



**City of Richmond**  
 Planning and Development Department

**Report to Committee**

**To:** Planning Committee **Date:** May 20, 2009

**From:** Brian J. Jackson, MCIP  
 Director of Development **File:** RZ 07-390411

**Re:** Application by S-8008 Holdings Ltd., S-211 Holdings Ltd., and  
 Platinum Management Inc. for Rezoning at 8200, 8220, 8240 and  
 8260 Blundell Road from Single-Family Housing District, Subdivision  
 Area E (R1/E) to Townhouse District (R2-0.6)

**Staff Recommendation**

That Bylaw No. 8489, for the rezoning of 8200, 8220, 8240 and 8260 Blundell Road from “Single-Family Housing District, Subdivision Area E (R1/E)” to “Townhouse District (R2-0.6)”, 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>
Real Estate Services.....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## Staff Report

### Origin

S-8008 Holdings Ltd., S-211 Holdings Ltd. and Platinum Management Inc. have applied to the City of Richmond for permission to rezone 8200, 8220, 8240 and 8260 Blundell Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse District (R2=0.6) in order to permit the development of 16 townhouse units on the site.

### Project Description

The subject sites, with a total combined frontage of 76.1 m (250 ft.), are proposed to be consolidated into one (1) development parcel containing a total of 16 townhouse units. The layout of the units consists of three (3) triplexes fronting Blundell Road and three (3) duplexes and a detached unit at the rear of the development site adjacent to the existing single-family houses. All of the proposed units are two-stories in height.

Vehicle access is arranged through a driveway access to Blundell Road and internal east-west running drive-aisle. The driveway access to Blundell Road is situated at the east edge of the development site. A preliminary site plan, building elevations, and landscape scheme are contained in **Attachment 2**.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 3**).

### Surrounding Development

To the North: A four-storey apartment complex zoned Townhouse & Apartment District (R3) on the opposite side of Blundell Road;

To the West: An existing townhouse development zoned Townhouse District (R2); and

To the East & South: Single-family houses zoned Single-Family Housing District, Subdivision Area E (R1/E).

### Related Policies & Studies

#### Arterial Road Redevelopment and Lane Establishment Policies

The City's Lane Establishment and Arterial Road Redevelopment Policies guide residential infill development for properties located along arterial roads, which also establish a set of locational criteria and development guidelines to which residential development proposals must comply with. The subject development site complies with all of the locational criteria.

#### 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.

### Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant is making a cash contribution of \$2.00 per buildable square foot as per the Strategy; making the payable contribution amount of \$40,774.00.

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### **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any telephone calls or written correspondence expressing concerns in association with the subject application.

### **Staff Comments**

#### Trees Retention and Replacement

A Tree Survey (**Attachment 4**) submitted by the applicant indicates the location of 52 existing trees:

- 32 bylaw-sized trees located on the subject property;
- Four (4) bylaw-sized trees located on the City's boulevard along Blundell Road;
- Two (2) bylaw-sized trees and 10 under-sized trees located on the adjacent property to the south at 8231 Lucerne Road;
- Three (3) under-sized trees on the adjacent property to the west at 8188 Blundell Road; and
- One (1) bylaw-sized tree on the adjacent property to the east at 8280 Blundell Road.

A Certified Arborist's report was submitted by the applicant in support of the application. The Arborist confirms that there are only:

- Twelve (12) bylaw-sized trees and three (3) hedgerows on-site;
- Four (4) bylaw-sized trees located on the City's boulevard along Blundell Road
- One (1) bylaw-sized tree on the adjacent property to the southwest at 8191 Lucerne Road;
- One (1) hedgerow on the adjacent property to the south at 8231 Lucerne Road;
- Three (3) under-sized trees on the adjacent property to the west at 8188 Blundell Road; and
- One (1) bylaw-sized tree on the adjacent property to the east at 8280 Blundell Road; and
- One (1) bylaw-sized tree located on the east property line of the subject site.

The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the removal of seven (7) bylaw trees and two (2) hedgerows on-site due to poor condition. The developer is also proposing to remove a Chinese Elm tree located on east property line. A consent letter from the property owners of 8280 Blundell Road is on file. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, 16 replacement trees are required. Replacement tree planting will be reviewed at Development Permit stage.

The developer has agreed to protect a Chestnut tree in the front yard and four (4) bylaw-sized trees (2 Douglas Fir, a Western Red Cedar, and a Locust) in the rear yard. The developer has confirmed that the proposed building locations will not have a negative impact on the retention of these five (5) bylaw-sized trees. The developer has also agreed to preserve all trees and hedges on adjacent properties located along the common property lines and City trees along the site frontage. Tree protection fencing on-site around the drip line of all trees and hedges being retained are required to be installed by the developer prior to any construction activities, including building demolition, occurring on-site. A Tree Preservation Plan is provided (**Attachment 5**).

#### Site Servicing

An independent review of servicing requirements (sanitary) has concluded an upgrade to the existing system is required to support the proposed development. However, in the effort to preserve an existing hedgerow containing 12 Cedar trees on the adjacent property to the south and another hedgerow and four (4) bylaw-sized trees on the subject site (all located within the Right of Way), the Engineering Department accepted the developer's proposal to provide cash-in-lieu of the construction cost (\$52,000) for sanitary sewer upgrades along the frontage.

#### Vehicle Access

There is an access easement over the adjacent property to the west (8188 Blundell Road) to provide access from Blundell Road to the subject site. During the public consultation process for the redevelopment of 8080 and 8100 Blundell Road (RZ 06-340471), residents from 8188 Blundell Road expressed concerns over the additional traffic through their internal drive aisle. Staff understand that the residents have the same concerns over the subject development.

Since the six (6) properties to the east of the subject site have similar development potential for townhousing, the Transportation Department has agreed to allow a vehicle access off Blundell Road to be located along the east boundary of the subject development site. The long-term objective for this driveway access is to provide access for the six (6) adjacent properties if they ultimately apply to redevelop. As a condition of rezoning, a Public Rights-of-Passage (PROP) Right-of-Way (ROW) will be secured to facilitate this goal.

The Strata Council of 8188 Blundell Road may discharge the existing access easement agreement from Title at their sole cost.

Removal of the existing sidewalk crossings and reinstatement of the sidewalk will be done through a City Work Order at the developer's cost prior to issuance of a Building Permit.

#### Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$16,000 as per the Official Community Plan (OCP) and Council policy.

#### Outdoor Amenity Space

Outdoor amenity space will be provided on-site and is adequately sized based on Official Community Plan (OCP) guidelines. The design of the children's play area and landscape details will be refined as part of the Development Permit application.

### Public Art

The Public Art Program Policy does not apply to residential projects containing less than 20 units.

### Analysis

The proposed development is generally consistent with the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP). The proposed height, siting and orientation of the buildings respect the massing of the existing single-family homes to the south and multiple-family development to the west.

### Rear Yard Setback

Under the City's Lane Establishment and Arterial Road Redevelopment Policies, rear yard setback for two-storey buildings along the rear yard interface with single-family housing is 4.5 m. The developer is proposing to extend a portion of the ground floor living area in each of the units along the rear yard to 3.6 m from the rear property line. Staff have no objection to this proposal based on the following:

- The developer proposes to improve accessibility of the development by providing only two-storey units with direct entry to the first habitable floor. The building depth of the two-storey units is deeper than the typically three-storey units allowed along the arterial road; this leaves a limited developable area along the back.
- The width of the extended portion of the ground floor living area is less than 50% of the width of the unit. Rear yard setback of the second floor is remained at 4.5 m.
- The proposed 3.6 m setback meets the minimum rear yard setback requirement under the Townhouse District (R2-0.6) zone. No setback variance is required.
- Existing vegetation along the rear property line is to be retained. The mature hedgerows provide good privacy screening. Additional trees and hedges at the southwest corner of the site, outside of the Statutory Right-of-Way (ROW) are being proposed to address potential adjacency issues.

### Design Review and Future Development Permit Considerations

A Development Permit will be required to ensure that the development is sensitively integrated with adjacent developments. The rezoning conditions will not be considered satisfied until a Development Permit application is processed to a satisfactory level. In association with the Development Permit, the following issues are to be further examined:

1. Detailed review of building form and architectural character including opportunities to vary the building designs;
2. Landscaping design and enhancement of the outdoor amenity area to maximize use;
3. Measures to protect bylaw-sized trees located on-site and on the adjacent property that have driplines (and root systems) encroaching onto the subject development site;
4. Opportunities to vary the site grade along the rear yard, in particular for the relationship between tree retention and maximum use of private rear yard area;


5. Opportunities to maximize permeable surface areas and articulate hard surface treatment; and
6. Locations of handicap parking space, garbage/recycling facilities and electrical room that are convenient and accessible for the future residents of the subject development.

**Financial Impact or Economic Impact**

None.

**Conclusion**

The subject application is consistent with the Official Community Plan (OCP) regarding developments along major arterial roads. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, staff recommend that the proposed rezoning be approved.



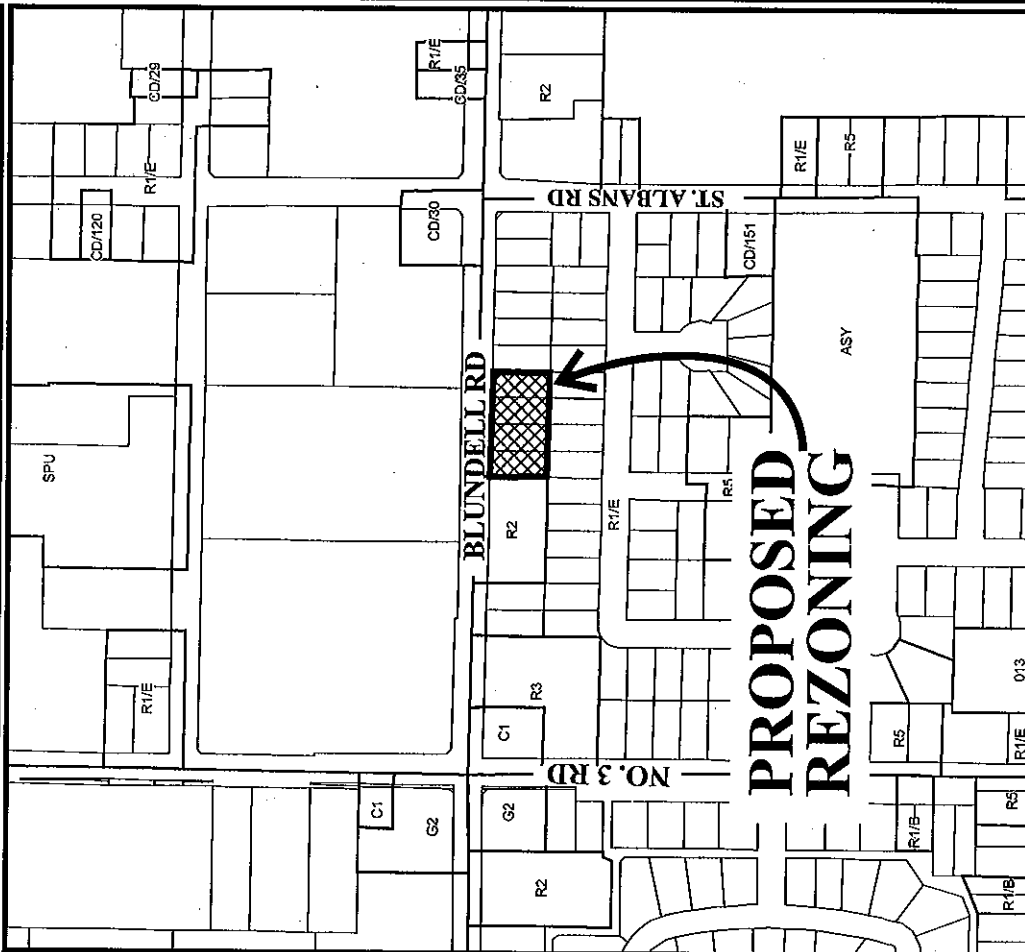
for: Edwin Lee  
Planning Technician – Design  
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Survey
- Attachment 5: Tree Preservation Plan
- Attachment 6: Rezoning Considerations Concurrence



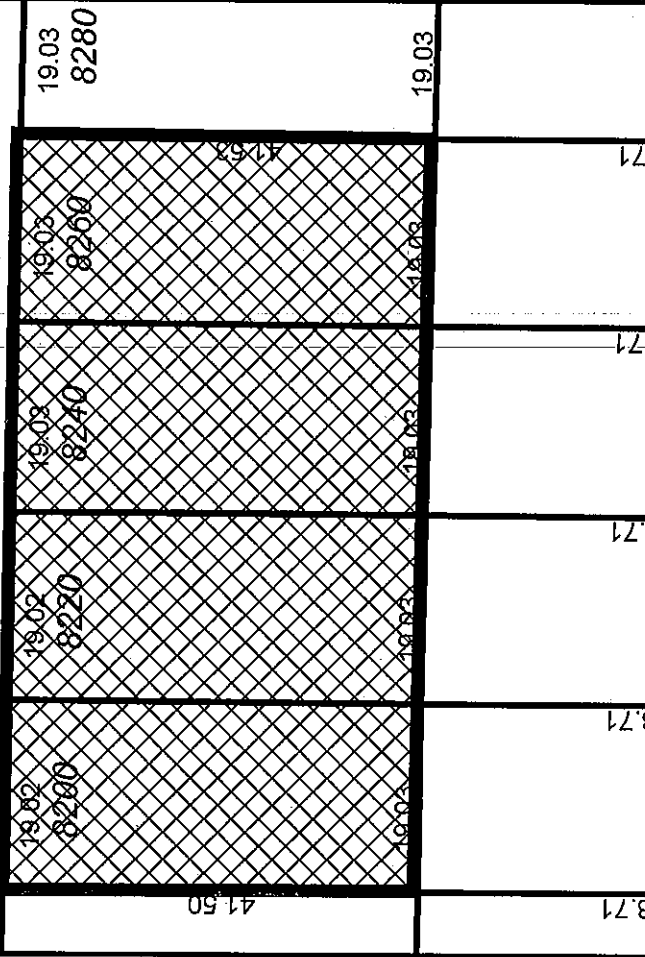
# City of Richmond



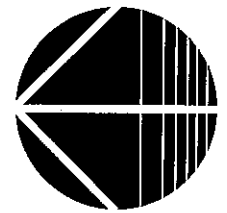
## PROPOSED REZONING

# BLUNDELL RD

110.58



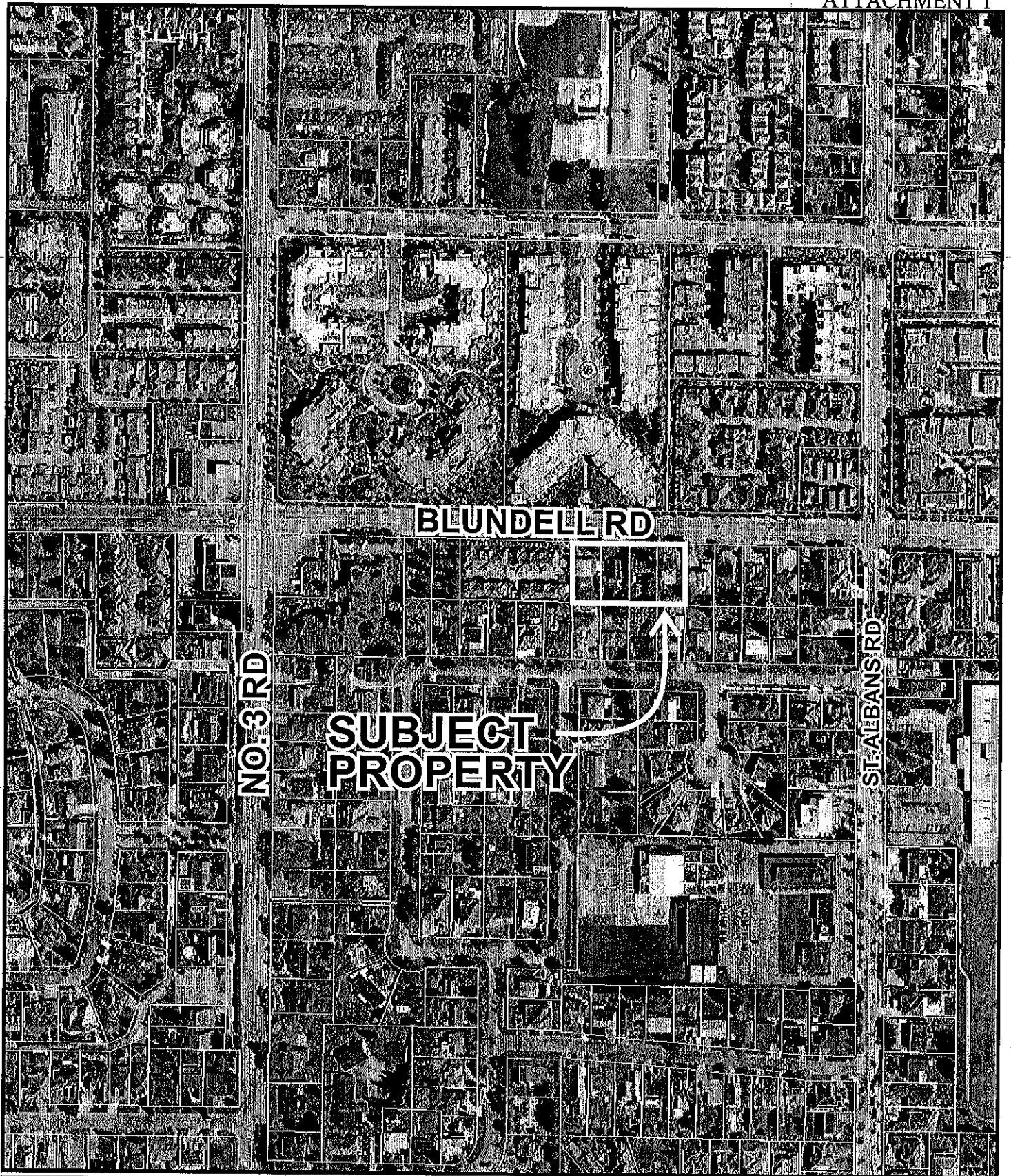
# RZ 07-390411



Original Date: 10/15/07

Revision Date: 05/19/09

Note: Dimensions are in METRES



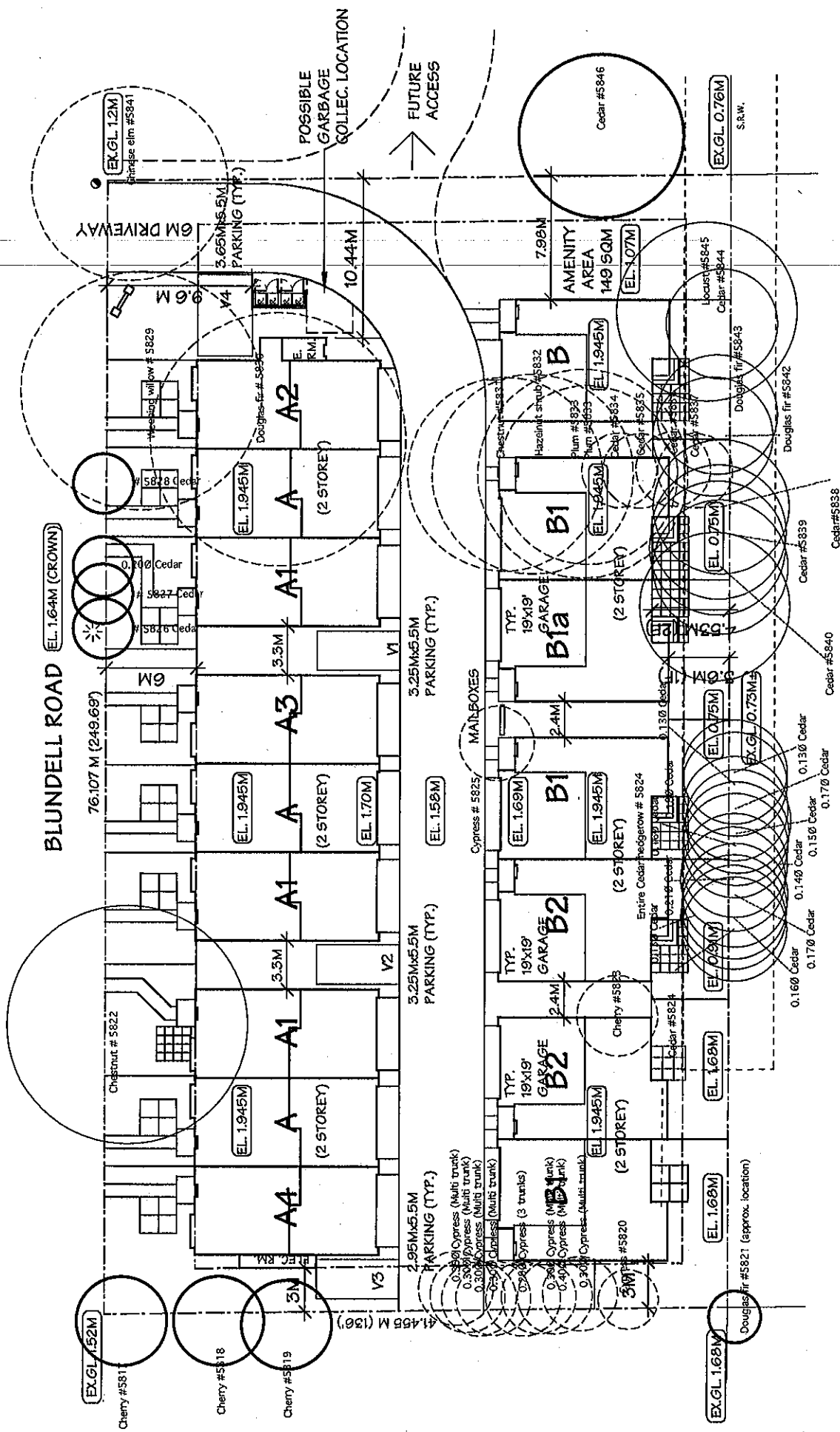
RZ 07-390411

Original Date: 10/15/07

Amended Date: 05/19/09

Note: Dimensions are in METRES





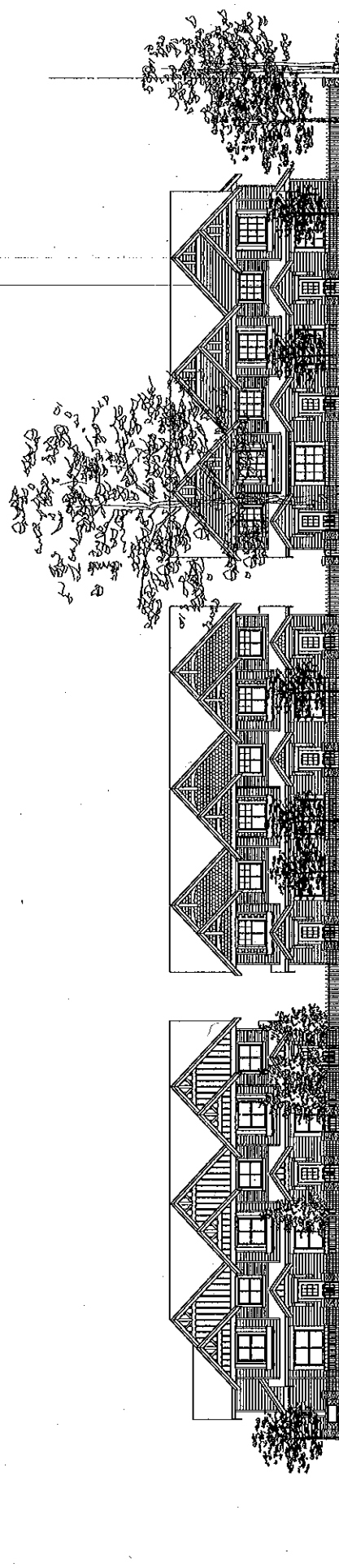
**STATISTICS:**  
 SITE AREA: 33,972 SF (3,156 SM)  
 PROPOSED ZONING: R2-0.6  
 SITE COVERAGE: 13,588 SQ.FT. (40%) / (MAX 13,588 SF = 40%)  
 MAX. ALLOWABLE FLOOR AREA: 0.6 X 33,972 SF = 20,386 SF  
 PROPOSED FLOOR AREA 20,120 SQ.FT. (F.A.R. = 0.6)  
 (16 UNIT : FROM 1155 SQ.FT TO 1395 SQ.FT.)  
 AMENITY AREA : 149 SQ.M. ( MIN. 96 SQ.M. REQ'D)

**SITE PLAN**  
 SCALE: 1" = 30'-0"

MAY 20 / 2009

**YAMAMOTO ARCHITECTURE INC.**  
 2386 oak street vancouver b.c. V6H 4J1  
 tel:(604)731-1237 fax:(604)731-1327

**16 UNIT TOWNHOUSE DEVELOPMENT**  
 8200, 8220, 8240, 8260 BLUNDELL ROAD



BLUNDELL ROAD

PLN - 80

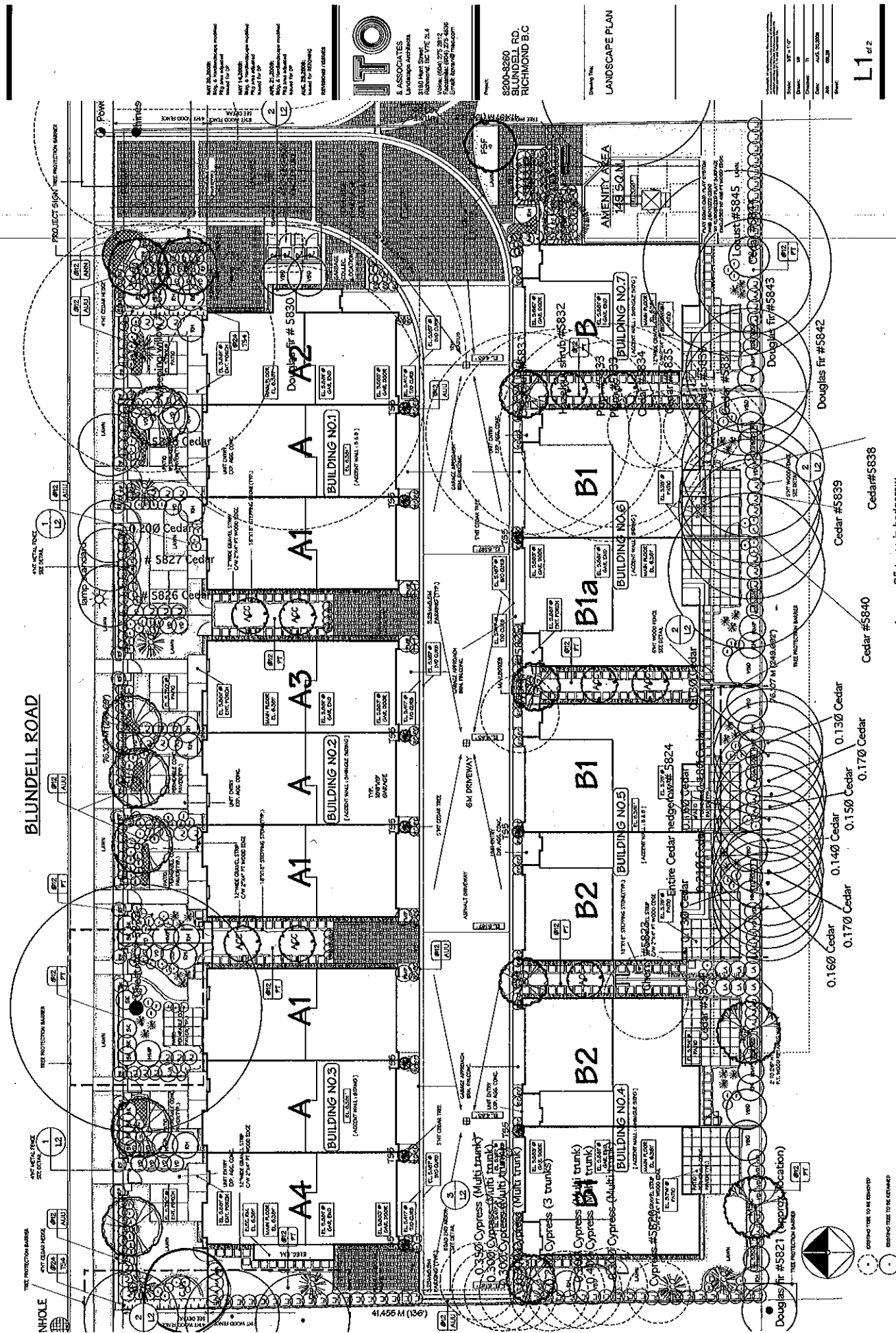
May 20/ 2009

17 UNIT TOWNHOUSE DEVELOPMENT

8200/8220/8240/8260 BLUNDELL ROAD, RICHMOND, BC

Yamamoto Architecture Inc.

2386 Oak Street Vancouver B.C. V6H 4J1  
phone: 604-731-1127 fax: 604-731-1327 e-mail: tyarch@shaw.ca



BLUNDELL ROAD

POWELL STREET



**ITO & ASSOCIATES**  
Landscape Architects  
2180 Main Street  
Richmond, BC V7C 2L4  
Phone: (604) 273-2338  
Fax: (604) 273-2338  
Email: info@ito.ca  
www.ito.ca

Project:  
6200-8280  
BLUNDELL RD  
RICHMOND B.C

Drawn: [Name]  
LANDSCAPE PLAN

DATE:	10/11/17
DRAWN:	[Name]
CHECK:	AVL 05/2020
SCALE:	[Scale]
PROJECT:	[Project Name]

L1 of 2

Approx. 25 trees in hedgerow





**City of Richmond**

6911 No. 3 Road  
 Richmond, BC V6Y 2C1  
 www.richmond.ca  
 604-276-4000

**Development Application  
 Data Sheet**

**RZ 07-390411**

**Attachment 3**

Address: 8200, 8220, 8240 and 8260 Blundell Road

Applicant: S-8008 Holdings Ltd., S-211 Holdings Ltd. and Platinum Management Inc.

Planning Area(s): N/A

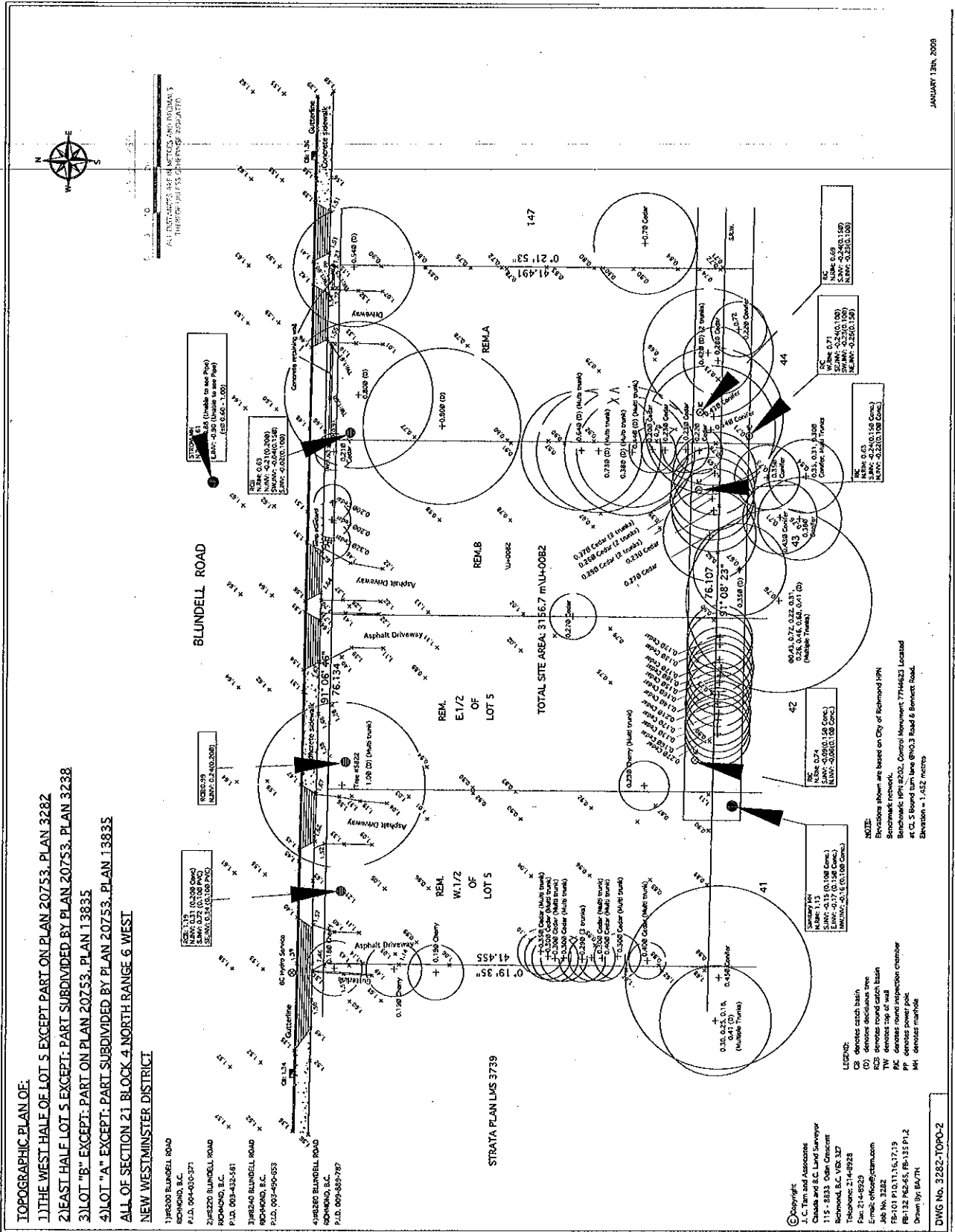
	Existing	Proposed
<b>Owner:</b>	S-8008 Holdings Ltd., S-211 Holdings Ltd. & Platinum Management Inc.	No Change
<b>Site Size (m<sup>2</sup>):</b>	3,156.6 m <sup>2</sup> (33,978 ft <sup>2</sup> )	No Change
<b>Land Uses:</b>	Single-Family Residential	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	N/A	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse District (R2-0.6)
<b>Number of Units:</b>	4	16
<b>Other Designations:</b>	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	20.51 upa	none permitted
Floor Area Ratio:	Max. 0.6	0.6	none permitted
Lot Coverage – Building:	Max. 40%	40%	none
Lot Size (min. dimensions):	30 m wide x 35 m deep	76.11 m wide x 41.45 m deep	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – East Side Yards (m):	Min. 3.0 m	Min. 3.0 m	none
Setback – West Side Yards (m):	Min. 3.0 m	Min. 3.0 m	none
Setback – Rear Yards (m):	Min. 3.0 m	Min. 6.0 m	none
Height (m):	11.0 m	11.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Regular (R) / Visitor (V):	2.0 (R) and 0.2 (V) per unit	2.0 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	36	36	none
Tandem Parking Spaces:	none permitted	0	none
Amenity Space – Indoor:	70 m <sup>2</sup> or payment of cash-in-lieu	payment of cash-in-lieu of \$16,000	none
Amenity Space – Outdoor:	6 m <sup>2</sup> per unit x 16 units = 96 m <sup>2</sup>	149 m <sup>2</sup>	none

Other: Tree replacement compensation required for removal of Bylaw-sized trees.

see Attachment 5 for Tree Retention Plan



**TOPOGRAPHIC PLAN OF:**

- 1) THE WEST HALF OF LOT 5 EXCEPT PART ON PLAN 20753, PLAN 3282
  - 2) EAST HALF LOT 5 EXCEPT PART SUBDIVIDED BY PLAN 20753, PLAN 3238
  - 3) LOT "B" EXCEPT PART ON PLAN 20753, PLAN 13835
  - 4) LOT "A" EXCEPT PART SUBDIVIDED BY PLAN 20753, PLAN 13835
- ALL OF SECTION 21, BLOCK 4, NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT

**NEW WESTMINSTER DISTRICT**

- 1) 3600 BLUNDELL ROAD  
RICHMOND, B.C.  
P.I.D. 000-400-971
- 2) 3620 BLUNDELL ROAD  
RICHMOND, B.C.  
P.I.D. 003-432-541
- 3) 3640 BLUNDELL ROAD  
RICHMOND, B.C.  
P.I.D. 000-400-953
- 4) 3660 BLUNDELL ROAD  
RICHMOND, B.C.  
P.I.D. 000-889-787

STRATA LMS 3739

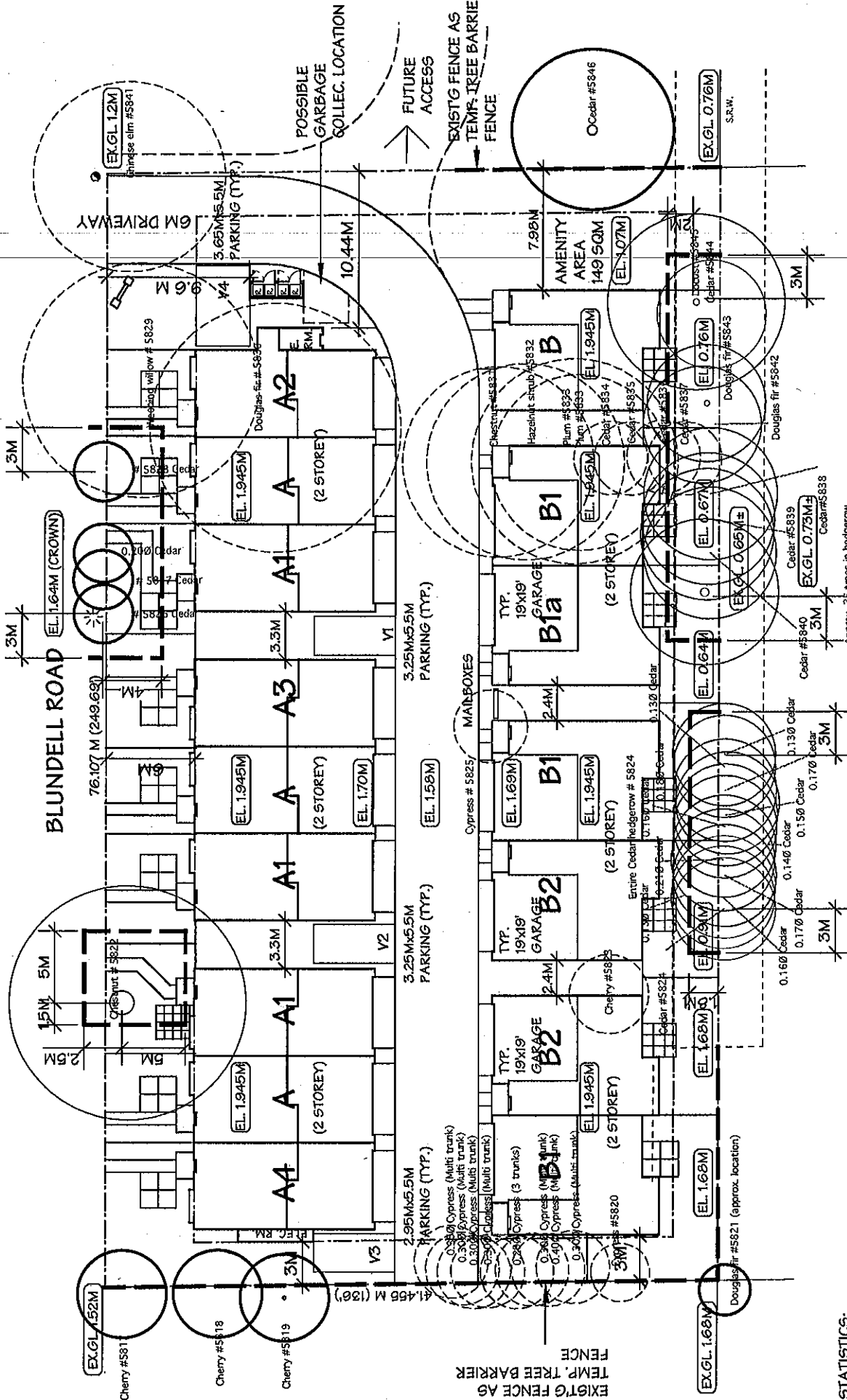
TOTAL SITE AREA: 3156.7 m<sup>2</sup> ± 0.082

LEGEND:  
 (D) denotes catch basin  
 (O) denotes detention tank  
 R23 denotes round catch basin  
 TW denotes top of wall  
 RC denotes round inspection chamber  
 PP denotes power pole  
 MH denotes manhole

NOTES:  
 Decisions shown are based on City of Richmond IPR, Richmond IPR #202, Control Monument 7714623 Located at C.S. Bound turn lane @ No.3 Road & Bennett Road. Elevation = 1.452 meters

DWG No. 2282-TOPO-2

JANUARY 13th, 2009



**TREE PROTECTION PLAN**  
SCALE: 1" = 30'-0"

**LEGEND:**

- TEMPORARY TREE PROTECTION FENCE
- EXIST'G TREE TO BE REMOVED
- EXIST'G TREE TO BE PRESERVED

**STATISTICS:**  
 SITE AREA: 33,972 SF (3,156 SM)  
 PROPOSED ZONING: R2-0.6  
 SITE COVERAGE: 13,588 SQ.FT. (40%) / (MAX. 13,588 SF = 40%)  
 MAX. ALLOWABLE FLOOR AREA: 0.6 X 33,972 SF = 20,386 SF  
 PROPOSED FLOOR AREA 20,120 SQ.FT. (F.A.R. = 0.6)  
 (16 UNIT : FROM 1135 SQ.FT. TO 1395 SQ.FT.)  
 AMENITY AREA : 149 SQ.M. ( MIN. 96 SQ.M. REQ'D)



**Rezoning Considerations**  
**8200, 8220, 8240 and 8260 Blundell Road**  
**RZ 07-390411**

Prior to final adoption of Zoning Amendment Bylaw 8489, the developer is required to complete the following:

1. Consolidation of 8200, 8220, 8240 and 8260 Blundell Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Registration of a flood indemnity covenant on title. The minimum Flood Construction Level is 2.9 m (geodetic) or 0.3 m above the surveyed top of the crown of the adjacent public road.
3. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$40,774) to the City's Affordable Housing Reserve Fund.
4. City acceptance of the developer's voluntary cash-in-lieu of sanitary construction contribution of \$52,000.
5. Registration of a Public Rights-of-Passage (PROP) Right-of-Way (ROW) agreement on title allowing access to/from the future development sites to the east at 8280, 8300, 8320, 8340 and 8360 Blundell Road and 8033 St. Albans Road. This Public Rights of Passage ROW is solely for the purpose of providing a Public corridor for vehicles and pedestrians to the future development site. The construction of this drive aisle is to be to Building & Plumbing Code standards; i.e. it is *not* part of the SA process. The works are to be constructed by the developer and maintained by the developer and/or future Strata Corp;
6. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$16,000 (\$1,000 per unit).
7. Submission and processing of a Development Permit application\* to the acceptance of the Director of Development.

\* Note: This requires a separate application.

Prior to issuance of Development Permit:

1. Submission of a contract with a certified arborist to oversee site preparation activities on-site, oversee and inspect tree protection fencing, and supervise any tree removals and tree well constructions.

Prior to issuance of Demolition Permit:

1. Installation of appropriate tree protection fencing on site around all bylaw-sized trees to be retained on the adjacent properties (8188 & 8280 Blundell Road and 8231, 8251 & 8271 Lucerne Road) prior to any construction activities, including building demolition, occurring on-site.

Prior to issuance of Building Permit:

1. Removal of the existing sidewalk crossings and reinstatement of the side walk through a City Work Order at developer's cost.
2. A construction parking and traffic management plan to be provided to the Transportation Department to include: location for parking for services, deliveries, workers, loading, application for request for any lane closures (including dates, times, and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

[Signed original on file]

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Signed

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Date



Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8489 (RZ 07-390411)
8200, 8220, 8240 & 8260 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 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. 004-030-371

The west half of Lot 5 except part on Plan 20753 Section 21 Block 4 North Range 6 West New Westminster District Plan 3238

P.I.D. 003-432-581

East half of Lot 5 except: part subdivided by Plan 20753; Section 21 Block 4 North Range 6 West New Westminster District Plan 3238

P.I.D. 003-490-653

Lot "B" except: part on Plan 20753; Section 21 Block 4 North Range 6 West New Westminster District Plan 13835

P.I.D. 009-889-787

Lot "A" except: part subdivided by Plan 20753; Section 21 Block 4 North Range 6 West New Westminster District Plan 13835

- 2. This Bylaw may be cited as "Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8489".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for signature or date entry.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director of Solicitor [Signature]

MAYOR

CORPORATE OFFICER