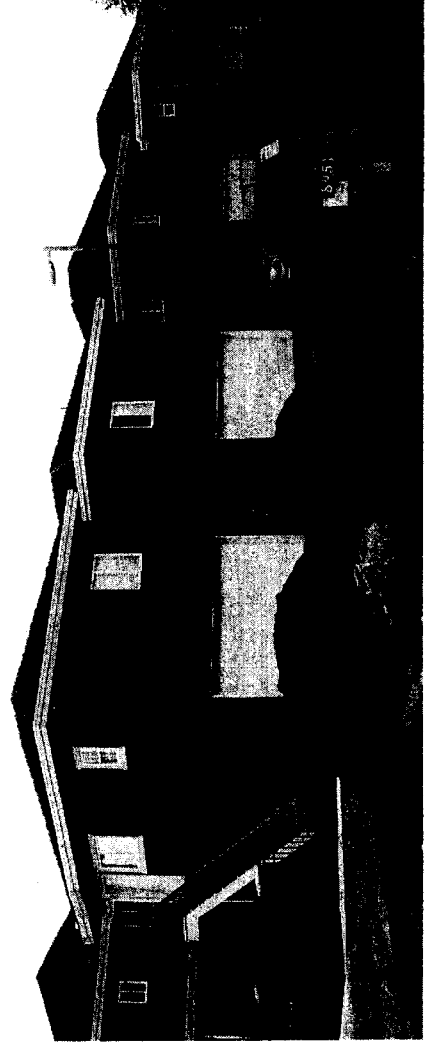
Regards,

A handwritten signature in black ink that reads "Frank Lee". The signature is written in a cursive style with a large, prominent "F" and "L".

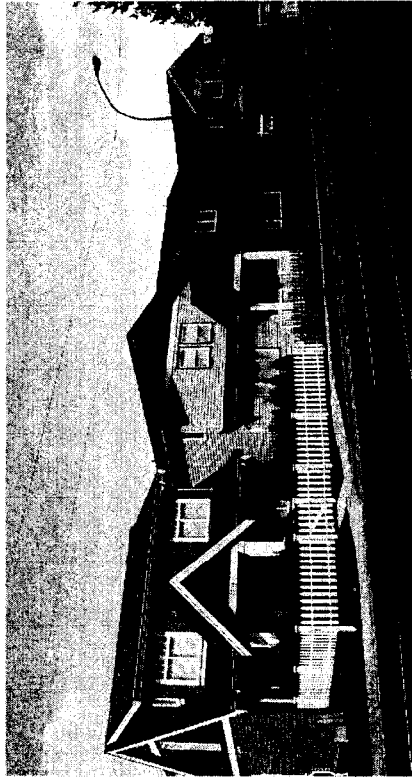
Frank Lee
6671 Chelmsford street,
Richmond, B.C.

TYPICAL SINGLE FAMILY HOMES ON RI-0.6 LOTS





TYPICAL COACH HOUSES ON R9 LOTS



Staff Technical Comments

Engineering Works Design

Prior to final adoption of the zoning amendment bylaw, the following is required to be completed:

- Dedicate 6 m for future lane across the entire north edge of this application;
- Dedicate 2 m for future Blundell Road widening up to 100 m from the Gilbert Road intersection (approximately 28.37 m across the easterly part of this application);
- Enter into the City's standard Servicing Agreement to design & construct:
 - Laneworks across the north edge of the site. Works include, but are not limited to, lane construction matching that adjacent 7680 Curzon Street (i.e. no curb & gutter and centre swale), but as the lane progresses east, it is to evolve into our current standard of roll curb & gutter on both sides with centre crown design, lane to then be 5.1 m wide, from back of curb to back of curb, with street lighting outside the curb and storm sewer picking up each gutter;
 - Blundell Road beautification. Works include, but are not limited to, removing existing sidewalk, creating a 1.67 m grass & treed boulevard (species to be determined), with a new 1.50 m sidewalk at the property line; and
 - Storm sewer upgrades along Blundell Road. Works are to be a minimum of upsized 900 mm diameter storm pipe of approximately 75 m in length across a portion of the frontage from manhole to manhole (approximately 75 m) or as deemed necessary between the developer's consultant and our Engineering Department.

Transportation

- Dedicate 2 m of land along the site's Blundell Road frontage from the site's east property line west to 100 m west of the west right-of-way line of Gilbert Road, as per City's Policy;
- Dedicate land for and design and construct a 6 m rear lane, to City's standard, along the site's north frontage;
- Frontage improvements (including curb & gutter, sidewalk and grass-treed boulevard) along Blundell Road from the site's east property line west to the Curzon Street intersection (including the curb return at the northeast corner of the intersection of Blundell Road and Curzon Street);
- Accesses to be off the rear lane. The garage location of the east-most single-family lot to allow for a safe manoeuvring of vehicle to back out from and back into the garage; and
- Prior to issuance of Building Permit, a construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

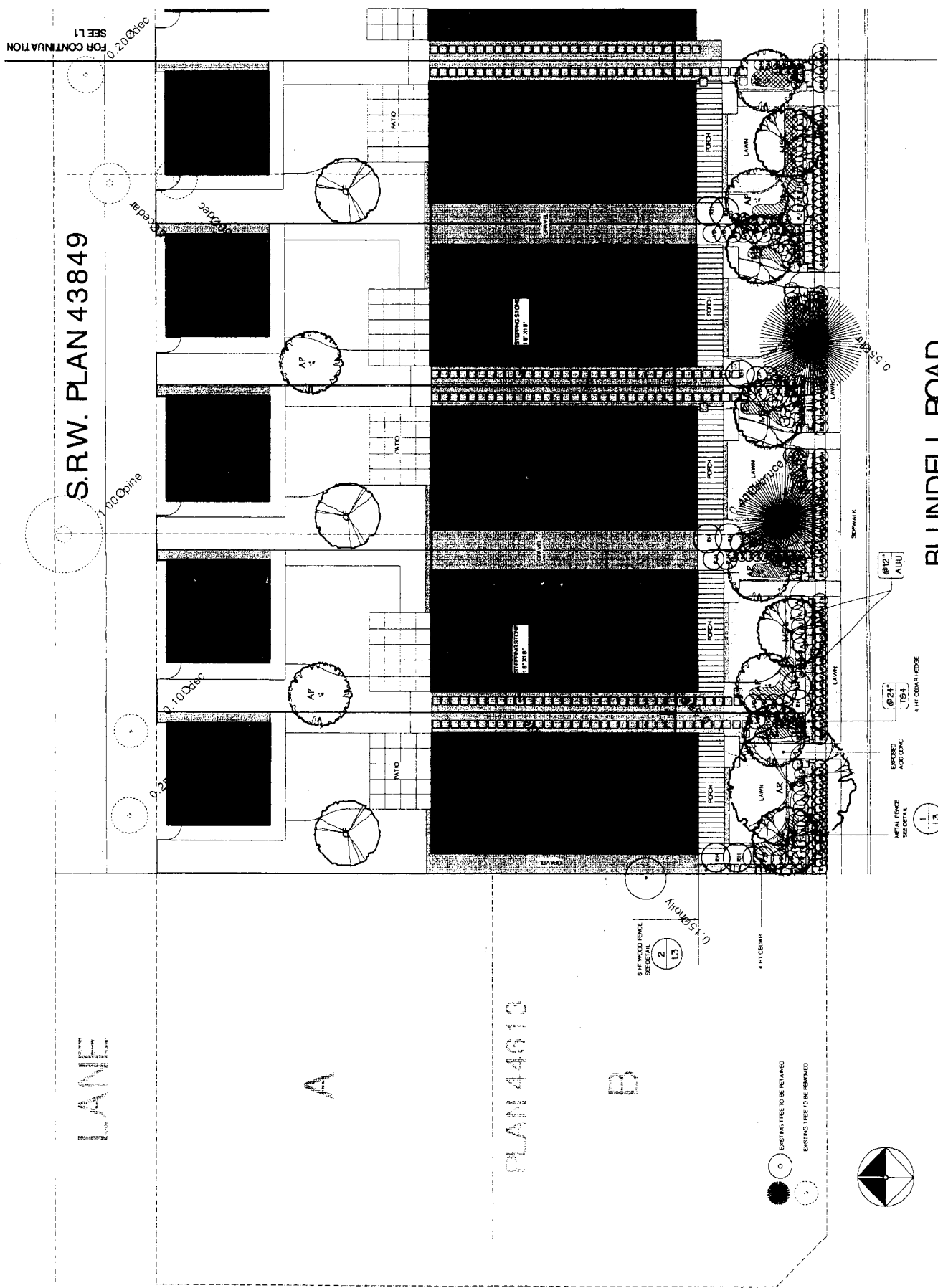
S.R.W. PLAN 43849

LANE

A

B

PLAN 44613



FOR CONTINUATION
SEE L1

2005
REVISED BY
REVISIONS / ISSUES

ITO
 & ASSOCIATES
 Landscape Architects
 3180 Hunt Street
 Richmond, BC V6E 2K4
 Voice: (604) 275-2812
 Fax: (604) 275-2812
 Email: ito@ito.ca

Project
 8611/6631/6671/
 869
 BLUNDELL ROAD
 RICHMOND, B.C.

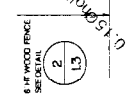
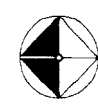
Drawing Title
 LANDSCAPE PLAN

Scale	1/8" = 1' @
Drawn	MA
Checked	TI
Date	MAR 27 2008
Job	8611
Sheet	

L2
of 3

BLUNDELL ROAD

CLIDRON STREET



PLANT LIST

PROJECT ADDRESS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
ACC	1	ACER FICHIATUM	VINE MAPLE	2.5m HT. B&B
ACC	1	ACER RUBRUM	RED MAPLE	2.5m HT. B&B
AKF	4	ACER RUBRUM	RED MAPLE	2.5m HT. B&B
CF	5	CORNUS FLORIDA 'RUBRA'	PINK DOGWOOD	6.0m CAL. B&B
MSL	11	MAGNOLIA SOULANGIANA	PURPLE SAUCEUR MAGNOLIA	2.0m HT. B&B
UT1	102	TRINJA OCCIDENTALIS 'PASTORINA'	PREMIER CEDAR	1.25m HT.
SHRUBS				
AJ	95	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
EC	43	ERICA CARNEA	WINTER HEATHER	#2 POT
PJP	22	PIRETS JAPONICA 'FOREST FLAME'	LEY OF THE VALLEY	#2 POT
RM	204	ROSA MEDIANA	ROSE	1.00m HT.
SH	82	SARCOLECCA HUNTERII	HIMALAYAN SARCOLECCA	#2 POT
VD	65	VIORNIUM DAVREI	DAVIES VIOLINIUM	#2 POT

GROUND COVERS

AU1	815	ACIDOSMITHOS LYA URSI	ENNIENMEXE	#5P3 POT
VINES				
CHA	34	CAROLINENSIS VINES 'MIRIGATA'	CAREX	#1 POT
LVA	30	LAVANDULA 'ANGUSTIFOLIA'	ENGLISH LAVENDER	#1 POT
ANN	600	ANNUALS **		#5P3 POT
PER	300	PERENNIALS **		#1 POT

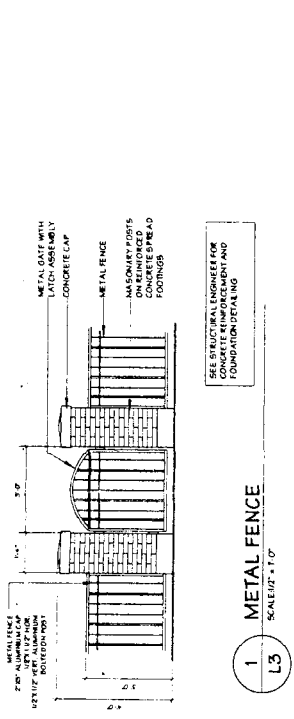
NOTES

- ** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
- PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE CHA STANDARDS FOR NURSERY STOCK AND THE BCMA STANDARDS FOR CONTAINER GROWN PLANTS.
- ALL PLANT QUANTITIES, SPECIFICATIONS BETWEEN PLANT AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BOQS.
- ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL SEASON OF GROWTH. SUBSTANTIAL PERFORMANCE SHALL OCCUR WITHIN 90% OF THE CONTRACT HAS BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.

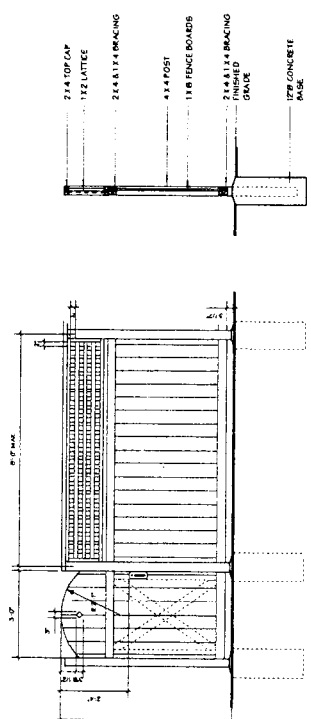
ITO & ASSOCIATES
 Landscape Architects
 3180 Hunt Street
 Richmond, BC V6V 2K4
 Vancouver, BC V6C 4K5
 Fax: (604) 273-4835
 Email: toan@ito.ca

Project:
 6611/6631/6671/
 6691
 BLUNDELL ROAD
 RICHMOND, B.C.

Drawing No:
LANDSCAPE PLAN



1 METAL FENCE
 SCALE: 1/2" = 1'-0"
 L3



2 6HT WOOD FENCE
 SCALE: 1/2" = 1'-0"
 L3

Date	By	Scale
2008-11-10	TOAN	1/2" = 1'-0"
2008-11-10	TOAN	1/2" = 1'-0"
2008-11-10	TOAN	1/2" = 1'-0"
2008-11-10	TOAN	1/2" = 1'-0"

Conditional Rezoning Requirements
6611, 6631, 6671 and 6691 Blundell Road
RZ 06-326949

Prior to final adoption of Zoning Amendment Bylaw 8059, the developer is required to complete the following requirements:

- 1) Provide a Landscape Security to the City of Richmond in the amount of \$37,691.90 for the landscape works as per the landscape plan attached to the report (**Attachment 9**);
- 2) Installation of tree protection barriers around all protected trees prior to final adoption or demolition of the existing structures on site.
- 3) Dedicate 6 m across the entire north edge of the development site for future laneway.
- 4) Dedicate 2.0 m along Blundell Road frontage up to 100 m from the Gilbert Road intersection (approximately 28.37 m across the easterly part of this application) for future widening.

Prior to Subdivision Approval:

- 1) Enter into the City's standard Servicing Agreement to design & construct:
 - Laneworks across the north edge of the site. Works include, but are not limited to, lane construction matching that adjacent 7680 Curzon Street (i.e. no curb & gutter and centre swale), but as the lane progresses east, it is to evolve into our current standard of roll curb & gutter on both sides with centre crown design, lane to then be 5.1 m wide, from back of curb to back of curb, with street lighting outside the curb and storm sewer picking up each gutter;
 - Blundell Road beautification. Works include, but are not limited to, removing existing sidewalk, creating a 1.67 m grass & treed boulevard (species to be determined), with a new 1.50 m sidewalk at the property line; and
 - Storm sewer upgrades along Blundell Road. Works are to be a minimum of upsized 900 mm diameter storm pipe of approximately 75 m in length across a portion of the frontage from manhole to manhole (approximately 75 m) or as deemed necessary between the developer's consultant and our Engineering Department.

Prior to issuance of a Building Permit:

- 1) Submission of a Construction Parking and Traffic Management Plan.

[Signed original on File]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8059 (RZ 06-326949)
6611, 6631, 6671 AND 6691 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 **SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 004-238-605

Lot 52 Section 18 Block 4 North Range 6 West New Westminster District Plan 44613

P.I.D. 009-814-906

Lot 6 Except: Firstly: Part Subdivided by Plan 43029 and Secondly: Part Subdivided by Plan 44613; Section 18 Block 4 North Range 6 West New Westminster District Plan 13379

P.I.D. 009-815-015

Lot 7 Except: Part Subdivided by Plan 43029; Section 18 Block 4 North Range 6 West New Westminster District Plan 13379

P.I.D. 003-436-721

Lot 8 Except: Firstly: Part Subdivided by Plan 43029 Secondly: Part Subdivided by Plan 48521; Section 18 Block 4 North Range 6 West New Westminster District Plan 13379

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8059”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER