



**City of Richmond**  
 Planning and Development Department

**Report to Committee**

**To:** Planning Committee

**Date:** June 1, 2010

**From:** Brian J. Jackson, MCIP  
 Director of Development

**File:** RZ 10-522209

**Re:** Application by Ninds Dulay for Rezoning at 3640/3660 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

**Staff Recommendation**

That Bylaw No. 8623, for the rezoning of 3640/3660 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

CL:blg  
 Att.

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

## Staff Report

### Origin

Ninds Dulay has applied to the City of Richmond for permission to rezone 3640/3660 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 and west, on either side of the subject site, are older character duplexes on lots zoned “Two-Unit Dwellings (RD1)”; and

To the south, directly behind the subject site, are newer character dwellings on lots zoned “Single Detached (RS1/E)” fronting Bairmore 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 m wide and 445 m<sup>2</sup> 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 Comments

### Background

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 condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses:

- four (4) bylaw-sized trees and one (1) hedge on-site; and
- eight (8) bylaw-sized trees, one (1) invasive shrub on adjacent properties, and one (1) hedge that straddles the east property line.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and provides the following comments:

- The bylaw-sized Cedar on-site in the front yard (Tree # 1) should be retained and protected on-site with tree protection fencing placed a minimum of 5.4 m (17.7 ft) from the base of the tree to the west, south, and east and along the north property line. To ensure adequate tree protection, the proposed driveway for the future east lot should be reduced in width to measure no more than 4.2 m (14 ft.), and no property line fences incorporating continuous foundation walls are permitted within the tree protection zone as their construction would damage the tree;
- The remaining three (3) bylaw-sized trees on-site should be removed on the basis of poor condition and structure, as well as conflict with the proposed building envelopes (Tree # 4, # 12, and # 13); and
- The remaining trees are all on neighbouring properties and should be retained with tree protection fencing as described in the Arborist's Report recommendations (Tree # 3, 5, 6, 7, 8, 9, 10, 11, and 15).

In addition, the on-site hedgerow (Tree # 2) in the front yard is proposed to be removed, and the hedgerow straddling the east property line (Tree # 14) is proposed to be retained with tree protection fencing as described in the Arborist's Report recommendations.

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 Tree # 1 and within the Tree Protection Zones of off-site trees that encroach into the subject site (Tree # 3, 5, 6, 7, 8, 9, 10, 11, 14, 15);
- supervision of canopy thinning of Tree # 1; and
- supervision of root pruning as required, as recommended by the Arborist.

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; and

As a condition of rezoning, the applicant must also submit a Survival Security to the City in the amount of \$1,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure the Cedar in the front yard will be protected (Tree # 1).

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 six (6) 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
2	11 cm		6 m
4	6 cm		3.5 m

Considering the effort to be taken by the applicant to retain the Cedar in the front yard, to protect off-site trees in the rear and side yards, and the limited space in the future yards, staff recommend only three (3) replacement trees be required (the lots will require a modified design to address tree retention and floodplain construction level requirements). 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).

To ensure that the three (3) 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 \$1,500 (\$500/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing

The Richmond Affordable Housing Strategy requires a suite on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City’s Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be

granted until the secondary suite 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 adoption. This agreement will 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.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft<sup>2</sup> of total building area of the single detached dwellings (i.e. \$5,274).

#### Existing Covenant

There are currently covenants on Title of the strata lots restricting the use of the property to a duplex. These covenants must be discharged by the applicant as a condition of rezoning.

#### 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 and prepayment of 2010 taxes.

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 m wide and 445 m<sup>2</sup> 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.

#### **Financial Impact**

None.

**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 be the applicant (signed concurrence on file).

On this basis, staff recommends support for the application.



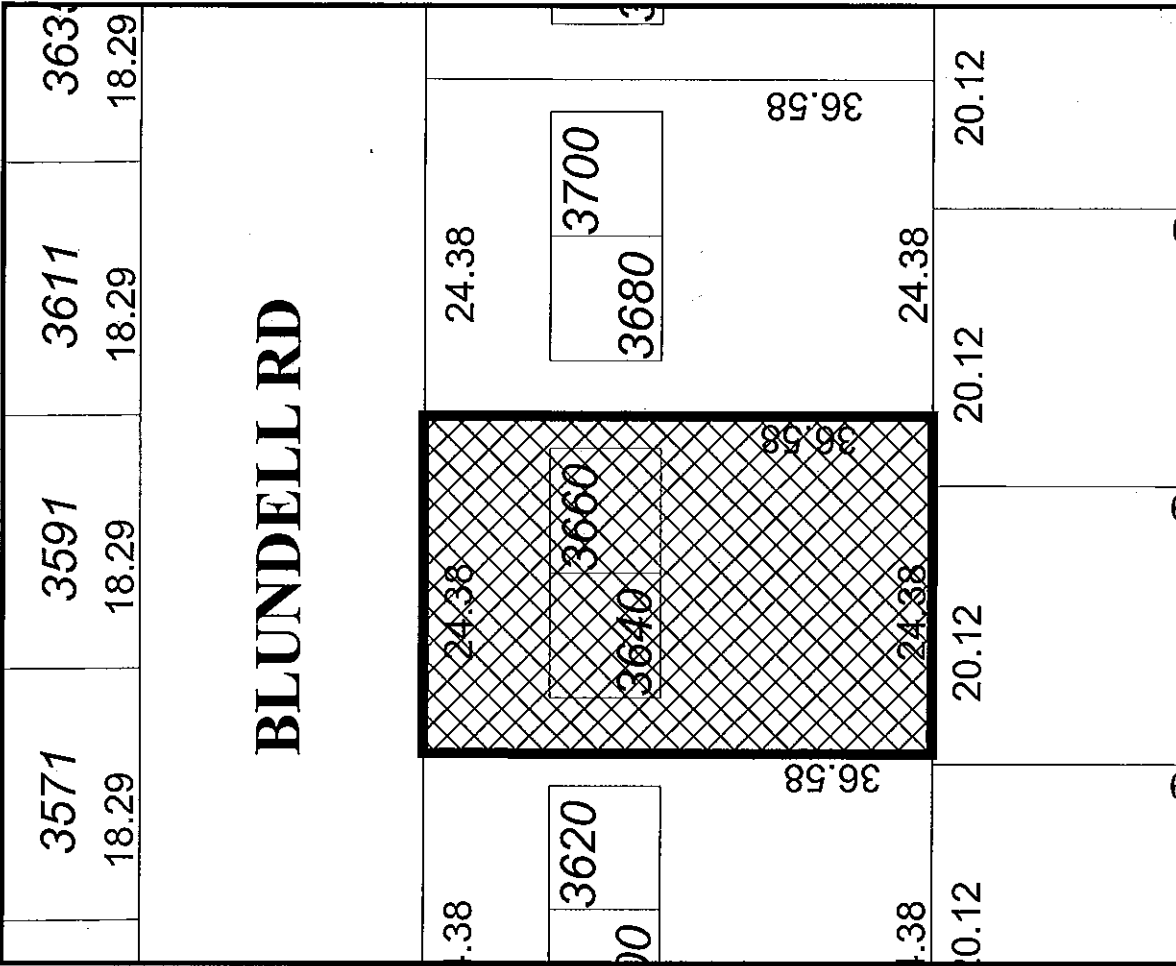
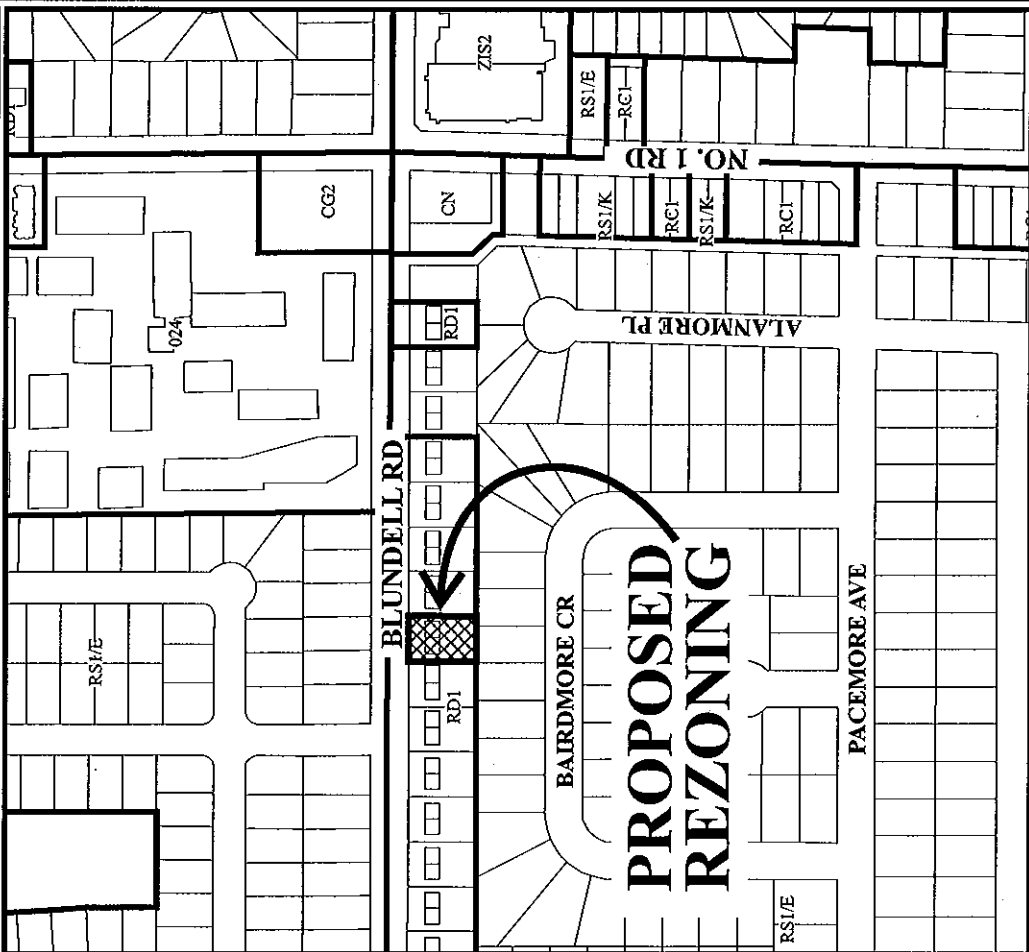
Cynthia Lussier  
Planning Technician  
(Local 4108)

CL:blg

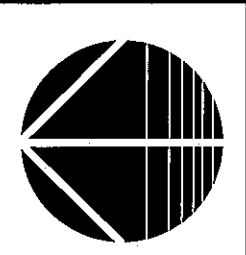
- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5474
- Attachment 4: Final Tree Retention Plan
- Attachment 5: Rezoning Considerations Concurrence



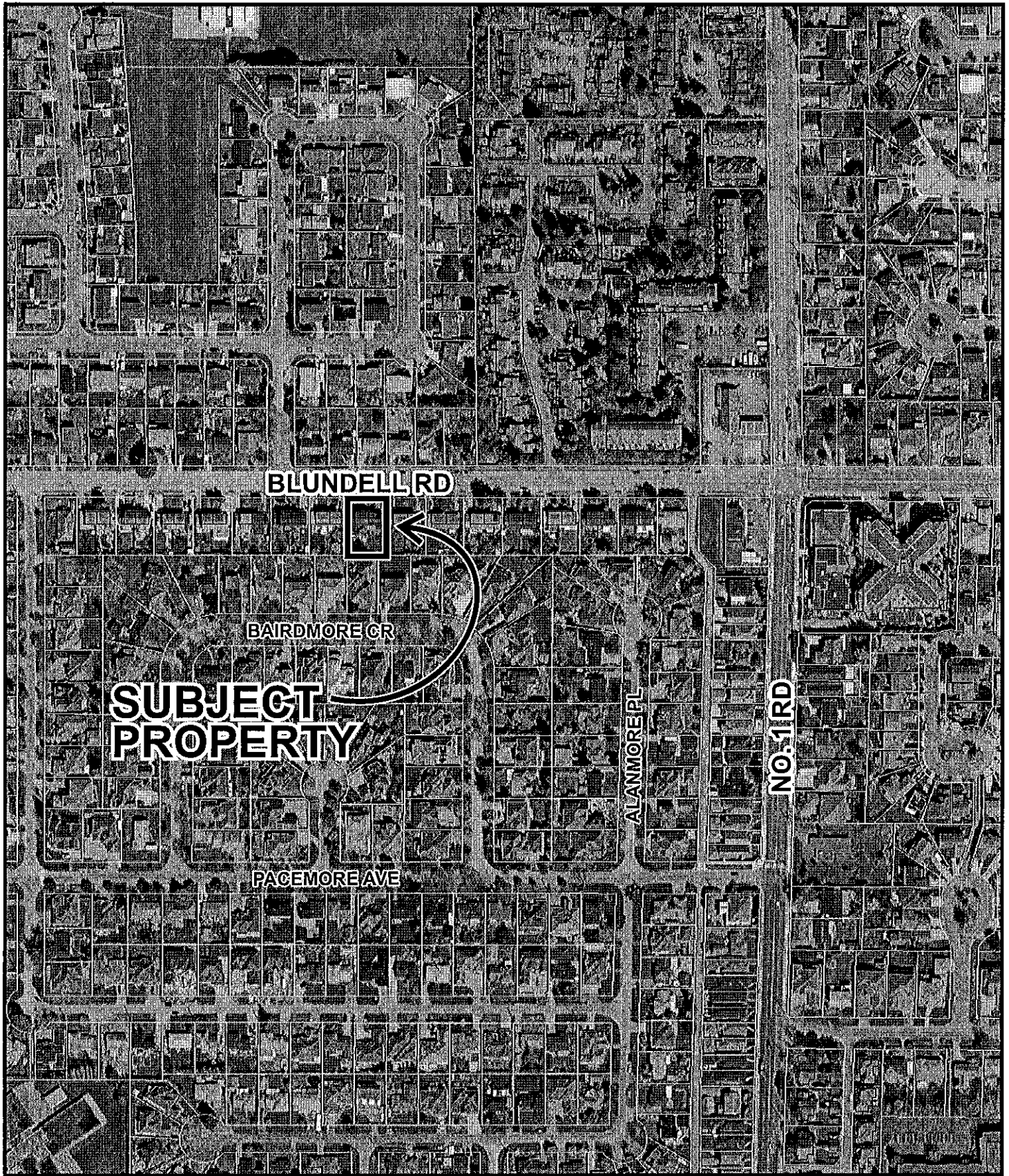
# City of Richmond



## RZ 10-522209



Original Date: 03/31/10  
 Revision Date:  
 Note: Dimensions are in METRES



**SUBJECT  
PROPERTY**



RZ 10-522209

Original Date: 03/31/10

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 10-522209**

**Attachment 2**

Address: 3640/3660 Blundell Road

Applicant: Ninds Dulay

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	Norbert & Miriam Saldanha, Li P. Zheng	To be determined
<b>Site Size (m<sup>2</sup>):</b>	891.6 m <sup>2</sup> (9,597 ft <sup>2</sup> )	Two lots, each approx. 445.8 m <sup>2</sup> (4,798 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) two-unit dwelling	Two (2) single detached dwellings
<b>OCP Designation:</b>	<ul style="list-style-type: none"> <li>Generalized Land Use Map Designation – "Neighbourhood Residential"</li> <li>Specific Land Use Map Designation – "Low-Density Residential"</li> </ul>	No change
<b>Area Plan Designation:</b>	None	No change
<b>702 Policy Designation:</b>	Policy 5474 permits existing duplexes to rezone and subdivide into two (2) equal halves.	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
<b>Number of Units:</b>	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 <sup>2</sup>	445.8 m <sup>2</sup>	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 bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: May 20, 2008

Policy 5474

File Ref: 4430

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTIONS 21-4-7 &amp; 22-4-7

**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:

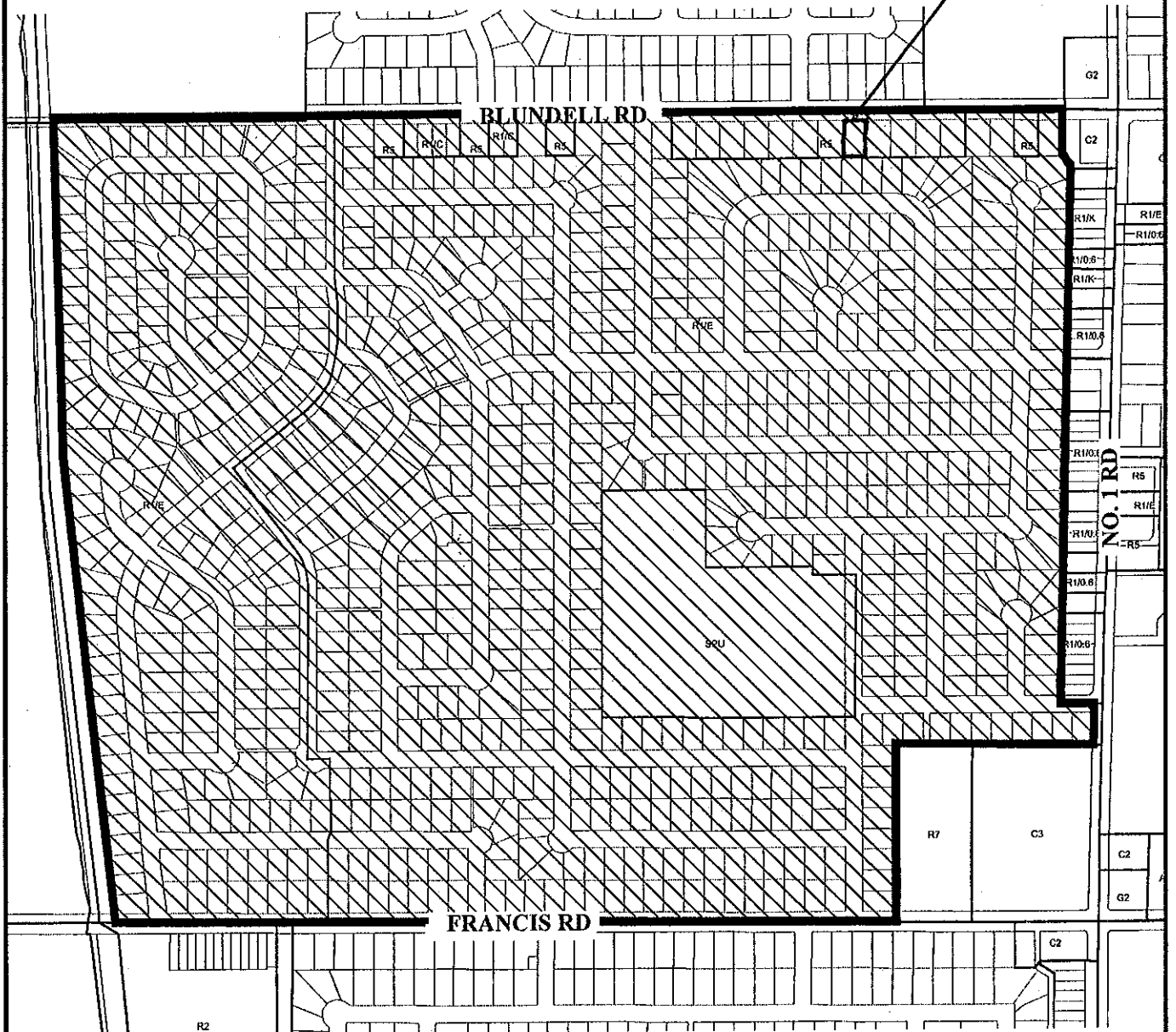
1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning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

SUBJECT  
PROPERTY



 Subdivision permitted as per R1/E



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

Original Date: 02/29/08

Amended Date: 05/20/08

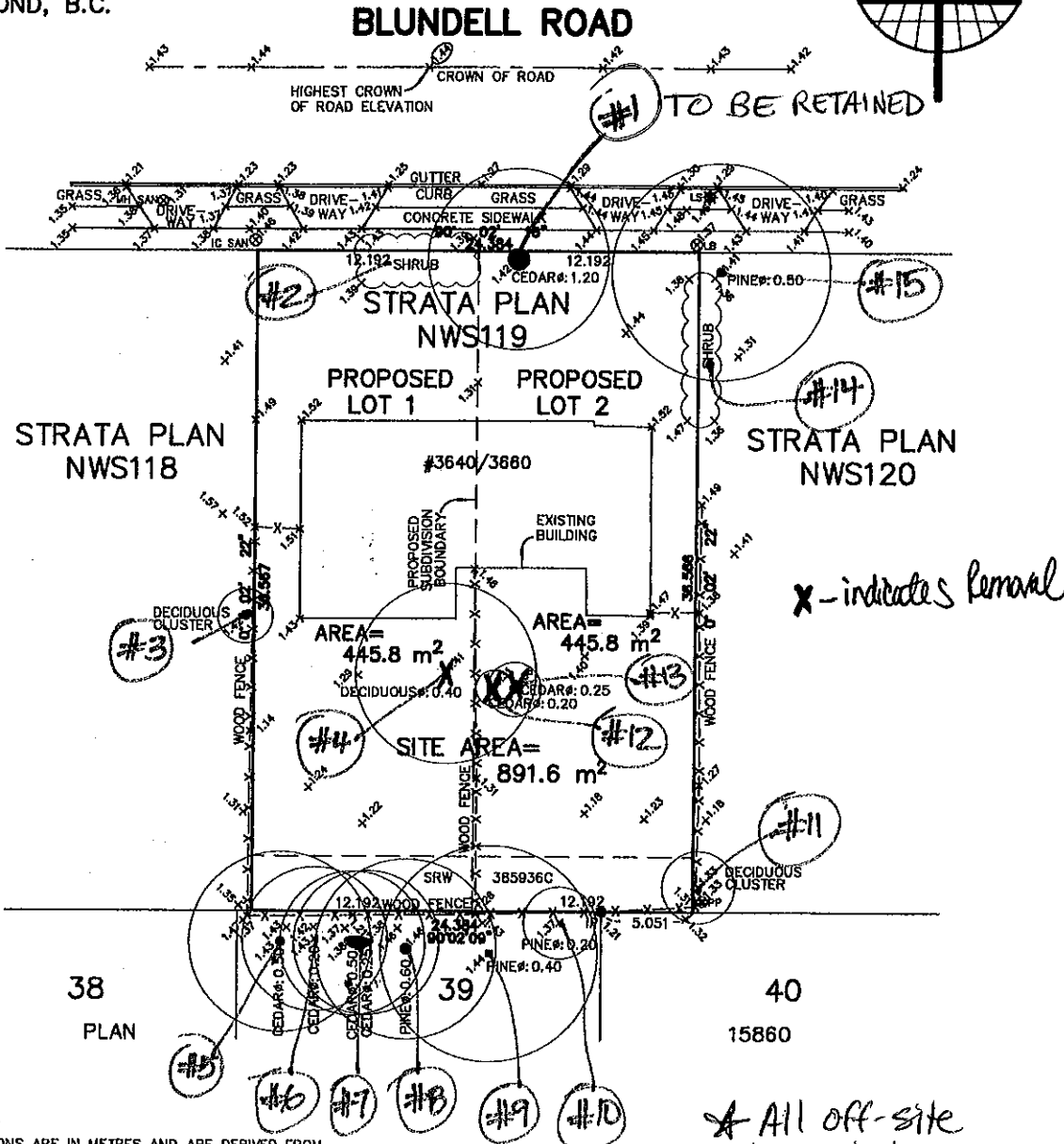
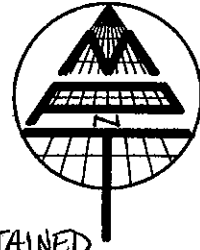
Note: Dimensions are in METRES

**SURVEY PLAN OF STRATA PLAN NWS119  
SECTIONS 21 AND 22 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT**

FOR THE PURPOSE OF APPLICATION  
FOR SUBDIVISION & NUMEROUS PERMITS

**CIVIC ADDRESSES**

#3640 & 3660 BLUNDELL ROAD  
RICHMOND, B.C.



*X - indicates removal*

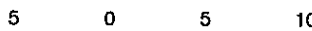
*All off-site trees to be retained & protected on-site.*

**NOTES:**

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #234 (77H4891) WITH AN ELEVATION OF 1.125 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

**LEGEND**

SCALE 1:250



ALL DISTANCES ARE IN METRES.

- x1.35 INDICATES SPOT ELEVATION
- \*LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- PP INDICATES POWER POLE
- IC INDICATES INSPECTION CHAMBER
- LB INDICATES LAWN BASIN
- IP INDICATES IRON POST

CERTIFIED CORRECT  
THIS 22ND DAY OF MARCH, 2010

B.C.L.S.

© COPYRIGHT

**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C., V7A 5H7  
PH: 604-270-9331  
FAX: 604-270-4137

CADFILE: 16321-001-TPG-000.DWG

R-10-16321-TPG

CLIENT REF: NORBERT SALDANHA

DATE OF SURVEY: MARCH 19, 2010

## Rezoning Considerations

3640/3660 Blundell Rd  
RZ 10-522209

Prior to final adoption of Zoning Amendment Bylaw 8623, the applicant is required to complete the following:

1. Submission of a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) for the planting and maintenance of three (3) replacement trees (min. 11 cm calliper deciduous or 6 m high conifer).
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 Tree # 1 and within the Tree Protection Zones of off-site trees that encroach into the subject site (Tree # 3, 5, 6, 7, 8, 9, 10, 11, 14, 15);
  - supervision of canopy thinning of Tree # 1; and
  - supervision of root pruning as required, as recommended by the Arborist.

The Contract must include the scope of work to be undertaken, 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.

3. Submission of a Survival Security to the City in the amount of \$1,000 for the Cedar in the front yard (Tree # 1).
4. Discharge covenants BE154019 & BE154020 that currently exist on Title, which restrict the use of the property to a duplex.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) new lots created, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind prior to final adoption of the rezoning bylaw about the affordable housing option selected, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single detached dwellings (i.e. \$5,274) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

6. Registration of a flood indemnity covenant on Title.

Prior to Demolition stage, the applicant will be required to:

- install Tree Protection Fencing around the dripline of the Cedar in the front yard (Tree # 1), a minimum of 5.4 m (17.7 ft) from the base of the tree to the west, south, and east, and along the north property line. To ensure adequate tree protection, the proposed driveway for the future east lot should be reduced in width to measure no more than 4.2 m (14 ft.), and no property line fences incorporating continuous foundation walls are permitted within the tree protection zone as their construction would damage the tree;
- install Tree Protection Fencing around all off-site trees that encroach into the subject site, as described in the Arborist's Report recommendations (Tree # 3, 5, 6, 7, 8, 9, 10, 11, 14 and 15, and the hedgerow that straddles the east property line).

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 and prepayment of 2010 Taxes.
- 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]

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8623 (RZ 10-522209)
3640/3660 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. 001-124-188

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW119

TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1.

P.I.D. 001-124-196

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW119

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 8623".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Five horizontal lines for recording readings and requirements.

CITY OF RICHMOND APPROVED by [signature] APPROVED by Director of Collector [signature]

MAYOR

CORPORATE OFFICER