



# City of Richmond

## Report to Committee Fast Track Application

*to PLN - May 8 2012*

**To:** Planning Committee  
**From:** Brian J. Jackson, MCIP  
Acting General Manager, Planning and Development  
**Date:** April 11, 2012  
**File:** RZ 12-600991  
**Re:** Application by Xi Chen (Chen Design Studio) for Rezoning at 6471 Blundell Road from Single Detached (RS1/E) to Coach Houses (RCH)

### Staff Recommendation

That Bylaw No. 8893, for the rezoning of 6471 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Acting General Manager, Planning and Development

BJ:el  
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>ACTING</i> 

**Staff Report**

Item	Details	
Applicant	Xi Chen (Chen Design Studio)	
Location	6471 Blundell Road See <b>Attachment 1</b>	
Development Data Sheet	See <b>Attachment 2</b>	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Coach Houses (RCH) See <b>Attachment 3</b>	
OCP Designation	Generalized Land Use Map – Neighbourhood Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Area Plan Designation	N/A	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Lot Size Policy	Policy 5408 – permits Compact Single Detached or Coach House lots See <b>Attachment 4</b>	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Other Designations	Lane Establishment and Arterial Road Redevelopment Policy – permits Compact Single Detached or Coach House lots with lane access	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Two (2) coach house units	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Surrounding Development	North: Single Detached (RS1/E)	
	South: Across Blundell Road, Blundell Elementary School	
	East: Non-conforming Single Detached (RS1/E) – 13.5m wide	
	West: Six (6) recently created Coach House (RCH) Lots	
Rezoning Considerations	See <b>Attachment 5</b>	

**Staff Comments**Tree Preservation

A Tree Survey and a Certified Arborist's report were submitted in support of the application; six (6) on-site trees and seven (7) off-site trees were identified and assessed. The City's Tree Preservation Coordinator reviewed the Arborist's Report and concurs with the Arborist's recommendations to remove six (6) bylaw-sized trees on site due to poor condition and conflict with lane construction (**Attachment 6**). Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 12 replacement trees are required.

Due to the configurations of the future lots and building footprints, it is expected that only eight (8) replacement trees can be planted on site. The applicant has agreed to provide a voluntary contribution of \$2,000 to the City's Tree Compensation Fund in-lieu of planting the remaining four (4) replacement trees.

In order to ensure that the proposed replacement trees will be planted and that the front yards of the future lots will be enhanced, a Landscape Plan, prepared by a registered landscape architect, and a landscaping security, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw.

Seven (7) trees located on the neighbouring property to the north and east are identified to be retained and protected. Tree protection fencing is proposed on site (see Tree Retention Plan in **Attachment 7**). As a condition to rezoning, the applicant is required to submit a proof of contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones.

#### Site Servicing/Subdivision

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 for proposed lane extension.

Prior to Approval of the Subdivision, the developer is required to enter into a standard Servicing Agreement for the design & construction of a lane along the entire north property line of the site (see **Attachment 5** for details).

The developer will also be required to pay DCC's (City & GVS&DD), School Site Acquisition Charge, and Address assignment Fee at future Subdivision stage.

#### Vehicle Access

Direct vehicular access from the subject site to Blundell Road will not be permitted in accordance with Residential Lot (Vehicular) Access Regulation (Bylaw No. 7222). Vehicle access is to be from the proposed rear lane only. Removal of the existing driveway letdowns to the site along Blundell Road and reinstatement of the sidewalk will be addressed as part of the Servicing Agreement application.

#### **Conclusion**

This rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots. This rezoning application complies with all applicable land use designations and policies contained within the Official Community Plan (OCP). The applicant has agreed to the list of rezoning conditions included in **Attachment 5**. On this basis, staff recommends support of the application



Edwin Lee  
Planner I  
(4121)

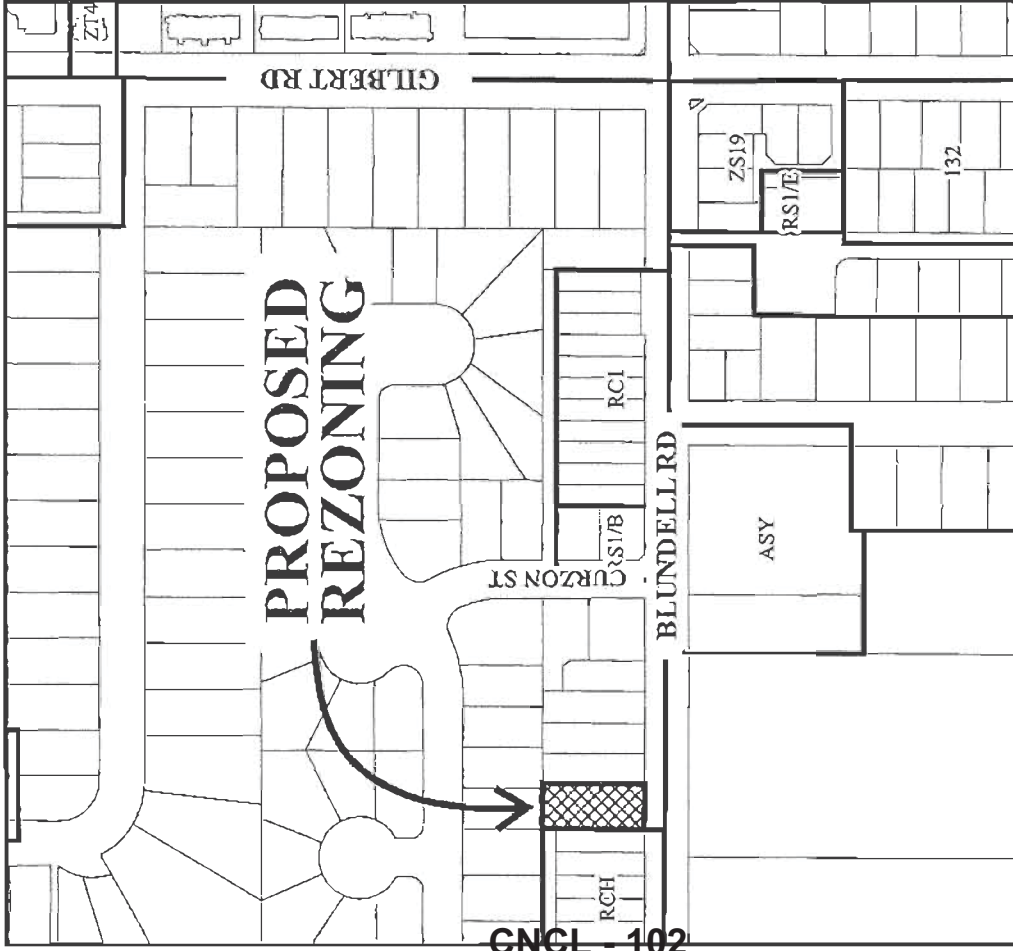
EL:rg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Subdivision Plan
- Attachment 4: Lot Size Policy No. 5408
- Attachment 5: Rezoning Considerations
- Attachment 6: Arborist Report Review
- Attachment 7: Tree Retention Plan



# City of Richmond

## PROPOSED REZONING

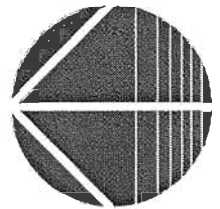


GNCL - 102

20.62	18.29	18.29	18.29	18.29
10.31	10.31	10.31	10.31	10.31
39.70	39.70	39.70	39.70	39.70
6451	6455	6491	6511	6511
10.32	10.32	13.50	13.50	13.50
45.72	45.72	45.72	45.72	45.72
20.63	20.63	20.63	20.63	20.63
14.2	14.2	14.2	14.2	14.2

BLUNDELL RD

91.44  
6480



RZ 12-600991

Original Date: 02/24/12  
Revision Date:  
Note: Dimensions are in METRES





RZ 12-600991

CNCL - 103

Original Date: 02/24/12

Amended Date:

Note: Dimensions are in METRES





# City of Richmond

## Development Application Data Sheet Fast Track Application Development Applications Division

**RZ 12-600991****Attachment 2**Address: 6471 Blundell RoadApplicant: Xi Chen (Chen Design Studio)Date Received: February 14, 2012Fast Track Compliance: March 20, 2012

	Existing	Proposed
Owner	John-Wayne Yao, Wen Su, Pat Yun Erwing Yao	To be determined
Site Size (m <sup>2</sup> )	941 m <sup>2</sup> (10,129 ft <sup>2</sup> )	409.5 m <sup>2</sup> (4408 ft <sup>2</sup> ) each
Land Uses	One (1) single-family residential	two (2) single-family residential dwellings with one (1) coach house per lot
Zoning	Single Detached (RS1/E)	Coach Houses (RCH)
Number of Units	One (1)	Four (4)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60 Max.	none permitted
Lot Coverage – Building:	Max. 45%	45% Max.	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	70% Max.	none
Lot Coverage – Landscaping	Min. 20%	20% Min.	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	409.5 m <sup>2</sup>	none
Lot Width	Min. 9 m	10.31 m	none

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

BC LAND SURVEYORS  
PROPOSED SUBDIVISION AND  
TOPOGRAPHICAL SURVEY PLAN OF  
THE EAST HALF LOT 2 EXCEPT:  
PART SUBDIVIDED BY PLAN 43029,  
SECTION 18 BLOCK 4  
NORTH RANGE 6 WEST  
NWD PLAN 13379

PID : 003-491-226

CIVIC ADDRESS :

6471 - BLUNDELL ROAD  
RICHMOND, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE DERIVED FROM  
THE CITY OF RICHMOND CONTROL MONUMENT  
No. 77H4621 (HWM 202) ELEVATION = 1.452m  
ON THE NAD83 (1983) 2005

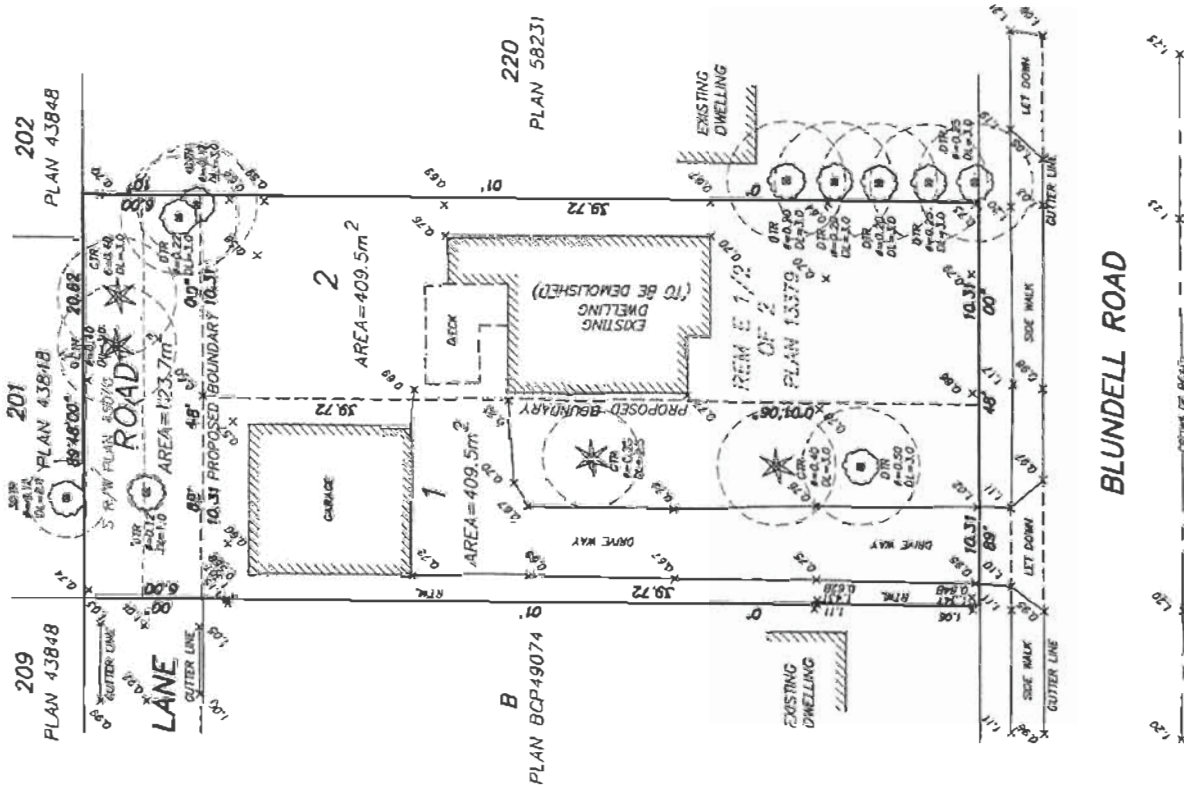
Lot dimensions and elevations as shown to  
Field Survey

This plan does not show non-plan  
changes, i.e. air interlocks.

This plan was prepared for inspection purposes and is  
for the exclusive use of our client. The signatory  
accepts no responsibility or liability for any damages  
that may be suffered by a third party as a result of  
any easements, rights or actions taken based on this  
document. This document shows the relative location  
of the surveyed structures and features with respect to  
the boundaries of the parcel depicted above. This  
document shall not be used to define property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document in  
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED  
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE  
AND IS CERTIFIED CORRECT THIS 11TH DAY OF JANUARY, 2012.

*[Signature]*  
LAKHJOT S. GREWAL B.C.L.S.



0 5 10 15 20  
SCALE 1 : 250 DISTANCES ARE IN METRES

NOTE:

Preliminary Layout, subject to approval.  
Areas and Dimensions are subject to detailed  
Legal Survey and calculations, and they vary.



LEGEND :

- DL DENOTES CURB LINE'S RADII'S
- DM DENOTES INDIVIDUAL TREE
- CM DENOTES CONIFEROUS TREE

GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
5825-128th STREET  
SUITE 101, RICHMOND, B.C. V6X 3K6  
TEL: 604-597-8567  
FAX: 604-597-8568  
FILE : 1201-006  
DWG : 1201-006.T1



Page 1 of 2

Adopted by Council: April 10, 1989

Policy 5408

Amended by Council: January 15, 2001\*

Amended by Council: May 15, 2006 \*

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





 Subdivision Permitted as Per R1-0.6 or R/9 provided that access is to a constructed lane and not to the arterial roads.

 Subdivision Permitted as Per R1/E



## Policy 5408 Section 18-4-6

Adopted Date: 04/10/89

Amended Date: 05/15/06



**City of  
Richmond**

**Rezoning Considerations**  
Development Applications Division  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 6471 Blundell Road

**File No.:** RZ 12-600991

**Prior to final adoption of Zoning Amendment Bylaw 8893, the developer is required to complete the following:**

1. 6m lane dedication along the entire north property line.
2. 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, including installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the eight (8) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
8	9 cm		5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

3. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of four (4) replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on the neighbouring properties to the north and east. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of a flood indemnity covenant on title.

**Prior to Approval of Subdivision, the developer is required to:**

1. Enter into a Servicing Agreement\* for the design and construction of a lane along the entire north property line. Works include, but may not be limited to, storm sewer, sand/gravel base, roll curb & gutter (both sides), asphalt pavement, and lane lighting. Design to include water, storm & sanitary connections for both lots, and the removal of the existing driveway crossing on Blundell Road.
2. Pay Dcc's (City & GVS&DD), School site acquisition charge, and Address assignment fee.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

[Signed original on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



**Arborist Report review – G. Jaggs****6471 Blundell Rd****RZ 12-600991****Mar 29, 2012**

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**Att: Edwin Lee****cc: Conor Sheridan**

I have reviewed the Arborist report dated February 22, 2012 and provide the following commentary:

**Tree Inventory Summary**

4 trees located on site

2 trees located in the lane ROW

7 trees located on neighbouring property

**Staff commentary**

4 trees (tag# 258, 259, 260 and 263) located on site are all in poor condition - either dead, dying (sparse canopy foliage) or have been previously topped or exhibit structural defects such as cavities at the main branch union. As a result, these trees are not good candidates for retention and should be replaced.

2 trees (tag# 261 and 262) located in the lane ROW have been previously topped, exhibit co-dominant stems with inclusions and sparse canopy foliage indicative of decline. These two trees will also be in conflict with new lane construction. As a result, these trees are not good candidates for retention and should be replaced.

7 trees located on neighbouring property are to be protected as per the Arborist report recommendations and as per City of Richmond Tree Protection Information Bulletin Tree-03.

Replacement trees should be specified at 2:1 ratio as per the O.C.P.

**Summary**

4 trees (tag# 258, 259, 260 and 263) located on site to be removed and replaced.

2 trees (tag# 261 and 262) located in the lane ROW to be removed and replaced.

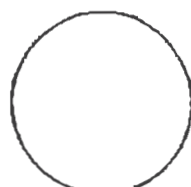
7 trees located on neighbouring property are to be protected.

Replacement trees should be specified at 2:1 ratio as per the O.C.P.

# Tree Location & Protection Plan

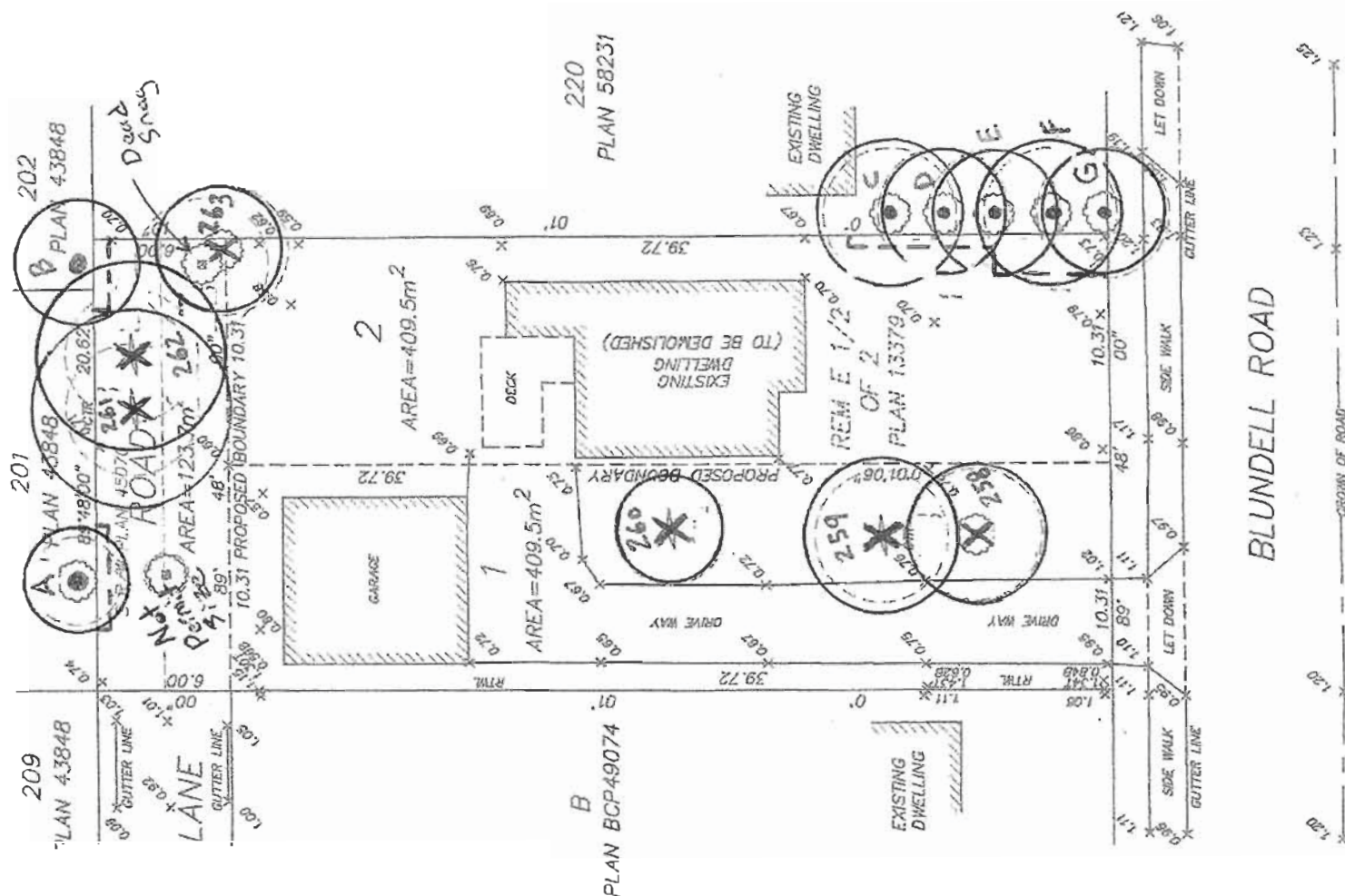
Scale 0 2 4 6 8 10 (m)

- 100 ● Recommend Retain Tree
- 101 X Recommend Remove Tree



CNCL - 111

- Tree Protection
- Barrier





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 8893 (RZ 12-600991)  
6471 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 Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **COACH HOUSES (RCH)**.

P.I.D. 003-491-226

East half Lot 2 Except: Part subdivided by Plan 43029, Section 18 Block 4 North Range  
6 West New Westminster District Plan 13379

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8893**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

