



To: Planning Committee **Date:** June 21, 2011
From: Brian J. Jackson, M. Arch, MCIP **File:** RZ 07-394758
 Director of Development
Re: **Application by Westmark Developments Ltd. for Rezoning at 9691, 9711 and 9731 Blundell Road from Single Detached (RS1/F) to Town Housing (ZT60) - North McLennan (City Centre)**

Staff Recommendation

That Bylaw No. 8787, for the rezoning of 9691, 9711 and 9731 Blundell Road from “Single Detached (RS1/F)” to “Town Housing (ZT60) - North McLennan (City Centre)”, be introduced and given first reading.

Brian J. Jackson, M. Arch, MCIP
 Director of Development

BJJ:sb
 Att.

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

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 9691, 9711 and 9731 Blundell Road (**Attachment 1**) from Single Detached (RS1/F) to Town Housing (ZT60) - North McLennan (City Centre) in order to construct a 25-unit townhouse development. The predominantly three-storey preliminary concept includes 8 two-storey townhouses located throughout the site to provide height transition at the:

- end units of the streetscape buildings along Blundell Road,
- north edge of the amenity area,
- north drive aisle connection to the neighbouring townhouse development, and
- east drive aisle connection to future potential townhouse development.

The developer is required to enter into a Servicing Agreement as a requirement of rezoning for the design and construction of frontage improvements along Blundell Road, and a storm sewer upgrade.

Findings of Fact

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

Surrounding Development

Development surrounding the City Centre McLennan South Sub-Area site in the 'C2' character area includes a mix of older and newer homes and new townhouse developments, specifically:

- To the North is a new townhouse development fronting onto Keefer Avenue, zoned Low Density Townhouses (RTL3);
- To the East are existing single-family lots fronting onto Blundell Road and No. 4 Road, zoned Single Detached (RS1/F);
- To the West are existing single-family lots fronting onto Blundell Road, zoned Single Detached (RS1/F) and a townhouse development fronting onto Bridge Street and Keefer Avenue, zoned Town Housing (ZT50) - South McLennan (City Centre); and
- To the South, across Blundell Road and outside of the City Centre planning area, are townhouse developments, zoned Low Density Townhouses (RTL1).

Related Policies & Studies

Official Community Plan

The proposed development is located within the Richmond Official Community Plan (OCP), City Centre Area Plan, McLennan South Sub-Area Plan. The subject site is located along the northern side of Blundell Road in the least dense multiple-family area designed under the McLennan South Sub-Area Plan. The proposed land use complies with the designated "Residential, 2 ½ storeys typical (3-storey maximum)" land use on the McLennan South Land Use Map (**Attachment 3**).

Development Permit Guidelines: 'C2' Character Area (McLennan South Sub-Area Plan)

A village character is sought to achieve an adapted version of the “country-estate” for a neighbourly transition between single-family and more intense neighbourhood, meeting the special challenge of the shallow lot depths generally along Blundell Road. This is achieved through building form and character, placement of buildings, and landscape for screening and to maximize a sense of openness.

Public Input

A development sign has been posted on-site as public notification of the intent to rezone this site. No concerns have been received regarding the rezoning.

Staff Comments

Preliminary site plan, unit plans, streetscape elevations and landscape plan are enclosed for reference (**Attachments 4 & 5**). Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Servicing Agreement and Building Permit.

Analysis

The site proposal consists of a 25-unit townhouse development with access to Keefer Avenue through the adjacent townhouse development to the North. The existing site would provide road dedication along Blundell Road and a new drive aisle constructed in a public rights-of-passage (PROP) right-of-way (ROW), providing shared access with the townhouse development to the North, and single-family lots to the East.

Land Use

The proposed development complies with the intent of the Richmond OCP McLennan South Sub-Area Plan – Neighbourhood C2 Character Area and generally follows the development pattern of this neighbourhood and cross-access pattern established through the adjacent townhouse development to the North. The residential Character Area C2 includes a 2-½ storey typical building height (3-storeys maximum).

Density and Form

- The proposed floor area ratio (FAR) of 0.65 under Town Housing (ZT60) - North McLennan (City Centre) is appropriate. The 0.1 FAR increase above the Sub-Area Plan designated base density of 0.55 FAR fits within the range of surrounding development approvals in the Neighbourhood C2 Character Area of 0.6 to 0.8 FAR. The increased density is accompanied by the provision of an extension to the shared cross-access drive aisle network, participation in the City's Public Art Program, and contributions for Parks development and affordable housing.
- The proposed development achieves a scale, massing, and pedestrian-oriented townhouse streetscapes, which is consistent with developments in the neighbourhood.

- The proposed massing steps down in building height from three-storey to two-storey at the edges of the two (2) streetscape buildings and incorporates traditional design elements such as gable end pitch roof, gable end dormers, and a mix of horizontal and shingle siding. These elements work towards achieving the “country-estate” character objective for the Character Area.
- The proposal will be presented to the Advisory Design Panel through the future Development Permit application review process.

Transportation

- Sole vehicular access will be from Keefer Avenue through cross-access easement secured over the drive aisles of the newer townhouse development to the North at 9888 Keefer Avenue.
- The proposed internal drive aisle layout continues and expands the pattern and transportation network established through the new adjacent townhouse development to the North at 9888 Keefer Avenue (RZ 05-313124). Through the rezoning, the development at 9888 Keefer Avenue provided two (2) separate accesses to Keefer Avenue with cross-access intended to provide for an ultimate connected horseshoe drive aisle shared between the properties at the corner of Blundell Road and No. 4 Road. The pattern will be completed with the future redevelopment of 7951 No 4 Road, 9951 and 9991 Blundell Road. Future development to the west will be accessed from Bridge Street. Registration of a Public-Rights-of-Passage Right-of-Way (PROP ROW) over the internal drive aisle is a requirement of rezoning.
- The registered cross-access easement provides access for the portion of the site at 9711 and 9731 Blundell Road. The owner of the neighbouring property at 9888 Keefer Avenue has agreed to modify the registered access easement to also provide access for the remaining portion of the site at 9691 Blundell Road. Amendment of the cross-access easement is a requirement of rezoning, or provision of an alternate access arrangement to the satisfaction of the Director of Transportation.
- The proposal includes road dedication as a condition of rezoning: 2 m wide dedication within 100 m of the Blundell Road and No. 4 Road intersection, and approximately 0.39 m wide dedication across the remaining Blundell frontage (exact width to be confirmed as part of Servicing Agreement to provide 3 m wide city boulevard behind existing curb and gutter).
- The applicant will design and construct transportation infrastructure through a Servicing Agreement as a condition of rezoning (**Attachment 6**). Transportation works include frontage improvements along Blundell Road.
- Contribution of \$15,300.00 towards the accessible pedestrian enhancements of the Blundell Road and No. 4 Road intersection is a requirement of rezoning.
- A pedestrian route is provided to Blundell Road.
- Vehicle parking and bicycle storage is provided on-site, complies with the Zoning & Development Bylaw requirement and is accessed from the internal drive aisles. Visitor parking is located throughout the site in surface parking spaces. Class 2 bicycle rack space is provided in the central outdoor amenity area. Resident parking and class 1 bicycle storage is provided in individual unit garages.
- Mailboxes are provided at a central location across from the outdoor amenity area.

Tree Management and Site Vegetation

	Existing	To be Retained	Compensation
On-site trees	70	9	2:1 replacement ratio, planting of larger specimen trees, \$500 for each replacement tree not planted, or an appropriate combination.
On-site trees and hedges in City road dedication area	3 trees 2 significant hedges	0 0	Appropriate replacement and compensation to be further investigated through future Development Permit application and new street tree design through future Servicing Agreement
Off-site trees in neighbouring properties	3	3	To be protected with tree protection barriers through construction

- The City has received a preliminary tree preservation plan prepared by a registered arborist and a tree survey. The table above includes the findings of the arborist report and compensation sought by staff.
- The City's Tree preservation staff have visited the site and agree with the consulting registered arborist regarding which trees are viable for retention given the deep peat soil conditions and health of the existing trees.
- There are 3 existing trees and 3 existing hedges in the road dedication area, which will become City boulevard as part of the rezoning. City Park staff have visited the site and agree with their removal due to the relatively poor condition of the previously topped trees and the conflict with new sidewalk location for pedestrian safety. Appropriate replacement and compensation will be determined through the future Development Permit and Servicing Agreement. One of the hedges is smaller, in poor health and not considered significant.
- A Preliminary Landscape Plan (**Attachment 5**) proposes to plant approximately 44 new replacement trees on-site. The number, location and size of trees will be reviewed through the future Development Permit.
- The applicant has agreed to plant new street trees along their Blundell Road frontage through a separate required Servicing Agreement.
- The applicant is required to protect the trees on the neighbouring properties with tree protection barriers before construction activities commence, the rezoning is approved, or a Demolition Permit is issued.

Amenity Space

- The applicant is proposing a contribution in-lieu of on-site indoor amenity space for the 25 townhouse units in the amount of \$31,000 as per the Official Community Plan (OCP) and Council Policy.

- Outdoor amenity space is proposed on-site at a central location and exceeds the OCP requirements for size, location, visual surveillance and access. The landscape design details will be refined as a part of the separate Development Permit application.
- Additionally, the applicant has agreed to a voluntary contribution in the amount of \$25,000 to the City Parks Development Fund as a requirement of rezoning.

Affordable Housing

The applicant has agreed to a voluntary contribution of \$2.00 per buildable ft² (e.g., \$59,940) towards affordable housing as a requirement of rezoning. This complies with the Richmond Affordable Housing Strategy.

Public Art

The applicant has agreed to a voluntary contribution of \$0.75 per buildable ft² (e.g. \$22,480) to the City's Public Art fund, or participation in the City's Public Art Program as a requirement of rezoning.

Accessible Housing

The applicant will provide one (1) three-storey unit that is designed with conversion for universal accessibility in mind. Conversion would require installation of an elevating device. This unit includes an adaptable bathroom on the third floor. Details of opportunities for providing enhanced accessibility and aging in place will be reviewed at the Development Permit Application stage.

Servicing Capacity

- Storm Sewer: The City has reviewed the developer's storm drainage capacity analysis and upgrades have been identified. Through the required Servicing Agreement, the developer is required to design and construct an upgrade from 200 mm and 300 mm diameter to 600 mm diameter (approximately 91 m between manholes STMH 1302 and a new proposed manhole aligned approximately with west property line).
- Sanitary Sewer: The City has reviewed the developer's sanitary capacity analysis and upgrades have not been identified. Results to be included in the required Servicing Agreement.
- Water service: Using the OCP 2021 Maximum Day Model, there is 720 L/s available at 20 psi residual. A minimum of 200 L/s is required for the proposed development. The Developer must submit a letter and/or drawing signed and sealed by a professional engineer confirming the existing water service across the Blundell Road frontage meets the minimum 150 mm diameter City requirement. At the future Building Permit stage, developer to submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water service flow.

Flood Plain Management

- The Flood Plain Designation and Protection Bylaw No. 8204 identifies that the subject development site is located in Area A, where the minimum flood construction level is 0.3 m above the highest level of the crown of any road that is adjacent to the parcel.
- A flood indemnity restrictive covenant is required as a condition of rezoning.
- The ground floor elevation for the townhouses and landscape design details will be refined as a part of the separate Development Permit application.

Design Review and Future Development Permit Application Considerations

The applicant has developed a preliminary design for this site (**Attachment 4**). A Development Permit Application for the proposed townhouse development is required to be processed to the satisfaction of the Director of Development as a condition of rezoning. Review by the Advisory Design Panel will be required as part of the Development Permit process.

The following items will be further investigated at the Development Permit stage:

- Detailed review of building form and architectural character and their compliance with the OCP McLennan South Sub-Area Design Guidelines;
- Requested variances to permit tandem parking for 15 of the 25 townhouse units, and to decrease the minimum front yard setback from 6 m to a range of 4.5 m to 5.6 m. The variance to the front yard setback can be considered on the basis of it being a direct result of required road dedication and consistency with setbacks of other developments along Blundell Road within the McLennan South neighbourhood.
- Review of a sustainability strategy for the development proposal;
- Review of the one (1) unit providing opportunity for conversion for accessibility and review of opportunity to provide aging in place features in all units (including providing blocking in bathroom walls for future installation of grab rails);
- Detailed dimensions of parking stalls on plans, with a minimum 11 m clear space for stalls in tandem arrangement within a garage (e.g., a small car stall in tandem arrangement within a garage will not be accepted. Stall dimensions, including accessible spaces, to be in accordance with the Richmond Zoning Bylaw;
- Detailed landscaping design; and
- Comprehensive tree preservation plan for onsite and neighbouring existing trees;

Guidelines for the issuance of Development Permits for multiple-family housing are contained within Section 2.10 and 2.10D of Bylaw 7100 (City Centre Area Plan and McLennan South Sub-Area Plan).

Financial Impact

None.

Conclusion

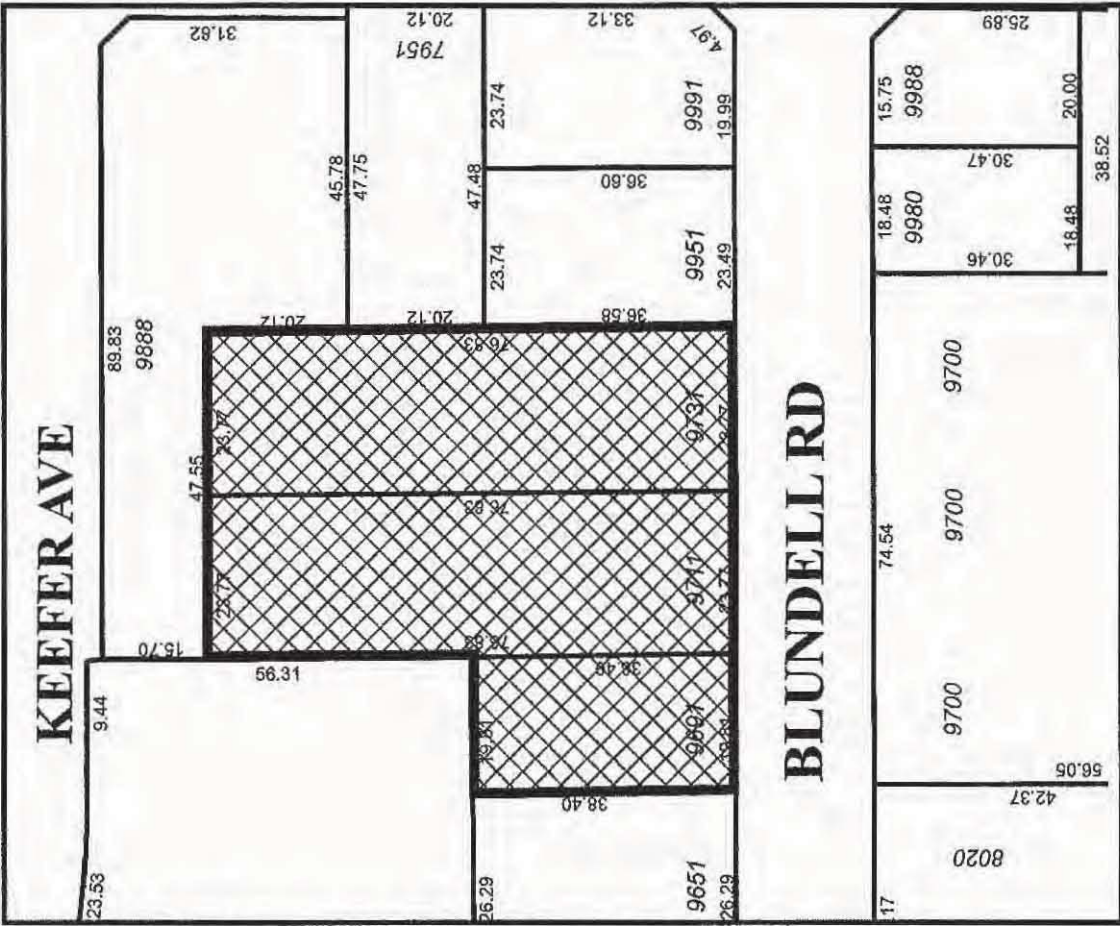
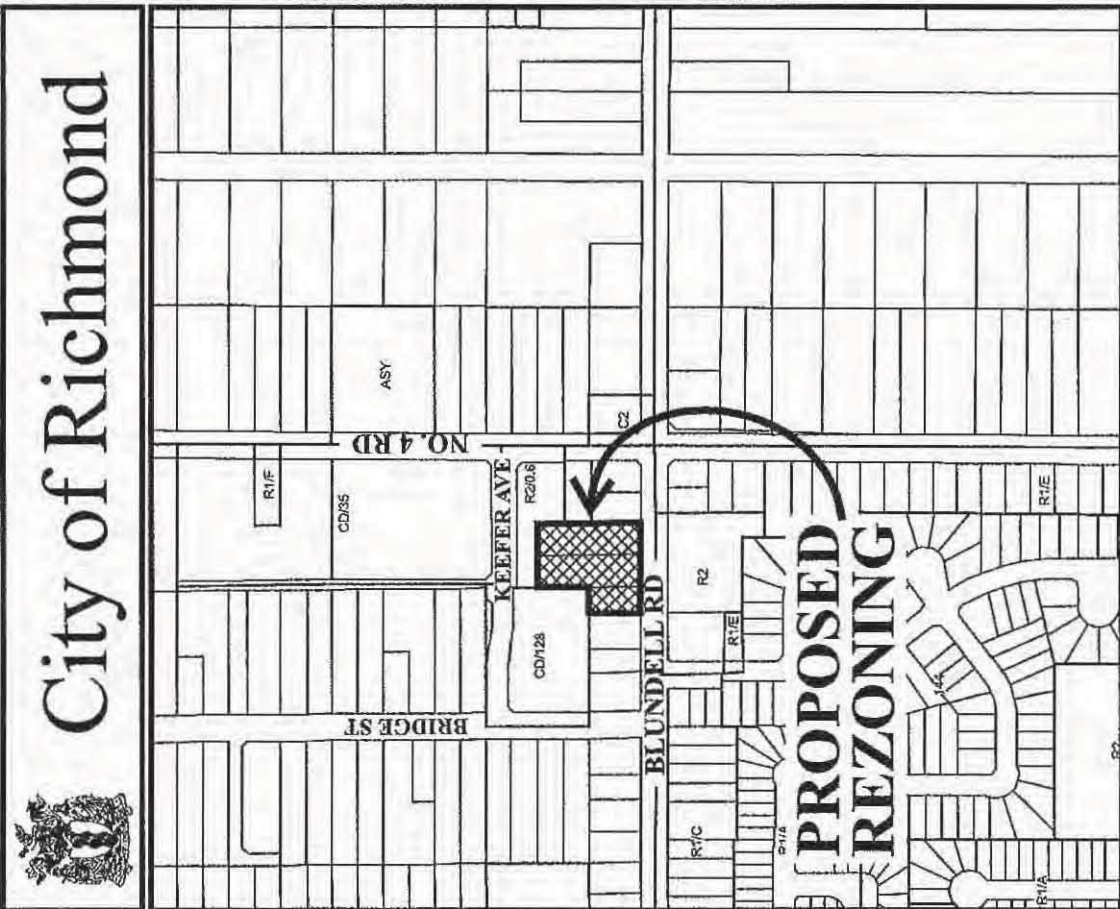
The subject development conforms with City-wide, City Centre, and McLennan South policies and objectives for development. The proposed use of Town Housing (ZT60) – North McLennan (City Centre) is consistent with the McLennan South Sub-Area Plan. Overall, the project will be a good fit with the neighbourhood. On this basis, staff recommend that the proposed development be approved.



Sara Badyal, M. Arch, MCIP
Planner 2 (Urban Design)

SB:rg

- Attachment 1: Location Map and Site Context – GIS 2007 aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan South Sub-Area Site Context
- Attachment 4: Preliminary Architectural Drawings
- Attachment 5: Preliminary Landscape Plan
- Attachment 6: Rezoning Considerations



RZ 07-394758

Original Date: 12/17/07

Revision Date: 06/22/11

Note: Dimensions are in METRES



BLUNDELL RD

KEEPER AVE

NO. 4 RD

**SUBJECT
PROPERTY**



RZ 07-394758

Original Date: 12/17/07

Amended Date: 06/22/11

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 07-394758

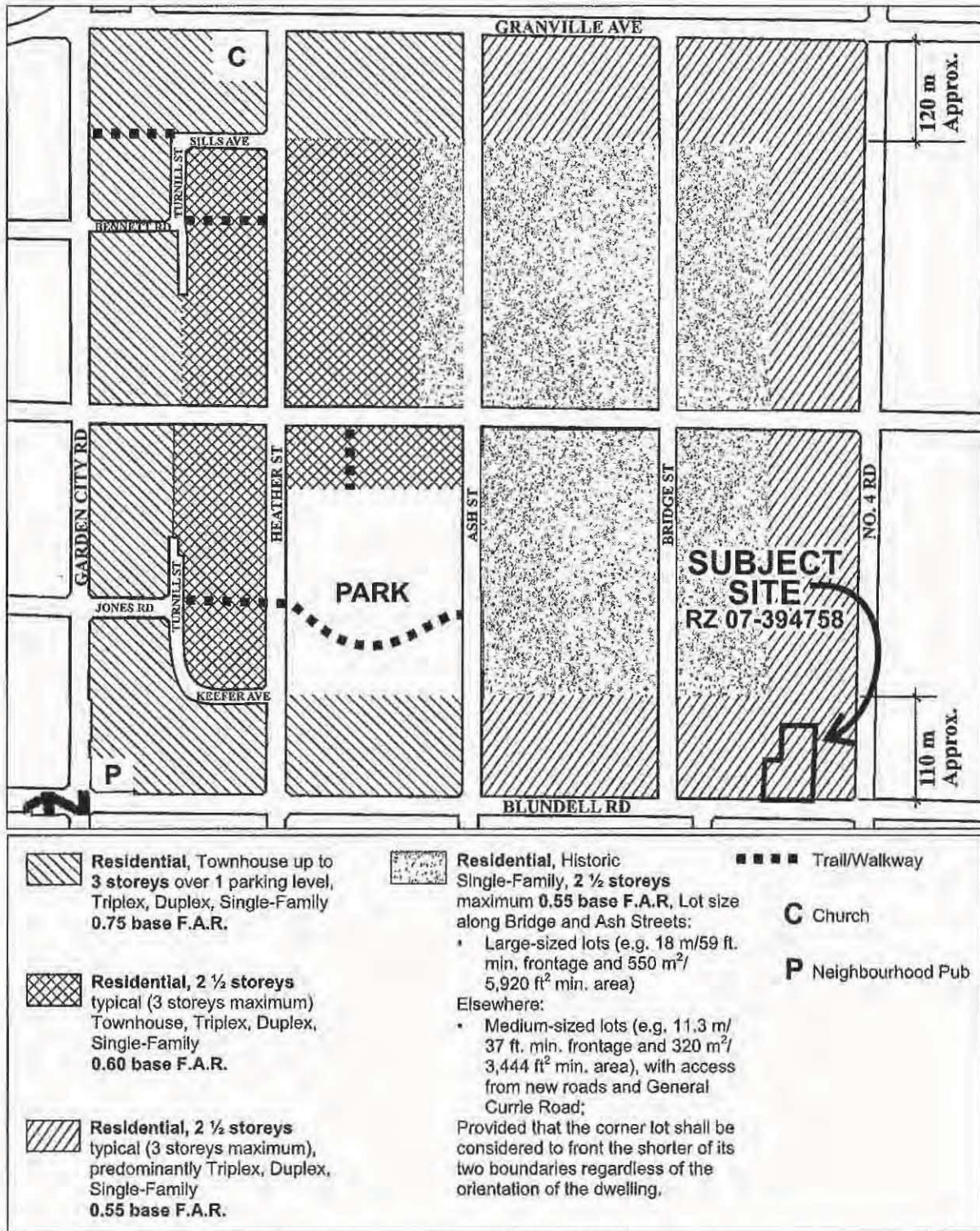
Attachment 2

Address: 9691, 9711 and 9731 Blundell Road

Applicant: Westmark Developments Ltd.

Planning Area(s): South McLennan Sub-Area (City Centre)

	Existing	Proposed	
Owner:	Steven Shu Wei Wu & Helena Po Lan Wong; A.H.B. Construction Ltd. Inc. No. 0444341; and Westmark Developments (Solaris) Ltd. Inc. No. BC0874431	To be determined	
Site Size (m²):	4,418 m ²	4,301 m ²	
Land Uses:	Single Family Residential	Multi Family Residential	
OCP Designation:	Residential	Complies	
Area Plan Designation:	Residential, 2 ½ storeys typical (3-storeys maximum) with 0.55 base FAR	Complies	
Zoning:	Single Detached (RS1/F)	Town Housing (ZT60) – North McLennan (City Centre)	
Number of Units:	3	25	
Flood Construction Level:	Min. 0.3 m above crown of road	Complies	
	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65	None permitted
Lot Coverage – Building:	Max. 40%	39.2%	None
Lot Size:	Min. 1,010 m ²	4,301 m ²	None
Setback – Front Yard:	Min. 6 m	4.5 m to 5.6 m	1.5 m to 0.4 m reduction
Setback – Side & Rear Yards:	Min. 3 m	Min. 3.3 m to 6.5 m	None
Height:	12 m & 3 storeys	11.3 m & 2 to 3 storeys	None
Off-street Parking Spaces – Resident	35	50	None
Visitor	5	5	
Accessible	(1)	(1)	
Total	40	55	
Tandem Parking Spaces:	Not permitted	30 spaces in 15 units	30 spaces
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu	None
Amenity Space – Outdoor:	Min. 150 m ²	159 m ²	None



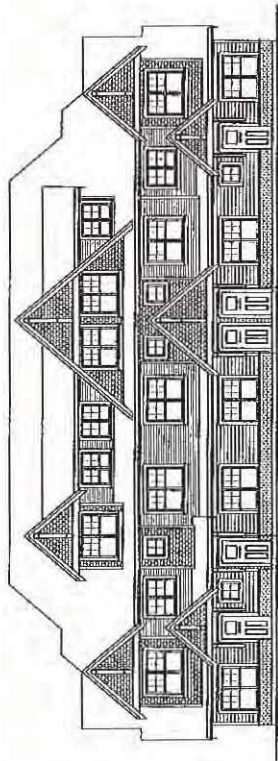
Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".

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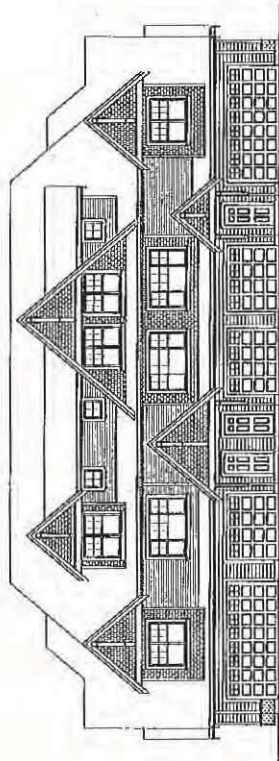
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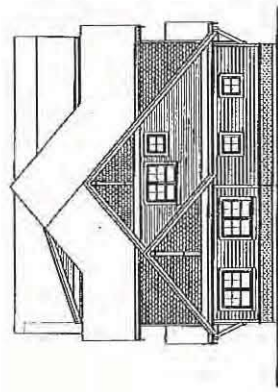
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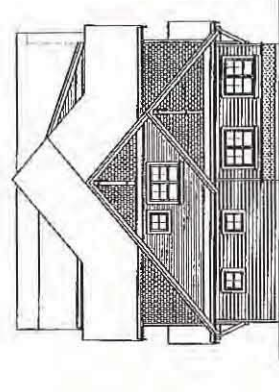
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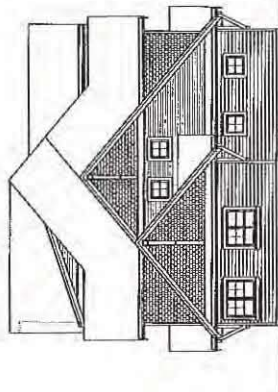
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 NORTH ELEVATION



UNIT-3
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 EAST ELEVATION



UNIT-3
 BUILDING NO. 1A.2 (REV. A)
 WEST ELEVATION



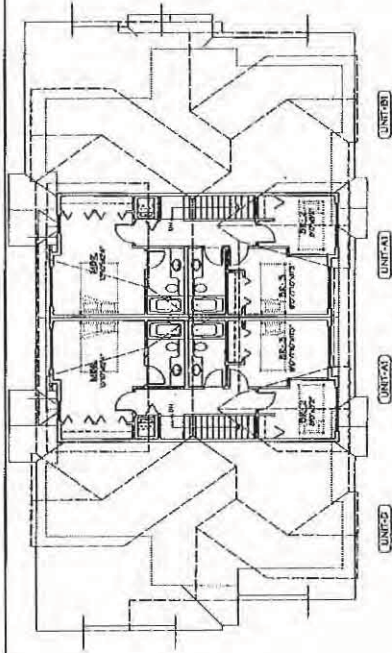
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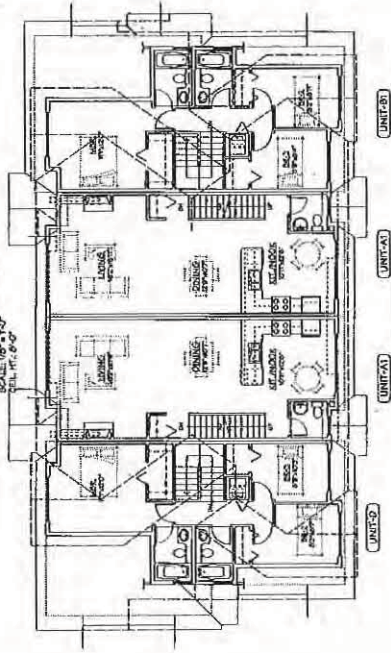
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 ARCHITECT: Yamamoto Architecture Inc.
 2288 WEST BROADWAY, SUITE 200
 VANCOUVER, BC V6K 2W1

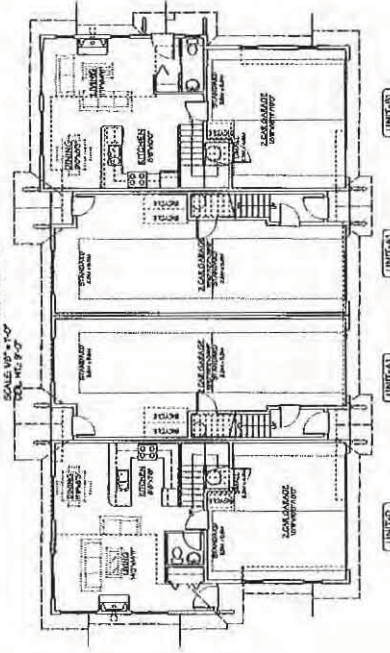
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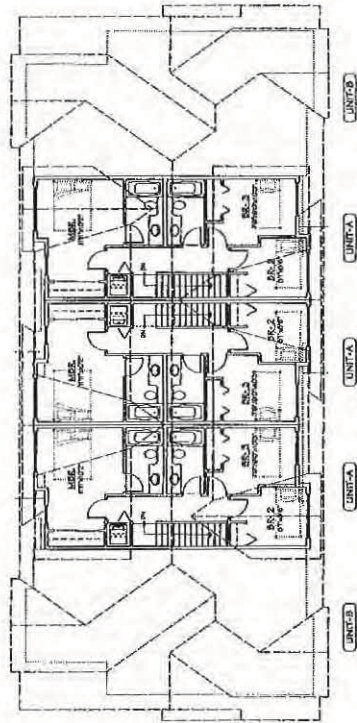
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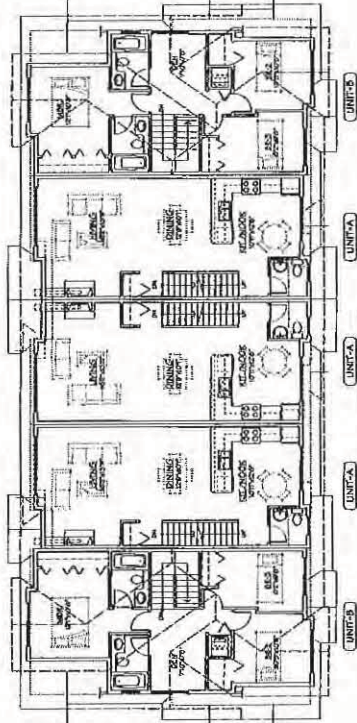
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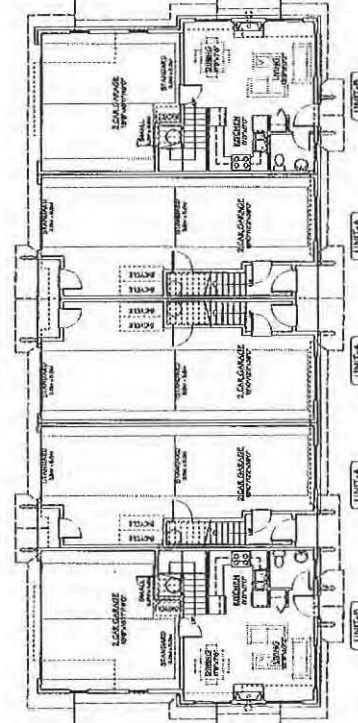
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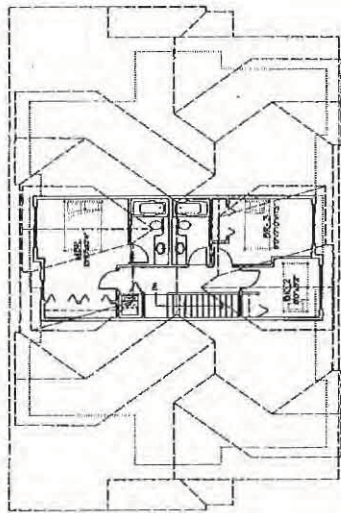
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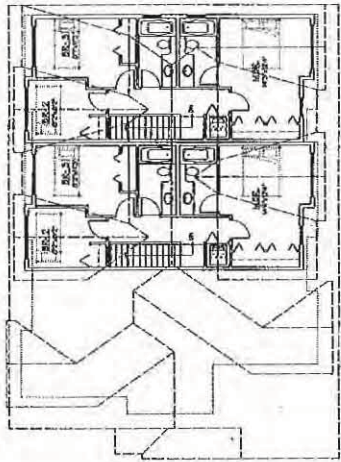
Yamamoto
 Architecture Inc.

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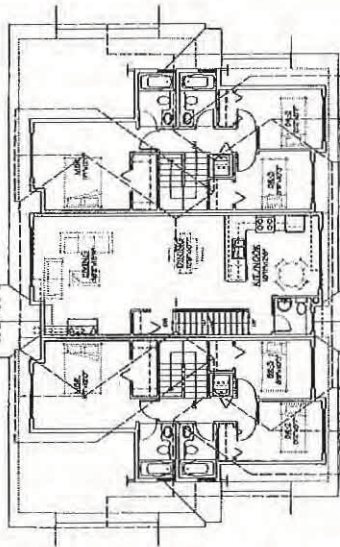
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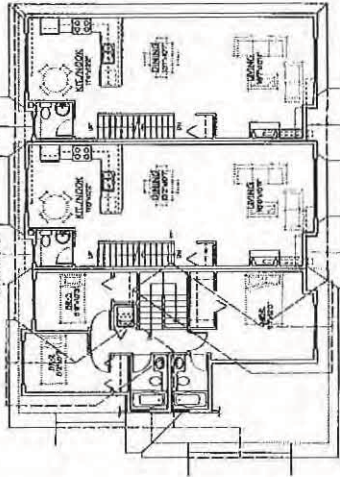
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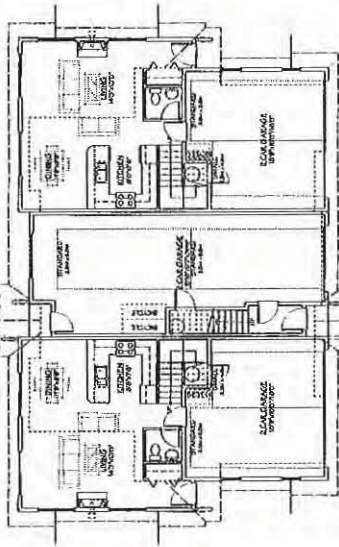
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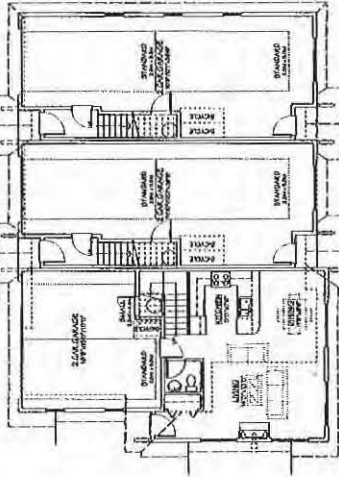
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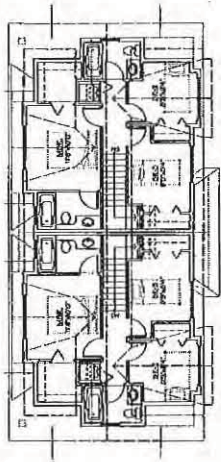
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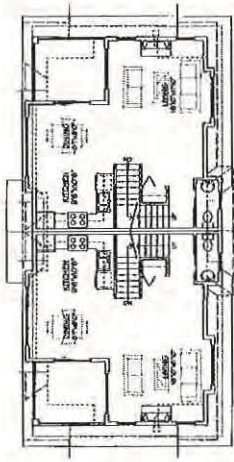
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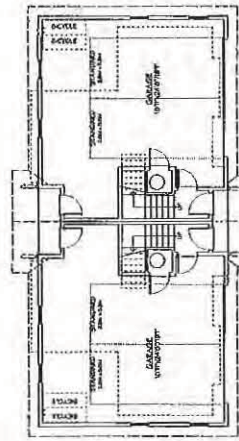
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CELL: 171.8-07



UNIT-7
UNIT-8
BUILDING NO. 7
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
CELL: 171.8-07



UNIT-7
UNIT-8
BUILDING NO. 7
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CELL: 171.8-07



UNIT-7
UNIT-8
BUILDING NO. 7
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
CELL: 171.8-07

NO.	DATE	REVISION

TOWNSHIP DEVELOPMENT

5411 SPT. 1971
BUNDELL ROAD, WINDSOR

Yamamoto
Architecture Inc.

FLOOR PLANS

SCALE	1/8" = 1'-0"	SHEET NO.	A5.2
DATE	MAR 20 2011	PROJECT	
DRAWN BY			
CHECKED BY			

June 1, 2011
 Mr. A. Macdonald
 2000 West 2nd Avenue
 Richmond B.C. V6Y 1P8
 Tel: 604 273 8811
 Fax: 604 273 8811
 Email: info@ito.ca



ITO ASSOCIATES
 Landscape Architects
 2000 West 2nd Avenue
 Richmond B.C. V6Y 1P8
 Tel: 604 273 8811
 Email: info@ito.ca

Project:
**PROPOSED
 20 UNIT
 TOWNHOMES**

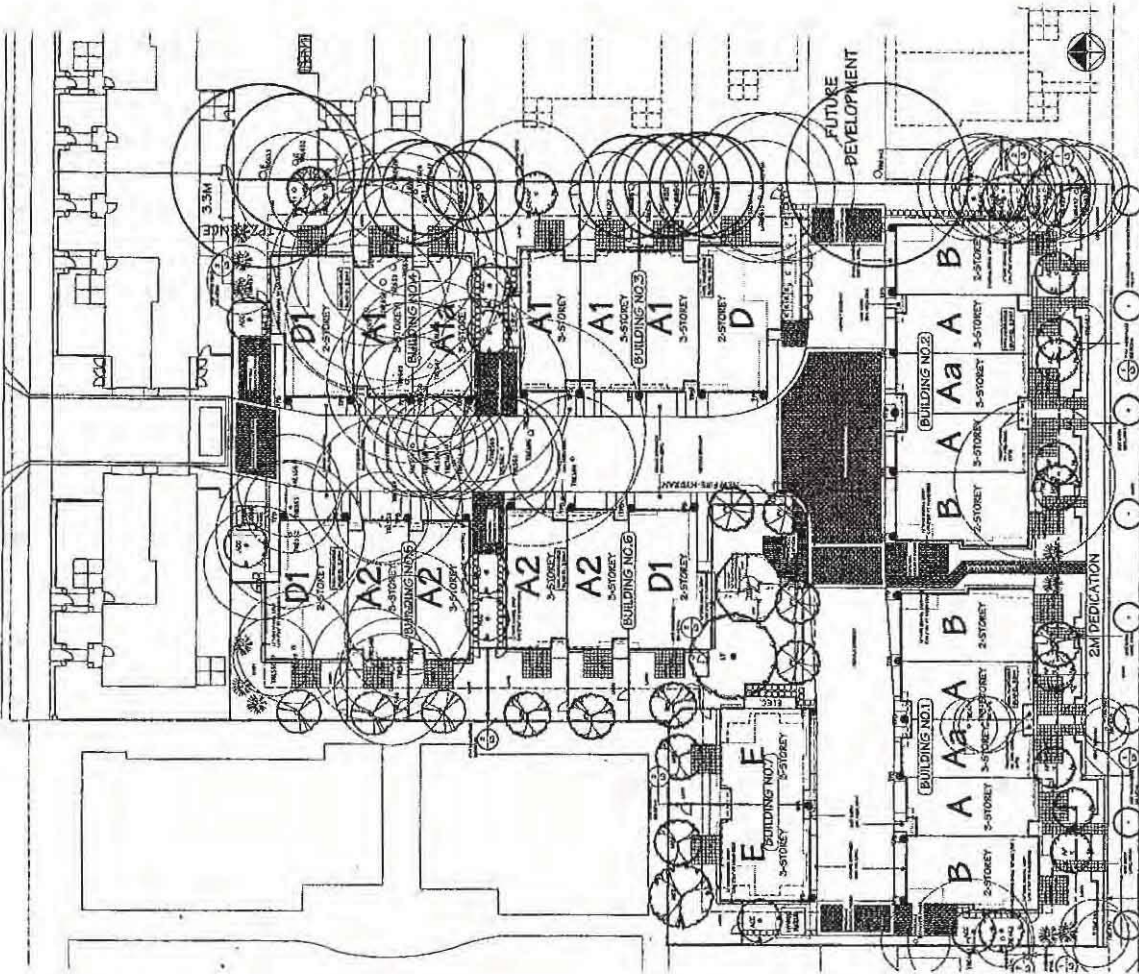
9611, 9711, 9731
 BLUNDELL RD,
 RICHMOND B.C.

Drawing No:
**PRELIMINARY
 LANDSCAPE PLAN**

Scale	1/8" = 1'-0"
Date	06/01/11
Drawn by	ML
Checked by	ML
Scale	AS SHOWN
Doc	PLD

L1 of 2

KEEFER AVENUE



BLUNDELL ROAD

10.4M DEDICATION

FUTURE DEVELOPMENT

Rezoning Considerations
9691, 9711 and 9731 Blundell Road
RZ 07-394758

Prior to final adoption of Zoning Amendment Bylaw 8787, the developer is required to complete:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Road dedication 2 m wide along the Blundell Road frontage within 100 m of the Blundell Road and No. 4 Road intersection. Road dedication approximately 0.39 m wide for the remainder of the Blundell Road frontage to the west property line to accommodate frontage improvements (exact width to be confirmed as part of required Servicing Agreement to provide 3 m city boulevard width. NOTE 0.39 m is based on As Built design of Oc429 that indicates 2.61 m from the back of curb to the North PL. Field pick up is required by the clients engineering consultant to confirm dedication width).
3. Registration on title of a statutory public-rights-of-passage right-of-way (PROP ROW) along the internal drive aisles connecting to a cross access easement over 9888 Keefer Avenue for access to/from neighbouring development to the north and east. Owner responsible for maintenance and liability. This PROP is for the purpose of providing a portion of a shared horseshoe shaped vehicle access with two driveways to Keefer Avenue for the use of existing and future development on properties north to Keefer Avenue and east to No. 4 Road.
4. Amendment or replacement of the cross-access easement registered on title to the adjacent lands to the north at 9888 Keefer Avenue to also provide access to/from Keefer Avenue for 9691 Blundell Road, or an alternate access arrangement to the satisfaction of the Director of Transportation. The existing easement provides access for 9711 and 9731 Blundell Road.
5. Registration on title of a flood indemnity covenant.
6. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
7. Contribution of cash in-lieu of on-site indoor amenity space (e.g. \$31,000 for 25 units).
8. City acceptance of the developer's offer to voluntarily contribute \$0.75 per buildable square foot (e.g. \$22,480) to the City's public art fund, or participation in the City's Public Art Program.
9. City acceptance of the developer's offer to voluntarily contribute \$2.00 per buildable square foot (e.g. \$59,940) to the City's affordable housing fund.
10. City acceptance of the developer's offer to voluntarily contribute \$15,300 towards traffic signal accessible pedestrian enhancements at Blundell and No. 4 Roads.
11. City acceptance of the developer's offer to voluntarily contribute \$25,000 to the City's Parks Development Fund.
12. City acceptance of the developer's offer to voluntarily contribute \$1000 for each tree removed from the site to the City's Tree Compensation Fund, or the planting of new trees onsite (standard or larger specimen sized), or a combination to achieve an equivalent to a 2:1 replacement ratio, to the satisfaction of the Director of Development. Offsite trees in City boulevard will be dealt with separately through required Development Permit and/or Servicing Agreement.

13. Submission of a Contract between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zones for the protection of neighbouring trees and on-site retention trees. Terms to include: proposed number of site monitoring inspections, and submission of a post-construction assessment report to the City for review.
14. Installation of appropriate tree protection fencing around all trees to be retained/protected prior to any construction activities, including building demolition, occurring on-site.
15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
16. Enter into a Servicing Agreement* for the design and construction of off-site works including, but not limited to:
 - a. Blundell Road frontage improvements including 1.5 m sidewalk at new property line, Min. 1.5 m wide grass boulevard with street trees behind existing curb and gutter; and
 - b. Storm Sewer upgrade to 600 mm diameter from a proposed manhole at the west property line, east to an existing manhole at the east property line of 9951 Blundell Road.

All works are at the clients sole cost (i.e. no credits)

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

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey to confirm that there is adequate available water service flow.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan to the satisfaction of the Director of Transportation.
- Obtain a Building Permit* for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit*.

Note:

* This requires a separate application.

Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8787 (RZ 07-394758)
9691, 9711 AND 9731 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 TOWN HOUSING (ZT60) - NORTH MCLENNAN (CITY CENTRE).

P.I.D. 004-335-350

Lot 48 Section 15 Block 4 North Range 6 West New Westminster District Plan 36473

P.I.D. 004-098-285

Lot 39 Section 15 Block 4 North Range 6 West New Westminster District Plan 35185

P.I.D. 007-170-921

Lot 40 Section 15 Block 4 North Range 6 West New Westminster District Plan 35185

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8787".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 25 2011

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

MAYOR

CORPORATE OFFICER