



**City of Richmond**  
Planning and Development Department

**Report to Committee**

**To:** Planning Committee

**Date:** May 6, 2009

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

**File:** RZ 06-330589

**Re:** Application by Gerry Blonski, Architect for Rezoning at 11111 and 11131 Cambie Road from "Single-Family Housing District, Subdivision Area E (R1/E) and Two-Family Housing District (R5)" respectively to "Townhouse District (R2 - 0.6)"

**Staff Recommendation**

That Bylaw No. 8425, for the rezoning of 11111 and 11131 Cambie Road from "Single-Family Housing District, Subdivision Area E (R1/E)" and "Two-Family Housing District (R5)" respectively to "Townhouse District (R2 - 0.6)", be introduced and given first reading.

Brian J. Jackson, MCIP  
Director of Development

DJ:blg  
Att.

**FOR ORIGINATING DEPARTMENT USE ONLY**

**CONCURRENCE OF GENERAL MANAGER**

## Staff Report

### Origin

Mr. Gerry Blonski, Architect has applied to the City of Richmond for permission to rezone 11111 Cambie Road from Single-Family Housing District, Subdivision Area E (R1/E) and 11131 Cambie Road from Two-Family Housing District (R5), to Townhouse District (R2-0.6) (**Attachment 1**) to permit the development of a 12-unit townhouse development on the site (**Attachment 2**).

### Background

Currently, the subject sites consist of one (1) building per site. The structure at 11111 Cambie Road is a boarded-up, single-family dwelling with a construction fence surrounding the building. A duplex at 11131 Cambie Road appears to be occupied at present.

### Findings Of Fact

A Development Permit Application Data Sheet is attached outlining the details of the proposed development and the proposed Bylaw requirements (**Attachment 3**).

### Surrounding Development

The subject site is located on the north side of Cambie Road and east of Shell Road (**Attachment 1**), within in the East Cambie Planning Sub-Area.

### Adjacent Properties

- To the West: Single-Family Dwelling at 11091 Cambie Road zoned "Single-Family Housing District, Subdivision Area E (R1/E)";
- To the South: Across Cambie Road, a vehicle storage yard at 11100 Cambie Road zoned "Limited Industrial Retail District (I4)";
- To the East: Single-Family Dwelling at 11151 Cambie Road zoned "Single-Family Housing District, Subdivision Area E (R1/E)"; and
- To the North: Four (4) Single-Family Dwellings at 11128, 11140, 11148 and 11160 Mellis Drive zoned "Land Use Contract 099".

### Related Policies

#### Official Community Plan

OCP Schedule 1: OCP Map and Urban Design Guidelines

OCP designation: East Cambie Community Sub-Area Plan, Schedule 2.11B

#### OCP Schedule 1

OCP map identifies subject sites as "Neighbourhood Residential". The proposed development complies with the Official Community Plan.

#### East Cambie Sub-Area Plan, Schedule 2.11B

Sub-Area Land Use Map identifies the subject sites as "Residential".

Section 3 – Neighbourhoods and Housing outlines policies to ensure that the East Cambie Area remains a viable residential neighbourhood.

Section 3.1(a) of the East Cambie Sub-Area Plan states:

Permit residential infill on vacant or under-utilized land; which may include such housing types as single-family or multiple-family and conforms to the general character and form of the neighbourhood.

The desired rezoning to Townhouse District (R2-0.6) is consistent with the Sub-Area Plan.

#### Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 m above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption.

#### OCP Aircraft Noise Sensitive Development (ANSD) Policy

The site is located within policy area 3 of the ANSD map, which allows consideration of all new aircraft noise sensitive uses, including townhouses. An Aircraft Noise Sensitive Use Restrictive Covenant is to be registered on title prior to final adoption.

#### **Public Input**

A notice board is posted on the subject property to notify the public of the proposed development. Staff have received a small number of phone calls from nearby residents wondering when development was to begin, but there have been no public comments based on the development proposal to date. Should this application receive first reading, a Public Hearing will be scheduled.

#### **Staff Comments**

##### Transportation and Site Access

- Access to and from the site is off Cambie Road, at the western edge of the subject site.
- A 2.13 m road dedication will be provided along Cambie Road to provide for future road widening.
- Should the adjacent properties fronting Cambie Road wish to redevelop for townhouses at some future date, the site plan allows for potential access to adjacent properties at 11091 and 11151 Cambie Road and any consolidation thereof. A cross access easement to allow access to these sites from the subject site will need to be registered prior to final adoption of this rezoning application.
- The City has circulated the proposal to the Ministry of Transportation and Infrastructure for comment. The Ministry has no concerns with the proposal proceeding with the rezoning.
- As a condition of the rezoning application, the applicant is to contribute \$50,000 towards the signalization of Vanguard/Cambie Road intersection.
- Proposed number of required off-site parking stalls is in compliance with the parking regulations of the Zoning and Development Bylaw 5300, an exception is to the tandem configuration of the A and B type units which will require a variance at the Development Permit stage.

### Trees

An Arborist report was submitted to assess the four (4) existing trees for possible retention on the subject property and to be incorporated into the upcoming landscaping plan. The trees on the subject site were given a poor rating and therefore, are recommending their removal prior to construction. Tree replacement will be reviewed at the Development Permit stage when more detailed landscaping information is available. A minimum of eight (8) trees will need to be accommodated on-site to meet OCP guidelines.

The report also outlined four (4) street trees under the management of the City and outside the authority of the applicant. These trees will be retained as part of this application.

### Amenity Space

Outdoor amenity space is currently being proposed in two separate locations which does not meet the intent of the OCP and will need to be revisited at the Development Permit stage. The space is intended for open space and a children's play area but more detailed information will be provided at the Development Permit stage. There is no indoor amenity space proposed with this application, resulting in a cash-in-lieu payment of \$12,000.00 being required.

### **Analysis**

#### Proposed Rezoning to Single-Family Housing District (R2-0.6)

The proposed rezoning from Single-Family Housing District, Subdivision Area E (R1/E) and two-Family Housing District (R5) to Townhouse District (R2-0.6) represents an increase to density. The East Cambie Sub-Area Plan supports increased residential density along this section of Cambie Road and no amendment is required to its Land Use Map (**Attachment 4**).

#### Background

An existing covenant on 11131 Cambie Road (AE33384) identifies an agreement made with the City for the property to be used extensively for a two-family dwelling. As the proposal calls for a consolidation and an increase in density above a two-family dwelling, this covenant will need to be discharged prior to the consolidation. All costs associated with the discharge will be the responsibility of the applicant.

#### Design

The proposal for the 12-unit townhouses has the units grouped into three (3) separate buildings. As shown on the site plan of **Attachment 5**, six (6) units front Cambie Road with the main entrance of the units addressing the street. The two (2) other buildings are located within the site, with amenity space provided at the rear. The main drive into the complex is along the western edge of the site to provide room for the four (4) existing trees that are on the City's street allowance.

The design does a good job of massing and takes into consideration of the adjacent Single-Family Dwellings. The end units of all the buildings have been stepped down from three (3) stories to two (2), to provide a good transition between the proposal and the existing dwellings. The two-storey units provide for ground level access which allows for the potential to provide universal access.

Affordable Housing (Interim Strategy)

As the application was made prior to July 1, 2007, the applicant is required to make a cash contribution of \$0.60 per buildable square foot (compared to the current \$2.00 per buildable square foot) payable to the affordable housing reserve, in accordance with the Interim Affordable Housing Strategy. The payable contribution is \$8,570.40.

Parking

The submitted proposal meets the requirements of the Off-Street Parking and Loading requirements of Zoning and Development Bylaw 5300, with each of the units supplying two (2) spaces in each of the 12 units in addition to the three (3) visitor spaces as outlined in the Bylaw requirements. An outline of the conformance requirements is shown in **Attachment 3**.

Utilities and Site Servicing

A review of the servicing of the site has been conducted by the applicant's Engineering consultant and reviewed and accepted by the City's Engineering Department. No upgrades to the City's Storm and Sanitary system are required to serve the proposed development.

Development Permit

A Development Permit application would be required with a specific landscaping plan to include the following:

1. Integration of plantings with the trees that are to be retained;
2. Garbage and recycling location;
3. Mailbox design and location, keeping in mind the cross access easements with neighbouring properties;
4. Design of the play area; and
5. Overall appropriateness of the landscaping plan.

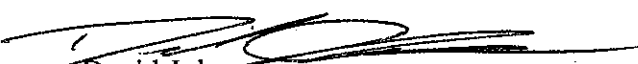
This is in addition to the standard Development Permit review.

**Financial Impact**

None expected.

**Conclusion**

The proposed 12-unit townhouse rezoning application meets the requirements of the Official Community Plan (OCP) as well as the zoning requirements of its desired change to Townhouse District (R2 - 0.6). Staff feel that the design meets the characteristic requirements of the neighbourhood and is confident the outstanding conditions will be met prior to final adoption. Staff recommends that rezoning application (RZ 06-330589) proceed to first reading.

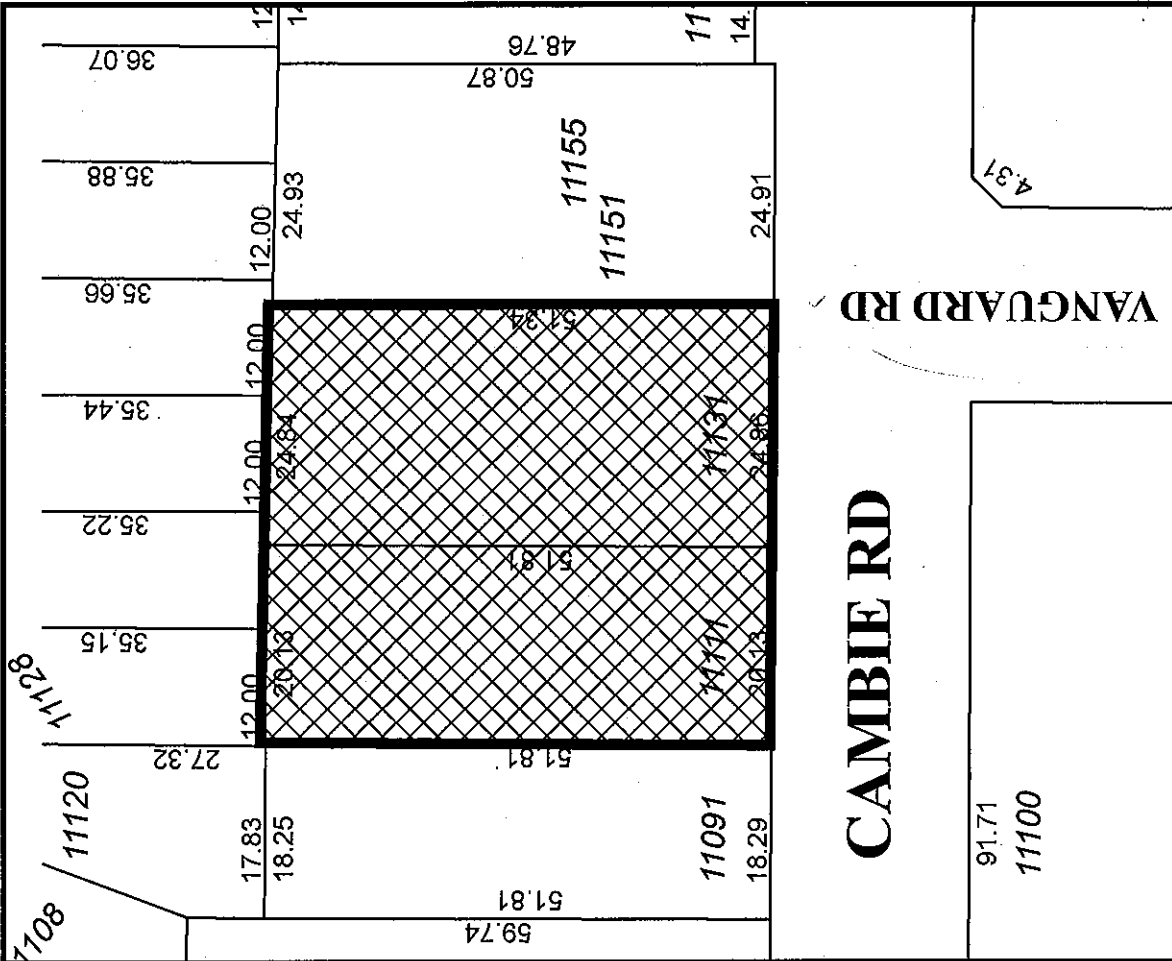


David Johnson  
Planner  
(604-276-4193)

DJ:blg

**List of Attachments**

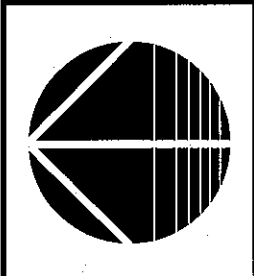
- Attachment 1 Location Map, Zoning Site Map, Site Context and Aerial View of the Site
- Attachment 2 Site Plan
- Attachment 3 Development Application Data Sheet
- Attachment 4 East Cambie Sub-Area Land Use Map
- Attachment 5 Preliminary Architectural Drawings (Site plan, Floor Plans, Elevations)
- Attachment 6 Arborist Report - Tree Survey Plan
- Attachment 7 Conditional Rezoning Requirements



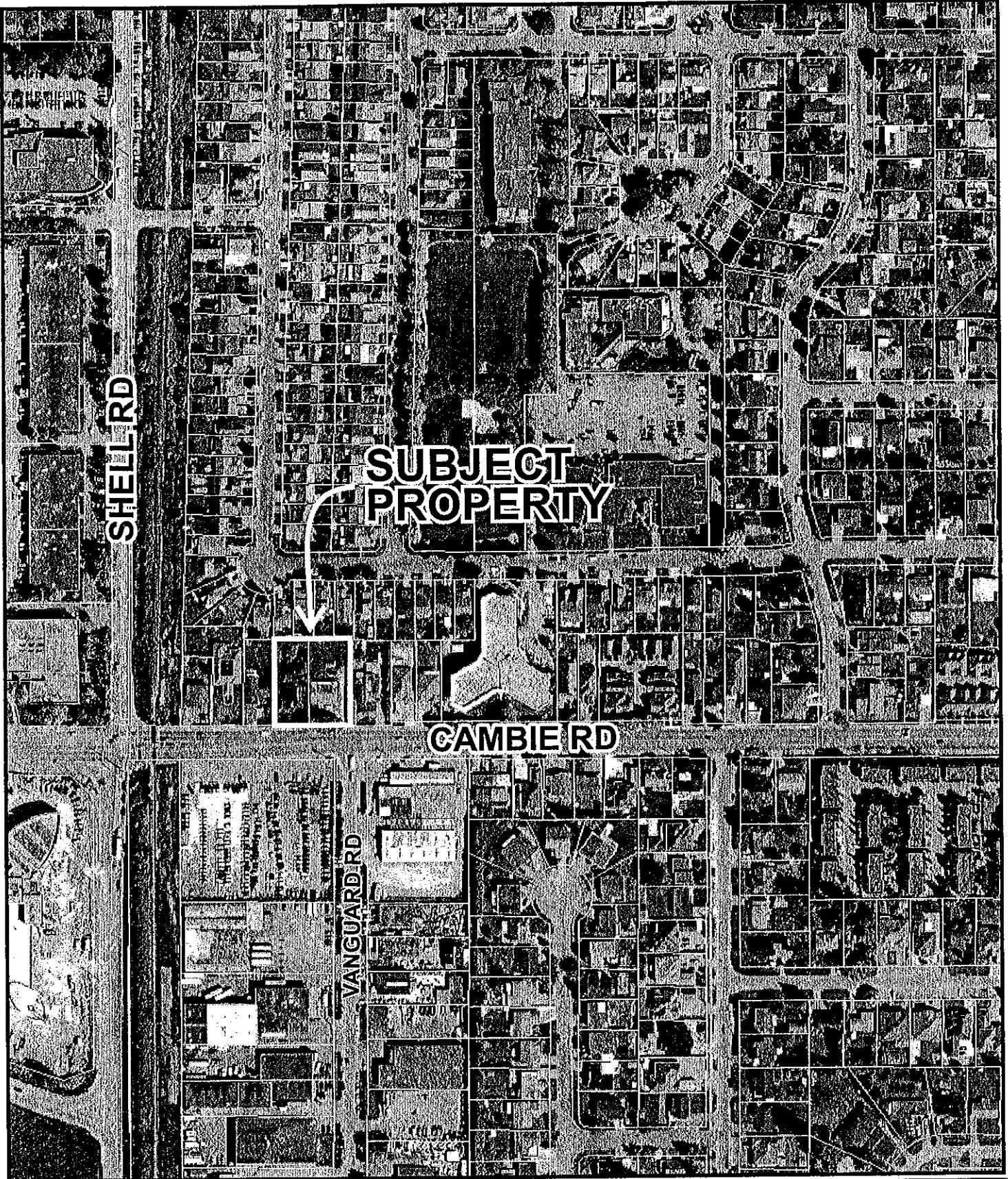
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 Revision Date: 08/26/08  
 Note: Dimensions are in METRES



**RZ 06-330589**



City of Richmond



SHELL RD

SUBJECT  
PROPERTY

GAMBIE RD

VANGUARD RD



RZ 06-330589

Original Date: 08/26/08

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 06-330589**

Address: 11111 and 11131 Cambie Road

Applicant: Gerry Blonski, Architect

Planning

Area(s): East Cambie Sub-Area (Schedule 2.11B)

	Existing		Proposed
<b>Civic Address:</b>	11111 Cambie Road	11131 Cambie Road	To Be Determined
<b>Owner or Applicant:</b>	Gerry Blonski, Architect (applicant)	Gerry Blonski, Architect (applicant)	No Change
<b>Site Size (m<sup>2</sup>):</b>	1,042 m <sup>2</sup>	1,280 m <sup>2</sup>	2,322m <sup>2</sup> (2,213m <sup>2</sup> after road dedication)
<b>Land Uses:</b>	Single-Family	Single-Family	Townhouse Residential
<b>OCP Area Plan Designation:</b>	Residential	Residential	No Change
<b>Zoning:</b>	Single-Family Housing District (R1/E)	Two-Family Housing District (R5)	Townhouse District (R2-0.6) Permits Townhouses at 0.60 F.A.R.
<b>Number of Units:</b>	1 Single-Family	1 Single-Family	12 Townhouse Units
<b>Other Designations:</b>	Airport Noise Sensitive Development Area 3		No Change

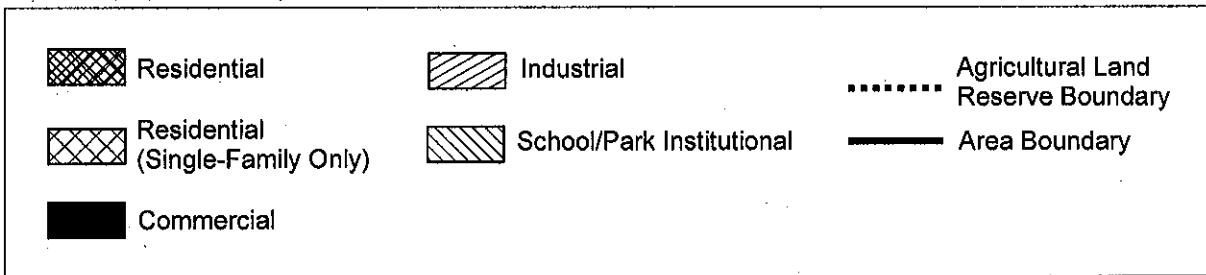
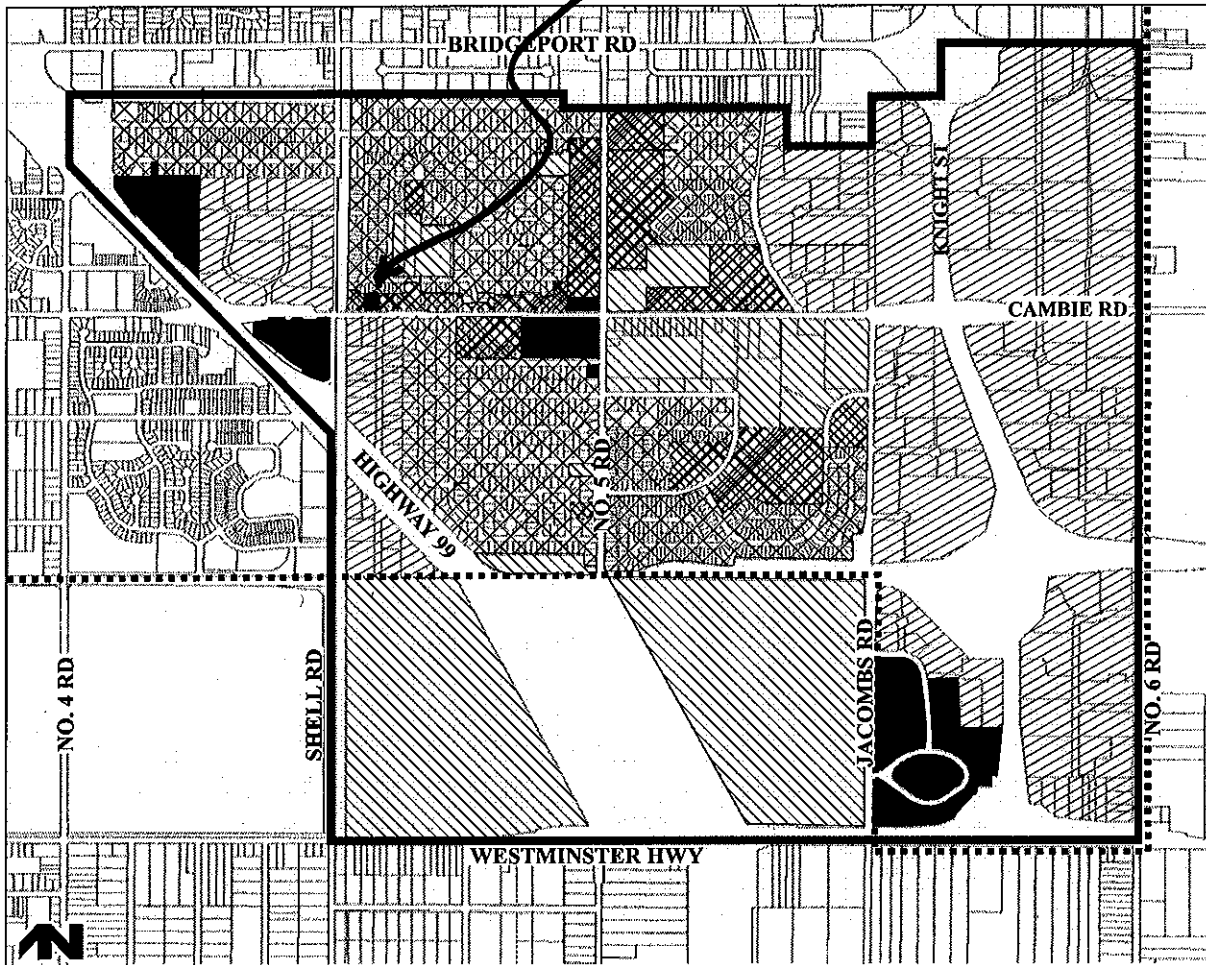
	Bylaw Requirement R2-0.6	Proposed	Variance
<b>Density (FAR):</b>	Site Area (0.6) =2213m <sup>2</sup> (0.6) = 1327.8m <sup>2</sup>	1326.6m <sup>2</sup> (0.6 FAR)	none required
<b>Lot Coverage – Building:</b>	Max. 40%	38 %	none
<b>Lot Size:</b>	No less than 30m wide and 35m deep	44.98m wide 41.92m deep (after dedication)	none

	<b>Bylaw Requirement R2-0.6</b>	<b>Proposed</b>	<b>Variance</b>
Front Setback – Cambie Rd:	6.0 m Min.	6.0 m	none
Setback – Side & Rear Yards (m):	Min. 3.0 m	3.3 m	none
Height (m):	11.0 m, no more than 3 storeys	10.9 m, and 3 storeys	none
Off-street Parking Requirements:	2 spaces per unit (2 x 12 = 24) <i>plus</i> 0.2 spaces for visitor (0.2 x 12 = 2.4 → 3) <u>24 + 3</u> <b>27 spaces required</b>	2 spaces per unit (2 x 12 = 24) <i>plus</i> 3 spaces for visitor  <b>27 spaces proposed</b>	none
Tandem Parking Spaces:	Not permitted in townhouse developments	6 units with 2 tandem spaces = <b>12 stalls</b>	Required at Development Permit
Amenity Space – Indoor:	70 m <sup>2</sup> or cash-in-lieu payment	cash-in-lieu payment of <b>\$12,000.00</b>	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per unit x 12 units = 72 m <sup>2</sup>	142 m <sup>2</sup>	none

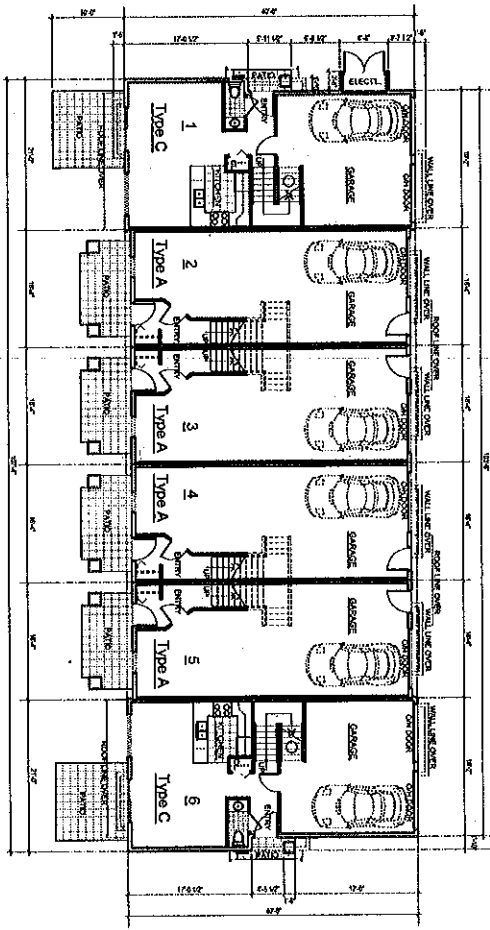
City of Richmond

Land Use Map Bylaw 8208  
2007/04/16

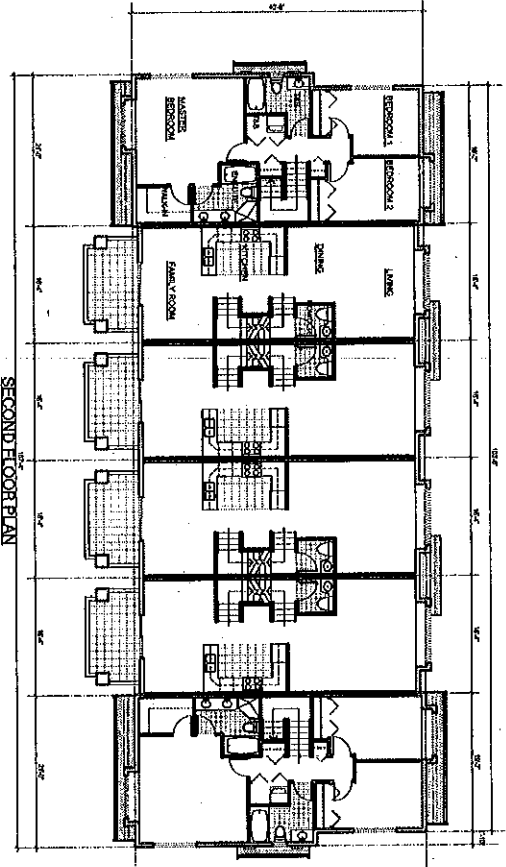
**SUBJECT SITE**



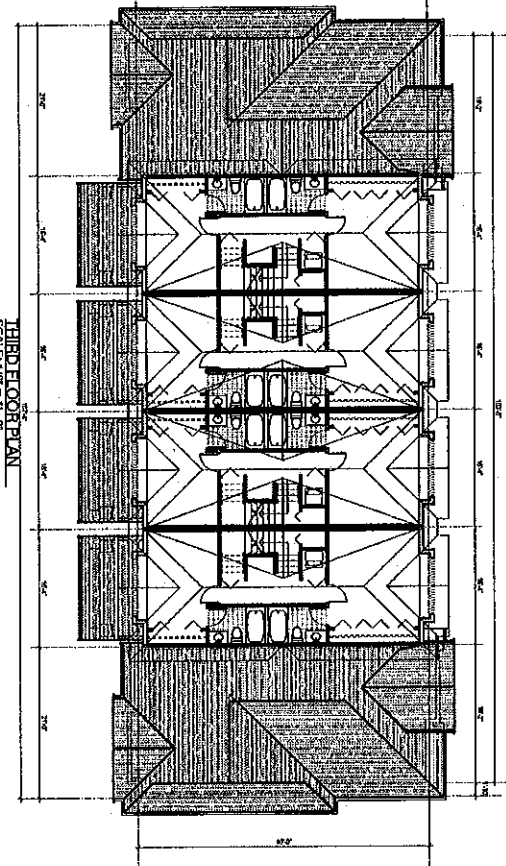




FIRST FLOOR PLAN  
SCALE: 1/8" = 1'-0"



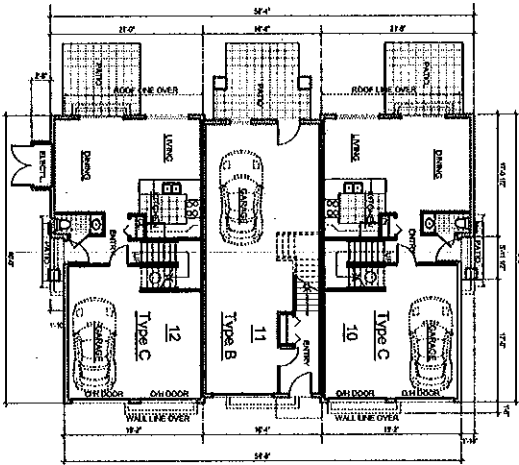
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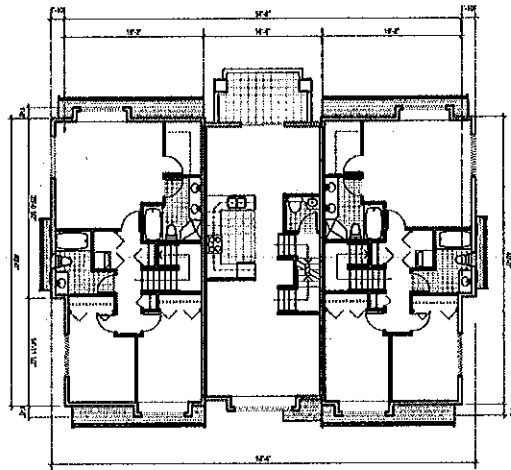
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ROOF FLOOR PLAN  
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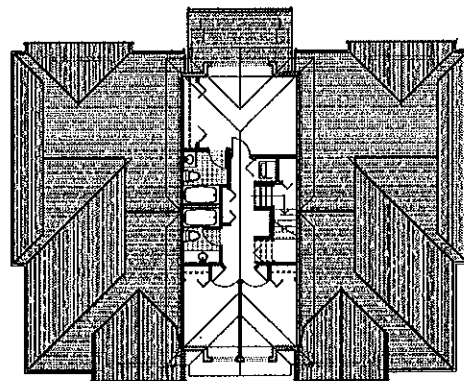
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SECOND FLOOR PLAN - BLDG 3  
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THIRD FLOOR PLAN - BLDG 3  
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ROOF PLAN - BLDG 3  
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A3

BLDG. 2 & 3: TYPICAL

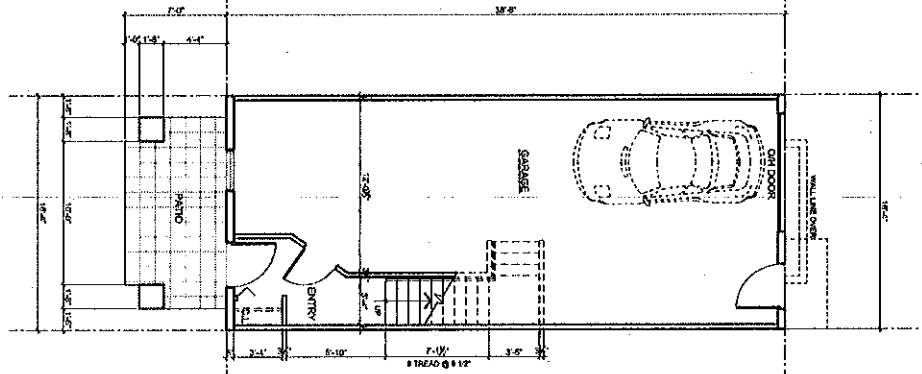
12 Townhouse Development  
11111 - 11131 Cambie Road  
RICHMOND, BC

PLN - 23

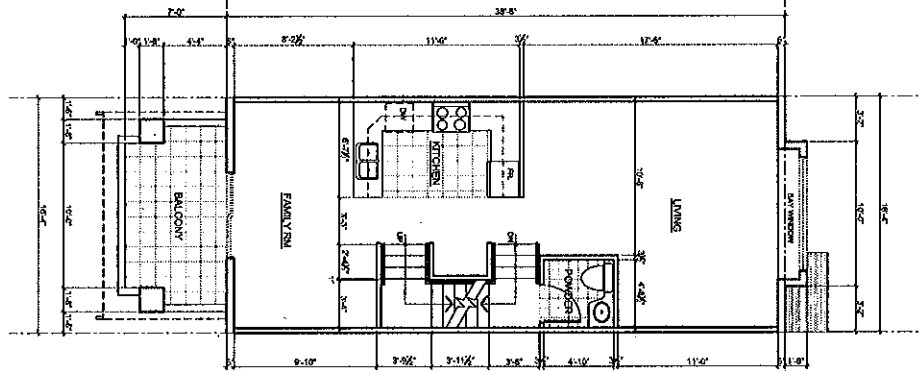
Gerry Blonck  
architect m.s.t.b.c.

5-261A - 12168 - 62nd Ave., Surrey, B.C. V3W 3E9  
Ph: 872-2658  
Fax: 872-3760

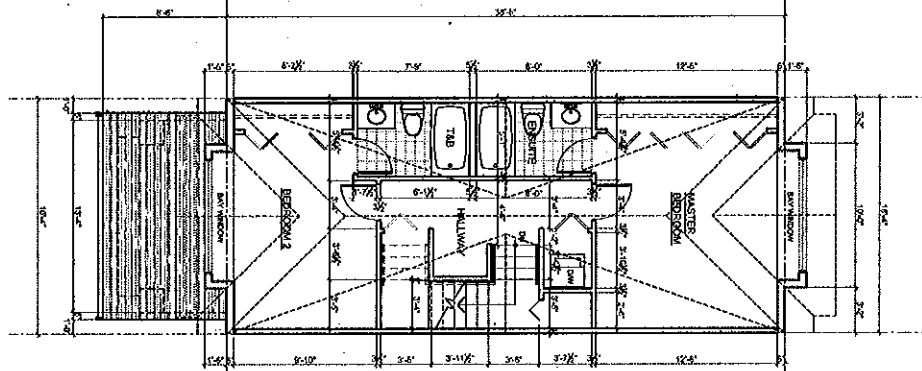
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THIRD FLOOR PLAN  
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A4

BLDG. 1: TYPE A  
INTERIOR UNIT

12 Townhouse Development  
11111 - 11131 Cambie Road  
RICHMOND, BC

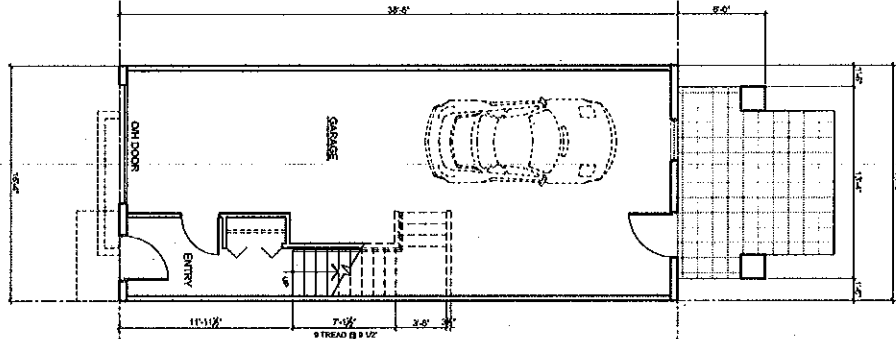
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Gerry Blonski  
architect m.s.l.b.c.

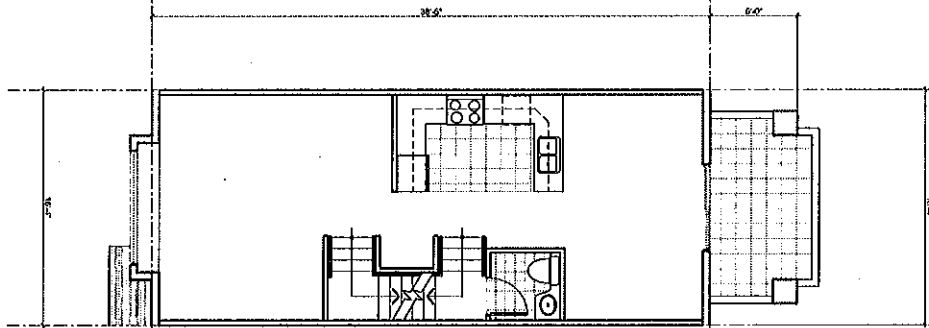
5446 14 - 11455 - 8505 Ave., Burnaby, B.C. V3V 3E0  
Ph: 522-8608  
Fax: 522-3100



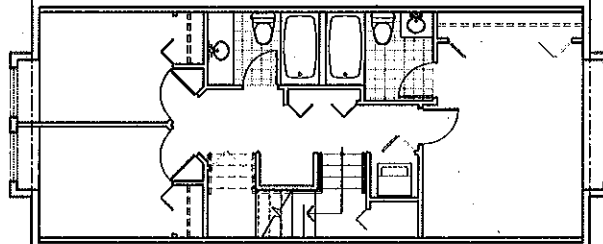
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THIRD FLOOR PLAN  
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A5

BLDG. 2 & 3: TYPE B  
INTERIOR UNIT

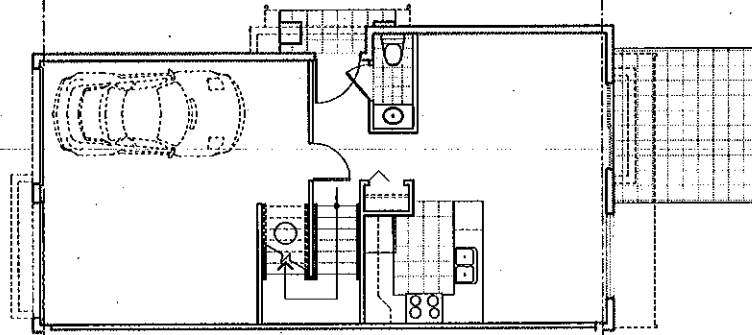
12 Townhouse Development  
11111 - 11131 Cambie Road  
RICHMOND, BC

PLN - 25

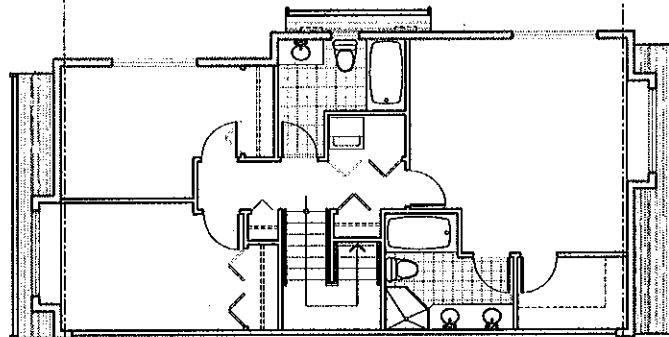
Gerry Blonck  
architect m.a.l.b.c.

11111 - 11131 Cambie Road, Surrey, B.C. V2W 3E9  
Ph: 672-3668 Fax: 672-3700

FIRST FLOOR PLAN  
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SECOND FLOOR PLAN  
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A6

BLDG. 1, 2 & 3: TYPE C  
END UNIT

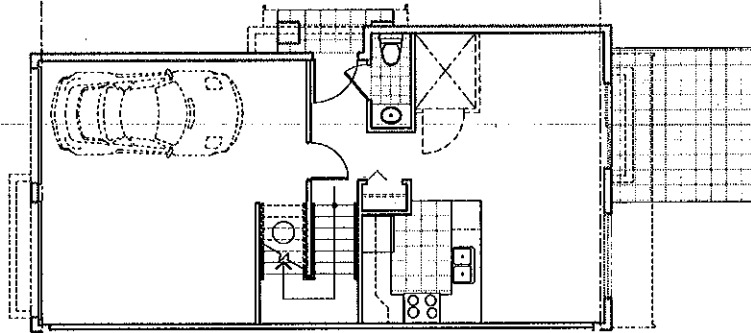
12 Townhouse Development  
11111 - 11131 Cambie Road  
RICHMOND, BC

PLN - 26

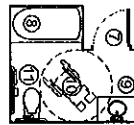
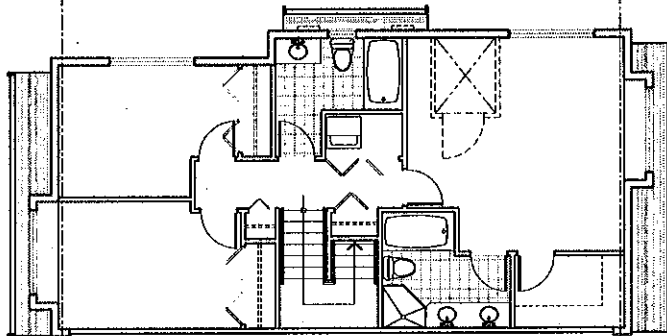
Cerry Blonski  
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Site 14 - 12454 - 45th Ave., Surrey, B.C. V3W 2E3  
Ph: 527-3600  
Fax: 527-3700

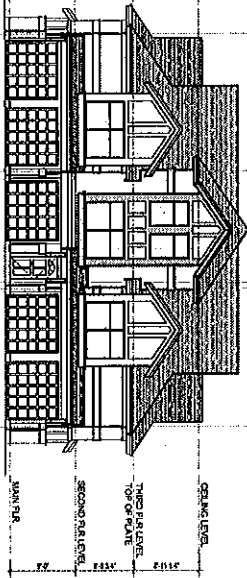
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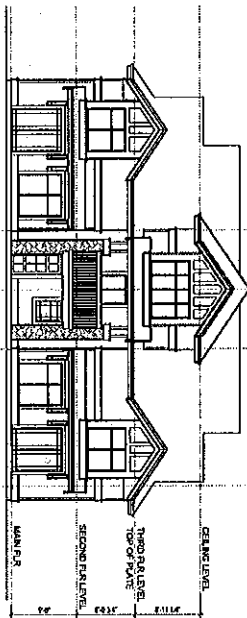
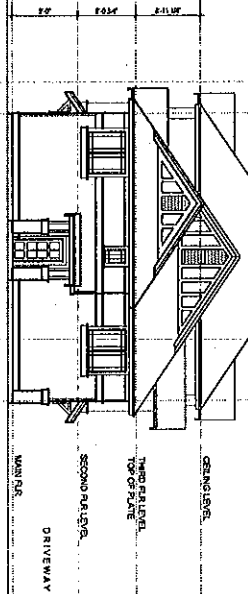
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ELEVATION  
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ELEVATION  
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A8

ELEVATIONS

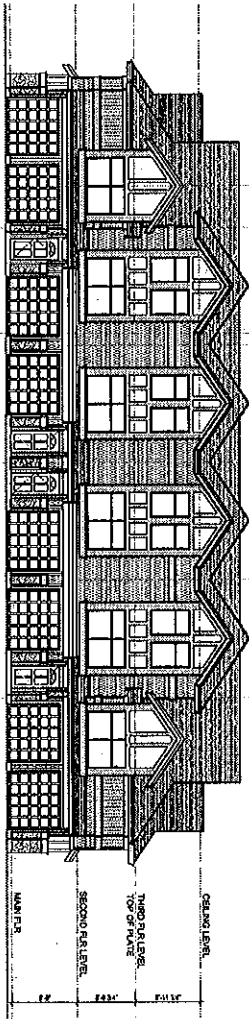
12 Townhouse Development  
11111 - 11131 Cambie Road  
RICHMOND, BC

PLN - 28

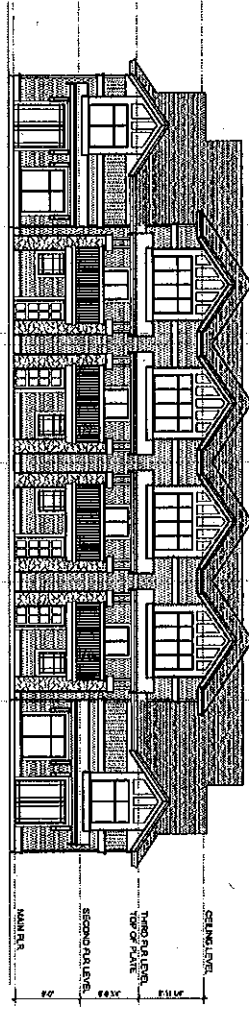
Gerry Blonetz  
architect m.a.s.b.c.

Suite 1A - 11166 - 82nd Ave., Surrey, B.C. V2V 3P9  
Ph: 572-2608 Fax: 572-3100

ELEVATION  
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ELEVATION  
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A9

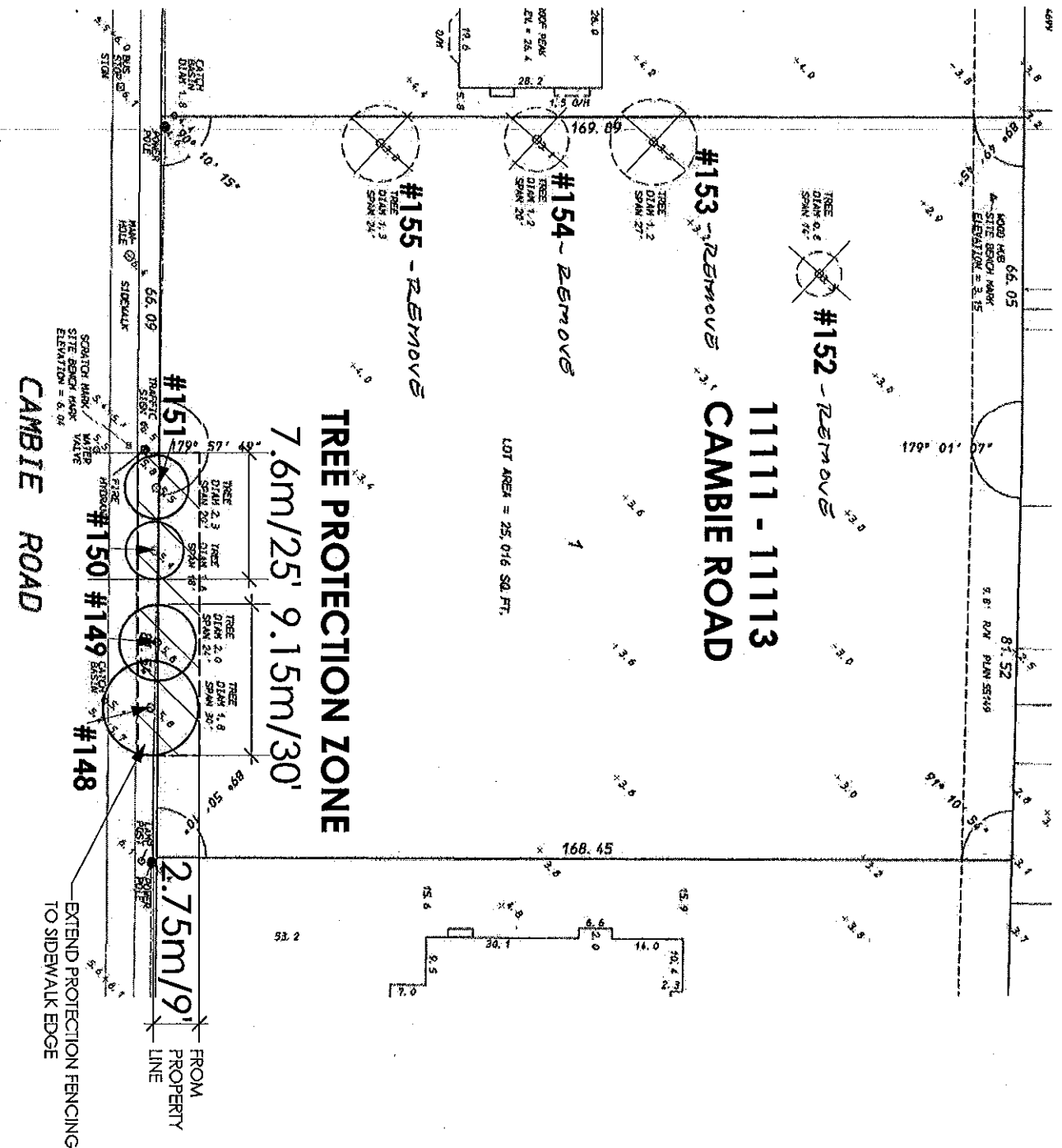
ELEVATIONS

12 Townhouse Development  
11111 - 11131 Cambie Road  
RICHMOND, BC

PLN - 29

Cerry Blonick  
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6 Ave 1A - 12455 - 42nd Ave., Surrey, B.C. V1W 3G9



**Catherine MacDonald Inc**  
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 fax: 604.904.0706  
 email: catherine.macdonald@shaw.ca

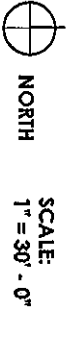
Catherine MacDonald  
 ISA Certified Arborist PN40716A  
 ISA Certified Tree Risk Assessor #212

**NOTES:**

- DO NOT SCALE PLAN, REFER TO DIMENSIONS.
- TREE NUMBERS REFER TO TAGS ON TREES.
- TREE PROTECTION ZONE (TPZ): DIMENSION TREE PROTECTION BARRIERS AS SHOWN, BARRIERS TO BE AT LEAST 1.2M HIGH AND CONSTRUCTED OF ORANGE SNOW FENCING SECURED BY FASTENED TO WOOD OR METAL STAKES OR PLYWOOD FASTENED TO WOODEN STAKES OR OTHER BARRIER FABRICATED TO MUNICIPAL STAFF.
- SIGNAGE TO BE PLACED ON TPZ AS PER CITY TREE BYLAW, NO ENTRY OF ANY KIND IS PERMITTED INTO THE TPZ, THIS INCLUDES: PEOPLE, MATERIALS OR EQUIPMENT STORAGE OF ANY KIND, VEHICLE TRAFFIC OR PARKING.
- ALL LANDSCAPE/TREE WORK TO CONFORM TO THE BC LANDSCAPE STANDARD (6TH EDITION) AS A MINIMUM.
- ALL TREE WORK TO CONFORM TO THE STANDARDS OF THE (ISA) INTERNATIONAL SOCIETY OF ARBORICULTURE.
- CONSULT PROJECT ARBORIST OR MUNICIPAL ARBORIST IF IN DOUBT ABOUT ANY TREE ISSUE.

**11111 - 11113  
 CAMBIE ROAD  
 RICHMOND**

**ARBORIST REPORT PLAN**  
 DATE: 1 NOVEMBER 2007



**Conditional Zoning Requirements  
11111 and 11131 Cambie Road  
RZ 06-330589**

Prior to adoption of Zoning Amendment Bylaw 8425, the developer is required to complete the following requirements to the satisfaction of the Director of Development.

1. Consolidation of lots to both 11111 and 11131 Cambie Road.
2. A Flood Indemnity Covenant is to be registered on both properties or on the property after consolidation.
3. Register Aircraft Noise Sensitive Use restrictive covenant on title of both parcels or on the single consolidated parcel.
4. A 2.13 m wide road dedication will be provided at the front of the property at Cambie Road.
5. Prior to the consolidation of the two properties, the applicant is to discharge covenant AE33384 from 11131 Cambie Road (PID: 004-272-781). Costs associated with the discharge is the responsibility of the applicant.
6. Registration of a cross-access easement over the internal drive-aisle in favour of the properties to the west (11091 and any consolidation thereof) and the properties to the east (11151 and any consolidation thereof) allow access to these sites from the subject property.
7. Contribution of \$50,000 toward the cost of installing a future traffic signal at the corner of Vanguard and Cambie Roads.
8. Payment of \$12,000 cash-in-lieu of on-site indoor amenity space.
9. Voluntary contribution of \$8,570.40 towards the City's Affordable Housing Fund.
10. The submission and processing of a Development Permit\* completed to a level of acceptance by the Director of Development.

\* Note: This requires a separate application



**Richmond Zoning and Development Bylaw 5300  
Amendment Bylaw 8425 (RZ 06-330589)  
11111 AND 11131 CAMBIE 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **TOWNHOUSE DISTRICT (R2-0.6)**.

P.I.D. 003-555-330

Lot 178 Section 25 Block 5 North Range 6 West New Westminster District Plan 51485

P.I.D. 004-272-781

Lot 220 Section 25 Block 5 North Range 6 West New Westminster District Plan 53878

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8425”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION  
AND INFRASTRUCTURE APPROVAL

ADOPTED

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CITY OF RICHMOND
APPROVED by
<i>al</i>
APPROVED by Director or Solicitor
<i>CSJ</i>

\_\_\_\_\_  
MAYOR

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