



To: Planning Committee **Date:** November 30, 2009

From: Brian J. Jackson, MCIP
 Director of Development **File:** RZ 09-497547

Re: **Application by Ajit Thaliwal for Rezoning at 6411 Blundell Road from Single Detached (RS1/E) to Coach House (RCH)**

Staff Recommendation

1. That Bylaw No. 8333, for the rezoning of 6411 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be abandoned.
2. That Bylaw No. 8562, for the rezoning of 6411 Blundell Road from "Single Detached (RS1/E)" to "Coach House (RCH)", be introduced and given first reading.

Brian J. Jackson, MCIP
 Director of Development

EL: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

Ajit Thaliwal has applied to the City of Richmond for permission to rezone 6411 Blundell Road (**Attachment 1**) from Single Detached (RS1/E) to Coach House (RCH) in order to permit the property to be subdivided into two (2) lots each with a single-family residence on it and a second dwelling unit above a garage, with vehicle access from a rear lane extension.

An earlier application (RZ 07-394901) to rezone the subject site to Single-Family Housing District (R1-0.6) was reviewed by Planning Committee on June 17, 2008 and the associated Rezoning Bylaw No. 8333 has received First Reading on June 23, 2008. This application is now replaced by the proposal to rezone the subject site to allow for coach houses. Staff recommend that rezoning Bylaw No. 8333 be abandoned.

Findings of Fact

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

Surrounding Development

To the north and west: Single-Family dwellings on large lots zoned Single Detached (RS1/E) with rear lane access;

To the east: Single-Family dwellings on large lots zoned Single Detached (RS1/E); and

To the south: Across Blundell Road, Blundell Elementary School.

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 developments of coach house lots (minimum 9 m or 29.5 ft. wide) along Gilbert Road and Blundell Road, providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots; each approximately 10.45 m wide, with vehicle access from an extension of a rear lane off Chelmsford Street, 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 extend an existing municipal lane off Chelmsford Street and open up the opportunity for the adjacent property to the east to redevelop into small lots.

Affordable Housing

The Richmond Affordable Housing Strategy requires a secondary suite or a coach house on 50% of new lots created through rezoning/subdivision or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve.

This rezoning application to permit a two-lot subdivision, each with a principal single-family dwelling and accessory coach house above a garage conforms to the Affordable Housing Strategy. To ensure that the coach house units are built to the satisfaction of the City in accordance with the Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection is to be granted until a coach house unit is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning. This agreement will be discharged from Title on the lots where the coach house units are not required by the Affordable Housing Strategy after the requirements are satisfied, at the initiation of the applicant.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Staff Comments

Tree Preservation

A Tree Survey and a Certified Arborist's report have been submitted by the applicant in support of the application. Six (6) bylaw-sized trees were noted on site. Based on the comments of the Arborist Report, staff support the removal of all bylaw-sized trees on site due to poor health and conflict with proposed lane extension. A Tree Assessment Plan is attached (**Attachment 4**).

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, 12 replacement trees with the following minimum calliper sizes are required:

- Two (2) trees of 11 cm;
- Two (2) trees of 10 cm;
- Six (6) trees of 8 cm; and
- Two (2) trees of 6 cm.

Due to the configurations of the future lots and building footprints, as well as the difficulty in sourcing large trees, the applicant is proposing to plant only 10 replacement trees, each at 6 cm to 8 cm calliper, on site, and provide a voluntary contribution of \$2,000 to the City's Tree Compensation Fund in-lieu of planting replacement trees with larger calliper size and the remaining 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 (**Attachment 5**) prepared by a registered landscape architect was submitted. The landscape plan includes a total of 10 replacement trees

(2 coniferous trees and 8 deciduous trees) and a combination of shrubs and ground covers in the front yard. In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$6,059.20 prior to final adoption of the rezoning bylaw. If any of the proposed replacement trees could not be accommodated on-site at the final inspection stage, cash-in-lieu (\$500/tree) for off-site planting would be required.

Hedge Preservation

It is anticipated that a row of hedges on the adjacent property to the north (6500 Chelmsford Street) will be impacted by the proposed lane construction. The applicant has confirmed that the adjacent property owners have been notified about the potential impacts and options. The applicant has also confirmed that the property owners at 6500 Chelmsford Street are satisfied with the Arborist's recommendation (**Attachment 6**) and the developers and the adjacent property owners are in agreement on the hedge protection issue. However, no consent letter from the adjacent property owners has been received at the time of writing this report.

As a condition of rezoning, the applicant will be required to submit a proof of contract with a Certified Arborist to supervise on-site works conducted adjacent to the row of hedges along the south property line of 6500 Chelmsford Street. The contract should include the scope of work to be undertaken and the preparation of a post-construction impact assessment report and letter of compliance to be submitted by the Arborist to the City for review.

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 for lane extension and enter into a standard Servicing Agreement for the design and construction of a lane to current engineering standards (please see **Attachment 7** for details).

Vehicle Access

Direct vehicular access from the subject site to Blundell Road will not be permitted in accordance with 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.

Subdivision

At future subdivision stage, the developer will also be required to pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvements Charge (for future roll curb & gutter), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs. Servicing costs will be determined via the Servicing Agreement.

Analysis

This is a relatively straightforward redevelopment proposal. It is noted that an existing municipal laneway exists to the west, 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. All the relevant technical issues have been addressed 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

This rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots (approximately 10.45 m wide), each with a single-family dwelling and coach house above a garage, with vehicle access to a lane extension. This rezoning application complies with all applicable land use designations and policies contained within the Official Community Plan (OCP) and Lot Size Policy 5408. The list of rezoning conditions is included as **Attachment 7**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff recommends support of the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Lot Size Policy No. 5408

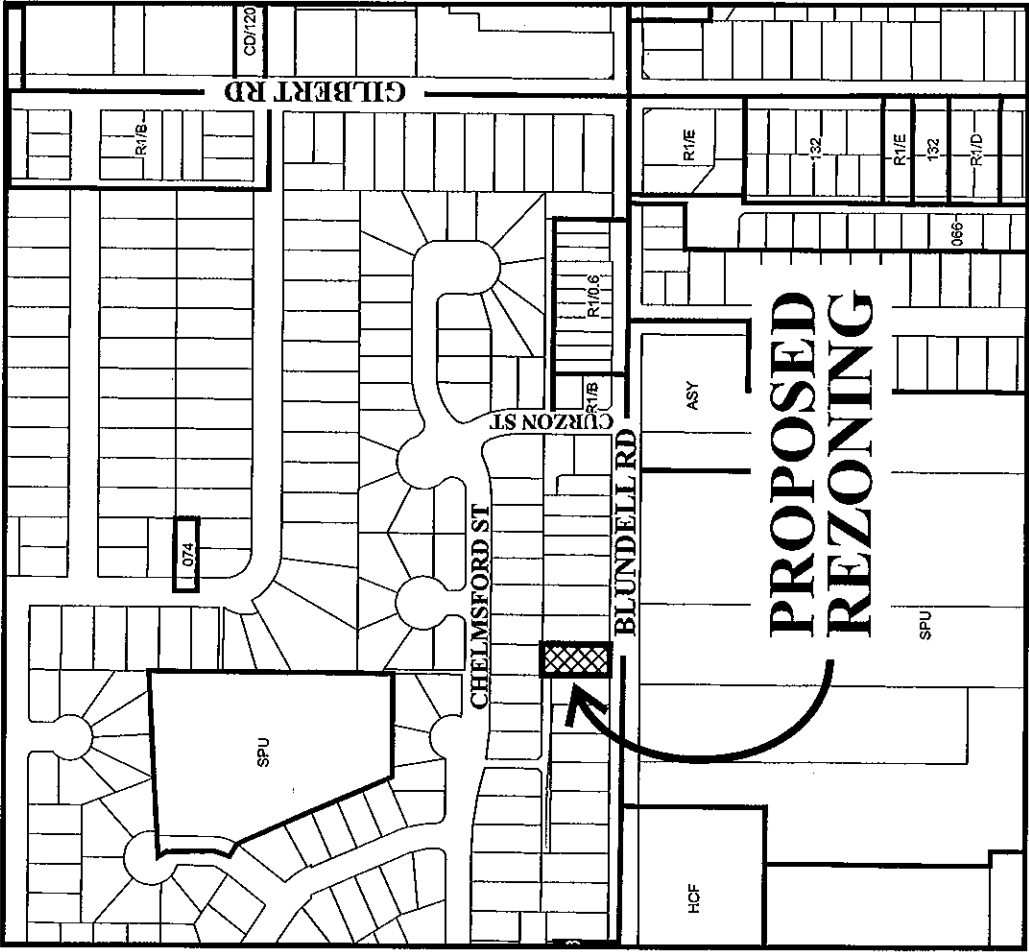
Attachment 4: Tree Assessment Plan

Attachment 5: Proposed Landscape Plan

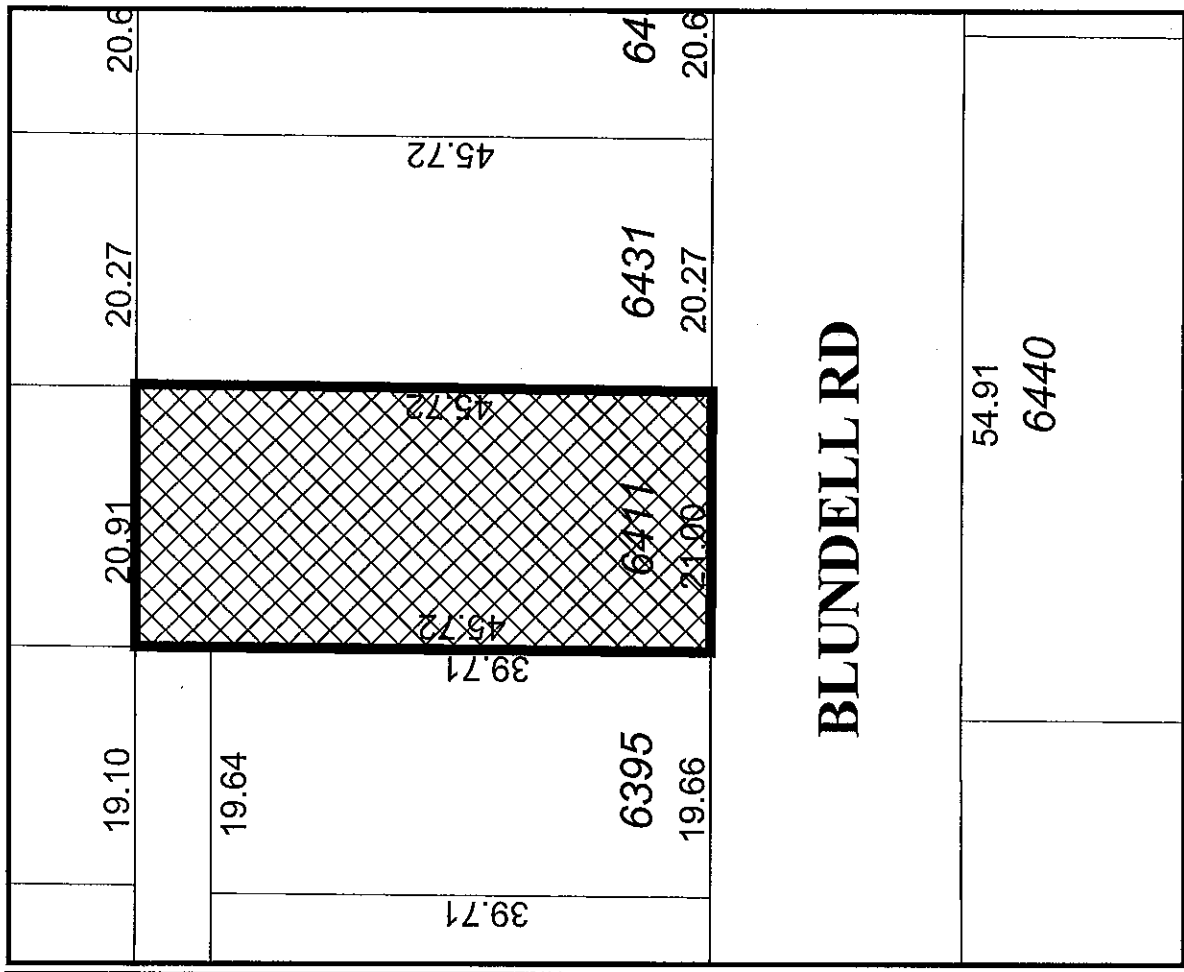
Attachment 6: Arborist's Recommendation on Hedge Row at 6500 Chelmsford Street

Attachment 7: Rezoning Considerations

City of Richmond

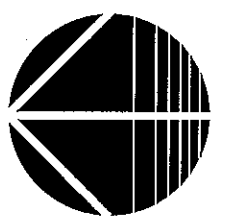


PROPOSED REZONING



BLUNDELL RD

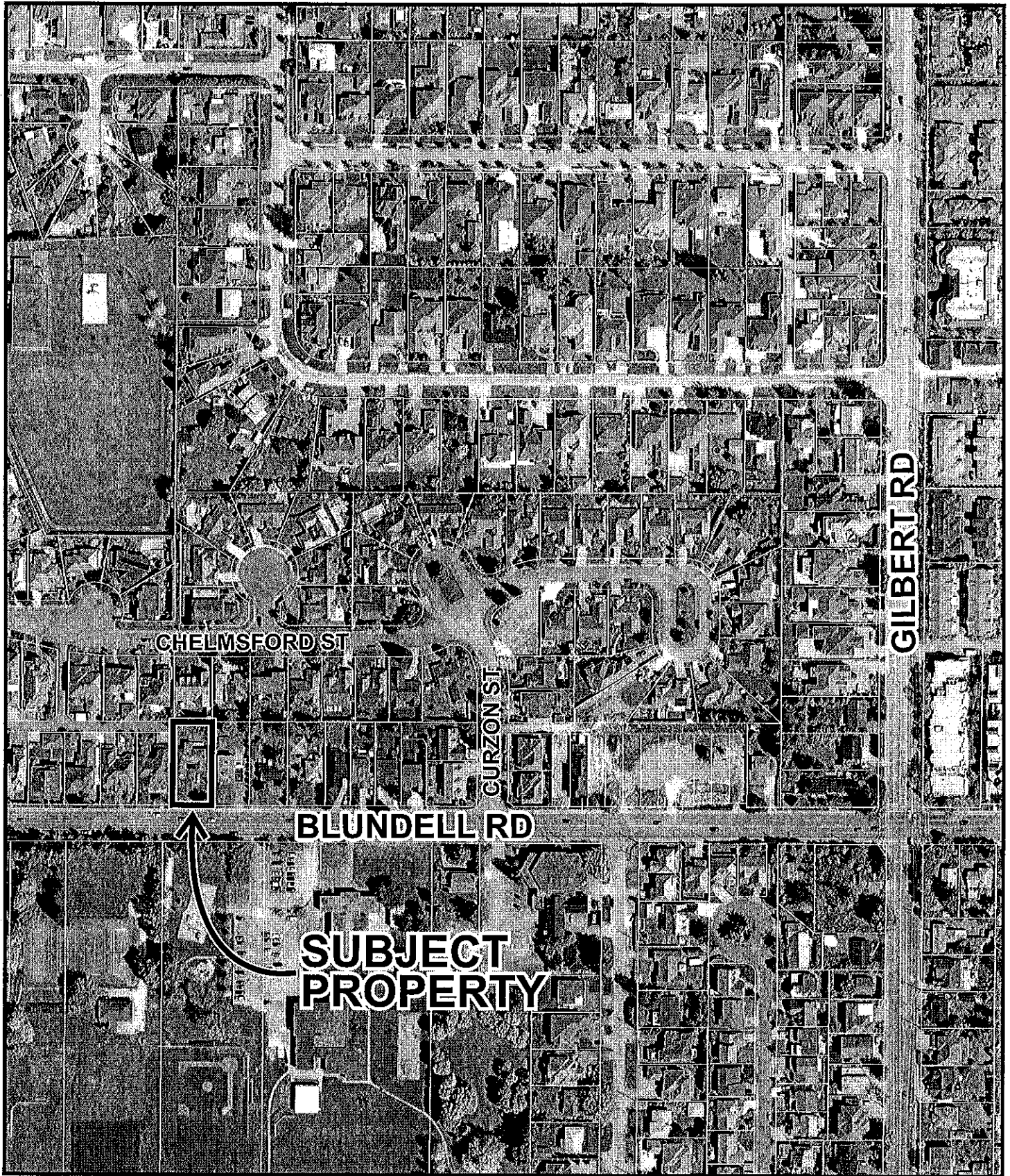
RZ 09-497547



Original Date: 11/12/09

Revision Date:

Note: Dimensions are in METRES



RZ 09-497547

Original Date: 11/12/09

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 09-497547

Attachment 2

Address: 6411 Blundell Road

Applicant: Ajit Thaliwal

	Existing	Proposed
Owner:	0754913 B.C. Ltd.	To be determined
Site Size (m²):	958 m ² (10,312 ft ²)	approximately 416 m ² (4,481 ft ²)
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings with one (1) coach house per lot
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 Compact Single Detached or Coach House lots	No change
Zoning:	Single Detached (RS1/E)	Coach House (RCH)
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the proposed extension of an existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	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 ²	416 m ²	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

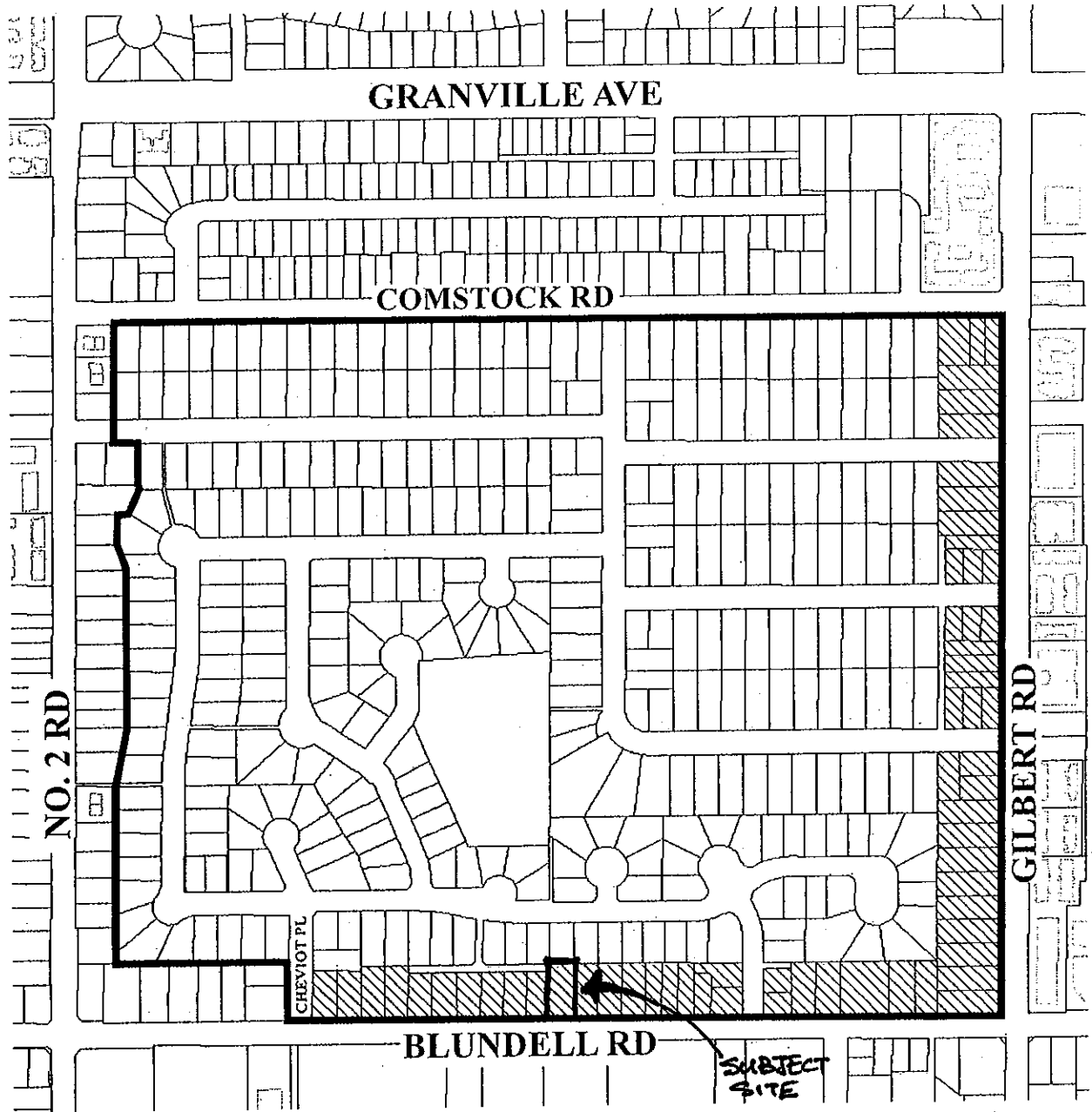
SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6



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

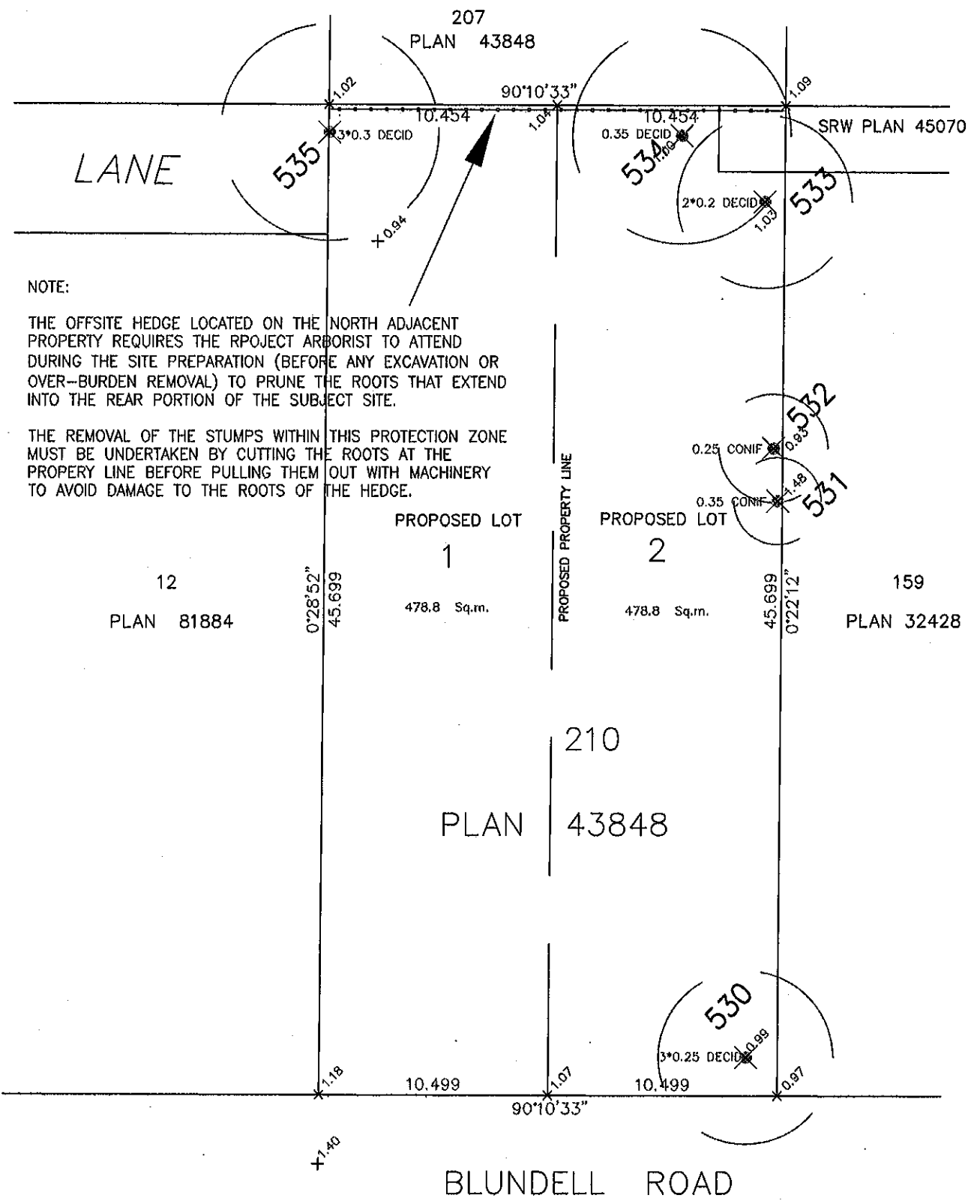


-  Subdivision Permitted as Per R1-0.6 or R/9 provided that access is to a constructed lane and not to the arterial roads.
-  Subdivision Permitted as Per R1/E



Policy 5408
Section 18-4-6

Adopted Date: 04/10/89
Amended Date: 05/15/06



NOTE:

THE OFFSITE HEDGE LOCATED ON THE NORTH ADJACENT PROPERTY REQUIRES THE RPROJECT ARBORIST TO ATTEND DURING THE SITE PREPARATION (BEFORE ANY EXCAVATION OR OVER-BURDEN REMOVAL) TO PRUNE THE ROOTS THAT EXTEND INTO THE REAR PORTION OF THE SUBJECT SITE.

THE REMOVAL OF THE STUMPS WITHIN THIS PROTECTION ZONE MUST BE UNDERTAKEN BY CUTTING THE ROOTS AT THE PROPERTY LINE BEFORE PULLING THEM OUT WITH MACHINERY TO AVOID DAMAGE TO THE ROOTS OF THE HEDGE.

TREE ASSESSMENT PLAN

LEGEND
 (N) denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
 (R) denotes tree to be RETAINED
 (X) denotes tree to be REMOVED
 (---) denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.

Scale 1:250

Client:
AJIT THALIWAL
Project:
PROPOSED TWO LOT SUBDIVISION
Site:
6411 BLUNDELL ROAD, RICHMOND



ARBORTECH CONSULTING LTD
 Suite 200 • 3740 Chatham Street
 Richmond, BC Canada V7E 2Z3
 P 604 275 3484 F 604 275 9554
 office e-mail: trees@arbortech.bc.ca
 07267TRP 30 JANUARY 2008



**ARBORTECH
CONSULTING
LTD**

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

ATTACHMENT 6

MEMORANDUM:

July 21, 2008

File: 07267

Attn.: Ajit Thaliwal

Unit 2240 – 4871 Shell Road
Richmond BC V6X 3Z6

cc:

Project: **6411 Blundell Road Richmond**

Re: **Neighbouring Hedge at 6500 Chelmsford Street**

Dear Mr. Thaliwal,

Please be advised that I have met with the Mrs. Galloway, the owner of the neighbouring property to the proposed subdivision at the above noted address. In discussions with her on site, and with Mr. Galloway in the telephone, I propose the following terms to be incorporated into an agreement in principle for the protection of the hedge on their property, and provision for its replacement if in the worst case that it does not survive the pending lane construction:

Assessment

For the purposes of this report, referenced to the "hedge" includes the entire row of shrubs and trees located within the neighbouring property running east to west along their south property line. The hedge is described below for reference:

- The hedge includes a combination of a sheared formal section and an un-pruned, tree form section. The plants are currently in good health, however some previous root damage from fence construction was observed. The western section formed by 4.0 m tall (approximate) sheared Lawson cypress (*Chamaecyparis lawsoniana*) planted approximately 0.6 m from the common property line on 1.0 m centres. The eastern section of the hedge is comprised of 5 Lawson cypress trees that have not been sheared, and have been left to grow to normal tree form. These trees are closely spaced such that the crowns fully merge in their lower crowns. This combination of sheared and tree form cypresses form a valuable privacy screen between the two properties. Note that 5 stems of the hedge were determined to be of bylaw size.
- The foliage of the west portion overhangs by approximately 1.5 m into the development site, where a city lane is required to be constructed by the developer. The eastern section is suppressed by adjacent trees (#'s 533 and 534), so the foliage is slightly bare and the south overhang is reduced.
- The grades of the neighbouring lot are higher than the development site by approximately 0.35 m, and the grade change is abrupt. A wood fence is installed between the hedge and the development site at that grade change, and during its installation, some roots of the hedge and trees appear to have been cut. These factors make the root system of the hedge shrubs and trees significantly asymmetrical, and heavily reliant on the northern root zone within the neighbouring property.
- It is my opinion that the hedge can be retained and protected as requested by the owners, but some protection measures and treatments should be implemented as per my recommendations below. With or without the measures and treatments, the trees may still decline in health and die. In case of mortality to the hedge, the neighbours would like provision for a bond in place for a suitable term to cover the replacement cost of the hedge.

Recommendations

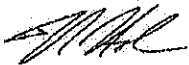
1. The city planning and engineering departments should be consulted to obtain permission for a reduced asphalt width such that root protection for the hedge can be maximized. Ideally, a setback to the asphalt of 1.5m from the north property line would be required, however with the asymmetrical root zone, a protection zone as small as 0.75m from the property line can likely be tolerated.
2. The project arborist should be on site to supervise and direct the site preparation for any construction on the site adjacent to the hedge. This would include services and lane construction. Root pruning would be undertaken at this time in order to minimize root damage.
3. Treat the remaining root zone with a root building fertilizer.
4. Prepare a schedule for supplemental watering. I assume that the neighbour would be willing to implement the watering since they have direct access to water and the root zone.
5. Developer to provide securities in the form of a landscape bond to be held in trust for two years. The project arborist would make an assessment of the hedge at the end of that term in order to determine the viability. One full growing season after disturbance is sufficient for the viability of the hedge to be determined, however the owners prefer to have securities for two years. In the event that the hedge will need to be removed, the developer will need to coordinate approvals from the City of Richmond (i.e. to conform to bylaw requirements).
6. The amount of the bond should be sufficient to cover the costs to remove the hedge and to plant 20 new hedge trees. I recommend using 4m tall nursery grown trees of Western redcedar (*Thuja plicata*) species rather than the Lawson cypress species due to the latter's high susceptibility to root disease. Future maintenance to shear the hedge would be the responsibility of the neighbours.

Estimated Costs, Tree removal and site preparation for planting:	\$3,000.00
Estimated Costs, Supply and Install 18 4.0 m Thuja plicata:	\$6,300.00
Contingency:	\$700.00
TOTAL SECURITIES:	\$10,000.00

With the above, I trust that the concerns of the impacts to the neighbours hedge are fully addressed. Please provide a copy of this report to the planner at the city and to the neighbour for their consideration and approval.

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: none

Rezoning Considerations
6411 Blundell Road
RZ 09-497547

Prior to final adoption of Zoning Amendment Bylaw 8562, the developer is required to complete the following:

1. Registration of a Legal Agreement on Title to ensure that no final Building Permit inspection would be granted until a coach house is constructed on one (1) of the future two (2) lots, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
2. Registration of a flood indemnity covenant on title.
3. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund in-lieu of planting replacement trees with larger calliper size and the remaining replacement trees.
4. Submission of a Landscaping Security to the City of Richmond in the amount of \$6,059.20 for the landscape works as per the landscape plan attached to the report (**Attachment 5**);
5. Provide proof of contract with a Certified Arborist for supervision of on-site works (including lane construction) adjacent to the row of hedges along the south property line of 6500 Chelmsford Street. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
6. Dedication of 6 m of property along the entire north property line of 6411 Blundell Road for proposed lane extension.
7. Enter into a standard Servicing Agreement for the design and construction of a lane along the entire north property line of the site. The lane is to include, but not limited to: Storm sewer, sand/gravel base, asphalt pavement, and conduit for future lane lighting. Design should also include Water, Storm, and Sanitary sewer connections for each lot. **Note: Storm Sewer will require works beyond the subject site.**

At future subdivision stage, the developer will be required to:

1. Pay Development Cost Charges (City and GVS & DD), Neighbourhood Improvements Charge (for future roll curb & gutter), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs.

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8562 (RZ 09-497547)
6411 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 HOUSE (RCH).

P.I.D. 003-700-585

Lot 210 Section 18 Block 4 North Range 6 West New Westminster District Plan 43848

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8562".

FIRST READING

DEC 22 2009

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by, APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER