



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

Date: July 11, 2011

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 11-577573

Re: Application by Navjeven Grewal for Rezoning at 3680/3700 Blundell Road from
Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Bylaw No. 8795, for the rezoning of 3680/3700 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

ES:blg
Att.

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

Staff Report

Origin

Navjeven Grewal has applied to the City of Richmond for permission to rezone 3680/3700 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots, each with vehicle access from Blundell Road (**Attachment 1**). There is currently an existing strata-titled duplex on the subject site, which is proposed to be demolished.

Findings of Fact

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

Surrounding Development

The subject site is located on the south side of Blundell Road, between Dalemore Road and No. 1 Road, in an established residential neighbourhood consisting mainly of single detached housing and duplexes, with a mix of land uses towards the east near the intersection of No. 1 Road and Blundell Road.

To the north, directly across Blundell Road, are older character dwellings on lots zoned “Single Detached (RS1/E)”;

To the east, is an older character duplex on a lot zoned “Two-Unit Dwellings (RD1)”;

To the west is a vacant lot recently rezoned (RZ 10-522209) to “Single Detached (RS2/B)”;

To the south, directly behind the subject site, are newer character dwellings on lots zoned “Single Detached (RS1/E)” fronting Bairdmore Crescent.

Related Policies & Studies

Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The Official Community Plan (OCP) Generalized Land Use Map designation for this project is “Neighbourhood Residential”, and the Specific Land Use Map designation is “Low-Density Residential”. This redevelopment proposal is consistent with these designations.

Lot Size Policy

The subject property is located within the area covered by Lot Size Policy 5474, adopted by City Council in 2008 (**Attachment 3**). This Policy permits existing duplexes to rezone and subdivide into two (2) equal halves. This redevelopment proposal is consistent with the Policy, and would allow for the creation of two (2) lots, each approximately 12.2 m wide and 446 m² in area.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff CommentsBackground

Other than redevelopment under the Arterial Road Redevelopment Policy along No. 1 Road, this neighbourhood has seen limited redevelopment through rezoning and subdivision in recent years. There is potential for other duplex-zoned properties along this block of Blundell Road to rezone and subdivide consistent with the Lot Size Policy.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the structure and condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses:

- five (5) bylaw-sized trees and one (1) under-sized tree on-site; and
- one (1) bylaw-sized tree stump noted on the survey located along the west property line.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and conducted a Visual Tree Assessment. The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to:

- Remove and replace three (3) bylaw-sized trees on the subject property (Trees #2, #4, and #6) which are in very poor condition.
- Retain and protect two (2) bylaw-sized trees (Trees #1 and #5) and one (1) undersized tree (Tree #3) on the subject property. Tree protection fencing should be placed a minimum of 0.9 m (3 ft.) from the base of the tree.

The City's Tree Preservation Coordinator has also recommended replacement of Tree #7 that was removed without Permit.

Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the future lots is completed.

The Final Tree Retention Plan, which reflects the final outcome of tree protection and removal, is included as **Attachment 4**.

As a condition of rezoning, the applicant must submit a Contract with a Certified Arborist for supervision of any works to be conducted within the Tree Protection Zone of Trees # 1, #3, and #5. The Contract must include the proposed number of site monitoring inspections (including stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

As a condition of rezoning, the applicant must also submit a Survival Security to the City in the amount of \$3,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure Trees # 1, #3 and #5 will be protected. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one year later subject to inspection.

Based on the 2:1 tree replacement ratio goal in the Official Community Plan (OCP), and the size requirements for replacement trees in the City's Tree Protection Bylaw, a total of eight (8) replacement trees are required to be planted and maintained on the future lots, with the following minimum calliper sizes/heights:

# Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
6	6 cm		3.5 m
2	9 cm		5 m

Considering the effort to be taken by the applicant to retain the undersize tree in the front yard (Tree #3) and the limited space in the future yards, staff recommend only six (6) replacement trees be required.

To ensure that the six (6) required replacement trees are planted and maintained on the future lots, the applicant is required to submit a Landscaping Security to the City in the amount of \$3,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

At subdivision stage, the applicant will be required to provide \$1,000 to the City via a work order for the planting of two (2) trees to improve the existing grassed boulevard on City property (\$500/tree).

Affordable Housing

Richmond's Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of 1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a cash-in-lieu contribution. The voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on 1.00/ft² of total building area of the single detached dwellings (i.e. \$5,281).

Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This agreement would be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Existing Covenants

There are currently covenants on Title of the strata lots restricting the use of the property to a duplex (BF238528 & BF238529). These covenants must be discharged by the applicant as a condition of rezoning after confirmation has been provided to the City that Strata Plan NW120 has been cancelled.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicular access to the lots at development stage will be from Blundell Road.

Subdivision

At Subdivision stage, the applicant will be required to pay Servicing Costs.

The applicant will also be required to provide \$1,000 to the City via a work order for the planting of two (2) trees to improve the existing grassed boulevard on City property (\$500/tree).

Flood Management

Registration of a Flood Indemnity Covenant on Title is required prior to final adoption of the rezoning bylaw.

Analysis

The subject site is located in an established residential area consisting mainly of single detached dwellings and duplexes. This development proposal is consistent with Lot Size Policy 5474, which allows existing duplexes to rezone and subdivide into two (2) equal halves. This development proposal would allow for the creation of two (2) lots, each approximately 12.2 m wide and 446 m² in area. There is potential for other duplex-zoned properties along this block of Blundell Road to rezone and subdivide consistent with the Lot Size Policy.

Conclusion

This rezoning application to permit subdivision of an existing large duplex-zoned lot into two (2) smaller lots complies with Lot Size Policy 5474 and applicable policies and land use designations contained within the Official Community Plan (OCP).

The list of rezoning conditions is included as **Attachment 5**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.



Erika Syvokas
Planning Technician
(604-276-4108)

Attachments

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

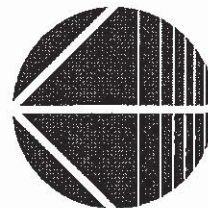
Attachment 3: Lot Size Policy 5474

Attachment 4: Tree Retention Plan

Attachment 5: Rezoning Considerations Concurrence

City of Richmond

PROPOSED REZONING

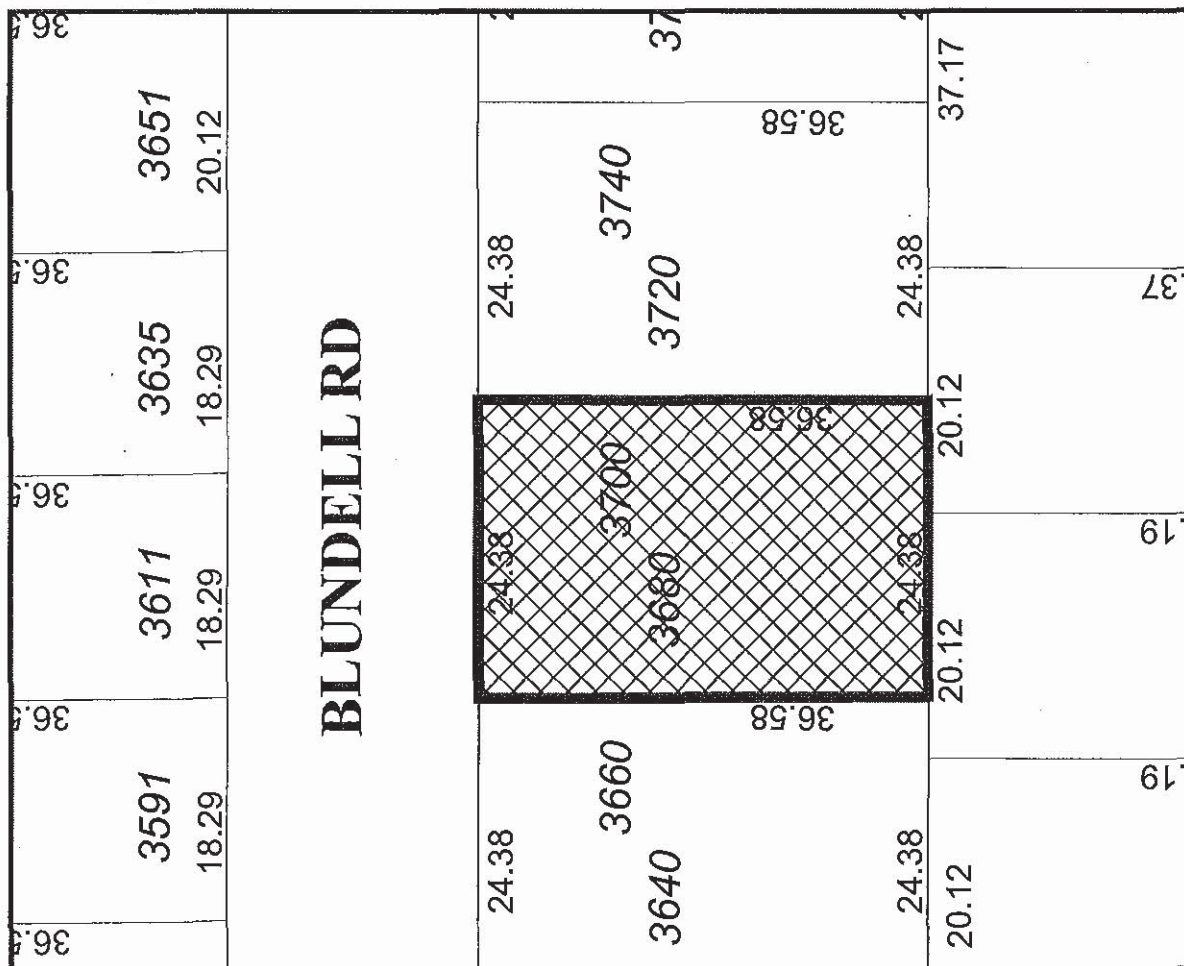


RZ 11-577573

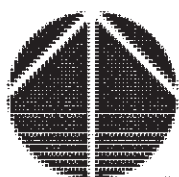
Original Date: 05/05/11

Revision Date:

Note: Dimensions are in METRES



PLN-45



RZ 11-577573

PLN-46

Original Date: 05/06/11

Revision 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 11-577573

Attachment 2

Address: 3680/3700 Blundell Road

Applicant: Navjeven Grewal

Planning Area(s): Seafair

	Existing	Proposed
Owners:	Rodney Siegler Navjeven Grewal & Jasminder Grewal	To be determined
Site Size (m²):	892 m ² (9,602 ft ²)	Two lots, each approx. 446m ² (4,801 ft ²)
Land Uses:	One (1) two-unit dwelling	Two (2) single detached dwellings
OCP Designation:	<ul style="list-style-type: none">Generalized Land Use Map Designation – "Neighbourhood Residential"Specific Land Use Map Designation – "Low-Density Residential"	No change
Area Plan Designation:	None	No change
702 Policy Designation:	Policy 5474 permits existing duplexes to rezone and subdivide into two (2) equal halves.	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Units:	Two (2)	Two (2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	446 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (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 loss of significant trees.

**Policy 5474:**

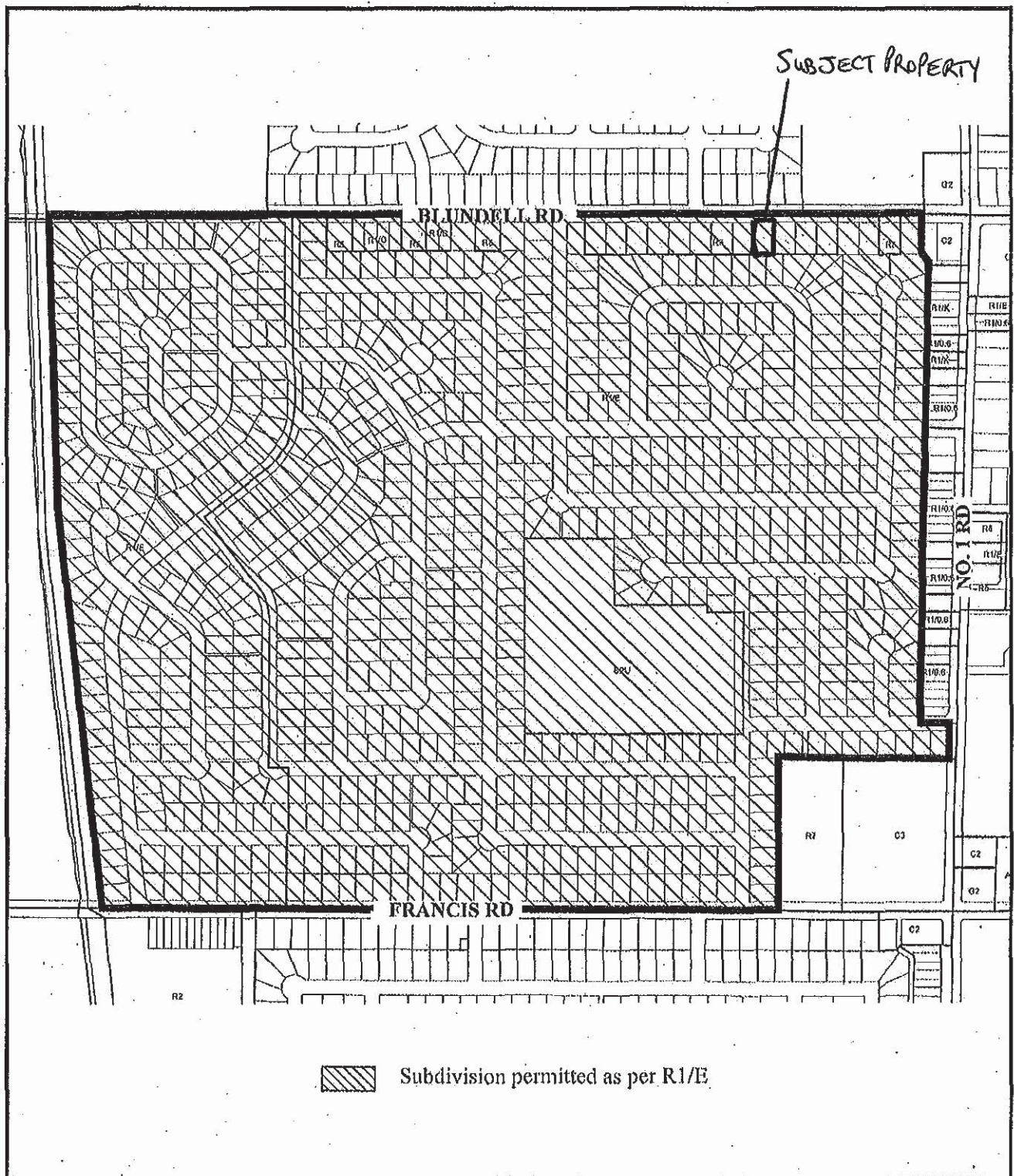
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



Policy 5474
21-4-7 & 22-4-7

PLN 49

Original Date: 02/29/08

Amended Date: 05/20/08

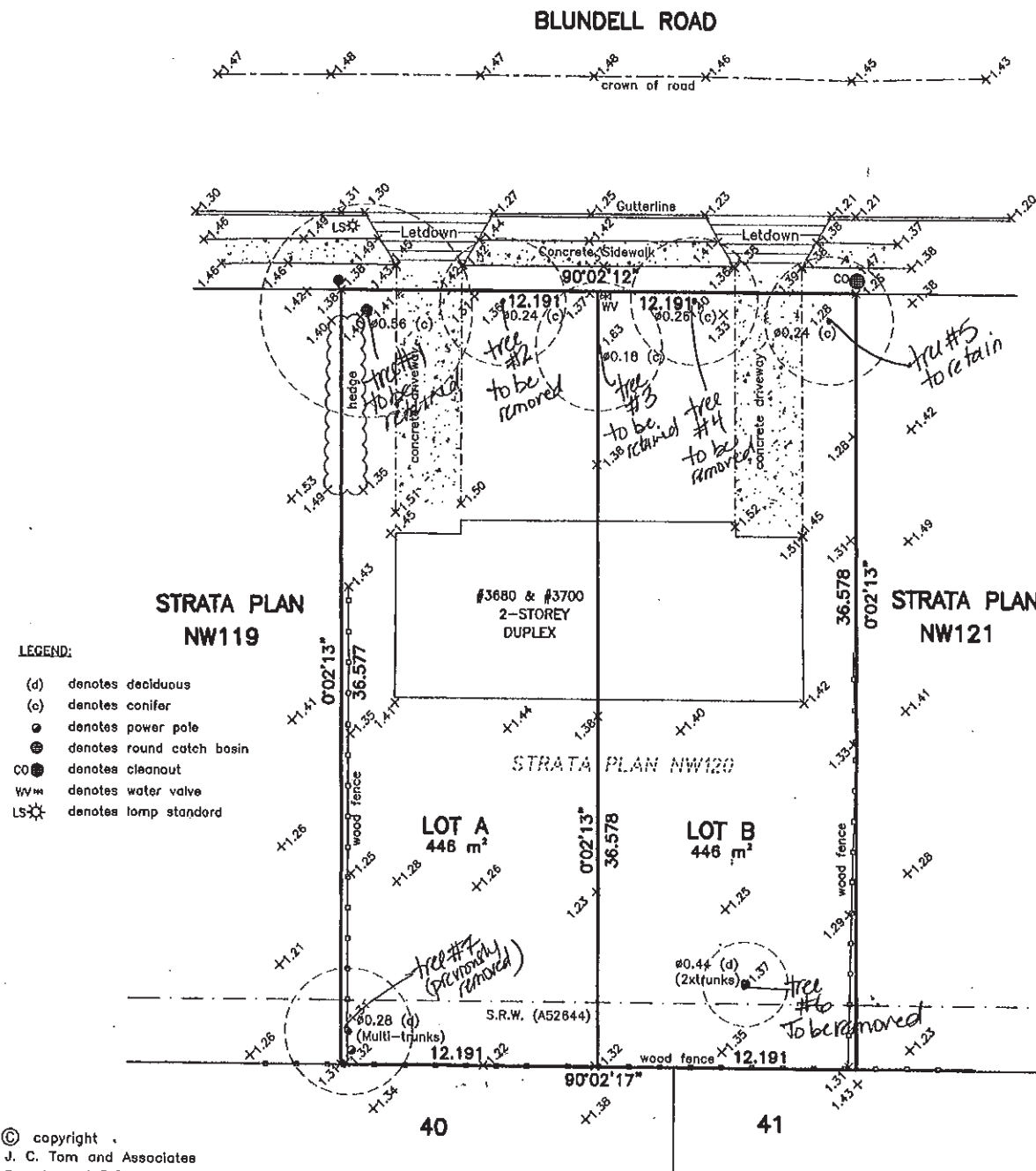
Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NW120 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

#3680 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D 001-124-200
#3700 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D 001-124-226

SCALE: 1:200

0 6 10 16
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© 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: office@jctam.com
Website: www.jctam.com
Job No. 4442
FB-179 P17-19
Drawn By: MY

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #234,
Control Monument 77H4891
Located at CL Gibbons Dr & Gamba
Dr, E side of grass median
Elevation 12.191 m

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
APRIL 25th, 2011.

DWG No. 4442-TOPO

Rezoning Considerations

3680/3700 Blundell Road
RZ 11-577573

Prior to final adoption of Zoning Amendment Bylaw 8795, the applicant is required to complete the following:

1. Submission of a Landscaping Security to the City in the amount of \$3,000 (\$500/tree) for the planting and maintenance of six (6) replacement trees with the following minimum calliper sizes/heights:

# Replacement Trees	Min. Calliper of Deciduous Tree	or	Min. Height of Coniferous Tree
4	6 cm		3.5 m
2	9 cm		5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works to be conducted within the Tree Protection Zone of on-site trees to be protected (Trees # 1, #3, & 5). The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (e.g. demolition, excavation, perimeter drainage etc.) and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Submission of a Survival Security to the City in the amount of \$3,000 for Tree # 1, #3, & #5. The City will release 90% of the security after construction and landscaping on the future lots are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 10% of the security would be released one (1) year later subject to inspection.
4. Confirmation to the City that Strata Plan NW120 has been cancelled.
5. Discharge covenants BF238528 & BF238529 that currently exist on Title, which restrict the use of the property to a duplex.
6. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (\$5,281) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

7. Registration of a flood indemnity covenant on Title.

At Demolition stage*, the applicant will be required to:

- Install Tree Protection Fencing around Trees # 1, 3 & 5, a minimum of 0.9 m (3 ft) from the base of the tree in all directions. Tree protection fencing must be installed to City standard prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the future lots is completed.

At Subdivision stage*, the applicant will be required to:

- Pay Servicing Costs.
- Provide \$1,000 to the City via a work order for the planting of two (2) trees to improve the existing grassed boulevard on City property in front of the subject site (\$500/tree).

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8795 (RZ 11-577573)
3680/3700 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 **SINGLE DETACHED (RS2/B)**.

P.I.D. 001-124-200

STRATA LOT 1 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW120 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

AND

P.I.D. 001-124-226

STRATA LOT 2 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT STRATA PLAN NW120 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 8795**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

