



**To:** Planning Committee **Date:** February 21, 2011  
**From:** Brian J. Jackson, MCIP **File:** RZ 10-544588  
 Director of Development  
**Re:** **Application by Bhupinder Sall for Rezoning at 6451 Blundell Road from Single Detached (RS1/E) to Coach House (RCH)**

**Staff Recommendation**

That Bylaw No. 8726, for the rezoning of 6451 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		
<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

Bhupinder Sall has applied to the City of Richmond for permission to rezone 6451 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.

### Findings of Fact

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

### Surrounding Development

- To the north: 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);
- To the south: Across Blundell Road, Blundell Elementary School; and
- To the west: Generally Single-Family dwellings on large lots zoned Single Detached (RS1/E) with rear lane access. Two (2) coach house lots are recently created by a subdivision of 6411 Blundell Road. The rezoning application to rezone the adjacent property (6431 Blundell Road) to Coach House (RCH) has been given Third Reading on November 15, 2010 (reference file RZ 10-529746).

### 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 development 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 10.31 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 unit on 50% of new lots created through rezoning/subdivision or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve.

This rezoning application complies with the Strategy, as it is a proposal to rezone the subject site to Coach House (RCH) zone, whereby a coach house unit is required to be built in conjunction with a single-family dwelling. A total of two (2) coach house units will be provided as part of this development.

### 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.

### **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**

#### Tree Preservation

A Tree Survey (**Attachment 4**) and a Certified Arborist's report were submitted in support of the application; 18 trees were identified and assessed:

- 12 bylaw-sized trees and one (1) under-sized tree on the subject property;
- one (1) hedgerow and one (1) bylaw-sized tree on the adjacent property to the west (6431 Blundell Road); and
- three (3) bylaw-sized trees on the adjacent property to the east (6471 Blundell Road).

The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to remove all bylaw-sized trees on the subject site:

- Five (5) bylaw-sized trees are proposed to be removed due to conflict with the allowable single-family building envelope. Four (4) of which have been previously topped and are not good candidates for long-term retention. One (1) tree (tag #2 – 31cm cal Spruce) is in good condition; however, in order to retain this tree the building envelope would need to be reduced by 50%.
- Seven (7) trees are located in the proposed lane dedication. Three (3) of which are either dead, dying or suffering from severe disease infections (Bacterial Blight and Canker) such that they should be removed and replaced. The other four (4) trees have been identified as to be in good condition; however, these trees cannot be saved due to the proposed lane construction.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 24 replacement trees are required. Based on the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

# Trees removed/to be removed	dbh	# trees to be replaced	Min. calliper of deciduous tree	or	Min. height of coniferous tree
2	20-30 cm	4	6 cm		3.5 m
5	31-40 cm	10	8 cm		4.0 m
2	41-50 cm	4	9 cm		5.0 m
3	> 60 cm	6	11 cm		6.0 m

Due to the configurations of the future lots and building footprints, it is expected that only eight (8) replacement trees can be planted on site. The applicant has agreed to provide a voluntary contribution of \$8,000 to the City’s Tree Compensation Fund in-lieu of planting the remaining 16 replacement trees.

In order to ensure that the proposed replacement trees will be planted and that the front yards of the future lots will be enhanced, a Landscape Plan, prepared by a registered landscape architect, and a landscaping security, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw. The landscape plan should comply with the guidelines of the Official Community Plan’s Arterial Road Redevelopment Policy and include eight (8) replacement trees (a mix of coniferous and deciduous). If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The applicant is also proposing to remove three (3) bylaw-sized trees on the adjacent property to the east (6471 Blundell Road), along the common property line, to facilitate the proposed lane extension. A consent letter from the property owners of 6471 Blundell Road is on file. The City’s Tree Preservation Coordinator has no concern on the proposed removal. A separate Tree Cutting Permit is required prior to final adoption of the rezoning bylaw. It is noted that a hedgerow and a bylaw-sized tree on the adjacent property to the west (6431 Blundell Road), along the common property line, have been identified for removal as part of the rezoning application of 6431 Blundell Road (RZ 10-529746).

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 proposed lane extension. The developer is required to enter into a standard Servicing Agreement for the design & construction of a lane extension along the entire north property line of the site. The proposed lane is to include (but not limited to) storm sewer, sand/gravel base, roll over concrete curb and gutter (both sides), asphalt pavement, and lane lighting. Design should also include water, storm and sanitary service connections for each proposed lot and the removal of the existing driveway crossing on Blundell Road. Typically, completion of a Servicing Agreement could be deferred to subdivision stage of a development; however, staff request that this requirement be included in the rezoning process for the subject proposal in order for staff to coordinate future developments to the east.

It is noted that 6431 Blundell Road is in the process of rezoning and entering into a Servicing Agreement to construct a lane extension to the subject site. Without a connection to the existing municipal lane system, there is no redevelopment potential for this site. Therefore, prior to forwarding this application to Council for final approval, adoption of the rezoning application for 6431 Blundell Road (RZ 10-529746, Bylaw 8655), including the Servicing Agreement for lane construction, is required.

#### Vehicle Access

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

#### Subdivision

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

#### **Analysis**

This is a relatively straight-forward redevelopment proposal. It is noted that an existing municipal laneway exists to the west and is being extended to the subject site as part of the redevelopment of the adjacent property to the west. From this perspective, the proposed development would result in a consistent layout with the adjacent developments. 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 10.31 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 5, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff recommends support of the application.

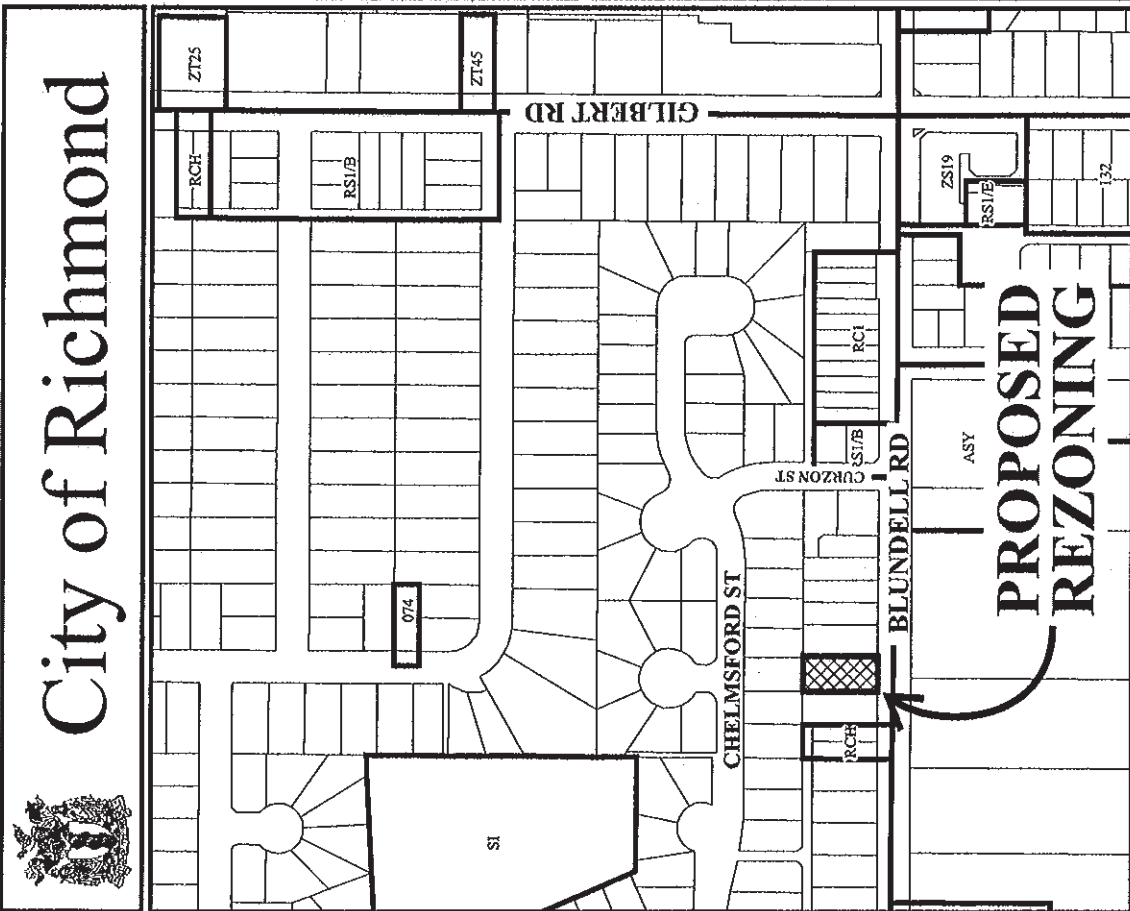


Edwin Lee  
Planning Technician -- Design  
(604-276-4121)

EL:blg

**Attachments:**

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy No. 5408
- Attachment 4: Tree Survey
- Attachment 5: Rezoning Considerations

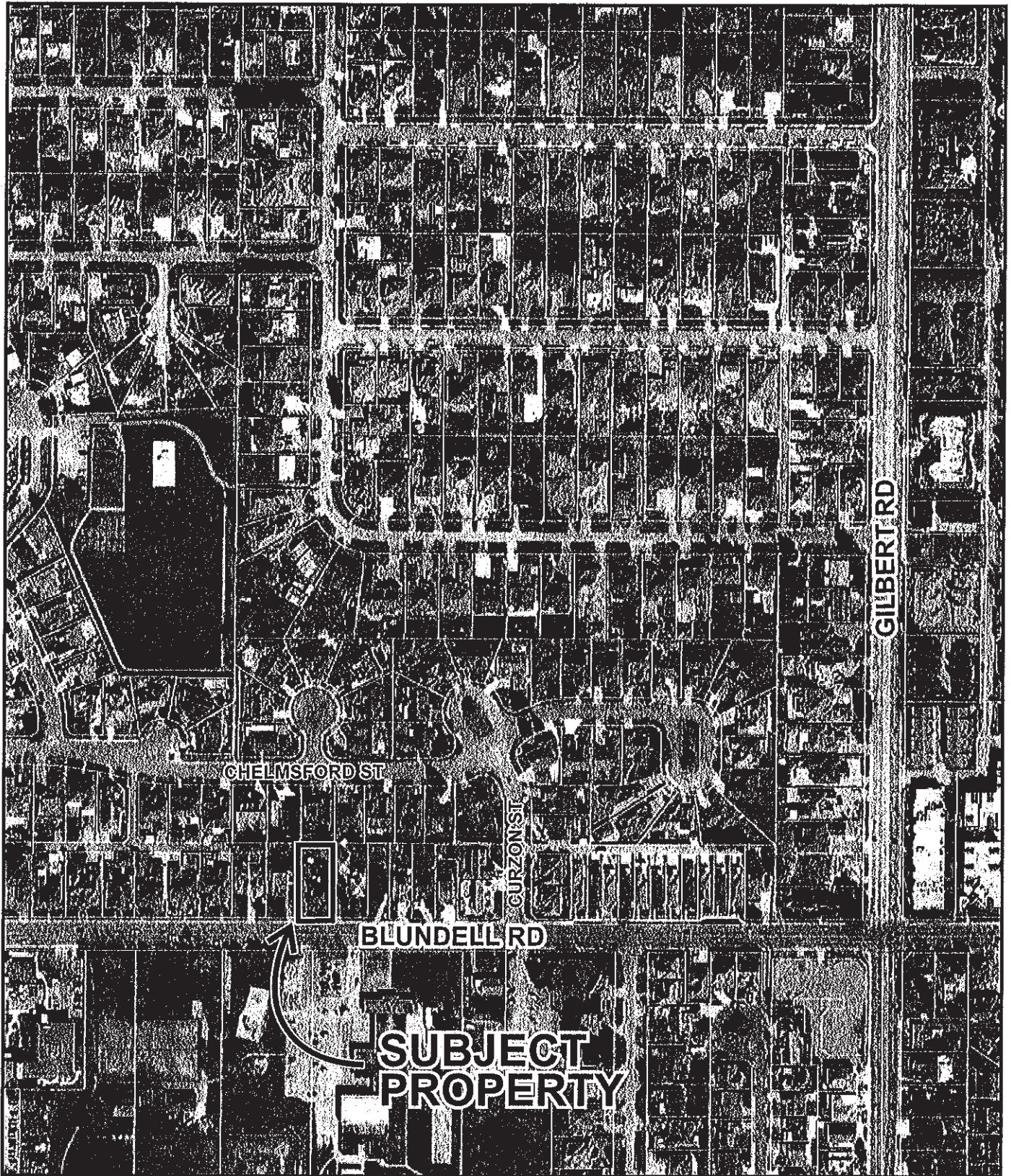


35.6	20.27	35.6	35.6	18.29	35.6
91	20.27	20.62	20.63	18.29	18.29
10.46	39.69	45.72	45.72	45.72	45.72
6419	6431	6451	6471	6471	6471
10.50	20.27	20.63	20.63	20.63	20.63
54.91	6440				

Original Date: 09/13/10  
 Revision Date: 02/24/11  
 Note: Dimensions are in METRES

**RZ 10-544588**





RZ 10-544588

Original Date: 09/13/10

Amended Date: 02/24/11

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 10-544588** **Attachment 2**

Address: 6451 Blundell Road

Applicant: Bhupinder Sall

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Bhupinder Sall, Jasbir Sall, Tarveen Sall, Serveen Sall	To be determined
<b>Site Size (m<sup>2</sup>):</b>	942 m <sup>2</sup> (10,140 ft <sup>2</sup> )	approximately 409 m <sup>2</sup> (4,404 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) single-family residential dwelling	Two (2) single-family residential dwellings with one (1) coach house per lot
<b>OCP Designation:</b>	Generalized Land Use Map – Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	N/A	No change
<b>702 Policy Designation:</b>	Policy 5408 – Permits rezoning and subdivision into Compact Single Detached or Coach House lots	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Coach House (RCH)
<b>Number of Units:</b>	One (1)	Four (4)
<b>Other Designations:</b>	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

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	2.5 storeys	2.5 storeys	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	409 m <sup>2</sup>	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

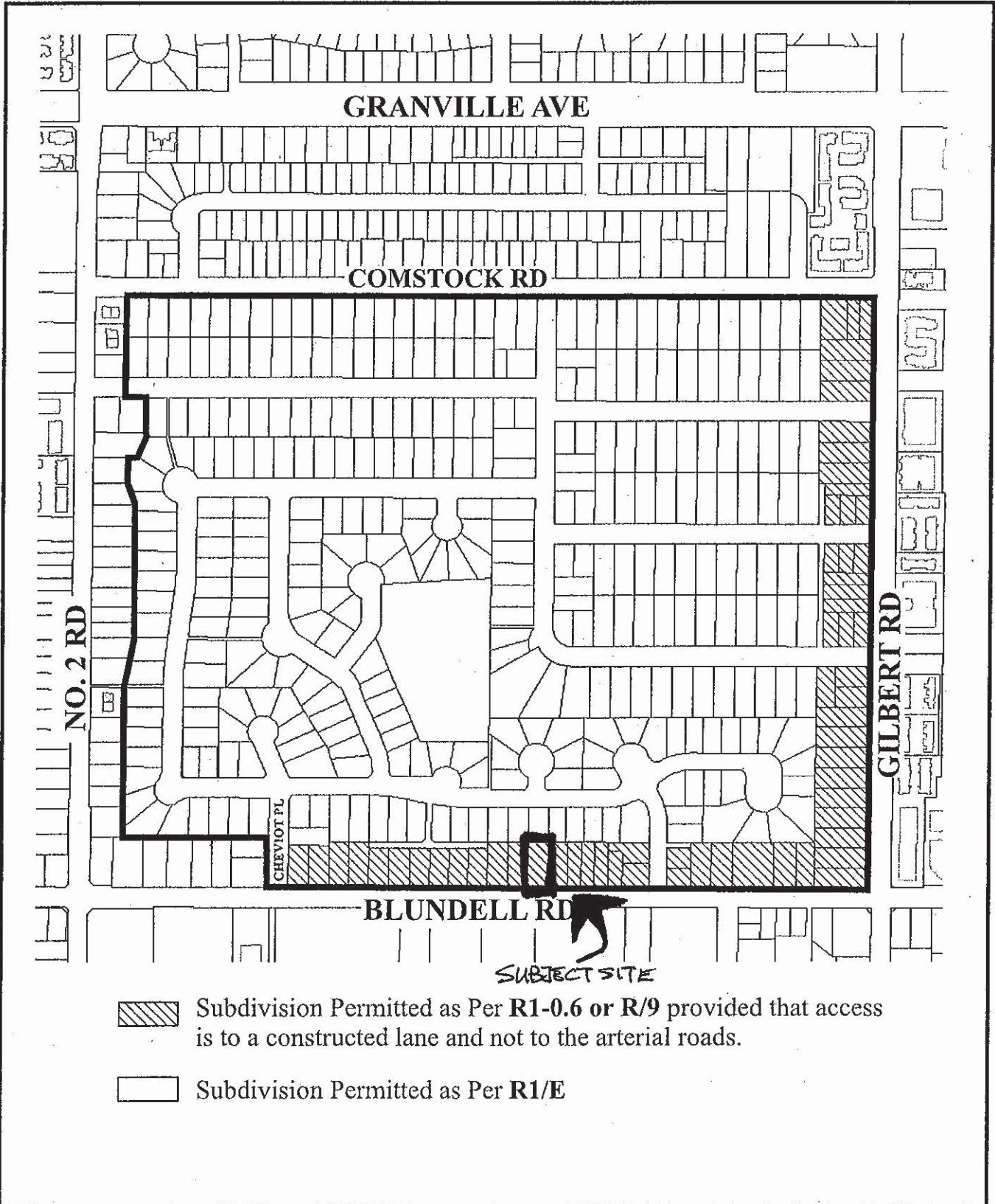
SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6



**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

**TOPOGRAPHIC AND PROPOSED SUBDIVISION PLAN OF THE WEST HALF OF LOT 2 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 43029 AND SECONDLY: PART SUBDIVIDED BY PLAN 43848 SECTION 18 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 13379**

SCALE: 1:200

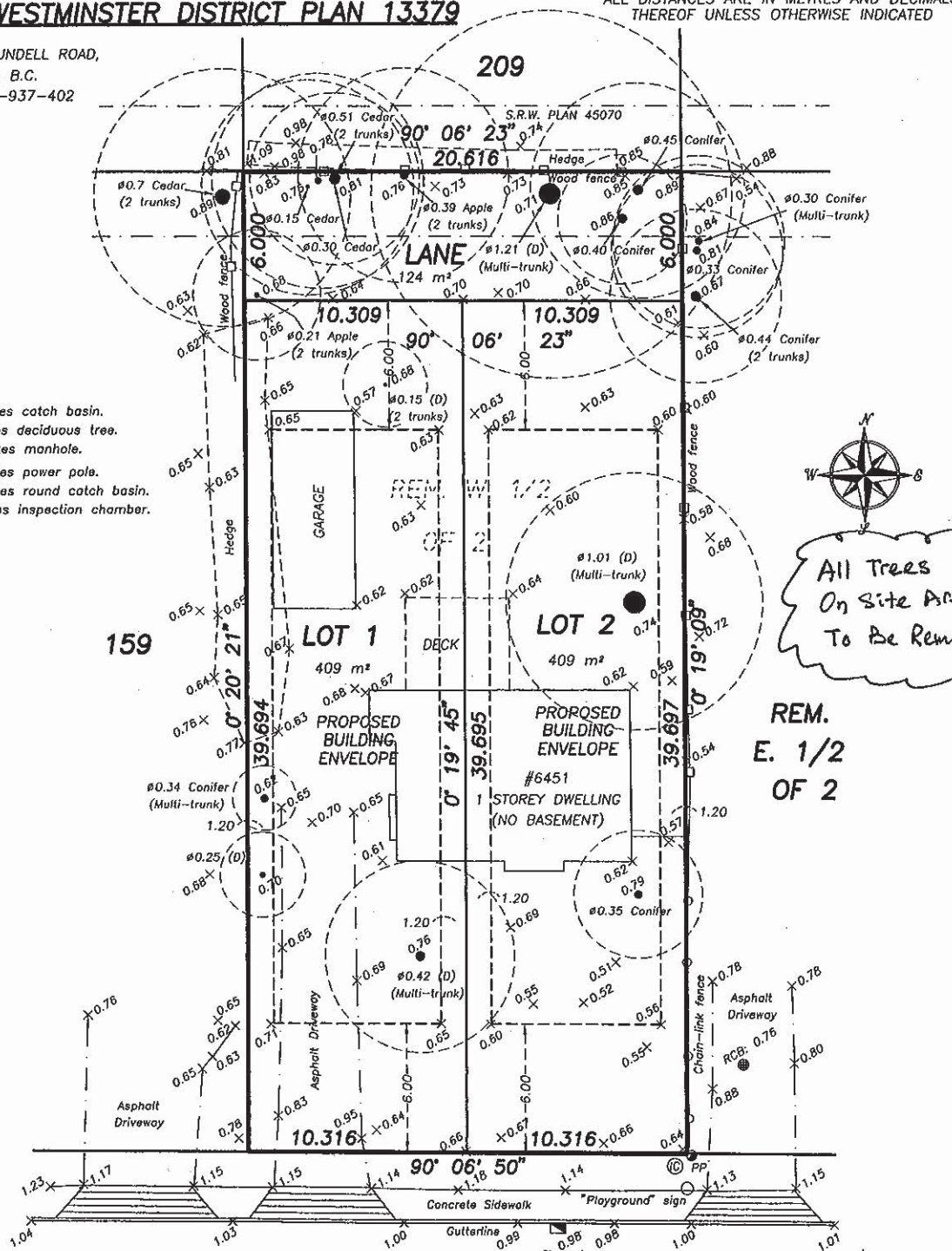


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

#6451 BLUNDELL ROAD,  
RICHMOND, B.C.  
P.I.D. 003-937-402

**LEGEND:**

- CB denotes catch basin.
- (D) denotes deciduous tree.
- MH denotes manhole.
- PP denotes power pole.
- RCB denotes round catch basin.
- IC denotes inspection chamber.



N  
W E S

All Trees  
On Site Are  
To Be Removed.

REM.  
E. 1/2  
OF 2

© 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. 4086  
FB-160 P58-61  
Drawn By: KA

**NOTE:**  
Elevations shown are based on City of Richmond HPN Benchmark network.  
Benchmark: HPN #202, Control Monument 77H4623  
Located at CL S bound L turn lane @ No.3 Rd & Bennett Rd  
Elevation = 1.452 metres

**CERTIFIED CORRECT:**  
  
JOHNSON C. TAM, B.C.L.S., C.L.S.  
JULY 12th, 2010.

DWG No. 4086-TOPO-02

PH - 91

ATTACHMENT 4

## Rezoning Considerations

**6451 Blundell Road  
RZ 10-544588**

Prior to final adoption of Zoning Amendment Bylaw 8726, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on Title.
2. City acceptance of the developer's offer to voluntarily contribute \$8,000 to the City's Tree Compensation Fund for the planting of sixteen (16) replacement trees within the City.
3. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Protection Plan attached to this report; and
  - include eight (8) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Trees
6	11 cm		6.0 m
2	9 cm		5.0 m

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

4. Issuance of a separate Tree Cutting Permit, including the submission of applications and associated compensations, if required, for the removal of three (3) bylaw-sized trees at the northwest corner of 6471 Blundell Road.
5. Dedication of 6.0 m of property along the entire north property line of 6451 Blundell Road for proposed lane extension.
6. Enter into a standard Servicing Agreement for the design & construction of a lane extension along the entire north property line of the site. The proposed lane is to include (but not limited to) storm sewer, sand/gravel base, roll over concrete curb and gutter (both sides), asphalt pavement, and lane lighting. Design should also include water, storm & sanitary service connections for each proposed lot and the removal of the existing driveway crossing on Blundell Road.

7. Adoption of Bylaw 8655 [Rezoning application for 6431 Blundell Road (RZ 10-529746)].

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

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

Prior to Building Permit Issuance, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

[Signed original on file]

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Signed

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Date



Richmond Zoning Bylaw 8500  
Amendment Bylaw 8726 (RZ 10-544588)  
6451 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. 003-937-402

The West Half of Lot 2 Except:

Firstly: Part Subdivided by Plan 43029 And

Secondly: Part Subdivided by Plan 43848

Section 18 Block 4 North Range 6 West New Westminster District Plan 13379

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8726”**.

FIRST READING

MAR 28 2011,

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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