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**To:** Planning Committee **Date:** April 07, 2008  
**From:** Brian J. Jackson, M.Arch.  
Director of Development **File:** RZ 07-361150  
**Re:** **Application by Matthew Cheng Architect Inc. for Rezoning at 8091 Gilbert Rd and 6800 & 6760 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD)**

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**Staff Recommendation**

That the application for the rezoning of 8091 Gilbert Rd and 6800 & 6760 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Comprehensive Development District (CD)" be denied.

Brian J. Jackson, MCIP  
Director of Development

BJ:sb  
Att.

<b>FOR ORIGINATING DEPARTMENT USE ONLY</b>
<b>CONCURRENCE OF GENERAL MANAGER</b>

## Staff Report

### Origin

A rezoning application has been made in Sections 19-4-6 & 20-4-6 to rezone 6800 & 6760 Blundell Road and 8091 Gilbert Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD) (**Attachment 2**). The purpose of the rezoning is for the applicant to subdivide the subject site into six (6) single-family lots with a new rear lane connecting to Gilbert Road (**Attachment 3**).

The application is contrary to the existing Lot Size Policy 5442, which was amended on September 19, 2005. Lot Size Policy 5442 (**Attachment 4**) permits subdivision as per Single-Family Housing District, Subdivision Area D (R1/D) at 6800 & 6760 Blundell Road and 8091 Gilbert Road provided that new lots access a lane not connected to Mirabel Court.

In accordance Division 702 of Zoning and Development Bylaw 5300, whenever a single-family rezoning application is received in an established single-family neighbourhood located outside of the City Centre area that is contrary to an existing 702 policy, staff will make a recommendation to the appropriate Council Committee on whether the application should be denied, judged on its own merits or considered in conjunction with a Single-Family Lot Size (702) Study.

The purpose of this report is to outline:

- Lot Size Policy 5442;
- The rezoning application at 6800 & 6760 Blundell Road and 8091 Gilbert Road;
- The Mirabel Court neighbourhood conditional support for redevelopment of the subject site; and
- Decision making options for Council.

### Background

There has been a history spanning decades of failed redevelopment attempts on this corner for a number of land uses including single-family, gas station and townhouse. Most recently, in December 2004, Patrick Cotter Architect Inc. applied to the City to rezone the subject site from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2 – 0.6) in order to permit a 18-unit townhouse development and later amended the application to Single-Family Housing District (R1 – 0.6) in order to permit a 7-lot subdivision (RZ 04-287193). When the developer hosted an open house with the Mirabel Court neighbourhood to discuss amending their application from multiple-family to single-family, the neighbourhood representatives expressed support for a 6-lot subdivision. With a revised application to permit a higher 7-lot subdivision, the Mirabel Court residents expressed their strong objections and Council reconfirmed and amended Lot Size Policy 5442 at the September 19, 2005 Public Hearing to reconfirm the minimum lot size (R1/D) for the subject lots and explicitly prohibit multi-family development.

For the last few years, the Mirabel Court neighbourhood has consistently sought redevelopment of the corner lots with:

- A subdivision with no more than six (6) single-family lots;
- Increased off-street parking provisions of four (4) parking spaces per lot;
- No access to Mirabel Court, either for pedestrians or vehicles; and
- Establishment of a new lane for vehicle access for the new lots.

### **Findings of Fact**

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

### **Project Description**

The proposal involves the assembly of three (3) properties to enable a six (6) lot rezoning and subdivision (**Attachment 3**). Two (2) of the lots front onto Blundell Road and the third lot fronts onto Gilbert Road. The applicant proposes to rezone the lots to a Comprehensive Development District (CD) and subdivide into six (6) single-family lots serviced with a new rear lane connecting to Gilbert Road. There would be no pedestrian or vehicle access from the new lane to Mirabel Court. Each of the new lots would provide four (4) off-street parking spaces.

Proposed redevelopment of the subject site does not include the triangular area at the rear of 6760 Blundell Road, which is proposed to be subdivided for the purposes of consolidation with the adjacent property to the south (8040 Mirabel Court) in accordance with the charge registered on title to the lands. There was an easement registered in 1983 on Title to 6760 Blundell Road, requiring the subdivision of the rear triangle for the benefit of the adjacent property at 8040 Mirabel Court.

A Subdivision application to create the proposed six (6) single-family lots and subdivide the new rear lane has also been submitted (SD 07-361268).

### **Surrounding Development**

Development surrounding the consolidated Blundell area site is as follows:

- To the north, across Blundell Road, are single-family dwellings on a mix of R1 – 0.6 and R1/E zoned lots between Curzon Street and Gilbert Road.
- To the northeast, across the Blundell and Gilbert intersection, is a three-storey over parking multi-family apartment building at the southern edge of City Centre, zoned R3.
- To the east, across Gilbert Road, are single-family dwellings, zoned R1/E.
- To the south are single-family dwellings fronting onto Mirabel Court and Gilbert Road, zoned Land Use Contract and R1/E.
- To the west, across a fire access lane with bollards, are single-family dwellings fronting onto Mirabel Court, zoned R1/E.

## **Related Policies & Studies**

### OCP Designation

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

The redevelopment proposal is also consistent with the OCP Lane Establishment & Arterial Road Redevelopment Policy. This Policy permits rezoning and subdivision where a Single-Family Lot Size Policy permits development on the properties fronting the arterial road and the development can connect to an operational lane or an existing side street.

### Lot Size Policy 5442

Although the proposal is consistent with arterial road redevelopment, it is not consistent with the minimum lot sizes supported in the existing Single-Family Lot Size Policy 5442 (**Attachment 4**). Should Council support the rezoning, the Lot Size Policy would need to be amended to permit the proposed 6-lot subdivision. Lot Size Policy 5442 (adopted by Council on September 17, 1990, renewed on February 19, 1996 and amended on September 19, 2005) applies to a portion of properties at the north parts of Sections 19-4-6 and 20-4-6. Lot Size Policy 5442 generally prohibits multiple-family residential development and allows for rezoning and subdivision to R1/E except for two (2) noted areas:

- 8091 Gilbert Road and 6800 & 6760 Blundell Road (subject site) are permitted to be rezoned and subdivided to R1/D provided that new lots access a lane not connected to Mirabel Court; and
- 8233 & 8239 Gilbert Road and 8226 & 8228 Mirabel Court are permitted to be rezoned and subdivided to R1/D provided no new accesses are created onto Gilbert Road.

The applicant advises that redevelopment of the subject site under the existing Lot Size Policy is not economically feasible. It would only permit the creation of four (4) new R1/D lots from the existing three (3) R1/E lots and development requires infrastructure upgrades, frontage improvements, land dedication (approximately 987 m<sup>2</sup>) for the construction of a new rear lane.

The applicant's proposal is, however, consistent with the intent of the Single-Family Lot Size Policy, which is to rezone and subdivide the subject site into new single-family lots fronting onto Blundell and Gilbert Roads with vehicle access from a new rear lane. Although the proposal is consistent with the overall intent, it is not consistent with the minimum lot sizes supported in the Single-Family Lot Size Policy.

Development Comparison Table

	Zoning	Lot Yield	Lot Sizes
Existing Subdivision	R1/E	3	691 m <sup>2</sup> , 814 m <sup>2</sup> & 1,875 m <sup>2</sup>
Lot Size Policy 5442	Min. R1/D	4 & lane	Min. 450 m <sup>2</sup>
Proposal	CD	6, lane & covenant subdivision	365 m <sup>2</sup> to 386 m <sup>2</sup>

Requested Amendment to Lot Size Policy 5442

As stated above, the proposal is not consistent with the Lot Size Policy 5442, which designates the subject properties as being able to redevelop to R1/D. The Lot Size Policy would need to be amended to permit the proposed development. The applicant is requesting that the neighbourhood be consulted about amending the Lot Size Policy 5442 to re-designate the subject properties to enable rezoning to Comprehensive Development District (CD) and subdivision into six (6) single-family lots (**Attachment 5**).

Due to the large size and limited frontage of the assembly and significant lane dedication requirement, the applicant is requesting a higher lot yield than the four (4) lots that could be achieved through R1/D. The subject properties are larger, with a greater width and depth compared to the adjacent smaller lots that have frontage on either Mirabel Court or Gilbert Road.

**Public Input**

The City has received considerable correspondence and public input regarding the subject properties over the years. Most recently, a rezoning application to permit townhouses was strongly objected to by the Mirabel Court neighbourhood. The application was revised to permit a 7-lot subdivision, and the neighbourhood still strongly objected to the rezoning. At that time, Mirabel Court neighbourhood representatives indicated that they would support a 6-lot subdivision. There have been a number of developer-hosted open houses over the last few years and the Mirabel Court neighbourhood has consistently supported modest redevelopment of the corner lots, which have fallen into considerable disrepair. In support of the developer's proposal, the Mirabel Court neighbourhood has submitted a petition of support (**Attachment 6**) for the following:

- A subdivision with no more than six (6) single-family lots;
- Increased off-street parking provisions of four (4) parking spaces per lot;
- Maximum Floor Area Ratio of 0.6 per lot;
- No access to Mirabel Court, either for pedestrians or vehicles;
- Establishment of a new lane connecting to Gilbert for vehicle access for the new lots; and
- No impact to the existing pedestrian and emergency vehicle access from Mirabel Court to Blundell Road.

## Staff Comments

Staff have conducted a technical review and no significant concerns have been identified with the technical aspects of the proposal. As noted above, redevelopment would require amendment of the existing Single-Family Lot Size Policy. As outlined below, redevelopment would also require legal agreements, tree compensation, voluntary contributions and a Servicing Agreement requirement for frontage improvements, infrastructure upgrading, and a new rear lane. The owner has agreed to the potential Rezoning considerations (**Attachment 8**).

## Analysis

### Option 1 – Denial (recommended as it is not in conformance with Lot Size Policy 5442)

The application does not conform with the 1990 single-family lot size policy which was amended in 2005, less than five (5) years ago. Although there is demonstrated substantial support for the proposal from the Mirabel Court neighbourhood, the petition of support (**Attachment 6**) does not include the residents of the single-family lots fronting Gilbert Road, which are also included in the Lot Size Policy 5442 area.

Based on Council's affirmation of a revised Lot Size Policy 5442 on September 19, 2005, staff recommend this application be denied.

### Option 2 – Lot Size Policy 5442 Amendment Study (Mirabel Court residents' preferred option)

In light of the demonstrated significant support from the Mirabel Court neighbourhood, Council may wish to direct staff to prepare a staff report for the subject rezoning application in conjunction with consulting with residents regarding an amendment to Lot Size Policy 5442.

If Council directs staff to investigate amending the Lot Size Policy 5442, a letter explaining the proposed changes would be sent out to all property owners in the policy area. The letter and information package would contain information on the location map and proposed subdivision plan of the six (6) lots as well as copies of the existing Lot Size Policy 5442 and requested changes to the policy. Staff would report back with the findings and a recommendation on how to proceed.

To proceed with Option 2, Council may consider the following motion, instead of the staff recommendation for denial:

“That authorization be given for staff to examine the amendment of Single-Family Lot Size Policy 5442 for the properties contained in Sections 19-4-6 & 20-4-6 (**Attachment 1**) to permit the Rezoning of 6800 & 6760 Blundell Road and 8091 Gilbert Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD) for a 6-lot subdivision accessed by a lane not connected to Mirabel Court; and

That staff conduct a public process with property owners and occupants within the study area, and that the findings be reported to Council through the Planning Committee.”

**Financial Impact or Economic Impact**

None.

**Conclusion**

In accordance with Single-Family Lot Size Policy 5442, staff recommend that the rezoning application be denied. The application does not conform with the 1990 single-family lot size policy which was amended in 2005, less than five (5) years ago.

However, as discussed in the Analysis section above, in light of the shared desire of the owner and the Mirabel Court neighbourhood for the redevelopment of the subject properties, Council may wish to consider the subject rezoning application in conjunction with Lot Size Policy 5442. To proceed in this manner, Council may consider the following motion instead of the staff recommendation for denial:

“That authorization be given for staff to examine the amendment of Single-Family Lot Size Policy 5442 for the properties contained in Sections 19-4-6 & 20-4-6 (**Attachment 1**) to permit the Rezoning of 6800 & 6760 Blundell Road and 8091 Gilbert Road from Single-Family Housing District, Subdivision Area E (R1/E) to Comprehensive Development District (CD) for a 6-lot subdivision accessed by a lane not connected to Mirabel Court; and

That staff conduct a public process with property owners and occupants within the study area, and that the findings be reported to Council through the Planning Committee.”

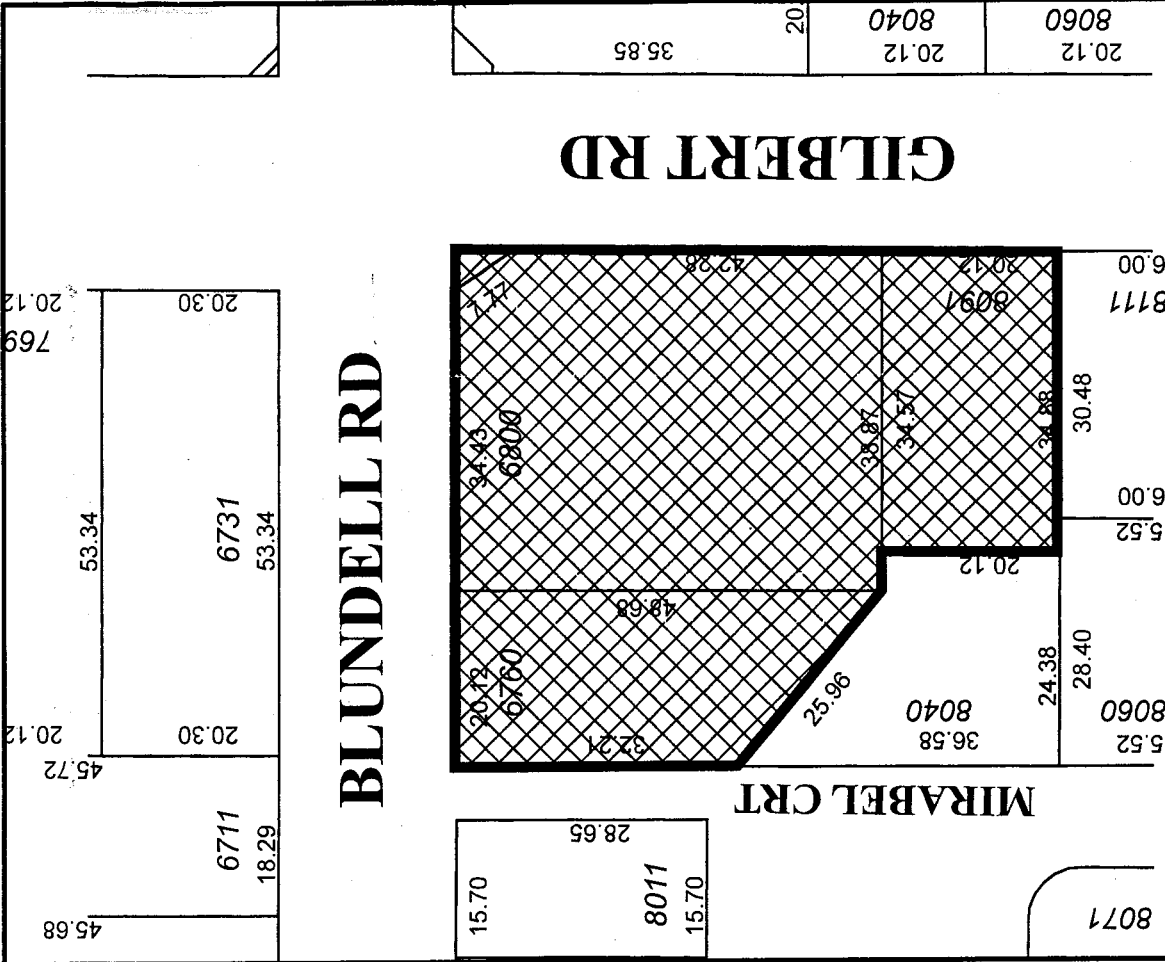


Sara Badyal, M.Arch.  
Planner 1

SB:rg

**List of Attachments**

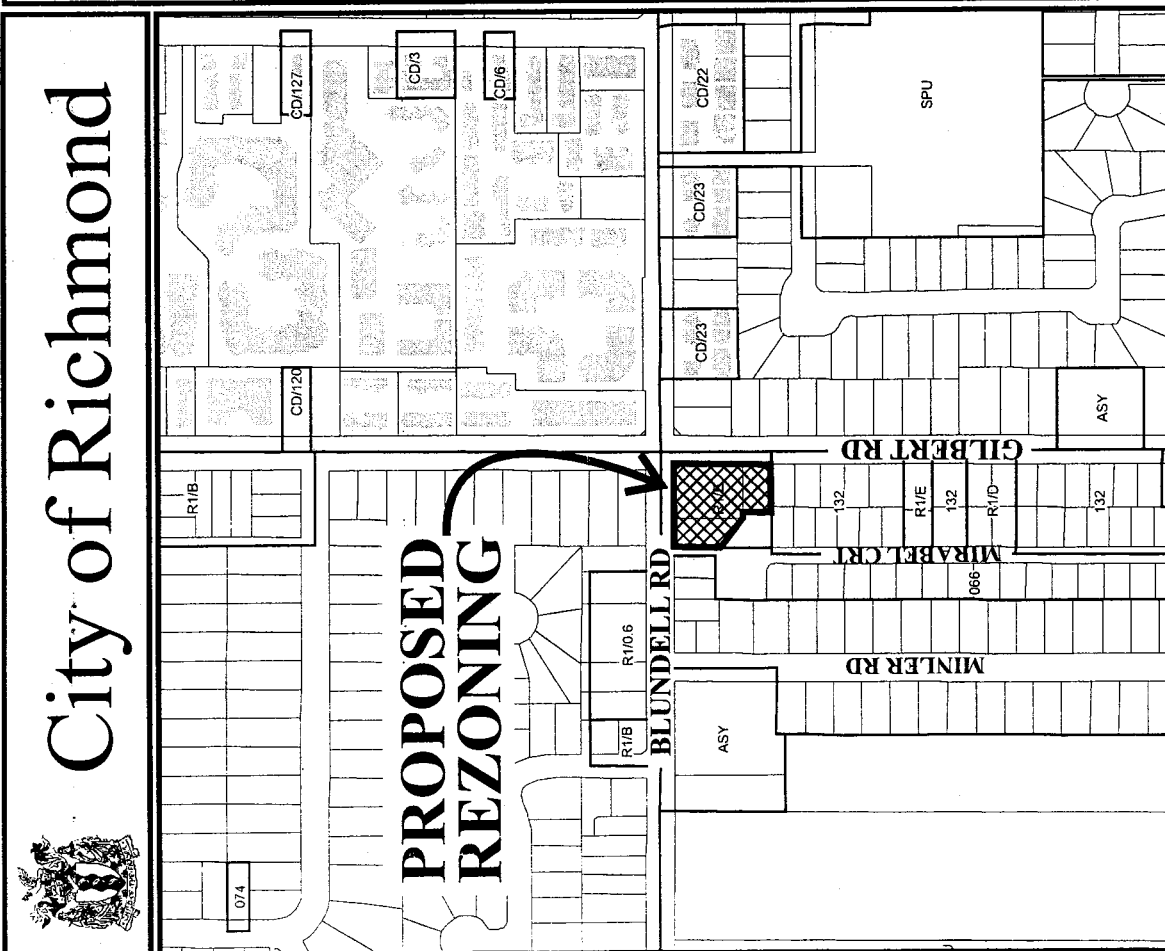
- Attachment 1 Location Map/GIS Aerial Photo
- Attachment 2 Development Data Sheet
- Attachment 3 Proposed Subdivision Layout
- Attachment 4 Lot Size Policy 5442
- Attachment 5 Requested Lot Size Amendment
- Attachment 6 Mirabel Court Neighbourhood Petition of support
- Attachment 7 Rezoning Considerations



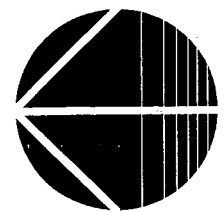
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Revision Date:

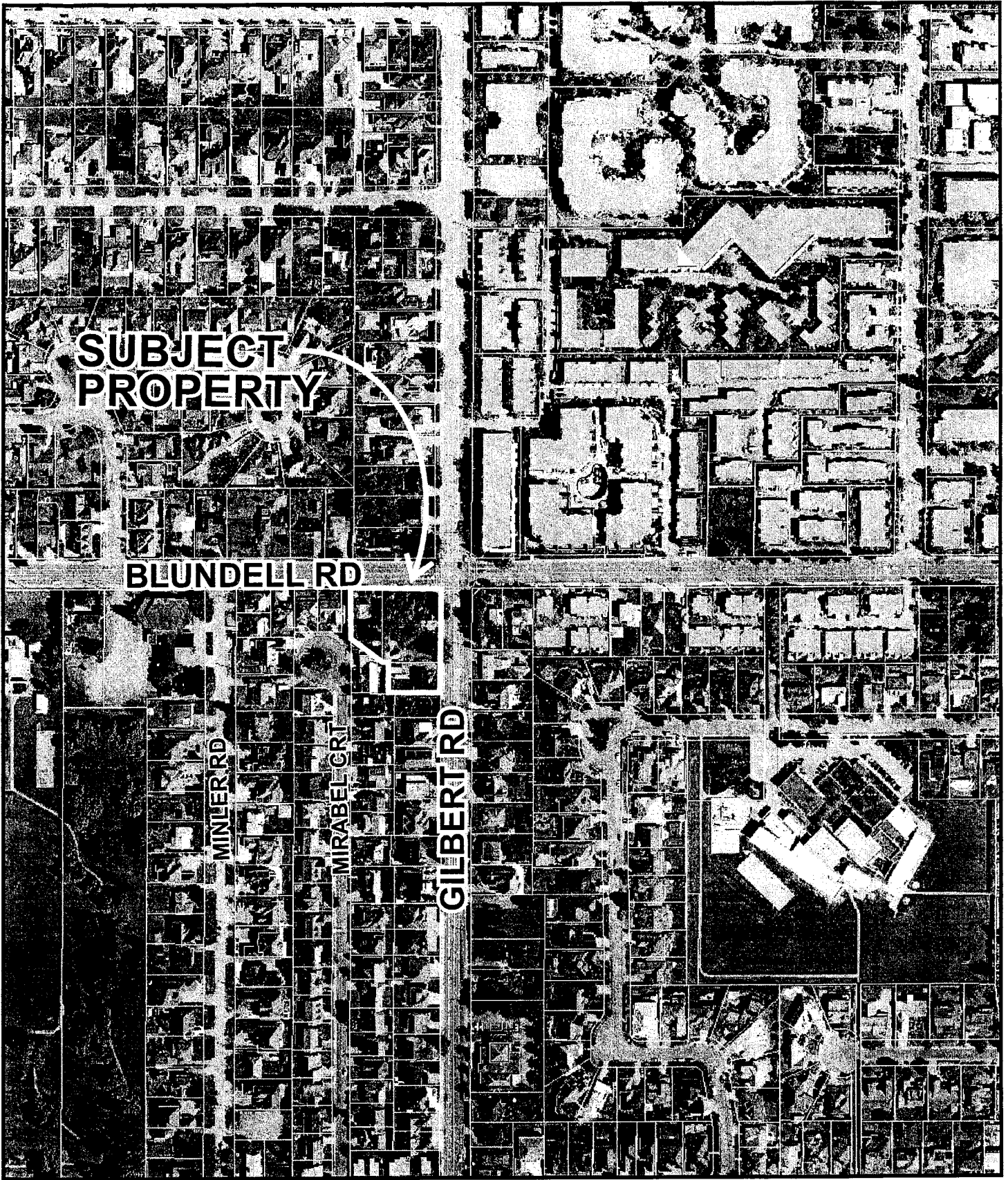
Note: Dimensions are in METRES



RZ 07-361150







**SUBJECT  
PROPERTY**

**BLUNDELL RD**

**MINLER RD**

**MIRABEL CRT**

**GILBERT RD**



**RZ 07-361150**

Original Date: 03/07/07

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 07-361150** **Attachment 2**

Address: 8091 Gilbert Rd and 6800 & 6760 Blundell Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): Blundell Area

	Existing	Proposed	
<b>Owner:</b>	Prosper Enterprises Ltd.	To be determined	
<b>Site Size (m<sup>2</sup>):</b>	3,397 m <sup>2</sup> (all 3 properties)	Lot area	2,245 m <sup>2</sup>
		Road/lane dedication	987 m <sup>2</sup>
		Covenant subdivision	165 m <sup>2</sup>
<b>Land Uses:</b>	Single-Family Residential	No Change	
<b>OCP Designation:</b>	Neighbourhood Residential Low-Density Residential	No Change	
<b>702 Policy Designation:</b>	Policy 5442 – R1/D at 8091 Gilbert and 6800 & 6760 Blundell Road with lane access not connected to Mirabel Court	Maximum of 6 single family lots in the area of 8091 Gilbert and 6800 & 6760 Blundell Road with lane access not connected to Mirabel Court	
<b>Zoning:</b>	R1/E	CD	
<b>Number of Units:</b>	3 existing single-family dwellings	6 single-family lots	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	0.6 Max.	None permitted
Lot Coverage – Building:	Max. 45%	45% Max.	None
Lot Size (min. dimensions):	365 m <sup>2</sup>	386 m <sup>2</sup> to 365 m <sup>2</sup>	None
Setback – Front Yard:	Min. 6 m	6 m Min.	None
Setback – Side Yards:	Min. 1.2 m Min. 3.0 m to Public Road	1.2 m Min. 3.0 m to Public Road	None
Setback – Rear Yard:	Min. 6 m	6.0 m Min.	None
Height (m):	Max. 9 m	9 m Max.	None
Off-street Parking Spaces:	4 per lot	4 per lot	None
Off-street Parking Spaces - Total:	24	24	None
Tandem Parking Spaces:	Permitted	24 spaces	None

**PROPOSED SUBDIVISION PLAN OF:**

- 1) LOT 1 EXCEPT: PART SUBDIVIDED BY PLAN 62406
- 2) LOT 2
- 3) PART OF LOT 3 EXCEPT: PART SUBDIVIDED BY PLAN 62406
- ALL OF SECTION 19 BLOCK 4 NORTH RANGE 6 WEST
- NEW WESTMINSTER DISTRICT PLAN 14394

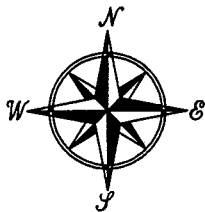
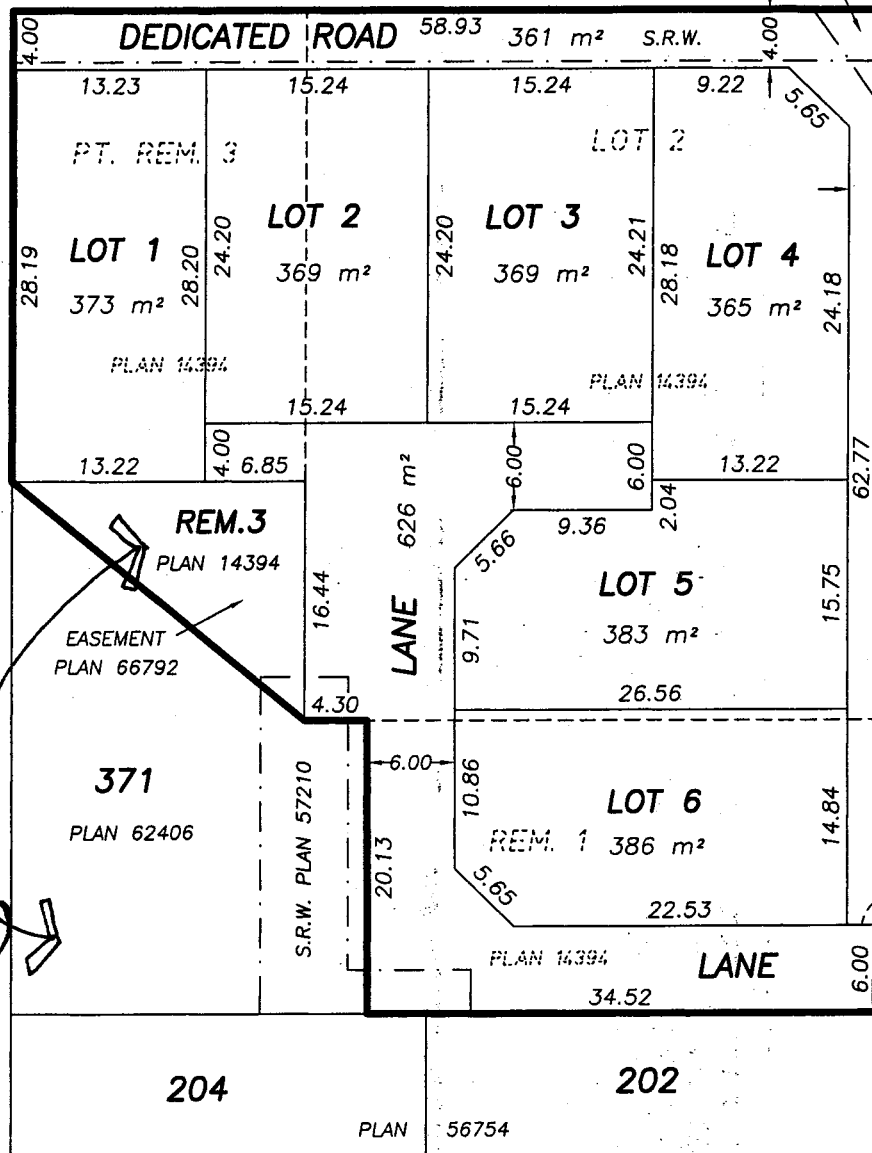
#8091 GILBERT ROAD,  
RICHMOND, B.C. (LOT 1)  
P.I.D. 009-035-010

#6800 BLUNDELL ROAD,  
RICHMOND, B.C. (LOT 2)  
P.I.D. 004-184-033

#6760 BLUNDELL ROAD,  
RICHMOND, B.C. (LOT 3)  
P.I.D. 004-868-790

**BLUNDELL ROAD**

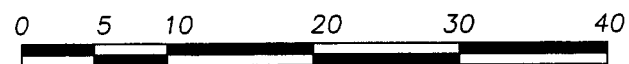
S.R.W.  
PLAN  
68316



TO BE CONSOLIDATED  
INTO 1 LOT  
(8040 MIRABEL CRT)

© 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: jctam@telus.net  
Job No. 2652  
Drawn By: KA

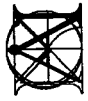
**SCALE: 1:500**



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**DWG No. 2652-PRO-SUB**

NOVEMBER 5th, 2007.



**MATTHEW CHENG ARCHITECT INC.**

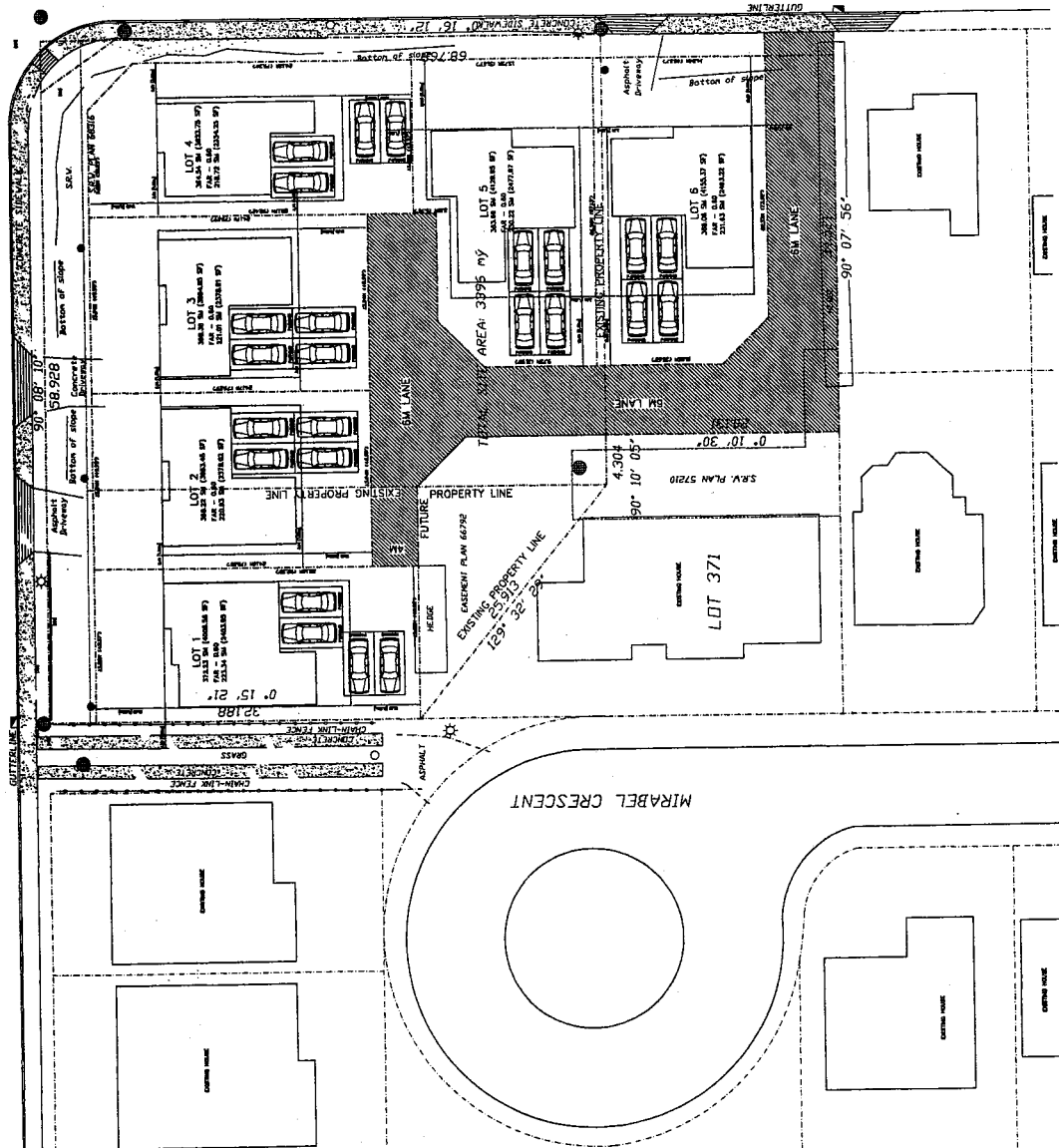
100 DUNDAS ST. W. SUITE 200  
 TORONTO, ONT. M5G 1C5  
 TEL: (416) 593-8888  
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 WWW.MCHENGARCHITECT.COM

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Prep. Date: 08/20/2007  
 Issued/Revising: 08/20/2007  
 Project Name: 2007-0001-0001-0001

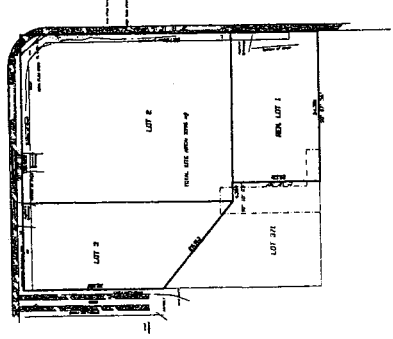
GILBERT ROAD

BLUNDELL ROAD

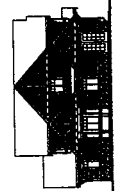


**EXISTING 3 LOTS**

1. LOT 1 EXCEPT PART SUBDIVIDED IN PLAN 66782.
2. LOT 2 AND 3.
3. LOT 3 EXCEPT PART SUBDIVIDED IN PLAN 66782.
4. ALL OF SECTION 15 BLOCK 4 NORTH RANGE 4 WEST 15th WESTMINSTER MUNICIPAL PLAN 1000.



CONCEPT ELEVATION - CORNER LOT (ALONG BLUNDELL)



CONCEPT ELEVATION - CORNER LOT (ALONG GILBERT)

PROJECT: 2007-0001-0001-0001  
 BLUNDELL/GILBERT  
 6780 BLUNDELL RD.  
 6800 BLUNDELL RD.  
 8081 GILBERT RD.  
 RICHMOND, B.C.

SHEET TITLE  
 SITE PLAN  
 CONCEPT ELEVATIONS

Project Name:  
 Project Number:  
 Revision Date:  
 Date:  
 Scale:  
 1/8" = 1'-0"

Rev. No. A01  
 Revision Date:  
 Date:  
 Project Name:  
 Date:

NO.	DATE	DESCRIPTION	BY	CHECKED
1	2018.08.10	ISSUED FOR PERMIT	PL	PL
2	2018.08.10	ISSUED FOR PERMIT	PL	PL
3	2018.08.10	ISSUED FOR PERMIT	PL	PL



**PO GROUP**  
Landscape Architects Ltd.  
1000 West 10th Street, Suite 200  
Vancouver, BC V6H 2G6  
Tel: 604-681-1111

**CLIENT**  
Landscape International  
Development Ltd.

**ARCHITECT**  
Matthew Cheng Architect  
1000 West 10th Street, Suite 200  
Vancouver, BC

**PROJECT**  
6760, 6880 Blundell  
& 8081 Gilbert Rd.  
Richmond BC

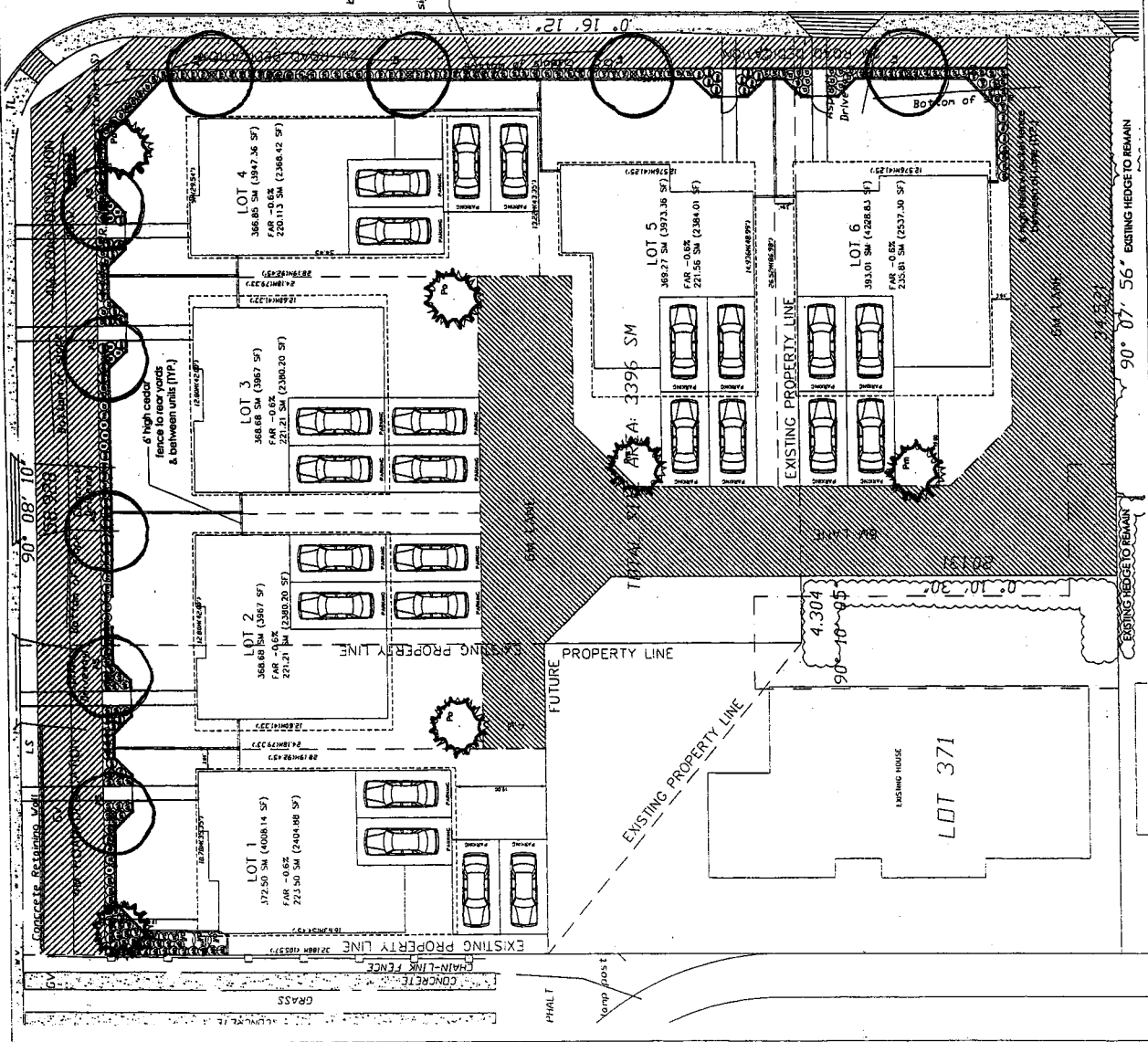
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2	2018.08.10	ISSUED FOR PERMIT	PL	PL
3	2018.08.10	ISSUED FOR PERMIT	PL	PL

CODE	QTY	Botanical Name	PLANT LIST	COMMON NAME	SIZE
AS	6	Azorella	Scrub Rose	Scrub Rose	60cm cal. WB
LS	3	Liquidambar	Star Magnolia	Star Magnolia	60cm cal. WB
Pa	3	Picea	Parsons	Parsons	3.0m WB
Pm	3	Picea	Mariana	Mariana	3.0m WB
au	9	Arctostaphylos	Uva-ursi	Uva-ursi	42 pot
ab	19	Abies	Japanese Blue	Japanese Blue	42 pot
ag	13	Agave	Parsons	Parsons	42 pot
aj	13	Juniperus	Horizontal	Horizontal	42 pot
cz	18	Crataegus	Crataegus	Crataegus	42 pot
ew	10	Eucalyptus	Widifolia	Widifolia	42 pot
ga	29	Gaultheria	Prostrata	Prostrata	42 pot
ma	25	Malva	Parsons	Parsons	42 pot
ph	26	Populus	Parsons	Parsons	42 pot
pm	26	Populus	Parsons	Parsons	42 pot
ra	1	Rosa	Parsons	Parsons	42 pot
ta	12	Taxus	Parsons	Parsons	42 pot
vo	3	Vaccinium	Parsons	Parsons	42 pot
vd	32	Viburnum	Parsons	Parsons	42 pot

bus stop bench

sign (bus stop)  
4' High metal railing  
to form yards (MIP)

GILBERT ROAD



- NOTES**
- All landscape work shall be carried out in accordance with the current edition of the British Columbia Landscape Standard published by BCSPA/CBCA and the contract specification.
  - Landscape drawings and Civil drawings shall be coordinated.
  - Growing medium in accordance with the current edition of the British Columbia Landscape Standard shall be provided to the following minimum specifications:  
Grass Areas - 100 mm (4") Vines & Perennials - 450 mm (18") Trees - Minimum 300 mm (12") of basal soil around the rootball compacted to 85% Std. Proctor Density



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: September 17, 1990  
 Renewed by Council: February 19, 1996  
 Amended by Council: September 19<sup>th</sup>, 2005

**POLICY 5442**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6 and 20-4-6

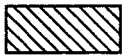
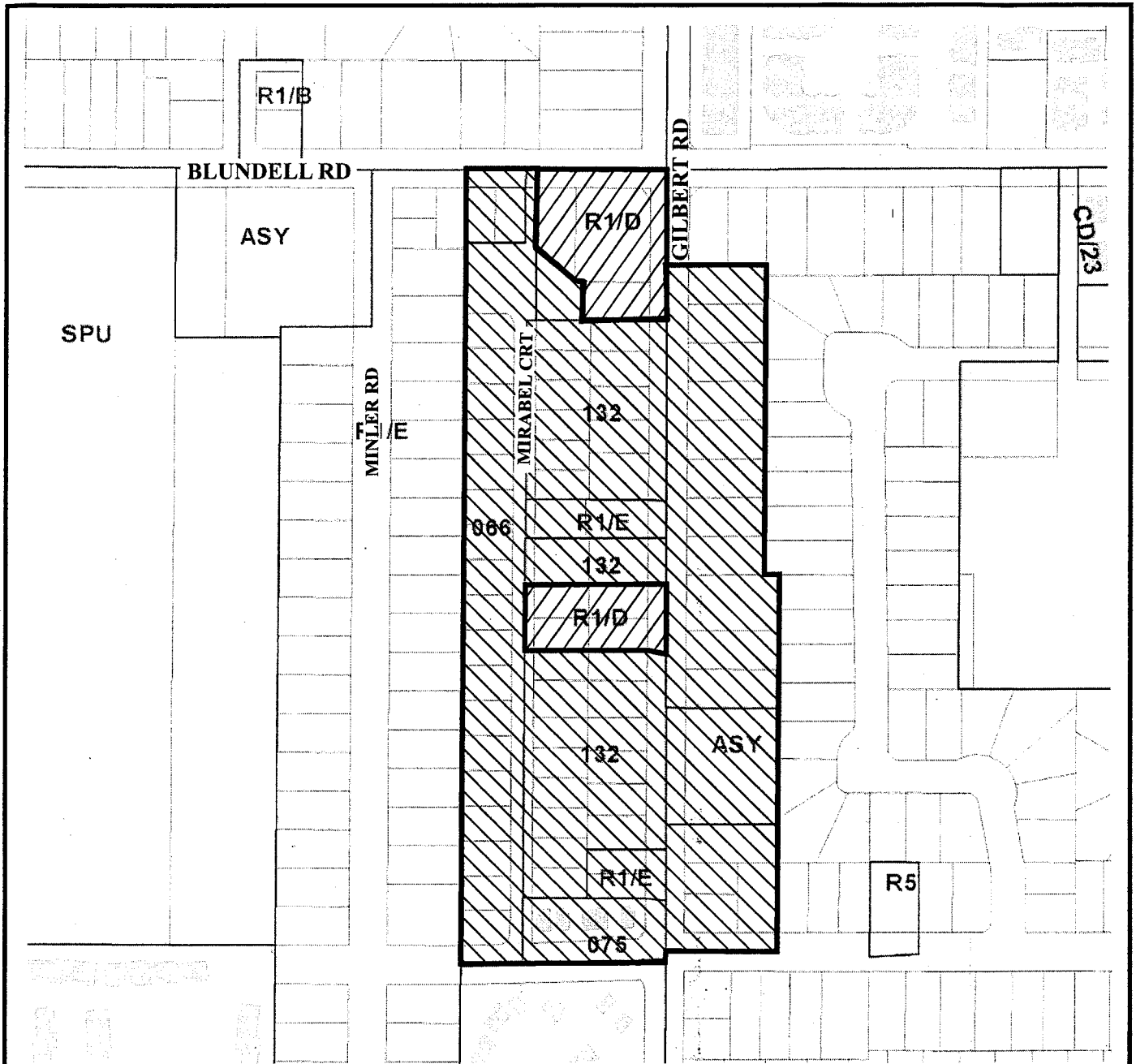
**POLICY 5442:**

The following policy establishes lot sizes in a portion of Section 19-4-6 and Section 20-4-6 located on **Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road south of Blundell Road:**

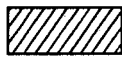
1. That properties within the area of Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road, in a portion of Section 19-4-6 and Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following provisions:
  - a) That 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court be permitted to subdivide as per Single-Family Housing District (R1/D), provided that no new accesses are created onto Gilbert Road; and
  - b) That 8091 Gilbert Road, 6800 and 6760 Blundell Road be permitted to subdivide as per Single-Family Housing District (R1/D), provided that the lots are accessible by a lane which would not be connected to Mirabel Court;

and that this policy, as shown on the accompanying plan, 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 changed by the amending procedures contained in the Zoning and Development Bylaw.

2. That multiple-family residential development shall not be permitted.



Subdivision permitted as per R1/E



Subdivision permitted as per R1/D at 6800, 6760 Blundell Rd. and 8091 Gilbert Rd. provided that new lots access a lane not connected to Mirabel Crt.; and 8233, 8239 Gilbert Rd and 8226, 8228 Mirabel Crt. provided that no new accesses are created onto Gilbert Rd.



## Policy 5442 Section 19-4-6 & 20-4-6

Adopted Date: 09/17/90

Amended Date: 09/19/05

Note: Dimensions are in METRES



# City of Richmond

# Requested Policy

Page 1 of 2

Requested amendment

POLICY 5442

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6 and 20-4-6

## POLICY 5442:

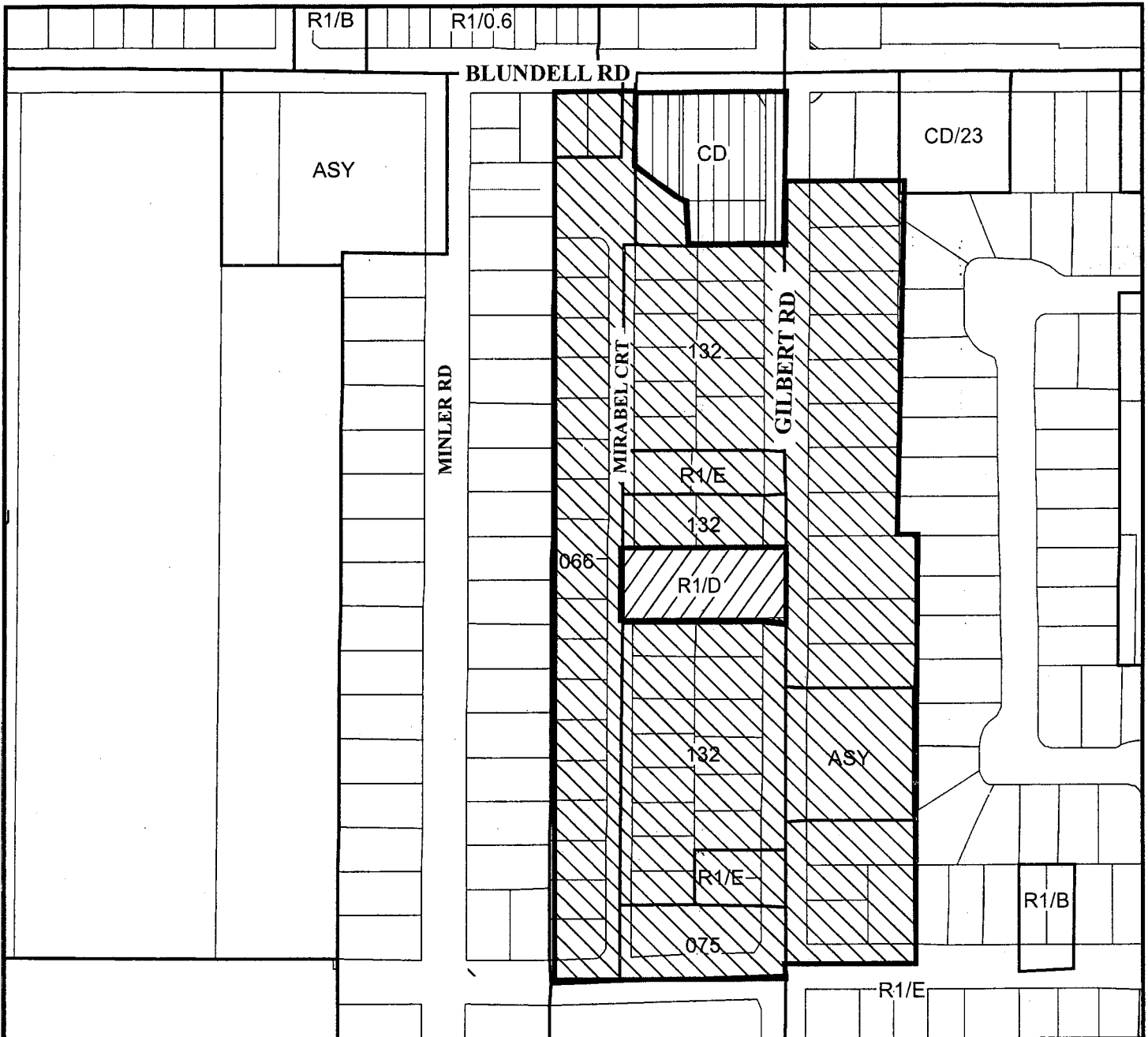
The following policy establishes lot sizes in a portion of Section 19-4-6 and Section 20-4-6 located on Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road south of Blundell Road:

1. That properties within the area of Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road, in a portion of Section 19-4-6 and Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following provisions:
  - a) That 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court be permitted to subdivide as per Single-Family Housing District (R1/D), provided that no new accesses are created onto Gilbert Road; and
  - b) That 8091 Gilbert Road, 6800 and 6760 Blundell Road be permitted to subdivide as per **Comprehensive Development District (CD)**, provided that there are **not more than 6 lots** and that the lots are accessible by a lane which would not be connected to Mirabel Court;

and that this policy, as shown on the accompanying plan, 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 changed by the amending procedures contained in the Zoning and Development Bylaw.

2. That multiple-family residential development shall not be permitted.





Subdivision permitted as per **R1/E**



Subdivision permitted as per **CD** at 6800, 6760 Blundell Road and 8091 Gilbert Road provided that there are no more than 6 lots and that the lots access a lane not connected to Mirabel Court;



Subdivision permitted as per **R1/D** at 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court provided that no new accesses are created onto Gilbert Road.



# Requested Policy 5442 Section 19-4-6 & 20-4-6

Adopted Date: 03/26/08

Amended Date: 04/02/08

Note: Dimensions are in METRES

R1/B

R1/0.6

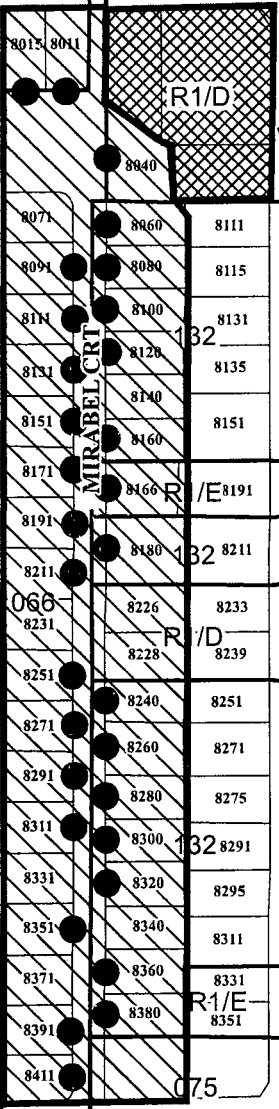
ATTACHMENT 6

BLUNDELL RD

CD/23

ASY

**SUBJECT SITE  
(RZ 07-361150)**



● Support for proposal subject to signed initiative



Mirabel Court  
Neighbourhood Response Initiative Map

Adopted Date: 03/27/08

Amended Date: 04/02/08

Note: Dimensions are in METRES

## NEIGHBOURHOOD RESPONSE INITIATIVE

### Rezoning application for 8091 Gilbert Rd and 6800 and 6760 Blundell Road, Richmond, BC – (RZ 07-361150)

We, the undersigned, are residents of Mirabel Court, Richmond, BC.

We hereby support the current re-zoning application for **Comprehensive Development District**, on the condition and assurance of the City of Richmond that the amended rezoning designation would include the following mandatory provisions:

- Creation of a maximum of six lots on the three existing lots to permit a maximum of six single-family dwellings.
- A requirement of at least four off-street motor-vehicle parking spaces per lot.
- A maximum dwelling density of 0.6 floor-area ratio per lot.
- No vehicle access onto Mirabel Court from any of the lots to be created by the proposed rezoning. The only motor vehicle access to the properties subject to the rezoning application will be via a rear, common driveway off the west side of Gilbert Road, south of Blundell Road, as indicated on plans shown by the rezoning applicant to neighbourhood residents at a public information meeting held on June 13, 2007, and attended by a Richmond Planning Department representative.
- Existing pedestrian and emergency-vehicle access between the north end of Mirabel Court and Blundell Road shall not be affected by the proposed rezoning and subsequent development.

<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
P + M. WILLIAMSON	8166 MIRABEL CT	M. Williamson	15/08/07
R + J. LUI	8391 Mirabel Ct	R. Lui	19/08/07
Tony's Pat Bartij	8171 Mirabel Ct.	Pat Bartij	19/08/07
Chiao Chen	8111 Mirabel Ct	Chiao Chen	19/08/07
Anne Ash	8171 Mirabel Ct.	A. Ash	19/08/07
WILBY LAU	8100 Mirabel Court	W. Lau	19/08/07
BILL DILLON	8060 MIRABEL COURT	B. Dillon	19/08/07
JUDY SAM	8411 MIRABEL CRT	Judy Sam	19/08/07
Pauline Cheung	8080 Mirabel Court	Pauline Cheung	19/08/07
Zaida Lau	8260 Mirabel Ct.	Z. Lau	19/08/07

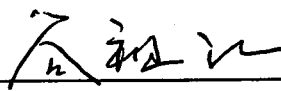
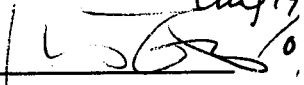
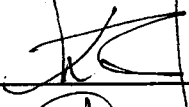


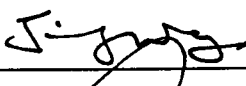
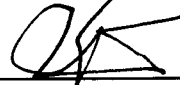
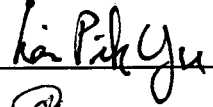
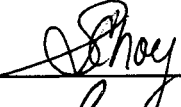
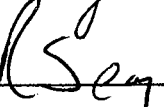
## NEIGHBOURHOOD RESPONSE INITIATIVE

**Rezoning application for 8091 Gilbert Rd and 6800 and 6760 Blundell Road,  
Richmond, BC – (RZ 07-361150)**

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Name	Address	Signature	Date
JO-KIANG KOOK	8040 Mirabel Ct.		Aug 19/07
DIAN IP GAO	8015 Mirabel Ct		Aug 19/07
PAK WAL MAK	8380 Mirabel Court		Aug 20/07
AUDREY YEUNG	8360 MIRABEL COURT		Aug 20/07
WINNIE SHUI	8320 MIRABEL COURT		Aug 20/07
JING WANG	8300 Mirabel ct.		Aug 20/07
Alan Reynolds	8280 Mirabel Ct		Aug 20/07
LAI PIK YU	8240 Mirabel Court		Aug 20/07
SANDRA CHOI	8091 Mirabel Court		Aug 21/07
Rae Seay	8211 MIRABEL COURT		Aug 21/07

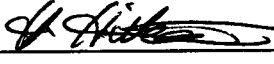
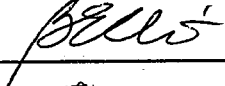
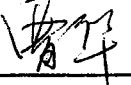
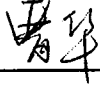

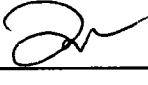

**NEIGHBOURHOOD RESPONSE INITIATIVE**

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<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
H. HIRATSUKA	8351 MIRABEL CRT.		Aug 20/07
B. ELLORIN	8311 MIRABEL CRT.		Aug 20/07
	8281 Mirabel CRT		Aug 20/07
FRANK SYKES	827/ Mirabel		Aug 20/07
JOSEPHINE HO	8191 Mirabel Ct		Aug 20/07
Jean H. Woods	8251 MIRABEL CRT		AUG. 20/07


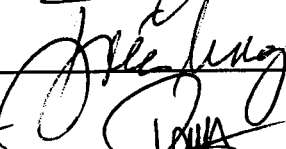
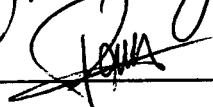
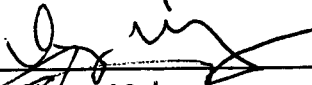
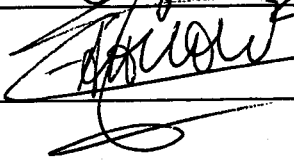
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<u>Name</u>	<u>Address</u>	<u>Signature</u>	<u>Date</u>
Carol Chen	8160 Mirabel Court		Aug 19/07
Tony/DORIS LAM	8151 MIRABEL COURT		Aug 19/07
Judy & Penny	8120 Mirabel Court		Aug 19/07
Ivy Wong	8180 MIRABEL CT.		AUG. 20/07
ERIC AH-YON	8011 MIRABEL CT.		AUG. 20/07

**Potential Rezoning Considerations**  
**8091 Gilbert Rd and 6800 & 6760 Blundell Road ("the lands")**  
**RZ 07-361150**

Should Council direct staff to examine the Single-Family Lot Size Policy and the proposed rezoning application, the developer has confirmed agreement to complete the following prior to final adoption of a zoning amendment bylaw:

1. Proof of a contract with a Registered Arborist to monitor works and demolition immediately adjacent to retention trees.
2. Submission of a landscape plan prepared by a Landscape Architect to the satisfaction of the Director of Development. The landscape plan should include the replacement trees required.
3. Submission of landscaping security in the amount of the cost estimate provided by the Landscape Architect.
4. Registration of a Road Dedication of 4 metres along the site's entire Blundell Road frontage and 2 metres along the site's entire Gilbert Road frontage for future road widening, complete with a 4m x 4m corner cut from the new Property Lines at the Gilbert & Blundell intersection (which will require the demolition of the existing dwellings).
5. Registration of lane dedication as required, mainly 6m wide with 3m x 3m corner cuts at internal intersections. The lane access to the proposed northwest lot is supported as 4m wide. Added to this is to be an area of approximately 4.3m x 12.2m at the rear of 8040 Mirabel Court for two additional offsite visitor parking spaces, which is to be included as part of the Servicing Agreement.
6. Consolidation of all the lots (with the exception of item 7 below) into one (1) development parcel (which will require the demolition of the existing buildings).
7. In accordance with the covenant registered on title to the lands, Subdivision and Consolidation of the excess lands in the "triangle" at the rear of 6760 Blundell (easement plan 66792) with the lot at 8040 Mirabel Court. This requires a second supplementary Subdivision\* application.
8. Registration of a flood indemnity covenant on title to the lands (minimum 0.9 m GSC).
9. Registration of a legal agreement on title to the lands ensuring that the only means of access is to the rear lane and that there be no access to Mirabel Court.
10. City acceptance of the developer's offer to voluntarily contribute \$500 per tree in-lieu of the number of replacement trees not accommodated on-site to go to the Tree Compensation Fund.
11. City acceptance of the developer's offer to voluntarily contribute \$45,274.38 toward City Identified Contributions for Water (\$4,608.66), Storm (\$26,763.48) and Sanitary (\$13,902.24).

12. Enter the City's standard Servicing Agreement\* for design and construction of full frontage improvements and the new rear lane. All works are at the developers' sole cost; i.e. no credits. Works include, but are not limited to:
  - a. Gilbert Road: New 1.5 m wide concrete sidewalk at the new Property Line, creation of a minimum 2 m wide grass boulevard with street trees. Replacement of the existing bus stop with a decorative bus shelter complete with a concrete pad in the boulevard. Should the City STILL not have an approved shelter design by the time of construction, the developer can contribute a firm price of \$6,000, which will be used towards construction of a shelter in the future.
  - b. Blundell Road: New 1.5 m wide concrete sidewalk at the new Property Line, creation of an approximately a 5 m wide grass boulevard with street trees;
  - c. New Rear Lane: 5.1 m wide asphalt, with roll curb & gutter on both sides, storm sewer and post top street lighting;
  - d. Intersection Enhanced Accessibility: Contribution in the amount \$12,000 for pedestrian signal enhancements for all four legs of the Blundell/Gilbert intersection; and
  - e. Infrastructure Upgrades: Storm sewer upgrades as identified in the capacity analyses. Water and sanitary upgrade or a letter/drawing signed and sealed by a professional engineer confirming the existing pipe size across the frontages meets City requirements. Minimum pipe sizes are 600mm for storm, 200mm for sanitary and 150 mm for water.
13. Prior to future Building Permit\* issuance, Subdivision\* completion for the creation of the new lots.
14. Prior to future Building Permit\* issuance, submission of a construction parking and traffic management plan\* to the satisfaction of the Transportation Department.

[Signed original on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date

\* Separate application process required