



City of Richmond
Urban Development Division

Report to Committee

To Council - Apr 28, 2003

To Planning - Apr 23, 2003

Date: March 31, 2003

RZ 03-223161

File: 8060-20-7507 / 8060-20-7508

To: Planning Committee
From: Joe Erceg
Manager, Development Applications
Re: **Application by Patrick Cotter Architects Inc. to Amend Comprehensive Development District (CD/23) and to Rezone 7160 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/23) as Amended**

Staff Recommendation

That Bylaw No. 7507, to amend the permitted density (maximum floor area ratio), maximum lot coverage and minimum setbacks from property lines and siting buildings in "Comprehensive Development District (CD/23)", be introduced and given first reading; and

That Bylaw No. 7508, for the rezoning of 7160 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/23)" as amended, be introduced and given first reading.

Joe Erceg
Joe Erceg
Manager, Development Applications

BFG:blg
Att.

FOR ORIGINATING DIVISION USE ONLY
CONCURRENCE OF GENERAL MANAGER
David Kelle

Staff Report

Origin

Patrick Cotter Architects Inc. has applied to the City of Richmond for permission to rezone 7160 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/23) in order to accommodate the development of three (3) townhouse units. The applicant has also requested that the maximum floor area ratio, maximum lot coverage and minimum setbacks from property lines in Comprehensive Development District (CD/23) be amended to accommodate this proposed development.

Findings of Fact

Item	Existing	Proposed
Owner	Robert Dwight Howard and Laura Lynn Howard	To be determined
Applicant	Patrick Cotter Architects Inc.	Patrick Cotter Architects Inc.
Site Size	7160 Blundell Road 920m ² (9,903 ft ²)	7160 & 7180 Blundell Road consolidated 2,298 m ² (24,739 ft ²)
Land Uses	Single-family residential	Multi-family residential
OCP Designation – Generalized land use map	Neighbourhood Residential	No change
OCP Designation – Specific land use map	Low Density Residential	No change
Sub-Area Plan Designation	Sunnymede North Development Permit Guidelines	No change
Zoning	R1/E	CD/23 (amended)
Parking Required	2 stalls/dwelling	1.5 stalls + 0.2 visitor stalls/unit
Parking Actual	2 stalls	6 stalls + 2 visitor stalls

The subject property is bounded by the following existing land uses and zoning designations:

- To the west, are single-family residential lots zoned Single Family Housing District, Subdivision Area E (R1/E);
- To the north, across Blundell Road, are larger apartment buildings typically three-storeys over parking in height, zoned Townhouse & Apartment District (R3);
- To the south, on the north side of Sunnymede Crescent, are single-family residential lots zoned Single-Family Housing District, Subdivision Area E (R1/E); and
- To the east, is a four (4) unit townhouse development zoned Comprehensive Development District (CD/23).

Related Policies & Studies

The Sunnymede North Sub-Area is a 'Development Permit Area' and there are specific Development Permit Guidelines that supplement the General Multi-Family Development Permit Guidelines (i.e. Section 9.3) contained in Schedule 1 of Bylaw 7100 the Official Community Plan. It is the objective of Sub-Area guidelines to promote a coordinated approach to multi-family housing in the Sunnymede North Sub-Area. This sub-area has been designated in order to control access onto Blundell Road as well as to exercise greater control over the form and character of development to ensure a harmonious transition between the medium density residential district to the north in the City Centre and the low density single-family area to the south in Broadmoor.

Staff Comments**Development Coordinator Comments**

1. This property should be consolidated with the recently approved townhouse complex at 7180 Blundell Road (i.e. RZ 97-119993 and DP 02-202437) and the applicant should advise if the consolidated development will comply with Comprehensive Development District (CD/23) floor area ratio and lot coverage. The applicant has requested several minor text amendments to the existing Comprehensive Development District (CD/23), which would nominally increase the F.A.R. from 0.55 to 0.56 and increase the lot coverage from 36% to 38%. In addition, the applicant has requested exceptions for various building projections into the road setback to a maximum of 1 m (3.281 ft.) and into the side and rear yard setbacks to a maximum of 0.4 m (1.312 ft.)

Zoning Review Comments

No comments.

Community Planning Comments

1. Rezoning of this site to Comprehensive Development District (CD/23) is the preferred option as the site directly to the east has already rezoned and developed under this zone. Given that the plan is to consolidate the two sites, the only real option is Comprehensive Development District (CD/23). Comprehensive Development Districts (CD/21), (CD/22) and (CD/23) were all developed in response to concerns from the Sunnymede neighbourhood and all the zones have a lower density and lot coverage than the typical form of townhouse development built today.
2. With the 12 unit per acre limit in these zones, the subject site can accommodate 2.7 units or the consolidated site can accommodate 6.8 units. The proposed three (3) units on the subject site or seven (7) units on the consolidated site, while above this cap, should not be problematic as the figure would get rounded up as would the parking requirements figure.
3. The consolidation of this site with the already rezoned and developed site to the east is ideal as it enables one shared access from Blundell Road, ensures a consistent form and character and permits the creation of one strata corporation.

4. A cross access agreement will be required for the east-west drive aisle to ensure that the properties to the west can share the "temporary" access to Blundell Road and to ensure access for these lots to a permanent access when it is created to the west of the subject site.

Urban Design Comments

1. Comprehensive Development District (CD/23) is restricted to lots having a minimum width of 30 m or greater. This is another reason to consolidate the lots.
2. The current site planning proposal will introduce attached multi-family units in the form of one (1) duplex unit, which may be an issue with the owners of single-family residential lots to the south (although this form of development has been permitted elsewhere on Blundell Road).
3. The applicant should be required to relocate the two (2) visitor parking stalls out of the side yard setback area when the temporary access from Blundell Road is retired.
4. The design and construction of the west wall for the existing 'B' Unit at the south-west corner of 7180 Blundell Road should be revisited to ensure it complies with the Building Code (i.e. the percent of openings).
5. In addition to the site plan, the applicant should submit building elevations for all frontages of the combined site.
6. The existing temporary driveway for 7180 Blundell Road should be relocated slightly to the west to provide better landscape screening and buffering for the unit to the east.
7. The applicant should identify all existing large trees (i.e. greater than or equal to 15 cm or 6 inches in caliper size) on the site plan and should be encouraged to retain the large deciduous tree in the rear yard of 7160 Blundell Road.

Transportation Engineering Comments

1. Shared driveway to Blundell Road to be 7.5 m (24.6 ft) width.
2. The east-west drive aisle will be the connection for future development to the west. Therefore, the width of the drive aisle should be a minimum 7.5 m (24.606 ft.) clear and the applicant is required to provide a cross access agreement for shared use of the driveway.

Engineering Works Design Review Comments

1. Engineering Works staff support this application. The long term plan is to have the sole access for this site approximately 80 m (±262 ft.) from the west. The existing and currently proposed access to both 7180 and 7160 Blundell Road are "temporary" and during the Building Permit for 7180 Blundell Road, monies were taken for the future reinstatement.
2. Recommend we maintain the existing access created for 7180 Blundell Road and retain the future reinstatement monies for reconfiguration of the laneway access in the future. Prior to rezoning adoption, the site is to be consolidated. The Development Permit will control the access location and no new covenant will be required.
3. Prior to issuance of Building Permit, the existing access to 7160 Blundell Road is to be removed solely at the cost of the developer.

Analysis

Requested Text Amendments to Comprehensive Development District (CD/23)

The text amendments allow for a minor increase in the maximum allowable Floor Area Ratio (F.A.R.) from the current F.A.R. of 0.55 to the proposed F.A.R. of 0.56. This additional 0.01 F.A.R. translates into an extra 9.20 m² (99.03 ft²) for a lot the size of 920 m² (9,903 ft²) which is the area of the subject site at 7160 Blundell Road. This text amendment to Comprehensive Development District (CD/23) also includes a minor increase in the lot coverage from the current lot coverage of 36% to the proposed lot coverage of 38%. The additional 2% of lot coverage translates into an extra 18.40 m² (198.06 ft²) of site coverage on the subject site.

The text amendment also includes provisions for building encroachments into setbacks including porches, entry stairs, balconies, bay windows, cantilevered roofs and other building projections to a maximum of 1 m into the road setback and 0.4 m into the side and rear setbacks.

All of the above proposed amendments to Comprehensive Development District (CD/23) are assessed to be minor which will have minimal impact on the form and character of the proposed development. The only perceptible difference between the proposed development on 7160 Blundell Road and the existing adjacent development at 7180 Blundell Road is the incorporation of a duplex unit on 7160 Blundell Road. Staff supports the proposed text amendments to Comprehensive Development District (CD/23).

Conditions of Adjacency

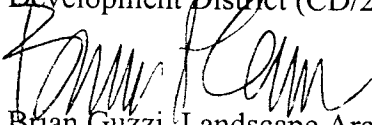
The anticipated conditions of adjacency for the proposed development at 7160 Blundell Road are similar to the existing adjacent development at 7180 Blundell Road. In fact, the same unit types that exist on 7180 Blundell Road are currently proposed on 7160 Blundell Road. Staff supports this aspect of the proposed development.

Financial Impact

The applicant has agreed to contribute \$3,000.00 to the Affordable Housing Reserve.

Conclusion

Staff supports and recommends approval of both the proposed text amendment to Comprehensive Development District (CD/23) and the proposal to rezone 7160 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/23)" as amended.

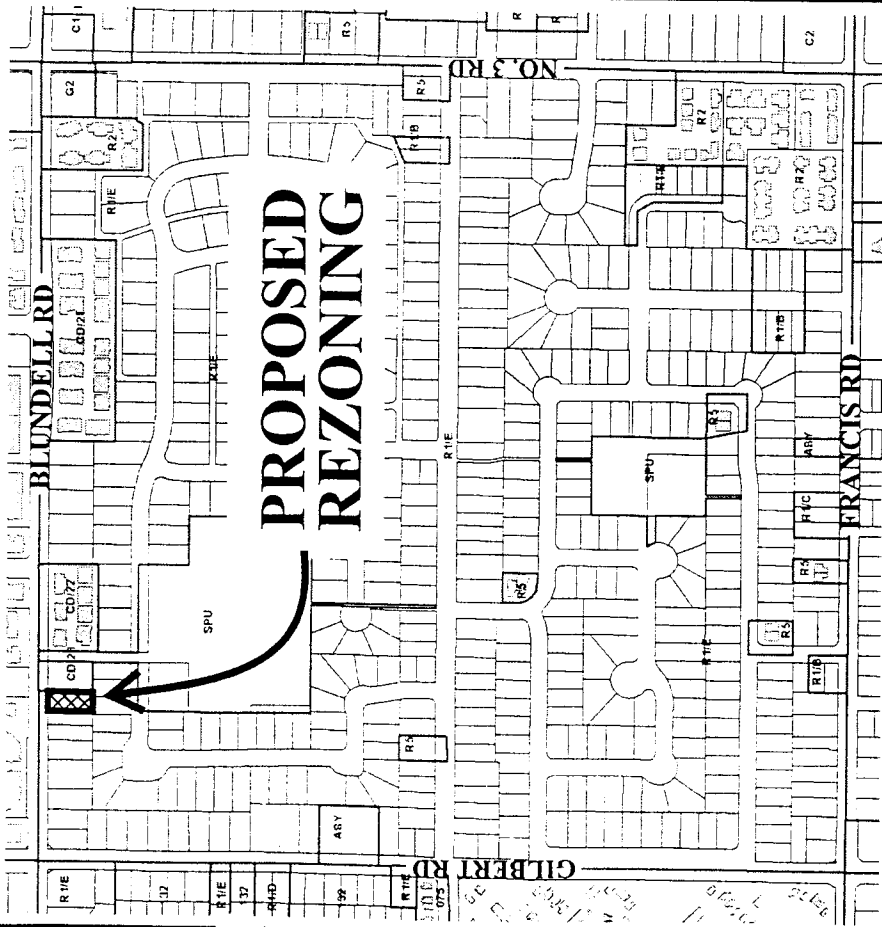

Brian Guzzi, Landscape Architect
Planner - Urban Design
BFG:blg

There are requirements to be dealt with prior to final adoption:
Legal requirement, specifically:

1. Lot consolidation of 7160 Blundell Road with the adjacent property at 7180 Blundell Road.
2. Provision of a shared cross access agreement for the consolidated lot to provide pedestrian and vehicle access to the property to the west (7140 Blundell Road).
3. Provision of a \$3,000.00 contribution to the Affordable Housing Reserve.



City of Richmond



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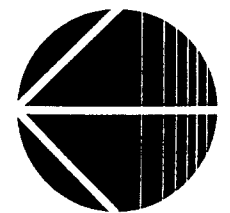
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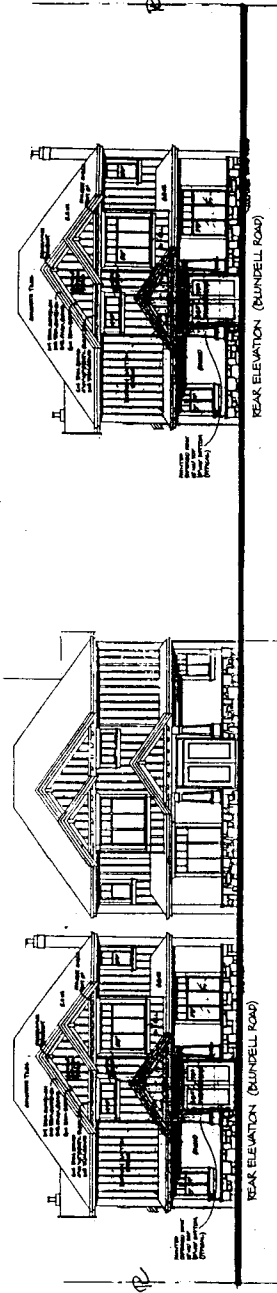
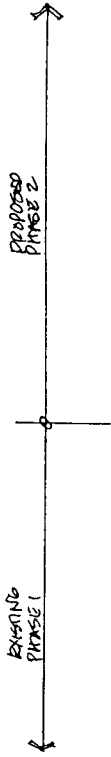
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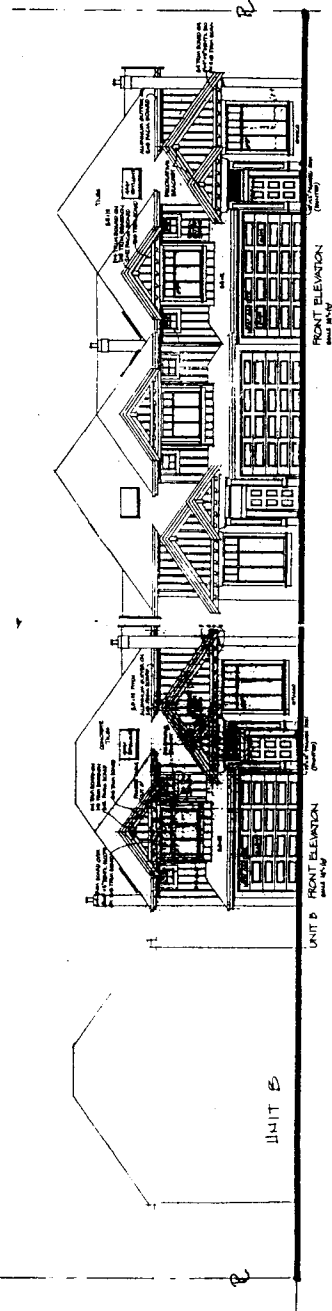
Original Date: 02/05/03
 Revision Date:
 Note: Dimensions are in METRES



NOTES:



BLINDELL ROAD STREETSCAPE ELEVATION



EXISTING ALIAS ELEVATION

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PATRICK COTTELL ARCHITECT INC.

PROPOSED RESIDENTIAL DEVELOPMENT
7160 Blundell Road
Richmond, British Columbia

JAB ENTERPRISES LTD.

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
7160 Blundell Road
Richmond, British Columbia

DATE: 12/11/14
DRAWN BY: JAB

PROJECT NO.: 14-0001
SHEET NO.: 11

STREETSCAPE ELEVATIONS

PROJECT NO.: A303
REV: A



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7507 (RZ 03-223161)**

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

1. Richmond Zoning and Development Bylaw 5300 is amended by

i. Amending Section 291.23.2 Permitted Density, Sub-section .02 to read:

“.02 **Maximum Floor Area Ratio:** 0.56; together with an additional 50 square metres (538.21 square feet) per **dwelling unit** (either for the exclusive use of individual units or for the total development) for use as **accessory buildings** and off-street parking; AND FURTHER an additional 0.1 **floor area ratio** provided that it is entirely **used** to accommodate **Amenity Space.**”

ii. Replacing Section 291.23.4 Maximum Lot Coverage, with:

“**291.23.4 MAXIMUM LOT COVERAGE:** 38%”

iii. Replacing Section 291.23.5 Minimum Setbacks From Property Lines and Siting of Buildings, with:

“**291.23.5 MINIMUM SETBACKS FROM PROPERTY LINES AND SITING OF BUILDINGS**

.01 **Front Yard:** 6 metres (19.685 feet);

EXCEPT THAT porches, balconies, bay windows, entry stairs, other building projections and cantilevered roofs forming part of the principal **building** may project into the **public road** setback for a distance of not more than 1m (3.281 ft.);

.02 **Side Yards:** 3 metres (9.843 feet).

EXCEPT THAT fireplaces, balconies, bay windows, other building projections and cantilevered roofs forming part of the principal **building** may project into the **side yard** setback for a distance of not more than 0.4m (1.312 ft.);

.03 **Rear Yards:** 6 metres (19.685 feet)

EXCEPT THAT porches, balconies, bay windows, entry stairs, other building projections and cantilevered roofs forming part of the principal **building** may project into the **rear yard** setback for a distance of not more than 0.4m (1.312 ft.).”

2. This Bylaw may be cited as “Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7507”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 28 2003



MAYOR

CITY CLERK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7508 (RZ 03-223161)
7160 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/23)**.

P.I.D. 001-093-223

Lot 455 Section 20 Block 4 North Range 6 West New Westminster District Plan 57582

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

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

APR 28 2003

CITY OF RICHMOND
APPROVED for content by originating dept
HB
APPROVED for legality by Solicitor

MAYOR

CITY CLERK

No further information or submissions can be considered by Council after the conclusion of the Public Hearing.

It should be noted that the rezoned property may be used for any or all of the uses permitted in the “new” zone.

J. Richard McKenna
City Clerk