



To:	Planning Committee	Date:	September 29, 2003
From:	Joe Erceg Manager, Development Applications	File:	RZ 03-238461
Re:	Application by J.A.B. Enterprises Ltd. for Rezoning at 7040 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD/23)		

Staff Recommendation

That Bylaw No. 7597, for the rezoning of 7040 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD/23)", be introduced and given first reading.

H. B. Dudge

for Joe Erceg
Manager, Development Applications

KE:blg
Att.

<p>FOR ORIGINATING DIVISION USE ONLY</p> <p>CONCURRENCE OF GENERAL MANAGER</p> <p><i>[Signature]</i></p>
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Staff Report

Origin

J.A.B. Enterprises Ltd. has applied to the City of Richmond for permission to rezone 7040 Blundell Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) (minimum width 18 m or 59.055 ft.) to Comprehensive Development District (CD/23) in order to permit the development of three (3) two-storey townhouse units on the site (Attachment 2).

Findings of Fact

J.A.B Enterprises Ltd. has also applied for rezoning to Comprehensive Development District (CD/23) and a Development Permit to allow for development of four (4) two-storey townhouse units at the neighbouring property to the east (7060 Blundell Road; refer to RZ 03-235248 and DP 03-244583 for details). Final approval of the rezoning for 7060 Blundell Road is pending upon the fulfillment of the rezoning requirements (see rezoning file staff report and/or Development Coordinator comments below). The Development Permit application was given favourable consideration by the Development Permit Panel on September 24, 2003. It will be forwarded to Council for approval when the rezoning is ready for adoption.

The applicant is acquiring the legal title for the subject site and 7060 Blundell Road in October, 2003 and is planning to consolidate both properties into one (1) lot. The rezoning and development proposed for 7040 and 7060 Blundell Road is similar to the development being carried out on two (2) lots to the east at 7188 and 7160 Blundell Road.

Item	Existing	Proposed
Owner	Wanda S. Brown; Brett James Gaylard	To be determined
Applicant	J.A.B. Enterprises (Amar Sandhu)	No change
Site Size	7040 Blundell Road – 947.78 m ² (10201.8 ft ²) 7060 Blundell Road – 1351.94 m ² (14552.1 ft ²)	2299.6 m ² (24753.9 ft ²)* *Combined site area
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
Parking Required	2 stalls/dwelling	1.5 stalls + 0.2 visitor stalls/unit
Parking Actual	2 stalls	6 stalls; 2 visitor stalls for consolidated site

Surrounding Development

Development surrounding the subject site is as follows:

- The lot to the east (7060 Blundell Road) is where the same applicant has applied for rezoning and a Development Permit to allow four (4) two-storey townhouses.
- To the south, are single-family houses along Sunnymede Crescent zoned Single-Family Housing District, Subdivision Area E (R1/E);
- To the west, are single-family family houses; and
- To the north, across Blundell Road, are apartment buildings; typically three-storeys over parking in height that are zoned Townhouse & Apartment District (R3).

Related Policies & Studies

The Sunnymede North Sub Area Plan contains specific Development Permit Guidelines that supplement the General and Multi-Family Guidelines contained in Schedule 1 of Bylaw 7100 the Official Community Plan (OCP). The guidelines promote a coordinated approach to multi-family housing in the Sunnymede North Sub Area, control access to Blundell Road and exercise greater control over the character of development. Consideration of these guidelines will take place at the Development Permit stage of the process.

Staff Comments

Development Coordinator

1. Staff prefer that 7060 and 7040 Blundell Road be consolidated and developed together as one parcel. If lot consolidation is to occur, this rezoning application should be processed in conjunction with the rezoning for 7060 Blundell Road (RZ 03-235248).
2. There are required conditions that must be met prior to final adoption of the rezoning for 7060 Blundell Road that are pertinent to this rezoning application at 7040 Blundell Road:
 - registration of a driveway access/laneway easement that is acceptable to the City of Richmond Law Department **or** the simultaneous adoption of the rezoning at 7040 Blundell Road (RZ 03-238461) and 7060 Blundell Road (RZ 03-235248); and
 - 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 **or** if the applicant and City cannot agree on details, then the applicant has agreed to withdraw both rezoning applications for 7060 and 7040 Blundell Road (RZ 03-235248 and RZ 03-238461).

At the time of the report, details about the above mentioned driveway access and laneway for the rezoning at 7060 Blundell Road had not yet been agreed upon by the applicant and City. Furthermore, the applicant is proposing to proceed with the rezoning and Development Permit at 7060 Blundell Road separately from the subject application.

Zoning Review Comments

1. As current site plans indicate the consolidation of 7040 and 7060 Blundell Road, the current application meets the zoning requirements of Comprehensive Development District (CD/23).

2. Comprehensive Development District (CD/23) states that minimum lot width shall not be less than 30 m. 7040 Blundell Road does not meet this zoning requirement. However, as the applicant plans a lot consolidation with 7060 Blundell Road, the combined width of the two (2) lots is sufficient to meet the minimum width requirements of the zone.
3. The applicant should retain mature, large trees on site wherever possible. As such, the applicant will be requested to verify the location of all existing trees by means of a tree survey at the Development Permit application stage. Tree retention versus replacement issues will be addressed during the Development Permit review process.

Community Planning

1. The proposed rezoning is generally consistent with the Sunnymede North Sub Area Plan, which envisions townhouse development along the entire 7000 block of Blundell Road.
2. Access to the west of the subject site needs to be secured for potential future developments.
3. In order to develop coordinated building types, mail and garbage facilities and access, it is preferred that the two (2) lots (7060 and 7040 Blundell Road) be consolidated into one (1) lot.

Transportation

1. A lane dedication or Public Rights-of-Passage (PROP) is needed for the driveway access and internal roads. This driveway from Blundell Road is to be the permanent access point to the east-west laneway for multi-family developments between 7000 and 7188 Blundell Road. The final pavement width of the north-south driveway connection from Blundell Road to the east-west laneway is 7.5 m as shown on the applicant's plan (Attachment 2). It is understood that the applicant intends to construct the permanent 7.5 m driveway access from Blundell Road to an agreed upon midway point of the lots, which will straddle two (2) lots specifically; 7040 and 7060 Blundell Road. The easement for the driveway access must show the location of the driveway on both lots.
2. This proposed townhouse development is eligible for City garbage and recycling collection services and is to be regulated by Bylaw 6803.

Engineering Review

Staff prefer that the permanent driveway access from Blundell Road and the east-west laneway be secured through a Public Rights-of-Passage (PROP) right-of-way (ROW). The permanent driveway access right-of-way (ROW) could be shared with the neighbouring property at 7060 Blundell Road. Driveway and laneway works could then be designed and constructed through a standard Servicing Agreement. However, the applicant has decided not to secure, design and construct the above mentioned works as suggested by staff. Therefore, the following is proposed:

1. Prior to final adoption of this rezoning, the applicant is required to grant a 7.5 m wide easement along the east edge of the subject site that runs south to an agreed upon midway point on the site. From this point, a 6 m wide easement for the east-west laneway is required and will extend to the west property line of 7040 Blundell Road. This should all be on one easement plan. The submitted site plan for the rezoning application shows a 7.5 m wide driveway centred on the common property line (3.75 m on each side of the property line) for 7040 and 7060 Blundell Road, which is acceptable to the Development Applications Department.
2. A restrictive covenant needs to be entered into by the applicant that requires the current and all subsequent property owners to grant necessary easements to other lots as they develop and require access through 7040 Blundell Road to the permanent driveway access. The above mentioned easement for the driveway access and east-west laneway and related Restrictive Covenant needs to be acceptable to the City of Richmond Law Department.
3. No parking or building encroachments will be permitted into the permanent driveway access or east-west laneway.
4. The above mentioned easement must show the location of the driveway access on both lots.
5. No works are required along Blundell Road other than service and access alterations that are to be done prior to the issuance of the Building Permit.

Analysis

Comprehensive Development District (CD/23) has lower density and lot coverage regulations than the typical form of townhouse development in order to provide a harmonious transition between the medium densities to the north and single-family houses to the south of the subject site.

The proposed rezoning is consistent with previous applications to Comprehensive Development District (CD/23) in the Sunnymede North Sub Area. Two (2) rezonings to this zoning district have been approved along Blundell Road with one (1) application pending final approval for the neighbouring property to the east. The rezoning at 7060 Blundell Road is pertinent to the subject site as the permanent driveway access is proposed to locate on the common property line between 7040 and 7060 Blundell Road. Once the applicant gains legal title over these properties, a lot consolidation is planned that would bring the proposed development in compliance with Comprehensive Development District (CD/23) zoning.

Staff are generally supportive of rezonings to allow townhouse development for this portion of Blundell Road as specified in the Sunnymede North Sub Area Plan. Support for this rezoning application is dependent on the establishment of a permanent 7.5 m wide driveway access and 6 m wide east-west laneway. Access through 7040 Blundell Road from neighbouring lots must be secured for lots to the west if they choose to redevelop and require access through the subject site to the driveway onto Blundell Road. Current plans indicate that the driveway access onto Blundell Road will be shared by 7040 and 7060 Blundell Road. Consolidation of these two (2) properties will be a requirement of this rezoning.

Financial Impact

None.

Conclusion

The subject application is to rezone 7040 Blundell Road to Comprehensive Development District (CD/23). Staff supports the proposed rezoning as it is consistent with development already undertaken along Blundell Road and complies with major initiatives stated in the Sunnymede North Sub Area Plan.



Kevin Eng
Planning Technician – Design
(604) 276-4000 (Local 3205)

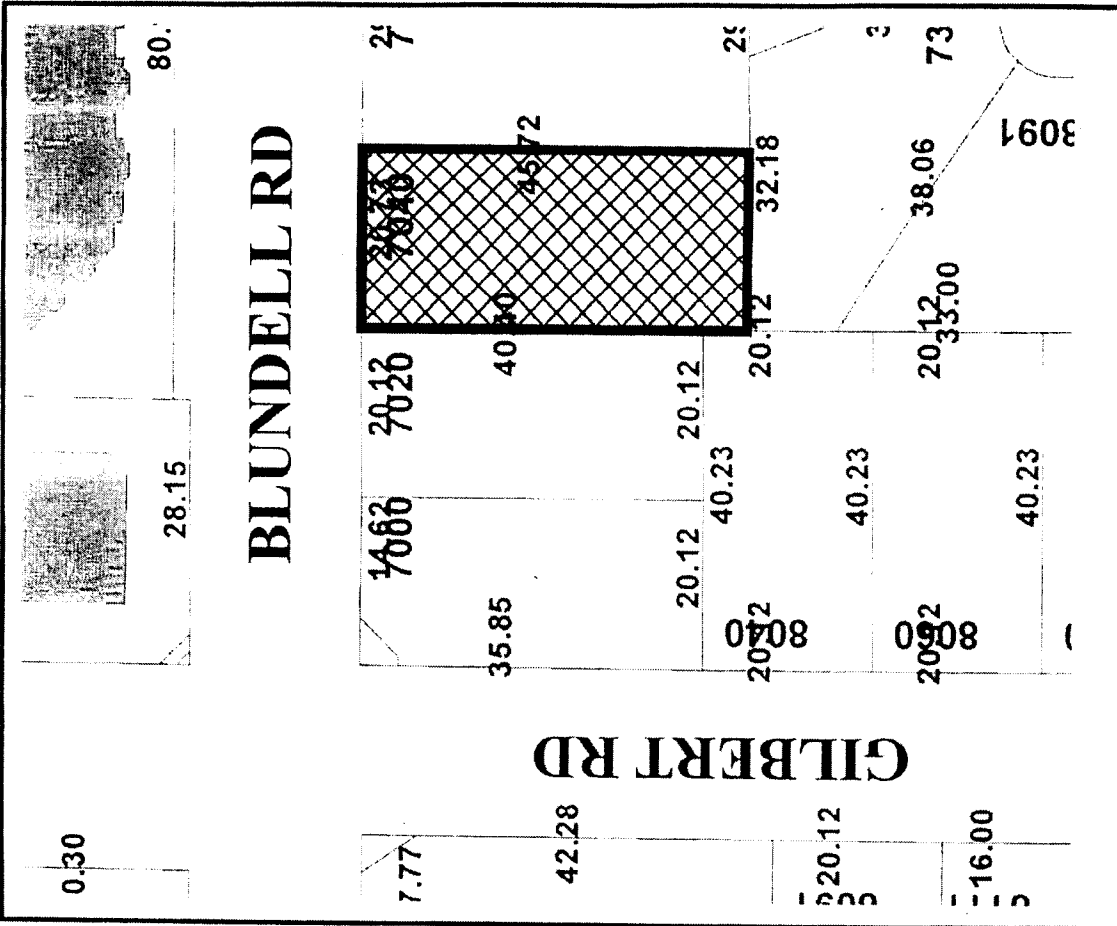
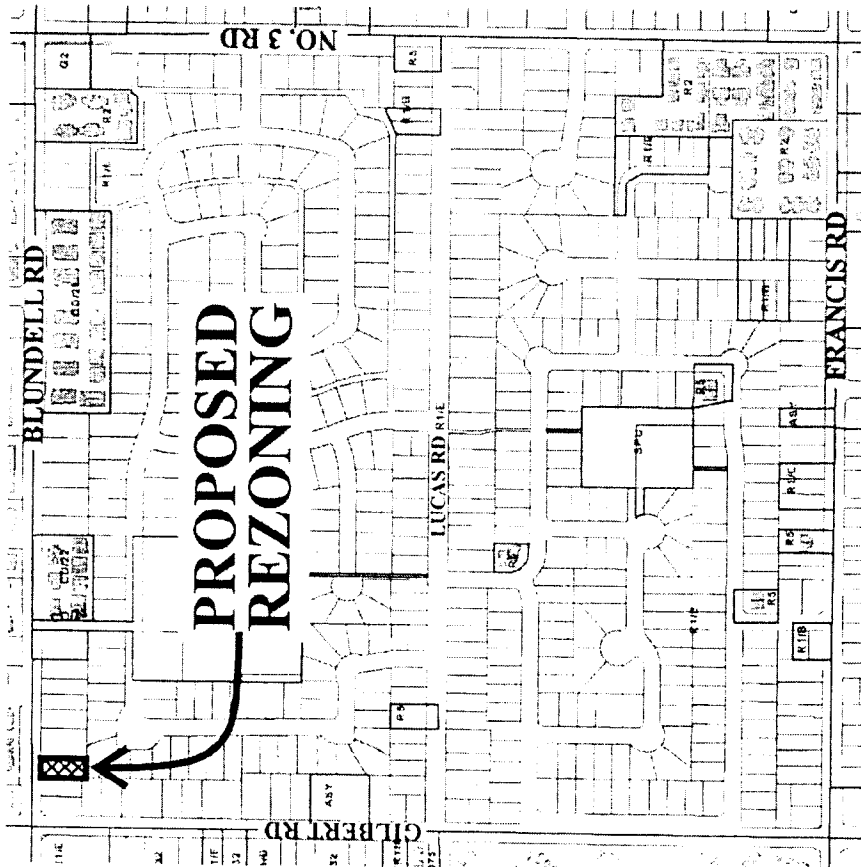
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The following must be fulfilled prior to final adoption of the rezoning for 7040 Blundell Road:

1. Lot consolidation of 7040 Blundell Road and 7060 Blundell Road.
2. Prior or simultaneous adoption of the rezoning for 7060 Blundell Road (RZ 03-235248).
3. Registration of a 7.5 m driveway access easement and a 6 m east-west laneway easement. These should be on one easement plan.
4. Registration of a Restrictive Covenant requiring the current and all subsequent owners of the subject property to grant easements to other lots as they develop and require access through 7040 Blundell Road to Blundell Road.
5. The easement for the permanent driveway access/east-west laneway and related covenants must be acceptable to the City of Richmond Law Department.



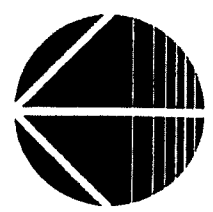
City of Richmond



ATTACHMENT 1

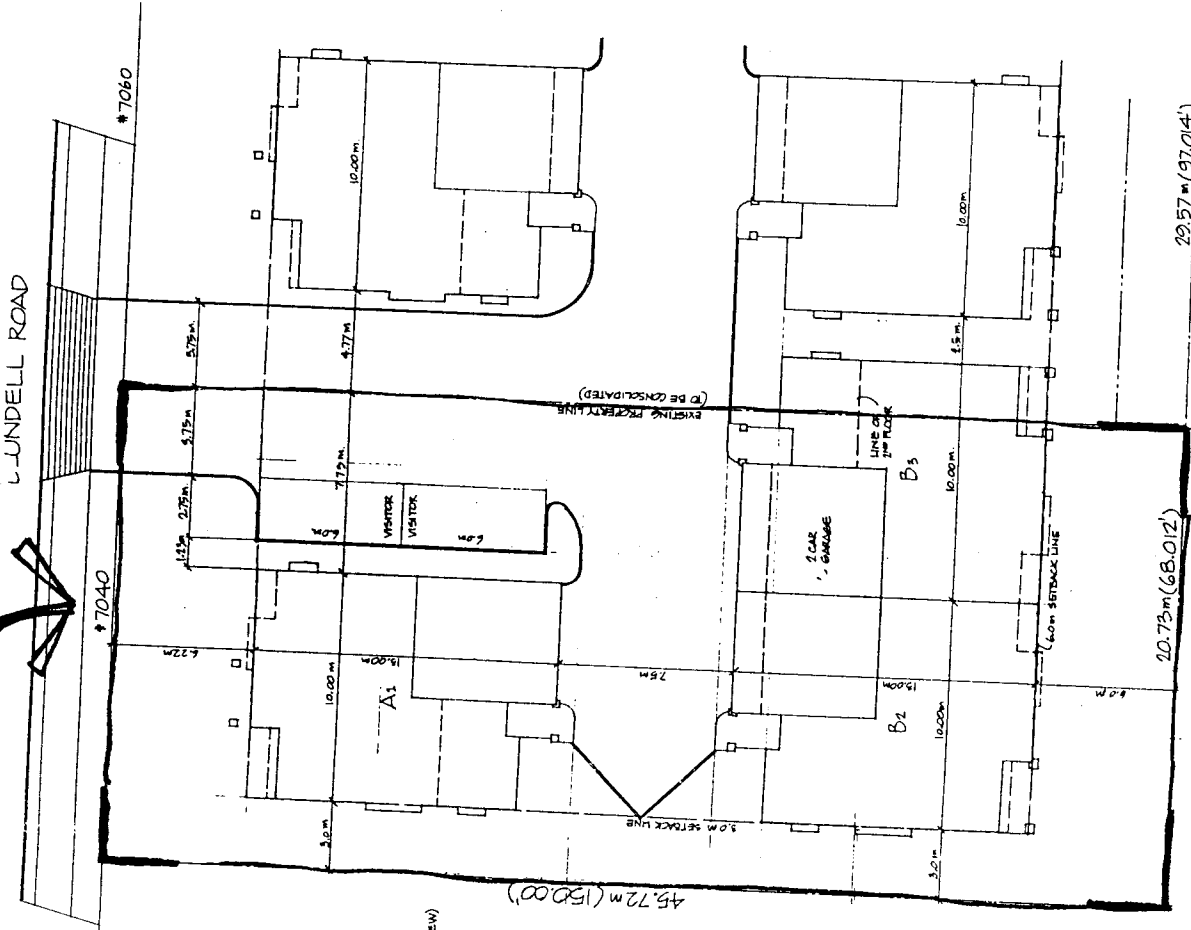
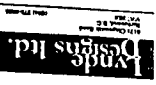
RZ 03-238461

Original Date: 07/16/03
 Revision Date:
 Note: Dimensions are in METRES

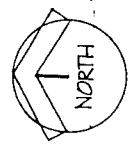


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R2 03-238461

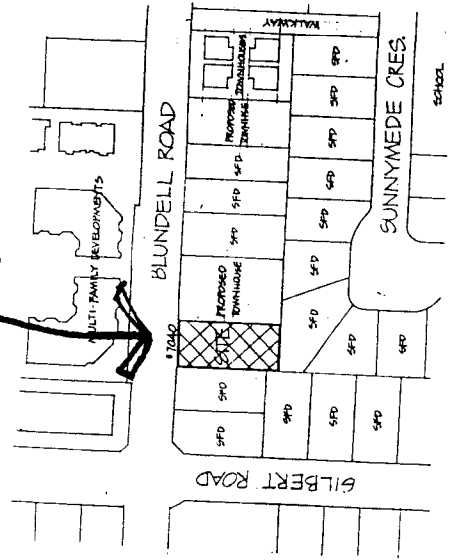
SUBJECT
SITE



NEW 3 UNIT DEVELOPMENT (APPLICATION # 03-238461)
4 UNIT PROPOSAL (APPLICATION # 03-238461)
SITE PLAN SCALE: 1/8"=1'-0"



LEGAL DESCRIPTION:
LOT 2,
SEC 20-4-6
PLAN 1501
ZONE: R1B / PROPOSED CD 23 (NEW)



CONTEXT PLAN
SCALE: 1/8000"

ANALYSIS: (USING NEW CD 23 ZONING)
 LOT AREA: 7040 - 1021.07 / 7040 - 14592.11
 * BASED ON COMBINED SITE AREA OF 24753.57 (1289.6 m²)
 MAX SITE COV. @ 10% = 2475.35 (128.96 m²)
 THIS PLAN: 1532.7 UNIT = 7 = 93.844 (866.2 m²)

MAX FLOOR AREA @ 50% FAR = 10605.21 (1287.0 m²)
 THIS PLAN: MAIN FLOOR AREA = 10605.21 (1287.0 m²)
 UPPER FLOOR AREA = 0

TOTAL 10605.21 UNIT = 7 = 10605.21 (1287.0 m²)

PARKING REQUIRED @ 2.4 SPACES PER UNIT = 7 * 15.4 SPACES = 107.8 SPACES
 PARKING PROVIDED @ 2.4 SPACES PER UNIT = 7 * 15.4 SPACES = 107.8 SPACES
 VISITORS = 16 SPACES
 TOTAL = 123.8 SPACES

NO BALANCING REQUIRED UNDER NEW CD 23 ZONE.

FILE COPY
R2 03-238461



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 7597 (RZ 03-238461)
7040 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. 012-060-321

Lot 2 Except: Firstly: Part Subdivided By Plan 29147 Secondly: Part Subdivided by Plan 60350, Section 20 Block 4 North Range 6 West New Westminster District Plan 1301

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7597”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CITY CLERK