



City of Richmond
Planning and Development Department

Report to Committee

To Planning - Sept 18, 2007

To: Planning Committee

Date: August 28, 2007

From: Wayne Craig
Acting Director of Development

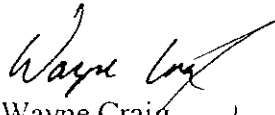
RZ 07-362664

File 8060-20-8211

Re: Application by Si Peng Mai for Rezoning at 6211 Blundell Road from
Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family
Housing District (R1-0.6)

Staff Recommendation

That Bylaw No. 8211, for the rezoning of 6211 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.

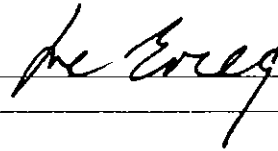

Wayne Craig
Acting Director of Development

EL:blg

Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Si Peng Mai has applied to the City of Richmond for permission to rezone 6211 Blundell Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit a subdivision to create two (2) residential lots with vehicle access from a new rear lane.

Findings of Fact

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

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: Rosewood Village on properties zoned Health Care Facility (HCF), Richmond Medical and Dental Centre on a property zoned Land Use Contract (LUC10), and Blundell Shopping Centre on properties zoned Land Use Contract (LUC87); and
- To the West: Across Cheviot Place, a duplex on a property zoned Single-Family Housing District, Subdivision Area B (R1/B), and Single-Family dwellings on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E);

Related Policies & Studies

Lot Size Policy 5408

The subject property is located within the Single-Family Lot Size Policy No. 5408 (adopted by Council April 10, 1989 / amended May 15, 2006 (**Attachment 3**)). This Policy permits subdivision of lots fronting Gilbert Road and Blundell Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) (minimum 9 m or 29.5 ft. wide), providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots; one (1) approximately 11 m wide and a second approximately 9.37 m wide with vehicle access from a new rear lane off Cheviot Place, thus conforming to the lot size policy.

Lane Establishment and Arterial Road Redevelopment Policy

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy which encourages single-family development with lane access along arterial roads. The proposed development would start a new municipal lane off Cheviot Place and open up the opportunity for the adjacent properties to the east along Blundell Road to redevelop into small lots.

Staff CommentsTree Preservation

A Tree Survey submitted by the applicant indicates the location of ten (10) trees (Attachment 4):

- Five (5) bylaw-sized trees and two (2) under-sized trees are located on the subject property;
- One (1) bylaw-sized tree is located on the adjacent property to the north (7720 Cheviot Place); and
- Two (2) under-sized trees are located on City property fronting Cheviot Place.

An Arborist's Report (Attachment 5) is submitted in support of the application. The Report recommends removal of all of the bylaw-sized trees noted on-site. Tree Preservation Group staff have reviewed the Arborist Report and concurred with the recommendations for tree removal on the basis of tree condition and conflict with proposed development plans. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, ten (10) replacement trees with the following minimum calliper sizes are required:

- Four (4) trees of 9 cm;
- Four (4) trees of 8 cm; and
- Two (2) trees of 6 cm.

To illustrate how the front and side yard of the future corner lot will be treated, the applicant has submitted a preliminary Landscape Plan (Attachment 6), which indicates the front yard and flanking side yard will be landscaped with replacement trees and a mixture of shrubs and ground cover. As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for both future lots and a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include the ten (10) required replacement trees at the size specified above. If replacement trees could not be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The Arborist Report also recommends removal of the Pine tree on the adjacent property to the north (7720 Cheviot Place) to allow for future lane construction. A consent letter from the property owner of 7720 Cheviot Place is on file. A separate Tree Cutting permit and 2:1 replacement are required for the removal of this Pine tree prior to final adoption of the rezoning bylaw.

As a result of the frontage improvement works required along Cheviot Place, a non-bylaw sized Cherry tree and a multi-trunk Mountainash tree within the City's boulevard along this frontage will be removed. The Parks Operations Section has no concerns on the proposed removal. New street trees will be required as part of the Servicing Agreement.

Building Elevation Plans

To illustrate how the future corner lot interface will be treated, the applicant has submitted a set of preliminary Building Elevations (**Attachment 7**). The plans indicate that the main entrance to the future dwelling is off Cheviot Place. At future development stage, Building Permit plans must be in compliance with zoning.

Site Servicing

No Servicing concerns. As a condition of rezoning, the developer is required to dedicate a 6 m lane along the entire north property line of the site, as well as a 4 m x 4 m corner cut at the southwest corner of the site (intersection of Cheviot Place and Blundell Road).

Vehicle Access

Vehicular access to the site at future development stage is not permitted to or from Blundell Road as per Bylaw No. 7222. Access is to be from the new rear lane only. A Covenant will be required at future subdivision stage to ensure that vehicular access to the new corner lot will be from the lane only, with no direct access permitted to Cheviot Place.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Subdivision

Prior to approval of subdivision, the developer will be required to enter into a Servicing Agreement for the design and construction of road improvements along the entire frontage on Cheviot Place, and a laneway from Cheviot Place to the east property line of the site. Improvements on Cheviot Place to include, but not be limited to: extension of existing storm sewer, pavement widening, curb and gutter, grass boulevard (minimum 1.5 m), street trees at 9 m spacing, 1.5 m concrete sidewalk, and street lighting. Lane construction to include sand/gravel base, roll curb and gutter, asphalt pavement, storm sewer, and lane lighting.

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

Analysis

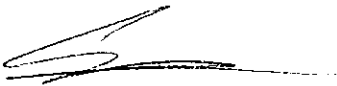
This is a relatively straightforward redevelopment proposal. It is noted that a partial laneway already exists four (4) properties to the east and from this perspective the proposed development would result in a consistent layout. The future lots will have vehicle access to the laneway with no access being permitted onto Blundell Road or Cheviot Place. All the relevant technical issues appear to be addressable and it is noted that the application conforms to both the Lane Establishment and Arterial Road Redevelopment Policies and Lot Size Policy 5408.

Financial Impact or Economic Impact

None.

Conclusion

Staff have reviewed the technical merits of the application for rezoning of 6211 Blundell Road. The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



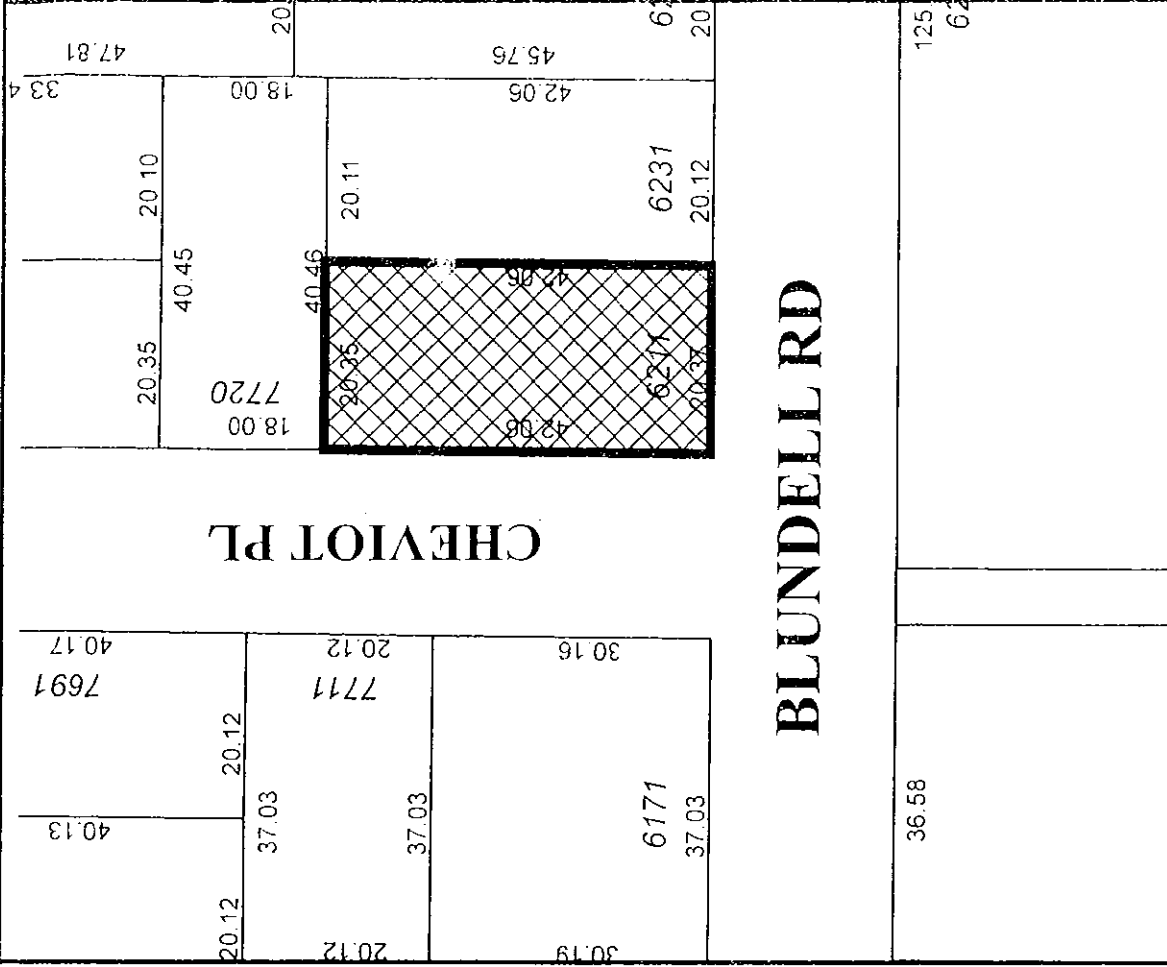
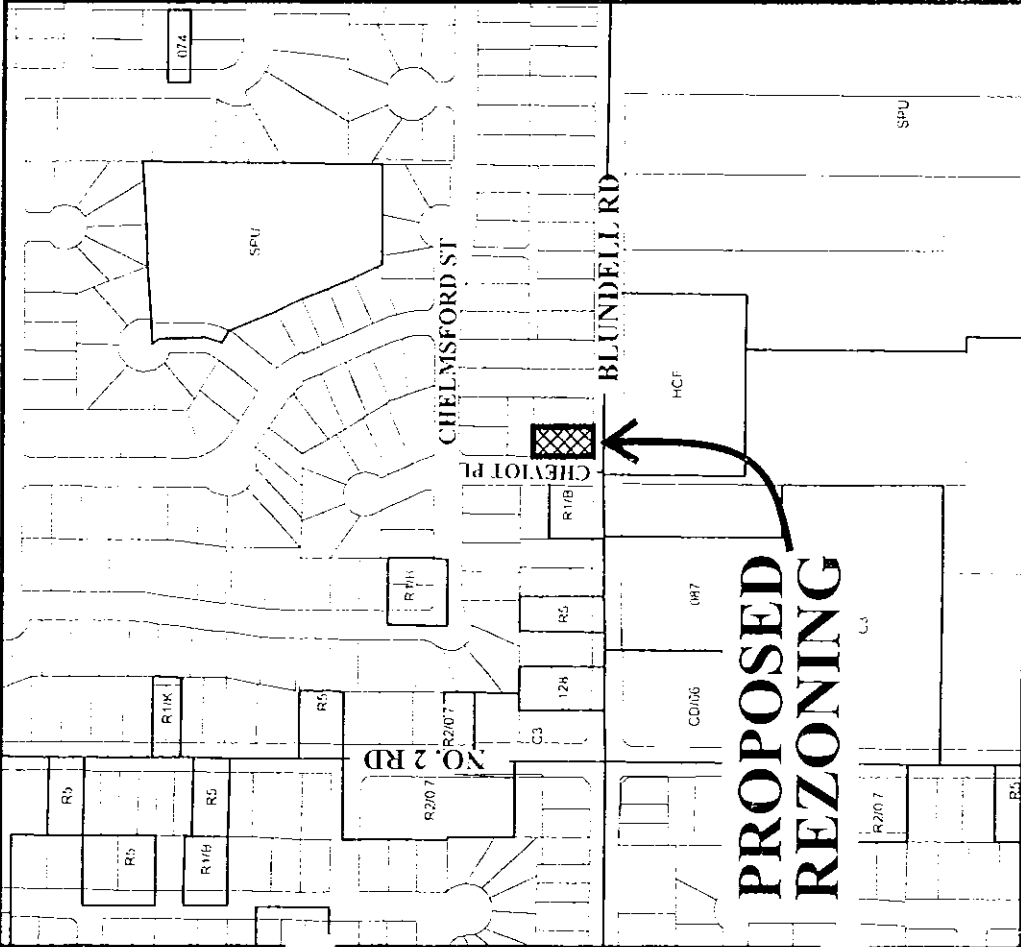
Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy No. 5408
- Attachment 4: Tree Survey
- Attachment 5: Certified Arborist Report
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Preliminary Building Elevations
- Attachment 8: Rezoning Considerations Concurrence



City of Richmond



RZ 07-362664

Original Date: 03/02/07

Revision Date:

Note: Dimensions are in METERS



RZ 07-362664

Original Date: 03/02/07

Amended Date:

Note: Dimensions are in METRES



City of Richmond

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

Development Application Data Sheet

RZ 07-362664

Attachment 2

Address: 6211 Blundell Road

Applicant: Si Peng Mai

Planning Area(s): N/A

	Existing	Proposed
Owner:	Si En Mai	To be determined
Site Size (m ²):	856 m ² (9,214 ft ²)	one (1) lot approximately 338 m ² or 3,637 ft ² and a second one approximately 397 m ² or 4,270 ft ²
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Policy 5408 – Permits rezoning and subdivision into R1-0.6 and R9 lots.	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1	2
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Size (min. dimensions):	270 m ²	338 m ² & 397 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for removal of bylaw-sized trees.



Page 1 of 2

Adopted by Council: April 10, 1989
Amended by Council: January 15, 2001*
Amended by Council: May 15, 2006 *

Policy 5408

File Ref: 4045-00

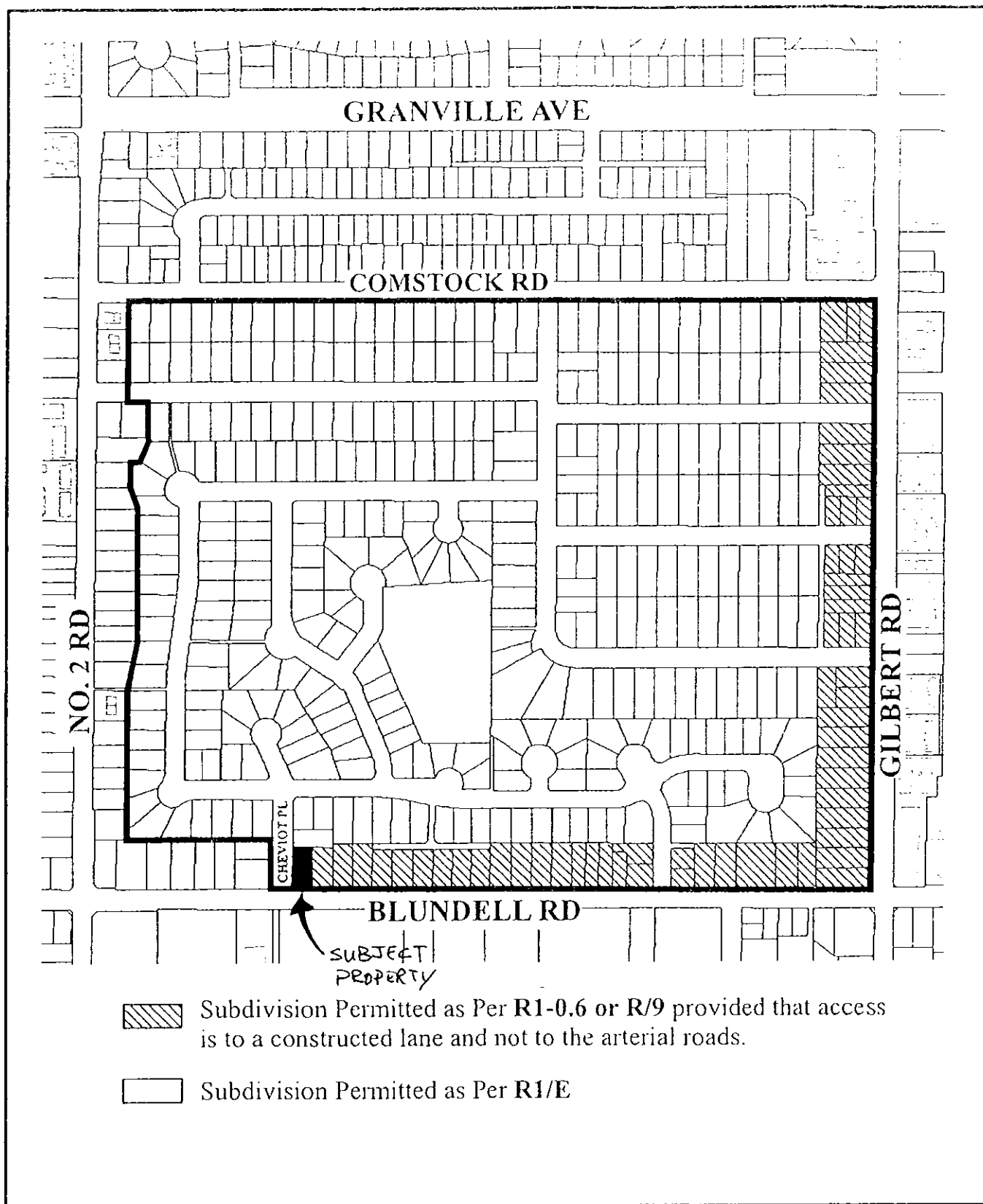
SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6

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 be 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



Policy 5408

Section 18-4-6

Adopted Date: 04/10/89

Amended Date: 05/15/06

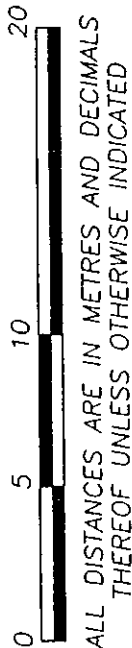
TREE SURVEY PLAN OF LOT 228
SECTION 18 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 60382

#6211 BLUNDELL ROAD,
 RICHMOND, B.C.
 P.I.D. 002-504-341

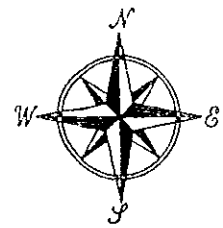
LEGEND:

(D) denotes deciduous tree.

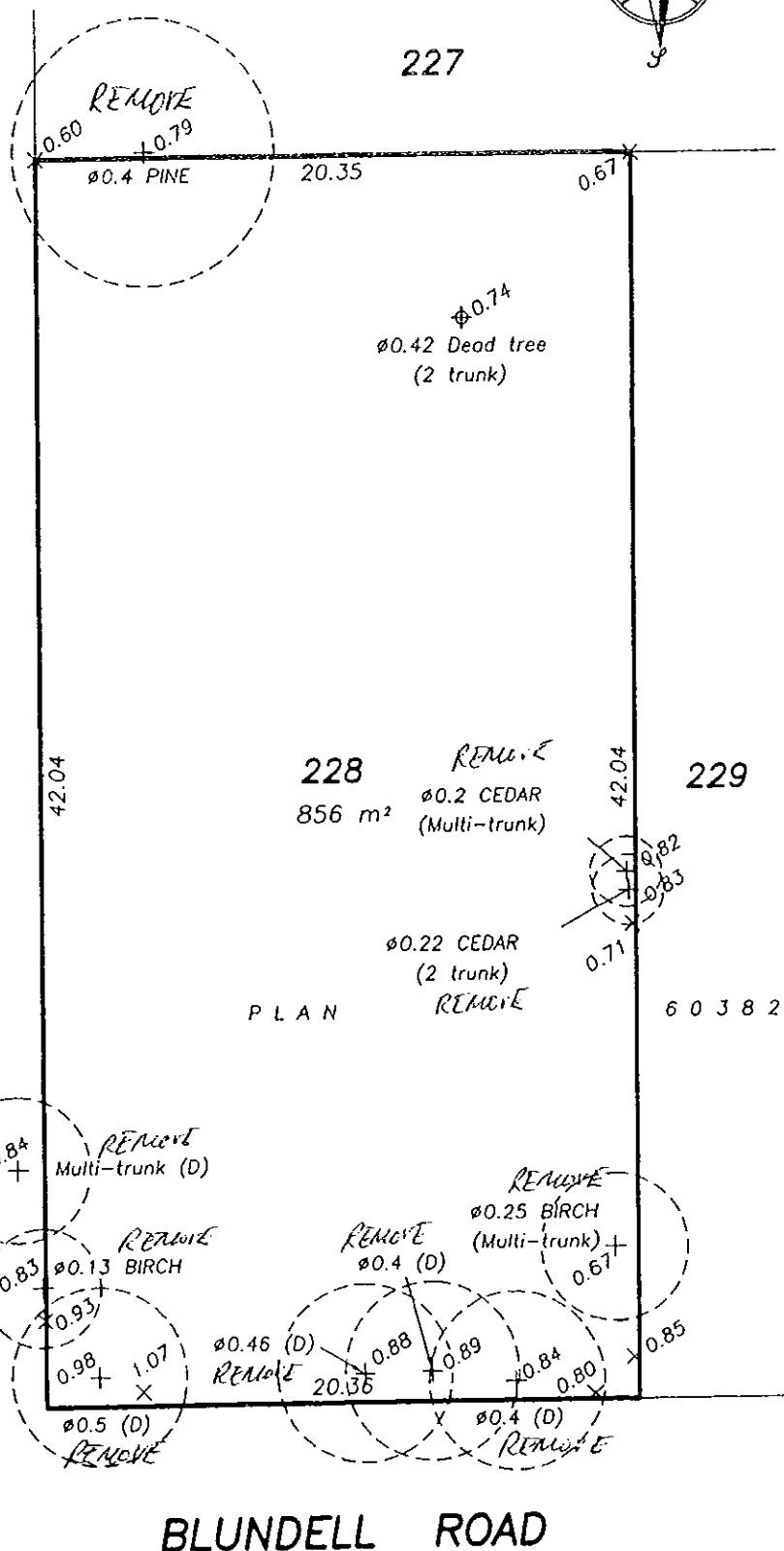
SCALE: 1:250



CHEVIOT PLACE



© Copyright
 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: jctam@telus.net
 Job No. 3175
 FB-93 P31-32
 Drawn By: KA



BLUNDELL ROAD

DWG No. 3175-TREE

SURVEY COMPLETED ON FEBRUARY 9th, 2007.



**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3

ATTACHMENT 5

TREE RETENTION REPORT:

May 6, 2007 – revised Aug 24 2007

File: 07171

Attn.: Penn Mai
6580 Dunsany Place
Richmond BC V7C 4N8

cc:

Project: **Proposed Two Lot Subdivision
6211 Blundell Road Richmond**
Re: **Tree Assessment for City Review**

Dear Mr. Mai,

As requested, I have undertaken a detailed assessment of the existing tree resource assessment at the above referenced project. The site is comprised of an existing home and yard containing 6 bylaw-sized trees. This study relates to the application by the owners to subdivide the lot to accommodate two new building lots.

I have been provided with plans detailing the proposed development layout, the existing topographic features, and the location of the existing trees. My field inspections were undertaken in April 2007 to collect details of the size, type and condition of existing trees and/or stands of trees. Based on the results of the field analysis, and the review of the proposed land use, I have prepared a tree retention scheme. The following report and attachments summarize my study findings, including my recommendations for treatments, methods for tree protection and the rationale for the removal of trees that are not proposed to be retained.

TREE ASSESSMENT

All existing bylaw trees have been assessed and inventoried for size, species and condition. Following is a list of the subject trees for reference. Tree Assessment Rating System:

Very Poor – Denotes a tree that has a defect which makes it potentially hazardous high or severe) to the site and is not viable for retention if activity in the striking range is high.

Poor – Denotes a tree that has a defect of some importance in determining its management. These trees can sometimes be retained in circumstances where treatment is undertaken and/or adjacent trees are retained in the form of a grove, but often are non-viable for retention (i.e. suppressed or intermediate class tree in a forest or grove is vulnerable to windthrow or stem breakage once the stand is opened to new wind patterns).

Fair – A tree that has good retention viability but with correctable defect or health problems that are treatable. Note that trees that are growing in a codominant (co-reliant on adjacent trees) forest or grove conditions are also rated in fair by virtue of their structural dependencies on the grove or forest.

Good – A tree that has no overt defects and is healthy and viable. Open grown native species are included in this category.

Specimen – A tree that is a fine example of the mature form of a species in open grown conditions and in good overall condition.

Table 1. Tree Inventory List

Treatment	Tree #	Dbh ¹	Species	Condition	Comments
Remove	2719	41	Cherry	Very Poor	The 4 cherry trees in the front are all previously topped and the scaffold limbs are now heavily decayed and multiple sucker growth forms the crown. These trees are all damaged permanently and they will continue to decay and become hazard risks to the site. There is no opportunity to treat them to repair their structure.
Remove	2720	35	Cherry	Very Poor	See tree 2719 comments
Remove	2721	36	Cherry	Very Poor	See tree 2719 comments
Remove	2722	43	Cherry	Very Poor	See tree 2719 comments
Retain off-site (city)	2723	multi	Mountainash	Fair	This tree has been coppiced (cut at the base and cultured stump sprouts) to form a dense multiple stemmed tree.
Remove offsite (shared)	2724	42	Austrian pine	Fair	There are multiple leaders attached with narrow angles of attachment, however the stems are limb tied together. This tree appears to be co-owned and the neighbour will need to authorize its removal before any action is undertaken.
Remove	No Tag	11,9,6	Cherry (3 stem)	Poor	Volunteer tree with weak structural form of the stem unions at the base. Infected by blight and previously topped.

Note: A dead cherry tree trunk was found on site near the northeast corner of the site. It appears to have been dead for several years.

TREE RETENTION RECOMMENDATIONS

Proposed Retained Trees:

- Tree # 2723 is in fair condition but it does not have any significance. If the owner wishes, he may approach the parks department to have them consider its removal, depending on the proposed servicing needs for the site. This tree is scheduled to be retained with a protection zone of minimum 3.0m radius (except where the existing sidewalk and road may conflict).

Proposed Removal Trees (due to condition):

- Tree #'s 2719, 2720, 2721 and 2722 as well as a cherry (not tagged) located near the southeast corner of the site, are all in very poor condition due to disease and poor pruning in their history.

Proposed Removal Trees (due to conflict with design):

- Tree # 2724 is growing with more than half of its root system within the proposed lane alignment. If the lane is to be constructed, this tree would be destabilized and killed. The owner will need to authorize removal.

¹ Dbh denotes the diameter of the trunk measured in cm at a height of 1.4m above grade.

GENERAL TREE PROTECTION GUIDELINES

Any treatments to the retained trees must be undertaken under the direction of or by a qualified arborist Certified by the International Society of Arboriculture. While some pruning and root pruning can be tolerated by most trees, wounds to trunks, limbs and roots cannot be repaired, and a tree will suffer permanent damage from such treatments. Indirect damage to roots by excavation too close to the trunk, soil compaction from machinery driving on the soil and roots, changes in the drainage regime, or fill placement suffocating the roots may not show symptoms immediately. However, these disturbances could eventually kill or destabilize a tree. In order to mitigate the potential for construction impacts to retained trees, they will need to be protected from damage via installation of a temporary tree protection fence or approved equivalent (i.e. hoarding or security fence) to an alignment that meets the project arborist and/or municipal requirements. Guidelines for tree protection and fencing are provided on the attached plan(s) for your information and reference.

TREE REPLACEMENT

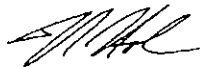
The city will require replacement trees to meet their guidelines. Once the city has calculated the quantity of trees required, replacement tree specifications can be provided by the project landscape architect.

CONCLUSIONS

Based on our findings, 7 existing trees were found on site and assessed for retention in relation to the proposed development. One tree located on the frontage of Cheviot Place may be retained conditional to the site servicing not being in conflict with its root system. Replacement trees are required, and will be specified by the landscape architect.

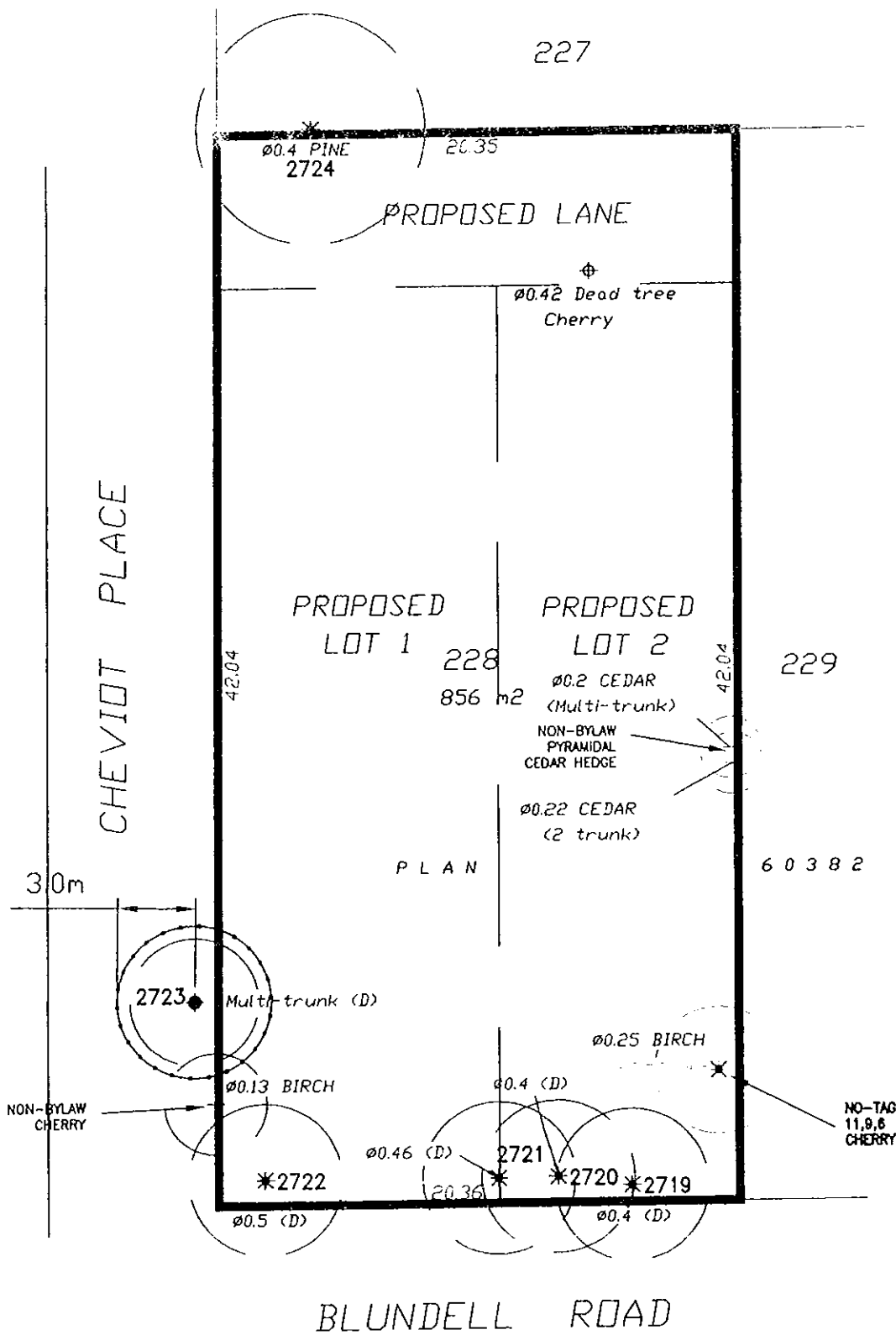
Thank you for choosing Arbortech for your tree assessment needs. If you require any further information, please call me directly at 604 275 3484 to discuss.

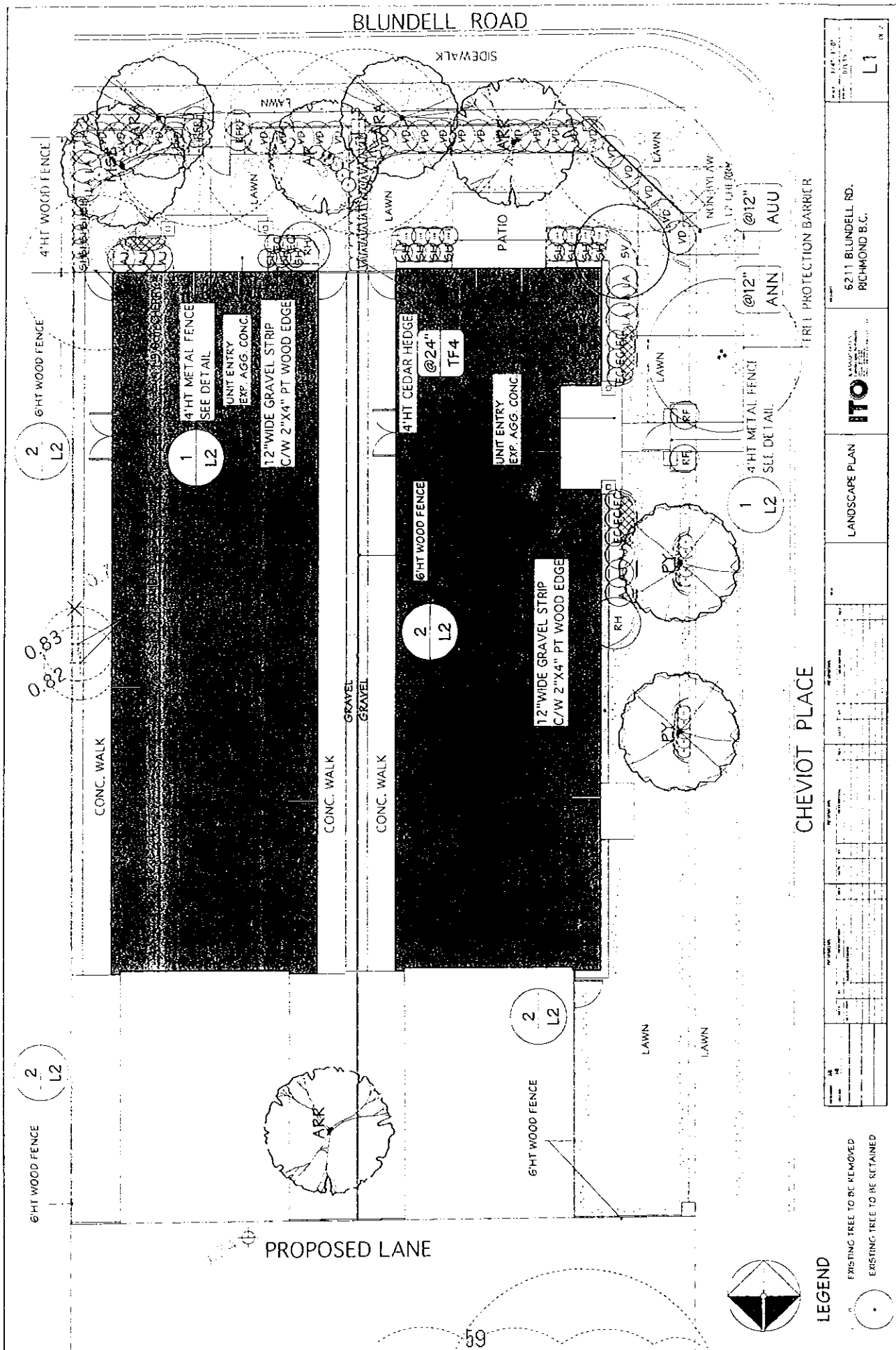
Regards,



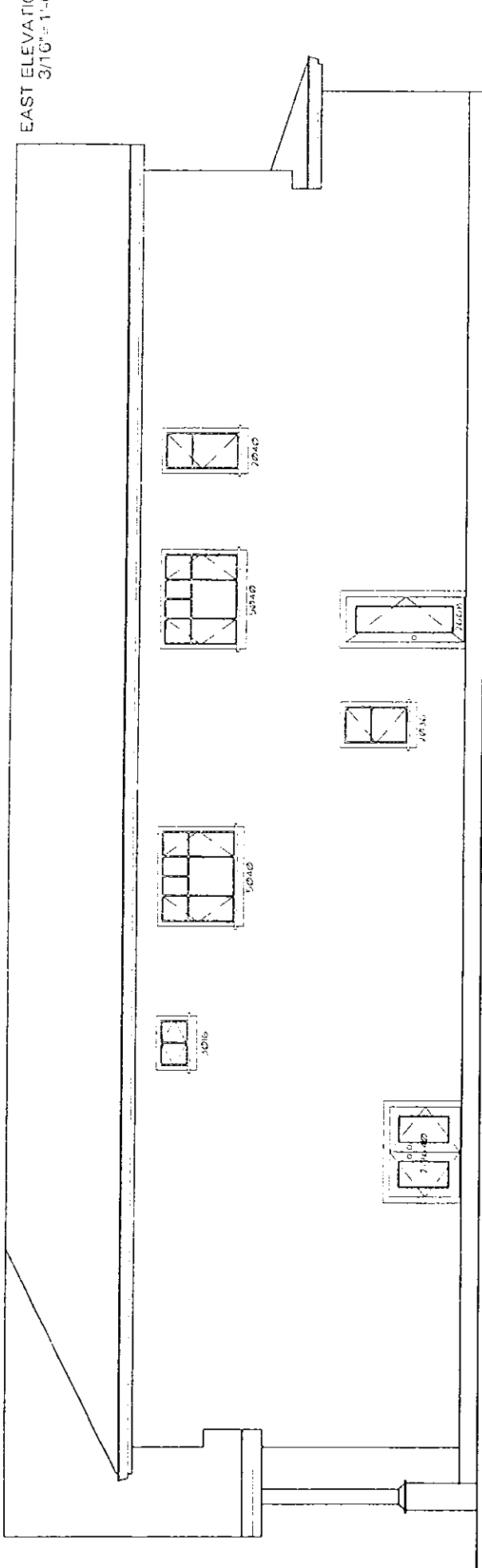
Norman Hol,
Consulting Arborist
ISA Certified Arborist, Certified Tree Risk Assessor, Qualified Wildlife and Danger Tree Assessor

Enclosures; Tree Retention Plan

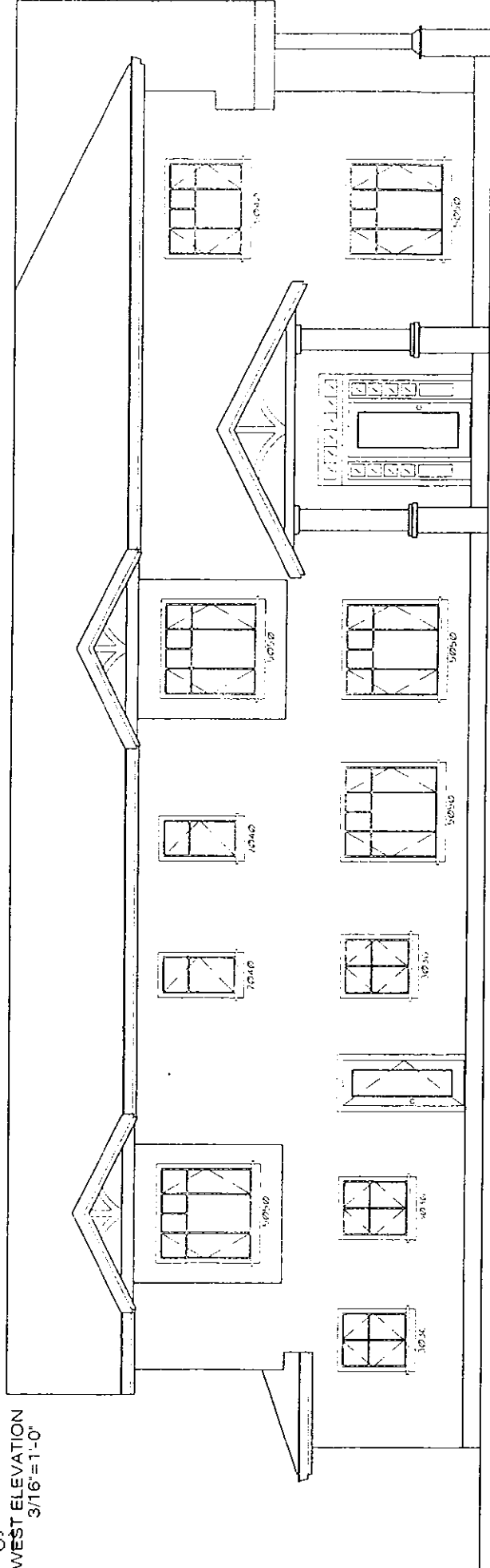


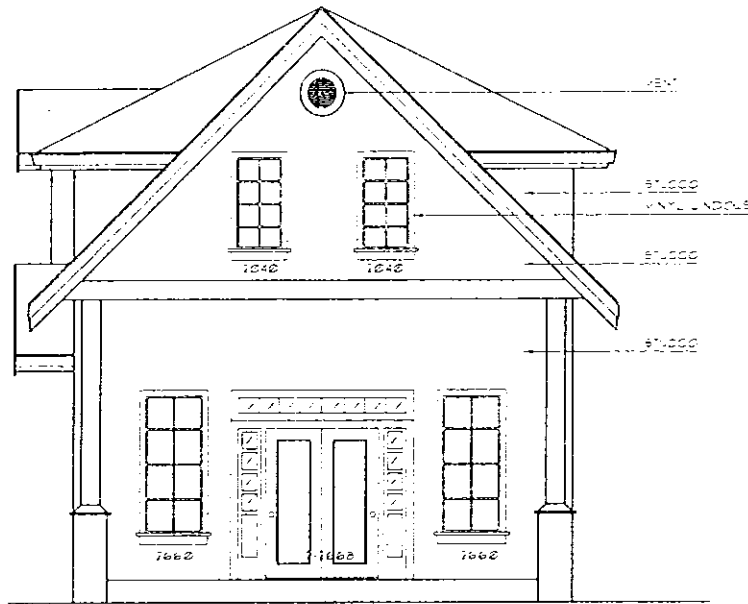


EAST ELEVATION
3/16" = 1'-0"



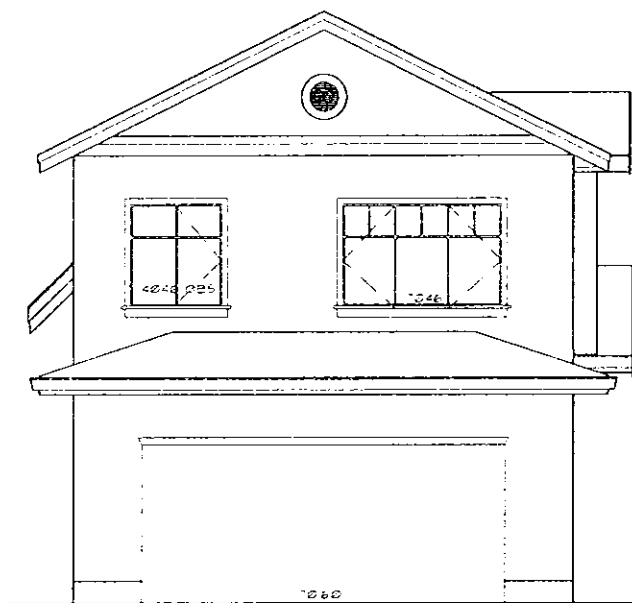
WEST ELEVATION
3/16" = 1'-0"





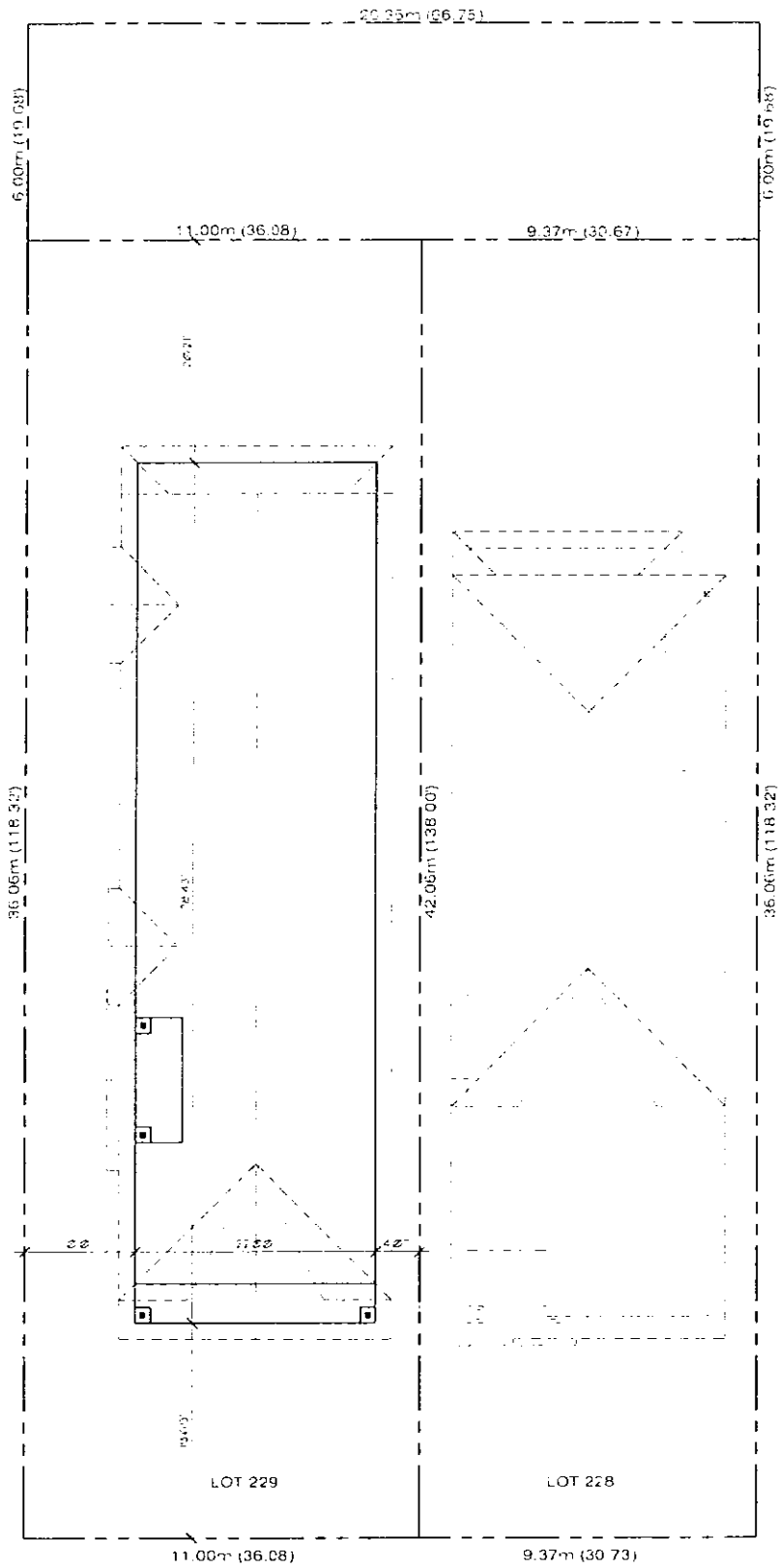
SOUTH ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

CHEVIOT PL.



BLUNDELL RD.

Rezoning Considerations

6211 Blundell Road

RZ 07-362664

Prior to final adoption of Zoning Amendment Bylaw 8211, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include ten (10) replacement trees (4 trees at 9 cm calliper, 4 trees at 8 cm calliper, and 2 trees at 6 cm calliper). If replacement trees could not be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting would be required;
2. Issuance of a Tree Cutting Permit, including the submission of an application and associated compensation, for the removal of the Pine tree located at the southwest corner of 7720 Cheviot Place;
3. Dedication of 6 m of property along the entire north property line of 6211 Blundell Road for proposed lane;
4. Dedication of a 4 m x 4 m corner cut at the southwest corner of the site.
5. Registration of a flood indemnity covenant on title.

Prior to Subdivision Approval:

1. Enter into a Servicing Agreement for the design and construction of road improvements along the entire frontage on Cheviot Place, and a Laneway from Cheviot Place to the east property line of the site. Improvements on Cheviot Place to include, but not limited to: extension of existing storm sewer, pavement widening, curb & gutter, grass boulevard (min. 1.5m), street trees at 9 m spacing, 1.5 m concrete sidewalk, and street lighting. Lane construction to include sand/gravel base, roll curb & gutter, asphalt pavement, storm sewer, and lane lighting.
2. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8211 (RZ 07-362664)
6211 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. 002-504-341

Lot 228 Section 18 Block 4 North Range 6 West New Westminster District Plan 60382

2. This Bylaw may be cited as “**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8211**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>E.L.</i>
APPROVED by Director or Solicitor <i>ml</i>

MAYOR

CORPORATE OFFICER