



City of Richmond
Urban Development Division

Report to Committee

To: Planning Committee

From: Joe Erceg
Manager, Development Applications

Re: **Application by J.A.B. Enterprises Ltd. to Rezone 7060 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/23)**

To Planning - July 8, 2003
To Council - July 14, 2003
Date: July 7, 2003

RZ 03-235248

File : 8060-20-7542

Staff Recommendation

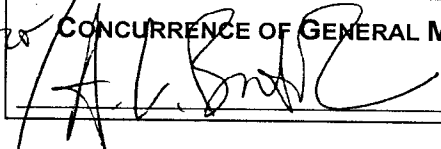
That Bylaw No. 7542, for the rezoning of 7060 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/23)" be introduced and given first reading.


Joe Erceg
Manager, Development Applications

BFG:blg
Att.

FOR ORIGINATING DIVISION USE ONLY

CONCURRENCE OF GENERAL MANAGER

for


Staff Report

Origin

J.A.B. Enterprises Ltd. has applied to the City of Richmond for permission to rezone 7060 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 four (4) townhouse units.

Findings of Fact

Item	Existing	Proposed
Owner	Wanda Suzanne Brown and Brett James Gayland	To be determined
Applicant	J.A.B. Enterprises Ltd.	J.A.B. Enterprises Ltd.
Site Size	7060 Blundell Road 1,351.881m ² (14,552 ft ²)	7060 Blundell Road 1,351.881m ² (14,552 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	8 stalls + 1 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). It is understood that a recent rezoning application has been made on the adjacent lot to the west (i.e. 7040 Blundell Road) by a different applicant;
- 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, are single-family residential lots zoned Single-Family Housing District, Subdivision Area E (R1/E).

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 (OCP). 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. Comprehensive Development District (CD/23) was amended by Bylaw 7507 (RZ 03-223161) and as a result, there are no required road, side or rear yard setback variances.

Community Planning Comments

1. This site is the preferred location for the permanent access from Blundell Road to the east-west laneway system for the lots between 7000 and 7188 Blundell Road.
2. Rezoning of this site to Comprehensive Development District (CD/23) is the preferred option as the access to this site from Blundell Road is ultimately intended to provide laneway access to any future townhouse redevelopment of lots between 7000 and 7188 Blundell Road. Two (2) lots, specifically 7160 and 7188 Blundell Road, which are located east of the subject site, have already been rezoned to 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.

Rezoning Comments

1. The provisions of Comprehensive Development District (CD/23) have recently been amended to increase the allowable floor area ratio from 0.55 to 0.56 and increase the site coverage from 36% to 38%. The summary statistics for this project now reflect the current provisions of the proposed zoning.
2. According to Comprehensive Development District (CD/23) buildings shall not be constructed on lots having a minimum width of 30 m or less. The width of the subject lot is 29.57 m (97.014 ft.), which is nominally less than allowed. Therefore, the subject site will require a variance to the minimum lot size provisions of Comprehensive Development District (CD/23).
3. In addition to the site plan, the applicant should submit building elevation drawings for the subject site.

4. The applicant should be encouraged to retain large, existing site trees where possible. The City of Richmond guidelines require the provision of two (2) replacement trees at a minimum 10 cm (4 in.) caliper size for each proposed tree removal greater than 15 cm (6 in.) in caliper size. The issue of tree retention versus tree replacement will be addressed during the Development Permit review process.

Transportation Engineering Comments

1. The driveway access to 7060 Blundell Road will be the permanent connection to the east-west laneway, which parallels the south side of Blundell Road for multi-family townhouse developments between 7000 and 7188 Blundell Road. In this regard, the final pavement width of the north-south driveway connection from Blundell Road to the east-west laneway should be 7.5 m. It is understood that the applicant intends to construct the a 7.5 m pavement width driveway access from Blundell Road south to an agreed midway point of the lots and straddling two (2) lots specifically, 7040 and 7060 Blundell Road. Ensure that the easement identifies the location of the driveway on both lots.

Engineering Works Design Review Comments

1. Prior to final adoption of the rezoning, the applicant is required to grant a 7.5 m wide easement along the west edge of the subject site (i.e. this could include a portion from 7040 Blundell Road), south to an agreed upon midway point on the site, where a 6 m wide easement is required to be granted extending to the east property line of the subject site. This should all be on one easement plan.
2. As there are lots non-contiguous to the subject lot the lane can not be fully protected by easements at this time and would normally be handled by a dedicated lane allowance. The developer has agreed to enter into a covenant to require subsequent owners to grant the necessary easements as other lots are developed requiring access through the subject lot.. The above proposed must be to the satisfaction of the City of Richmond Law Department. If the applicant and the City cannot agree on details, then the applicant has agreed to withdraw this development application.
3. No road or sidewalk improvements on Blundell Road are required other than service and access alterations through the Building Permit review process.
4. Prior to issuance of Building Permit, the existing access to 7060 Blundell Road is to be removed solely at the cost of the developer.

Analysis

Conditions of Adjacency

The building setbacks for the proposed development at 7060 Blundell Road comply with the provisions of Comprehensive Development District (CD/23). The landscape design of this proposed development will be addressed during the Development Permit review process including appropriate screening and buffering for the privacy of adjacent single-family residential dwellings. A recent rezoning application has been made on the adjacent lot to the west (i.e. 7040 Blundell Road) by a different applicant.

Variances

A variance to the minimum lot size provisions of Comprehensive Development District (CD/23) is required. It should be noted that all remaining lots with Single-Family Housing District, Subdivision Area E (R1/E) zoning between 7000 and 7140 Blundell Road are less than 30 m (98.425 ft.) in width. Given the current minimum lot size provisions of Comprehensive Development District (CD/23), any future rezoning of individual lots between 7000 to 7140 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/23) will require a lot size variance. Therefore, any subsequent rezoning of these lots to Comprehensive Development District (CD/23) will either require assembly or a variance to the minimum lot size provisions of Comprehensive Development District (CD/23).

Financial Impact

There are no financial impacts.

Conclusion

Staff recommends approval of the rezoning application for 7060 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/23)" subject to the conditions identified below.



Brian Guzzi,
Registered Planner/Landscape Architect
(local 4393)

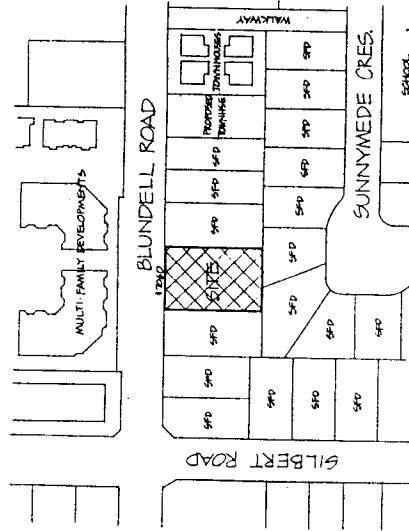
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There are requirements to be dealt with prior to final adoption of the rezoning for 7060 Blundell Road, specifically:

1. Registration of a driveway access / laneway easement that is acceptable to the City of Richmond, Law Department or the simultaneous adoption of the rezoning for 7040 Blundell Road (RZ 03-238461) as a prior condition for the final adoption of the rezoning for 7060 Blundell Road (RZ 03-235248).
2. Registration of a restrictive covenant requiring the current owner of the subject property to grant easements to other lots as they develop and require access through the subject lot to Blundell Road.
3. Submission of a Development Permit application processed to a satisfactory level as determined by the Manager, Development Applications for the City of Richmond.

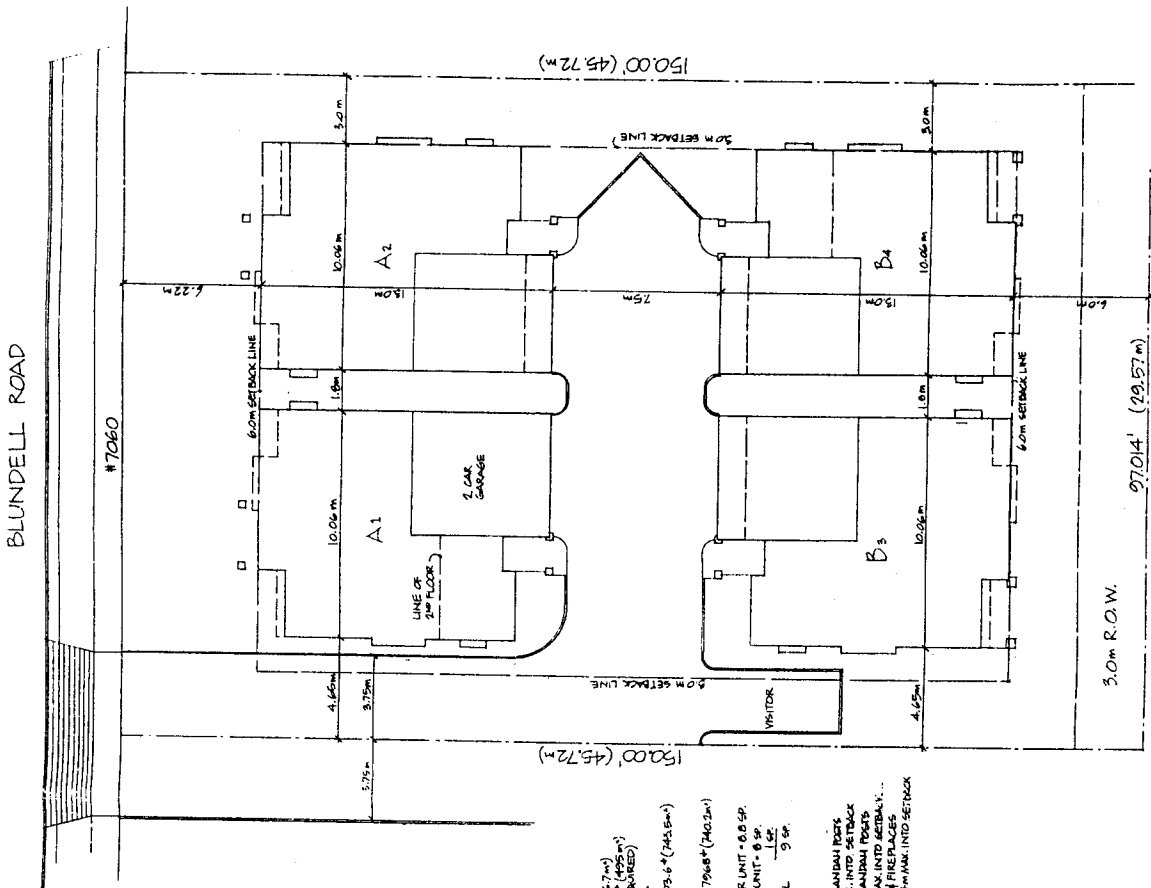
JUL 07 2003

RZ 03-235248



CONTEXT PLAN
SCALE 1:1000

SCHOOL
JULY 7/03
BG



SITE PLAN
SCALE 1/8"=1'-0"

LEGAL DESCRIPTION:
LOT 04
SEC 20-4-6
PLAN Z047
ZONE: R1E / PROPOSED C D 25

ANALYSE:
LOT AREA: 14,592 sq ft (3351.9 sq m)
MAX SITE COV: 0.34 (34%); 5030.7 sq ft (464.7 sq m)
THIS PLAN: 1524 sq ft (141.1 sq m) (VARIANCE REQUIRED)
38% **38% FAR**
MAX FLOOR AREA: 5,280 sq ft (488.6 sq m)
THIS PLAN: MAIN FLOOR: 9304 sq ft (860.6 sq m)
UPPER FLOOR: 1087 sq ft (100.4 sq m)
TOTAL: 19972 sq ft (1861.0 sq m)

PARKING REQUIRED @ 2.2 SPACES PER UNIT = 8.8 SP
MARKING PROVIDED: 2 ENCLOSED PER UNIT = 4 SP
VISITOR SPACE: 1 SP
TOTAL: 9 SP

PROPOSED VARIANCES:
FRONT YARD: DAY WINDOWS & VERANDAH DECK TO PROTECT 1.2M MAX INTO SETBACK
REAR YARD: DAY WINDOWS & VERANDAH DECK TO PROTECT 1.2M MAX INTO SETBACK
EAST SIDE YARD: DAY WINDOWS & VERANDAH DECK TO PROTECT 0.4M MAX INTO SETBACK



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7542 (RZ 03-235248)
7060 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. 009-086-153

Lot 84 Section 20 Block 4 North Range 6 West New Westminster District Plan 29147

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7542”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 14 2009

CITY OF RICHMOND
APPROVED for content by originating Dept.
APPROVED for legality by Solicitor

MAYOR

CITY CLERK