



City of Richmond
Planning & Development

Report to Committee

To: Planning Committee

To Planning - Jul 05, 2006
Date: June 9, 2006

From: Jean Lamontagne
Director of Development

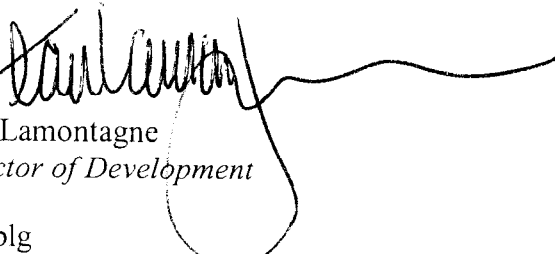
RZ 05-305370

Re: **Application by Arcadian Architecture Inc. for Rezoning at 9451 Blundell Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/28)**

File: 12-8060-20-8055

Staff Recommendation

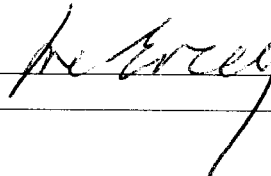
That Bylaw No. 8055, for the rezoning of 9451 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/28)", be introduced and given first reading.


Jean Lamontagne
Director of Development

WC:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Arcadian Architecture Inc. has applied to the City of Richmond for permission to rezone 9451 Blundell Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/28)" in order to permit the development of a six (6) unit townhouse development (**Attachment 1**).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the North: A townhouse development, zoned Comprehensive Development District (CD/35);
To the East: Single-family dwellings zoned R1/F;
To the South: Across Blundell Road, Single-family dwellings zoned Single-Family Housing District, Subdivision Area C (R1/C); and
To the West: A townhouse development zoned CD/28.

Related Policies & Studies

- Official Community Plan (OCP) Designation: McLennan South Sub-Area Plan, Schedule 2.10D
- OCP Sub-Area Land Use Map: Residential, 2½ storeys (3 storeys maximum) predominantly Triplex, Duplex, Single-Family (0.55 base F.A.R.)
- OCP Sub-Area Character Area Key Map: Area C2 (clusters of predominantly Single-Family, Duplex, Triplex Units)

Staff Comments

Staff Technical Review comments are attached (**Attachment 3**). No significant concerns have been identified through the technical review.

Background

The property is identified in the South McLennan Sub-Area Plan as a medium density residential neighbourhood appropriate for single-family, duplex and triplex development with a 0.55 base F.A.R. and a three-storey height maximum. Conceptual plans for the development have been provided (**Attachment 4**).

The character of development encouraged through the South McLennan Sub-Area Plan is intended to be traditional, with building densities and heights designed to complement the neighbouring single-family areas. The subject site is situated along the northern edge of Blundell Road in the least dense multiple-family area designated under the McLennan South Sub-Area Plan. A mix of older and newer homes characterizes the area around the subject site.

The Area Plan generally intends that this part of McLennan South to be redeveloped with a mix of detached, duplex and triplex dwellings either as low-density townhouse projects or as fee simple subdivisions.

The property west of and immediately adjacent to this site (7820 Ash Street) was rezoned to Comprehensive Development District (CD/28) under Bylaw 7799 (RZ 04-263553).

Analysis

The applicant has organized the proposed development into two (2) separate buildings, following the guidelines of the Neighbourhood Character Area (C2), which is intended to establish a 'rural estate dwelling pattern' with a primary building surrounded by smaller buildings. The primary building will be placed at the front of the site to establish visual dominance as per the guidelines of the sub-area plan (**Attachment 4**).

The proposed Comprehensive Development District (CD/28) zoning generally complies with the intent and objectives of the South McLennan Sub-Area Plan in terms of form, density and siting. In addition, it provides for an additional 0.1 Floor Area Ratio (F.A.R.) bonus for the provision of smaller dwelling units (less than 60 m² or 645.856 ft²).

Affordable Housing Units

The proposed development qualifies for the density bonusing through the inclusion of one (1) dwelling unit less than 60 m² in area. The proposed unit is 32 m² (340 ft²).

According to the City's Affordable Housing Strategy, "affordable housing" refers to housing that costs no more than 30% of the gross income of households in the lower two income quintiles (lowest 40% of households) in Richmond. According to the 2001 Census, 39% of Richmond households have incomes of less than \$40,000. Affordable housing for a household with a \$40,000 income is \$1,000/month.

Based on current market value and discussion with the applicant, the proposed unit is worth between \$140,000 to \$150,000. A conventional mortgage based on 25% down payment and 6.5% interest rate will have a monthly mortgage payment between \$704-\$756. Even with a "high-ratio" mortgage with a 5% down payment, the monthly mortgage payment will be between \$891-\$954.

This unit complies with the affordable housing policy as set out by the City's 1994 Affordable Housing Strategy because the estimated monthly mortgage payments range at market value for this units will be at or below \$1,000/month.

Site Planning

The proposed development should result in greater variation to the existing housing stock in the area. The objectives specific to this area indicated within the Official Community Plan (OCP) to provide a mix of housing types, accommodate a variety of households and promote development of reasonably-priced housing in the form of single-family, duplex, and triplex housing in the eastern half of the South McLennan neighbourhood, are well met in this application.

The Development Permit guidelines specific to the South McLennan Sub-Area Plan, Neighbourhood Character Area (C2), indicate that buildings should be set back a minimum of 6 m (19.7 ft) along public roads. To accommodate the density of the proposed development, which includes an affordable housing component, a 4.5 m setback is proposed for the westerly portion of the building fronting Blundell Road. The 4.5 m setback for the westerly portion of the building provides an appropriate transition between the recently approved multiple-family development to the west and the existing newer home to the west.

The eastern portion of the building will be setback 6 m from Blundell Road and stepped down to a two-storey structure, reflecting the existing setback and mass of the adjacent single-family residence to the east. The varying setback rhythm provides sensitivity to adjacent residences as well as furthering the objective of the sub-area plan to transition between multiple and single-family development through the use of shifts in building scale, form, height and setbacks.

Access to the site will be limited to the rear lane at the north edge of the property, to be secured through a minimum 6 m public rights-of-passage (PROP) right-of-way (ROW). Limiting vehicular access to the rear lane will also serve to conceal the parking areas away from the street and provide a continuous tree-lined streetscape along Blundell Road in accordance with OCP objectives.

Existing Trees

According to the tree survey and arborist's report provided with this application, three (3) trees exist on the subject property that are 20 cm in D.B.H. or greater (**Attachment 5**). The assessment provided deems the trees are in fairly good health, however the location of the trees is such that retention cannot be accommodated given the scope of development proposed. The report recommends a 2:1 replacement with 15 cm calliper deciduous trees. The applicant has agreed to the replacement ratio with a complete landscape plan and associated landscape security being provided as part of the Development Permit process.

Development Permit

While the proposed concept appears to be supportive of various objectives within the South McLennan Sub-Area Plan, the Development Permit application should include the resolution of the following in addition to standard process:

- building articulation, use of quality materials and colour;
- overall character, design, siting and landscaping (including tree replacement as indicated in the arborist report provided);
- privacy and screening to adjacent uses as part of the landscaping plan; and
- provision of parking for all units, in particular parking for Unit #6.

Engineering Upgrades

A storm sewer and sanitary sewer capacity analysis were required for this project. The Engineering Department has reviewed the developer's Engineering Consultant report and determined that sufficient sanitary sewer capacity exists to support the proposed develop. Storm sewer upgrades are, however, required for the proposed development. The developer is required to provide a \$10,482 contribution for the identified storm sewer upgrades. This storm sewer

capacity contribution represents the development site's proportionate share of upgrades for the catchment area.

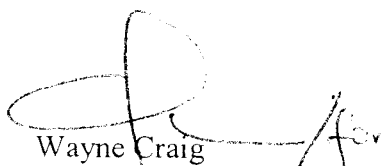
In addition to the storm sewer upgrades, the developer is required to enter into a Servicing Agreement for the construction of frontage upgrades along Blundell Road and within the required lane ROW along the North Property line. The developer has agreed to the required engineering upgrades (**Attachment 6**).

Financial Impact or Economic Impact

None.

Conclusion

The proposed development generally conforms with policies, guidelines and objectives found within the applicable portions of the Official Community Plan (OCP). The proposed development meets with the 20% affordable housing goal set out in the OCP, and provides effective transitioning in a sensitive manner to adjacent existing residences. For these reasons, staff recommends approval of this application with a further review through the Development Permit process prior to final adoption of the bylaw.



Wayne Craig
Program Coordinator - Development
(Local 4625)

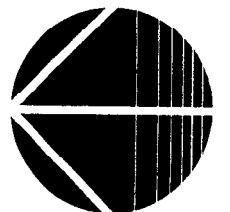
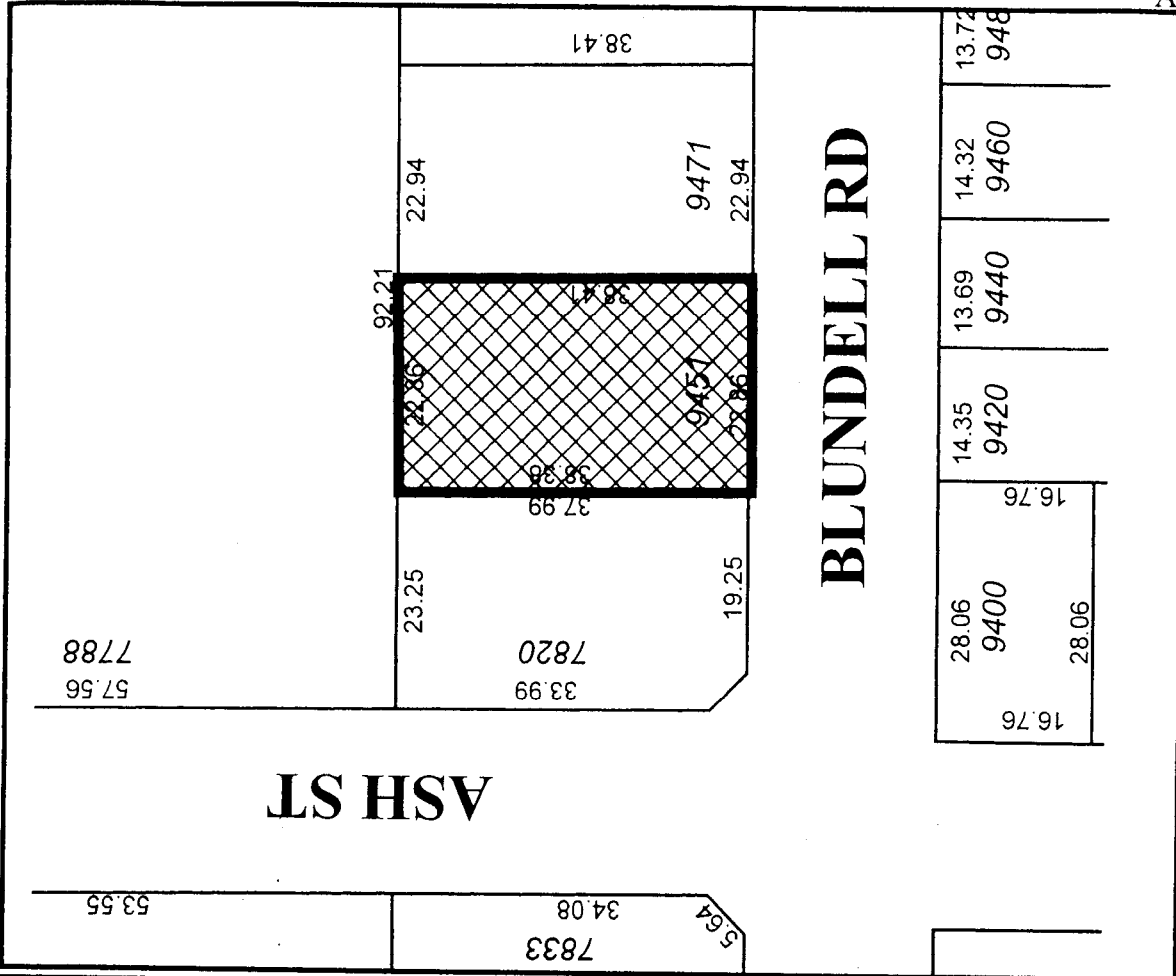
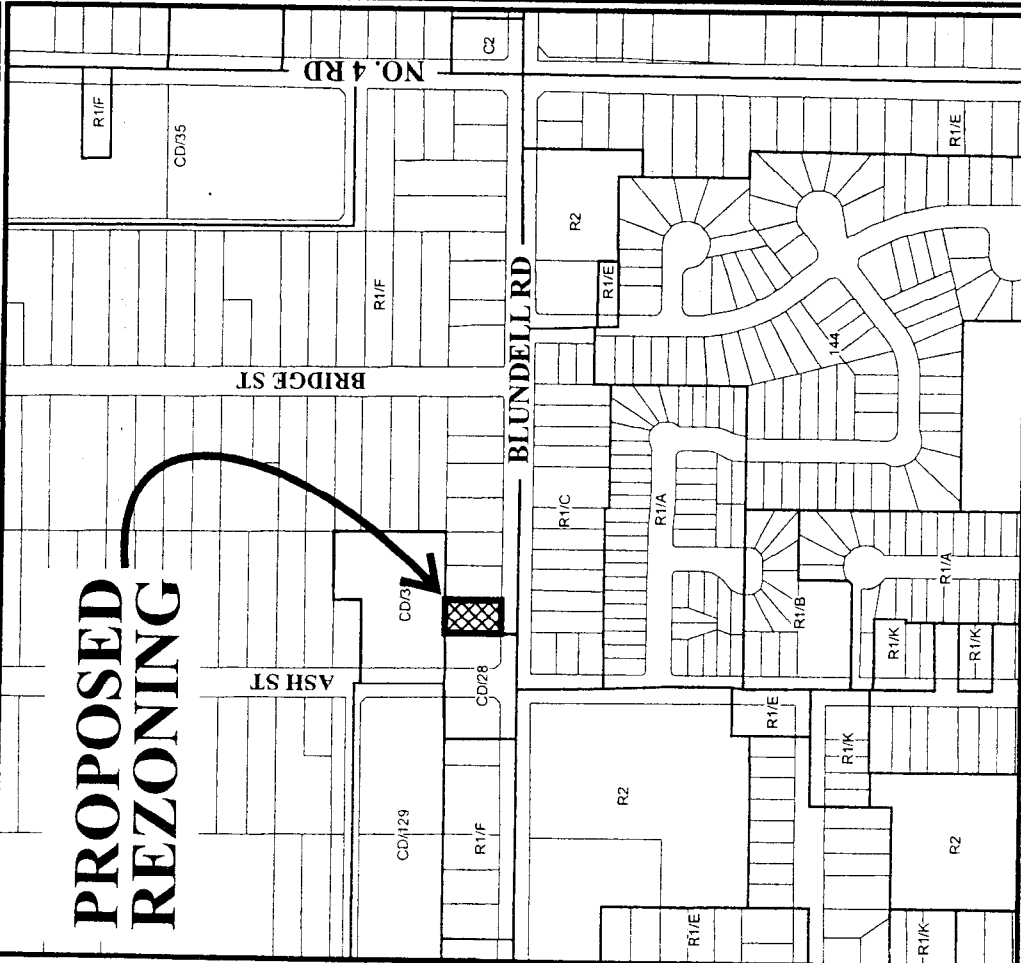
WC:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Staff Technical Review Comments
- Attachment 4: Conceptual Development Plans
- Attachment 5: Tree Survey and Arborist's Report
- Attachment 6: Conditional Rezoning Requirements Concurrence



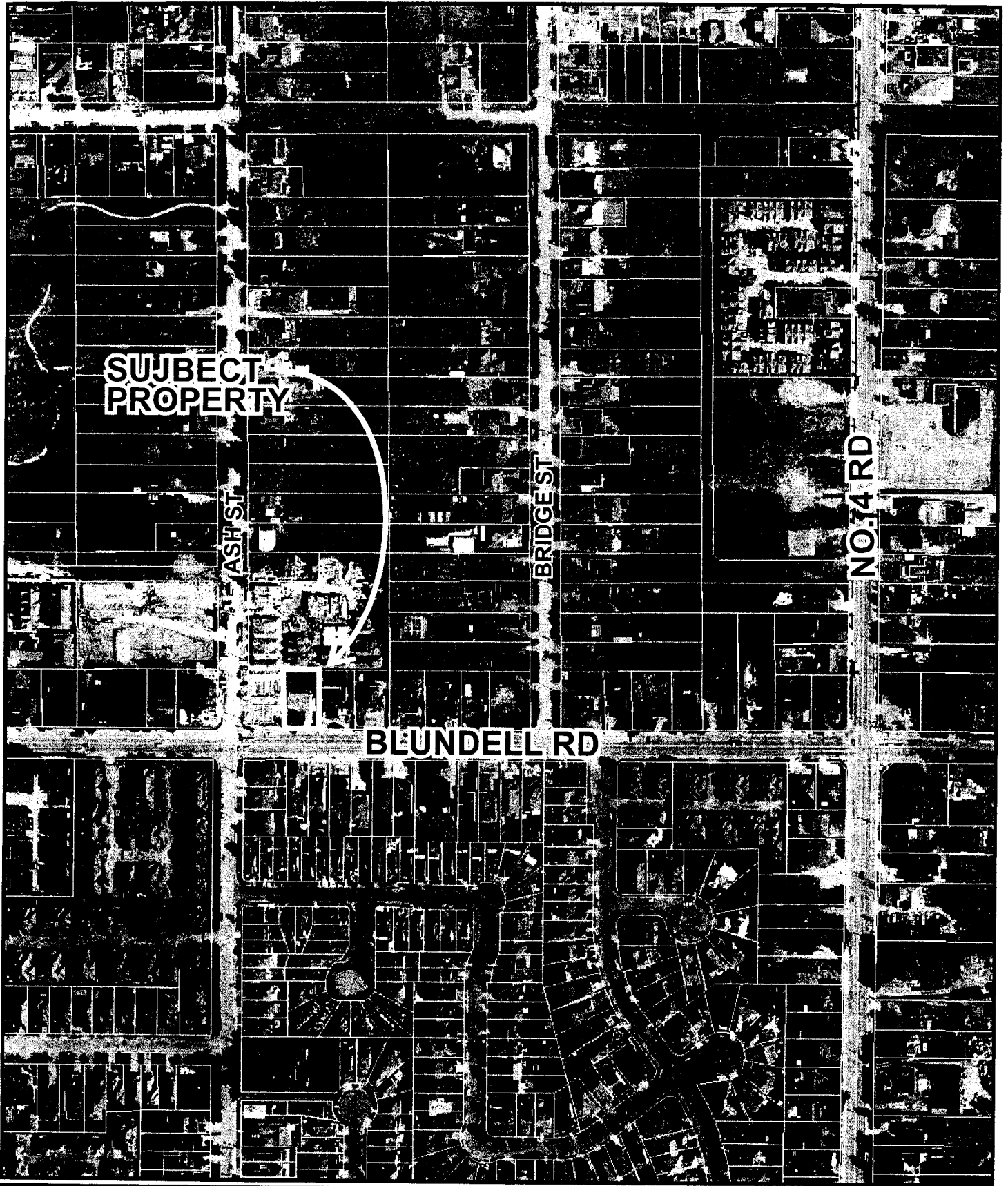
City of Richmond

PROPOSED REZONING



RZ 05-305370

Original Date: 07/14/05
 Revision Date:
 Note: Dimensions are in METRES



RZ 05-305370

Original Date: 06/15/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 604-276-4000

**Development Application
 Data Sheet**

RZ 05-305370 **Attachment 2**

Address: 9451 Blundell Road

Applicant: Arcadian Architecture Inc.

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

| | Existing | Proposed |
|-----------------------------------|---|--------------------------------|
| Owner: | Anoushiravan Alipour | no change |
| Site Size (m²): | 877.37 m ² | 868.45 m ² |
| Land Uses: | Single-family residential | multi-family residential |
| OCP Designation: | McLennan South Sub-Area Plan | no change |
| Area Plan Designation: | Residential, 2½ storeys, 0.55 base FAR Character Area C2 – single-family, duplex, triplex | no change |
| Zoning: | Single-family residential (R1/F) | Comprehensive District (CD/28) |
| Number of Units: | 1 | 6 |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|--------------------------|--------------------------|----------------|
| Density (units/acre): | N/A | 30 upa | none permitted |
| Floor Area Ratio: | Max. 0.65 | 0.65 | none permitted |
| Lot Coverage – Building: | Max. 45% | 38% | none |
| Lot Size (min. dimensions): | 312 m ² | 868.45 m ² | none |
| Setback – Front Yard (m): | Min. 4.5m | 4.5 m Min. | none |
| Setback – Side & Rear Yards (m): | Min. 1.2 m | Min. 1.2 m | none |
| Height (m): | 12 m | 11.85 m | none |
| Off-street Parking Spaces – Regular (R) / Visitor (V): | 7 (R) and 2 (V) per unit | 7 (R) and 2 (V) per unit | none |
| Off-street Parking Spaces – Total: | 9 spaces | 9 spaces | none |
| Amenity Space – Indoor: | 70 m ² | cash-in-lieu | none |
| Amenity Space – Outdoor: | 36 m ² | 46 m ² | none |

Other: Tree replacement compensation required for loss of significant trees in good health.

Staff Technical Comments

Engineering Works Design

- A storm analysis up to the main conveyance at Blundell Road and Garden City Road is required. The sanitary for this area is currently under review. The strategy for upgrading has not yet been determined.
- The Minimum Fire Flow requirement is 200 l/s for townhouses - Fire Flow available is 686.9 l/s using the 2021 OCP Maximum Day Model.
- Prior to final adoption of the rezoning bylaw, the developer shall:
 - Dedicate 0.39 m along the entire Blundell Road frontage for widening.
 - Register a 6 m PROP ROW along the entire north property line for lane works.
 - Enter into the City's standard Servicing Agreement to design and construct off-site works. Works to include, but are not limited to:
 - Blundell Road: remove existing sidewalk, create a 1.5 m grass and treed boulevard with a new 1.5 m sidewalk at the new property line.
 - PROP lane works: a 5.1 m asphalt lane complete with roll curb & gutter on both sides, storm sewer and laneway street lighting.
- Provide \$10,482 for the identified storm sewer upgrades. This storm sewer capacity contribution represents the development site's proportionate share of upgrades for the catchment area. This contribution is to be provided at the developer's sole cost.

Transportation

- Require land dedication along the site's Blundell Road frontage, aligning with the south property line of 7820 Ash Street, for frontage improvements (including sidewalk and grass and treed boulevard).
- Require land dedication for and design and construction of a 6 m east-west lane along the site's north property line connecting to the existing lane to the west.
- A 6 m clear width along the lane shall be maintained; no landscaping or trees within this area.
- Frontage improvements (including sidewalk and grass treed boulevard) required along the site's Blundell Road frontage.

Urban Design

- This development will be the second development on this block that has lane access only. Since it is not a through lane, the one-man operated recycling truck will not be able to pick up the blue boxes from the lane. Please create a blue box placement area in front of the entry porch for five (5) blue boxes. When the lane punches through to Bridge Street, blue boxes can be placed on a concrete pad next to Unit #5.
- The garbage truck will not be able to drive into development, as there isn't enough turning radius. Unit #4 and Unit #5 can put their garbage in front of their garage doors and the three (3) units on Blundell Road will have to put their garbage containers on concrete pad beside Unit #4.

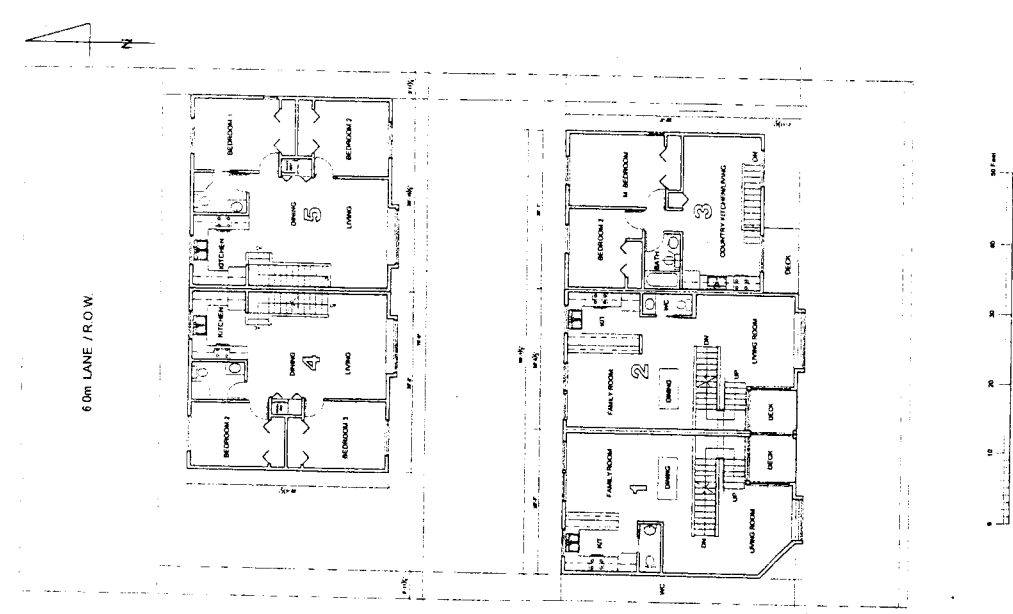
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AA
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INC.
 1000 UNIVERSITY AVENUE
 SUITE 1000
 RICHMOND, B.C. V6X 1A6
 TEL: (604) 273-3333
 FAX: (604) 273-3334
 WWW.AAARCHITECTS.COM

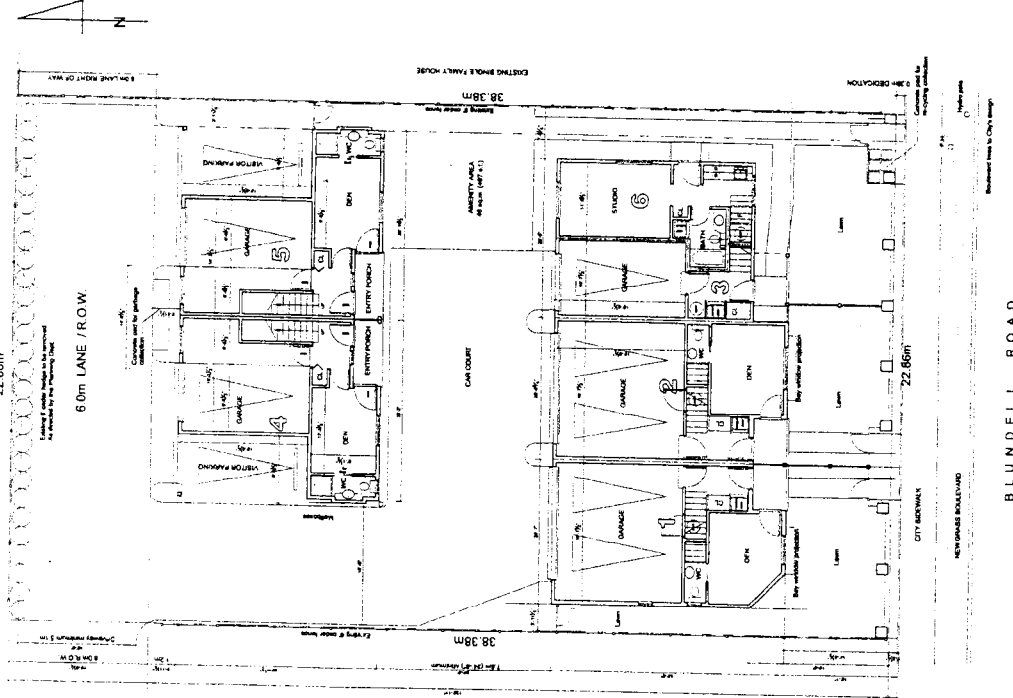
PROPOSED 3 UNIT
 TOWNHOUSE PROJECT
 9451 BLUNDELL RD
 RICHMOND B.C.

MAIN & 2ND FLOOR PLAN

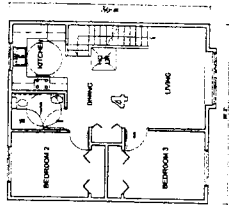
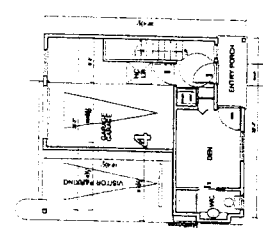
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2 SECOND FLOOR PLAN
 SCALE 1/8"=1'-0"



1 SITE + MAIN FLOOR PLAN
 SCALE 1/8"=1'-0"



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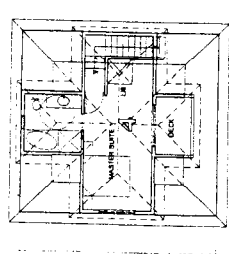
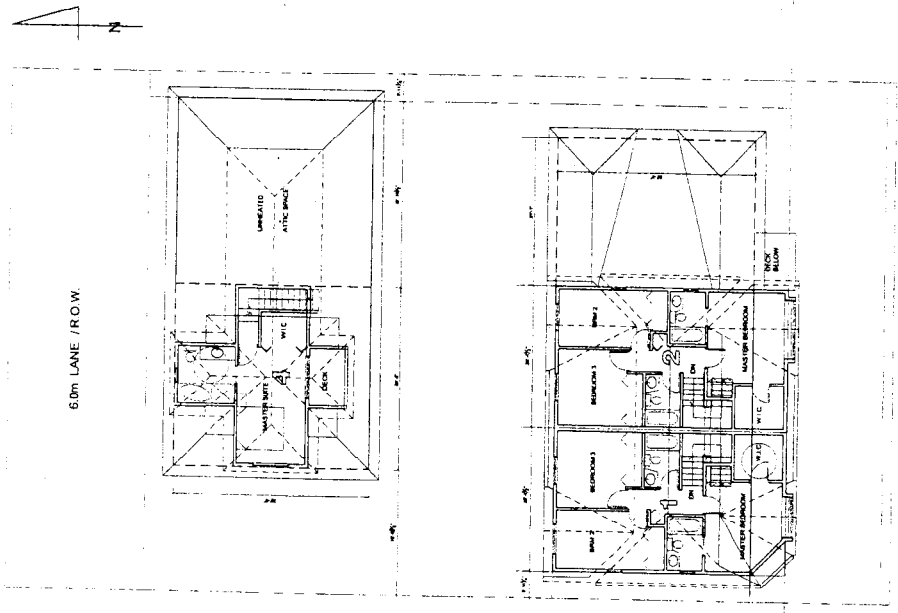
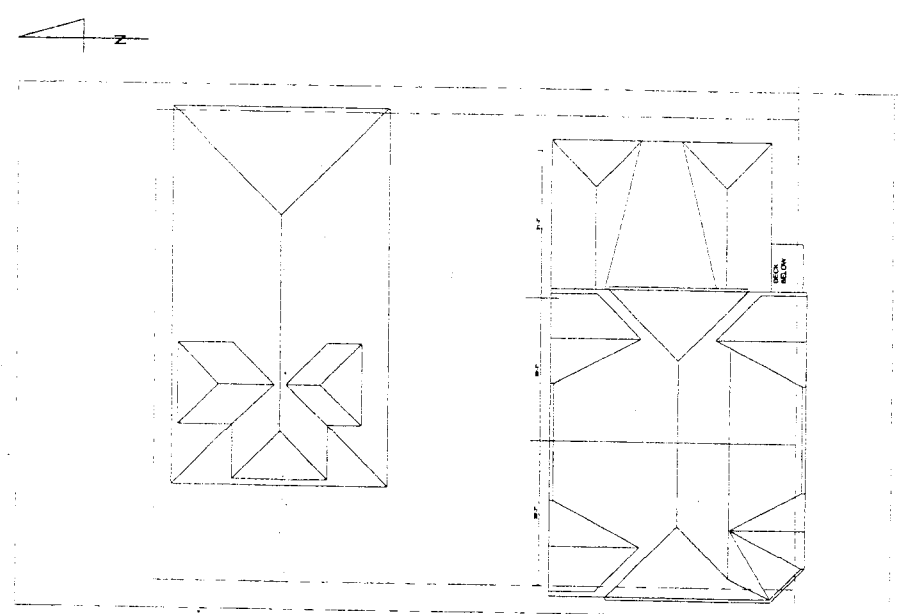
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AA
AAZADIAN ARCHITECTURE INC.
 218 W. WASHINGTON STREET, SUITE 200
 RICHMOND, VIRGINIA 23220
 TEL: (804) 781-1111
 FAX: (804) 781-1112
 WWW.AAZADIANARCHITECTURE.COM

PROJECT
 PROPOSED 5 UNIT
 TOWNHOUSE PROJECT
 9451 BLUNDELL RD
 RICHMOND, B C

DRAWING No.
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 DATE
 08/28/2005
 CLIENT
 AAZADIAN ARCHITECTURE
 SCALE
 1/8" = 1'-0"

SHEET No.
 1905
 DATE
 08/28/2005
 CLIENT
 AAZADIAN ARCHITECTURE
 SCALE
 1/8" = 1'-0"



6.0m LANE / R.O.W.

ACCESSIBLE DESIGN (AGEING IN PLACE)

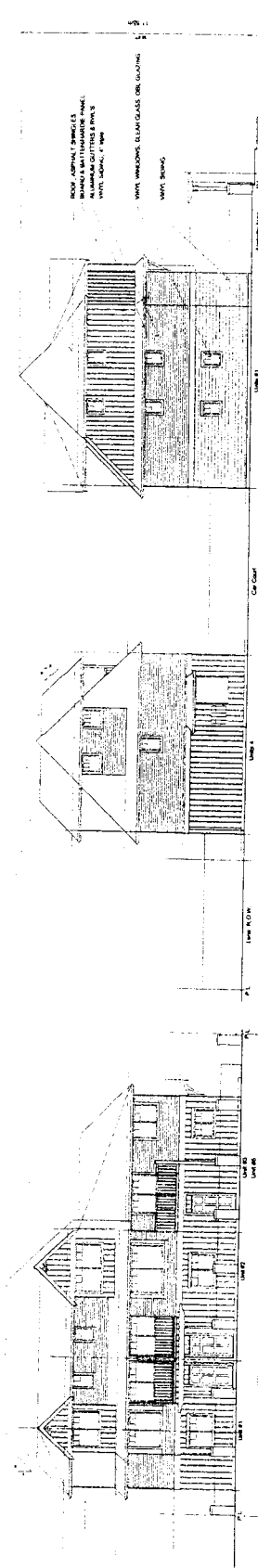
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ARCHITECTURE
INC.
 3116 CAMPBELL CIRCLE
 RICHMOND, VIRGINIA 23220
 (804) 281-1111
 FAX: (804) 281-1111

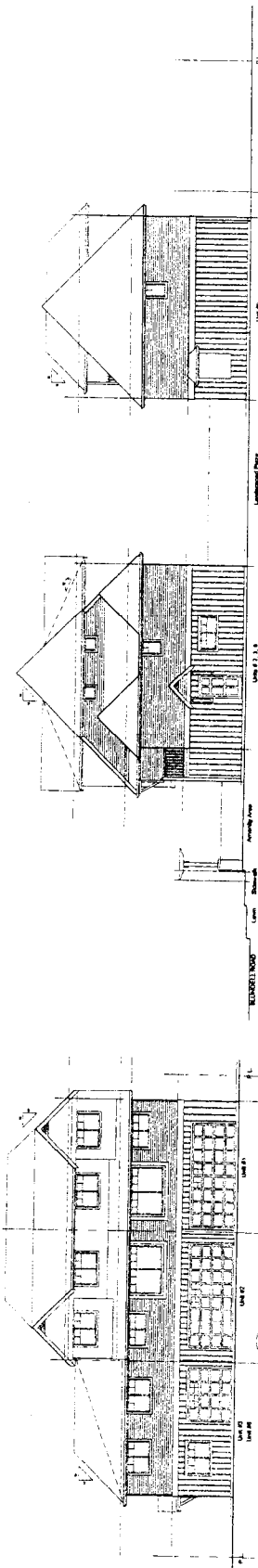
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 PROPOSED 5 UNIT
 TOWNHOUSE PROJECT
 6451 BLUNDELL RD.
 RICHMOND, VA

DATE: 10/11/07
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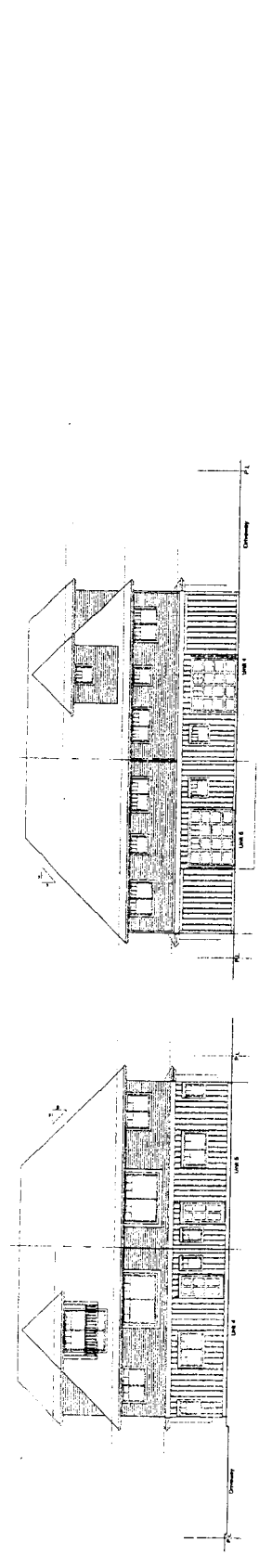
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 OF 19



2 WEST ELEVATION
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4 EAST ELEVATION
 SCALE 1/8"=1'-0"



6 LANE ELEVATION #445
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5 COURTYARD/SOUTH ELEVATIONS #445
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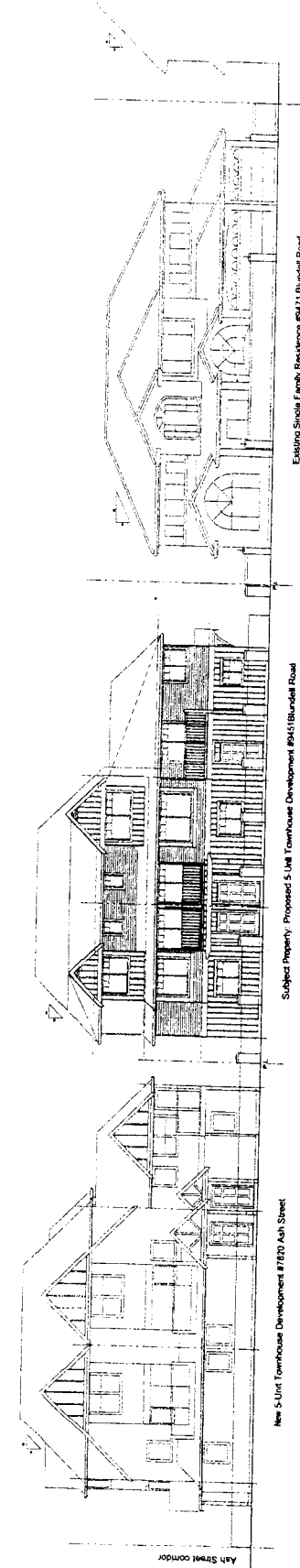
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AA ARCHITECTURE INC.
 3735 SUTHERLAND ROAD, SUITE 100
 RICHMOND, BRITISH COLUMBIA V6V 2G9
 TEL: (604) 273-8888 FAX: (604) 273-8338
 WWW.AAARCHITECTURE.COM

PROJECT: PROPOSED 5 UNIT TOWNHOUSE DEVELOPMENT #2451 BLUNDELL ROAD
 DATE: NOV 28 2005
 DRAWN BY: JAM
 CHECKED BY: JAM
 SCALE: 1/8"=1'-0"

STREETSCAPE ALONG BLUNDELL ROAD

1905
 A5



BLUNDELL STREETSCAPE
 SCALE 1/8"=1'-0"



Ash Street Corridor

BC PLANT HEALTH CARE INC. 

5560 – 96th Street
Delta, B.C. V4K 3N3
Canada



Phone 604- 591-9010
Fax 604- 591-2972

24 Hour Emergency Pager
604-643-0706

Email info@bcplanthealthcare.com
Website: www.bcplanthealthcare.com

June 9, 2006

Mr. Andrew Alipour

9451 Blundell Road
Richmond, B.C. V6Y 1K7
Tel: 604-725-8373
Email AAAlipour@hotmail.com

RE: Inventory and Condition Report for 9451 Blundell Road, Richmond

Our services were retained for the purposes of providing an inventory and condition report for the trees on site. The site visit took place on May 17, 2006 during which all tree 20cm in D.B.H. or greater were assessed.

In summary of the attached spreadsheet, the three trees are in fairly good health with no major structural defects. Tree #216 has been previously topped and there is approximately 10 feet of new growth which seems to be well attached. At this time I feel these trees are no significant hazard. Unfortunately these trees are located within the proposed building envelope or located too close to the proposed structures which will project detrimental injury. I recommend removal of these (3) trees and replacement with (6) 15cm caliper deciduous trees, located as per drawing.

Should you have any questions or concerns, please do not hesitate to call me.

Yours truly,
BC PLANT HEALTH CARE INC.

Thomas Harris
I.S.A. Certified Arborist - #PN-5776AT
I.S.A. Certified Tree Risk Assessor #0057

/mh

Attachment: Tagged Tree Map and Scheduled Tree Removal Plan

Cc: Grace Lui, City of Richmond Planning Dept GLui@richmond.ca
Ph 604-276-4108, fax 604-276-4052

Conditional Rezoning Requirements

9451 Blundell Road RZ 05-305370

Prior to final adoption of Zoning Amendment Bylaw 8055, the developer is required to complete the following requirements:

1. Provide a 0.39 metre wide road dedication along the entire south (Blundell Road) frontage.
2. The granting of a 6 metre wide public rights-of-passage right-of-way along the north property line (new lane).
3. Provide \$1,000.00 per dwelling unit (e.g. \$6,000.00) cash-in-lieu of providing on-site indoor amenity space.
4. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
5. Enter into a Servicing Agreement* for the design and construction of offsite works. Works to include, but not be limited, to:
 - Blundell Road: remove existing sidewalk, create a 1.5 metre grass and treed boulevard with a new 1.5 metre sidewalk at the new property line; and
 - PROP laneworks: a 5.1m asphalt lane complete with roll curb & gutter on both sides, storm sewer and laneway street lighting.
6. Provide \$10,482 for the identified storm sewer upgrades. This storm sewer capacity contribution represents the development site's proportionate share of upgrades for the catchment area. This contribution is to be provided at the developer's sole cost.

Prior to issuance a of Building Permit for the proposed development the development is required to:

1. Provide 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.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8055 (RZ 05-305370)
9451 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/28)**.

P.I.D. 008-553-262

Lot 54 Section 15 Block 4 North Range 6 West New Westminster District Plan 38863

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8055”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

| |
|---|
| CITY OF RICHMOND |
| APPROVED by <i>ail</i> |
| APPROVED by Director or Solicitor <i>A.L.</i> |

MAYOR

CORPORATE OFFICER