



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** March 26, 2009
From: Brian J. Jackson, MCIP **File:** RZ 06-340471
Director of Development
Re: Application by 0752349 B.C. Ltd. for Rezoning at 8080 and 8100 Blundell Road
from Single-Family Housing District, Subdivision Area E (R1/E) to Townhouse
District (R2-0.6)

Staff Recommendation

That Bylaw No. 8484, for the rezoning of 8080 and 8100 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

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

0752349 B.C. Ltd. has applied to the City of Richmond for permission to rezone 8080 and 8100 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 eight (8) townhouse units on the site.

Project Description

The subject sites, with a total combined frontage of 38 m (125 ft.), are proposed to be consolidated into one (1) development parcel containing a total of eight (8) townhouse units. The layout of the units consists of five (5) units in one (1) building fronting Blundell Road with a three-storey massing. The remaining three (3) units are in a triplex building form with a two-storey massing at the rear of the development site adjacent to the existing single-family houses.

Vehicle access is provided 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 East: An existing townhouse development zoned Townhouse District (R2);
- To the South: Single-family houses zoned Single-Family Housing District, Subdivision Area E (R1/E); and
- To the West: An existing three-storey multiple-family development zoned Townhouse & Apartment District (R3).

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 except the minimum frontage. Typically, a minimum frontage of 50 m is required to be assembled for multiple-family projects along a major arterial road. However, constraints to further land assembly exist as there are townhouses located to the east and a three-storey multiple-family project to the west.

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 (Interim Strategy)

This application was submitted prior to Council's adoption of the Richmond Affordable Housing Strategy. However, in response to the Interim Affordable Housing Strategy, which was introduced during the course of the review of the development proposal, the applicant has voluntarily agreed to contribute cash-in-lieu in place of the provision of affordable housing on the subject site. Based on the guidelines of the Interim Affordable Housing Strategy, \$6,022 (\$0.60 per ft² buildable area) is being contributed.

Public Input

A development sign has been posted on site to notify the public of the proposed development. Staff received two (2) letters of concerns from the strata council of the multiple-family development to the east (8188 Blundell Road) and their representative. The letter outlines concern over tree preservation and vehicle access. These issues will be discussed under Staff Comments.

Staff Comments

Trees Retention and Replacement

A Tree Survey (**Attachment 4**) submitted by the applicant indicates the location of 85 trees:

- 26 bylaw-sized trees and 32 under-sized trees located on the subject property;
- 11 bylaw-sized trees and seven (7) under-sized trees located on the City's boulevard along Blundell Road;
- Two (2) under-sized trees on the adjacent property to the west at 8040 Blundell Road; and
- One (1) bylaw-sized tree and six (6) under-sized trees on the adjacent property to the south at 8091 Lucerne Road.

A Certified Arborist's report was submitted by the applicant in support of the application. The report recommends removal of all trees on site due to the poor health of trees and conflicts with the proposed development including grade changes and building locations. The City's Tree Preservation Coordinator has reviewed the Arborist Report and concurred with the Arborist's recommendations based on the general poor condition of the existing trees on site.

A letter from the Strata Council of the multiple-family development to the east (8188 Blundell Road) requesting retention of existing line of trees along the common property line with the subject site was received (**Attachment 5**). The adjacent residents feel that this row of mature trees forms part of the existing street appeal and improves the air quality along Blundell Road. The City's Tree Preservation Coordinator has reviewed the issue and concluded that the retention of this large hedge along the east property line of the subject site is not

recommended. Due to the necessary grade changes to meet the higher neighbouring existing grade on the east side, a more appropriate response to the issue of privacy would be to install a new line of hedge and trees along the east property line. The preliminary landscape plan (**Attachment 2**) shows a variety of hedges and shrubs along the east property line. At Development Permit Application stage, staff will work with the landscape architect to explore the opportunity of planting trees along the east property line.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, 52 replacement trees are required. The developer is proposing to plant 13 replacement trees on site and provide cash-in-lieu (\$500/tree) for off-site planting of the balance of the required replacement trees. Staff will work with the landscape architect to explore additional tree planting opportunity on site at the Development Permit stage.

The developer is also proposing to remove a row of hedge consisting of 18 Cedar trees (11 bylaw-sized and seven (7) under-sized) located on the City's boulevard along Blundell Road. Parks Operations staff have reviewed the proposal at a preliminary level and allowed the removal of this Cedar hedge with a Tree Removal Compensation of \$3,000. Prior to removal of any boulevard trees, the developer will need to seek formal permission from the Parks, Recreation & Cultural Services Department and apply for a Tree Cutting Permit for the removal of the boulevard trees only. Removal of the boulevard trees will be at the owner's cost.

The applicant will be required to install tree protection fencing on site around the drip line of all trees to be retained on the neighbouring properties to the west and to the south prior to any construction activities, including building demolition, occurring on-site .

Site Servicing

An independent review of servicing requirements (storm and sanitary) has concluded that no upgrades to the existing systems are required to support the proposed development. Engineering Department has accepted the findings that no upgrades are required.

The developer is required to dedicate a 2 m strip of land for future road widening along the Blundell Road frontage up to 100 m from No. 3 Road (approximately 12.27 m) as per Council Policy. Removal of the existing sidewalk crossings and reinstatement of the sidewalk will be done through a City Work Order at developer's cost prior to issuance of a Building Permit.

Vehicle Access

There is an access easement over the adjacent property to the east (8188 Blundell Road) to provide access from Blundell Road to the subject site. Residents from 8188 Blundell Road have expressed their concerns over the additional traffic through their internal drive aisle. Transportation staff have reviewed the situation and have agreed to allow a separate vehicle access to the subject development site off Blundell Road. The Strata Council of 8188 Blundell Road may discharge the existing access easement agreement from Title at their sole cost.

Indoor Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$8,000 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.

Under the City's Lane Establishment and Arterial Road Redevelopment Policies, buildings along arterial roads are required to step down to a maximum of 2½ storey height along side yards and at the internal drive aisle entrance. Typically, one (1) three-storey four-plex with the end units stepped down to 2½ storey fronting the arterial road and two (2) two-storey duplexes at the rear would be accommodated on site. In order to reduce lot coverage and increase the size of the amenity area at the rear, the developer is proposing a three-storey five-plex along Blundell Road with no step-downs on either side of the building. Building massing and conditions of adjacency will be further reviewed at the Development Permit stage.

Under the Development Permit Guidelines for multiple-family projects contained in the Official Community Plan (OCP), construction of duplexes along property lines as a transition between townhouse units and single-family homes is preferred. The developer is proposing a triplex interface with the single-family homes to the south in order to provide a more usable (wider) amenity space on site. To minimize the impact from the triplex to the adjacent existing single-family homes to the south, the developer is also proposing an extended rear yard setback (up to 4.93 m instead of 3.0 m as required in Townhouse District (R2 – 0.6) and 4.5 m as required under the City's Lane Establishment and Arterial Road Redevelopment Policies).

Variance Requested

Based on the review of current site plan for the project, the following variances are being requested:

1. Reduce front yard setback from 6.0 m (19.68 ft.) to 5.69 m (18.66 ft.) for the eastern portion of the front building and to 4.2 m (13.77 ft.) for the western portion of the front building due to the required 2 m (6.56 ft.) dedication along Blundell Road.
2. Reduce west side yard setback from 3.0 m (9.84 ft.) to 2.0 m (6.56 ft.) for a portion of an electrical room attached to the front building.
3. Permit a freestanding garbage and recycling enclosure to be located in the east side yard setback adjacent to the amenity area.
4. 10 tandem parking spaces in five (5) of the townhouse units.

These variances will be reviewed in the context of the overall detailed design of the project, including architectural form, site design and landscaping at the Development Permit stage. Staff will work with the architect to explore relocation opportunities for the electrical room and the garbage and recycling enclosure.

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. Landscaping opportunities including planting of replacement trees on site;
2. Measures to protect bylaw-sized trees located on the adjacent property and have driplines (and root systems) encroach onto the subject development site;
3. Opportunities to maximize permeable surface areas and articulate hard surface treatment;
4. Locations of garbage/recycling facilities and electrical room that are convenient and accessible for the future residents of the subject development and post minimum impact on adjacent parcels;
5. Enhancement of the outdoor amenity area to maximize use;
6. Building siting, massing and opportunities to step the front building down to 2½ storey along the entrance drive aisle;
7. Opportunities to incorporate additional window openings on exposed elevations, particularly adjacent to side yard;
8. Refinement of building elevations and cladding materials; and
9. Options for universal accessibility.

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.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map

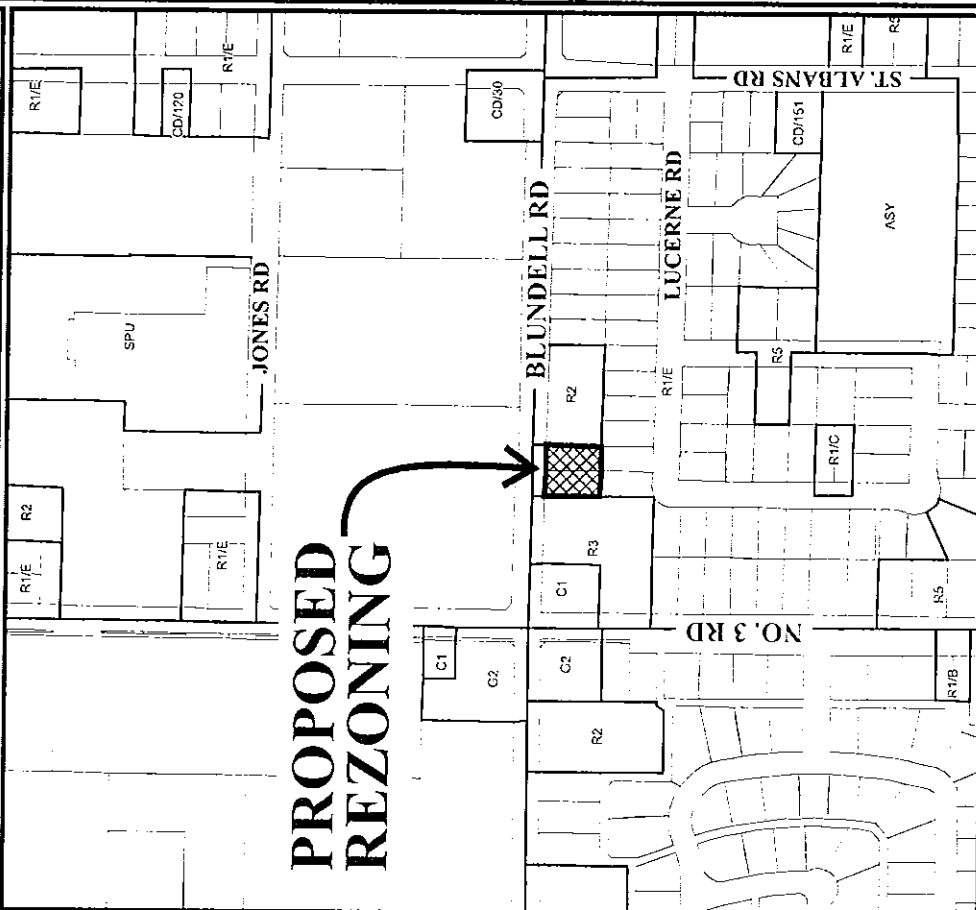
Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

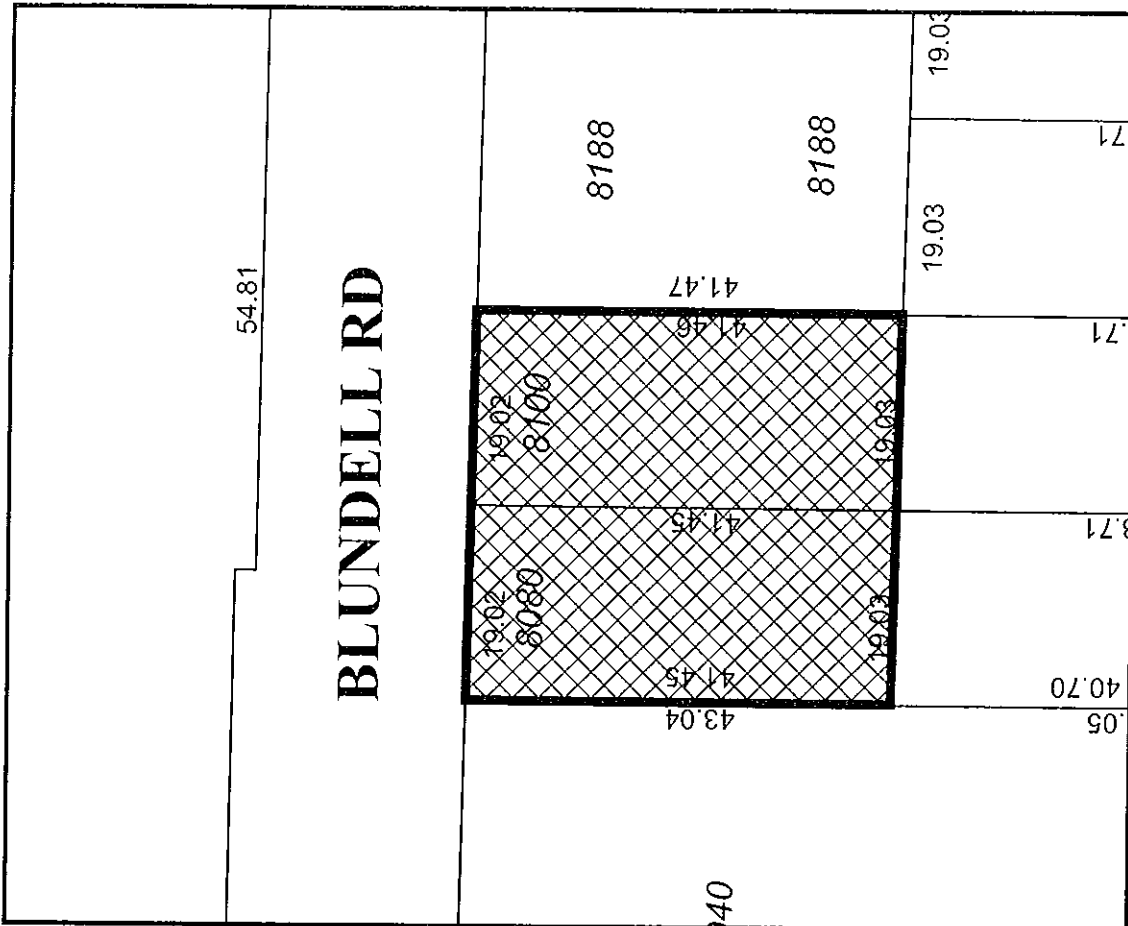
Attachment 4: Tree Survey

Attachment 5: Letter from Strata Council of 8188 Blundell Road

Attachment 6: Rezoning Considerations Concurrence



**PROPOSED
REZONING**





RZ 06-340471

Original Date: 07/11/06
Revision Date:
Note: Dimensions are in METRES

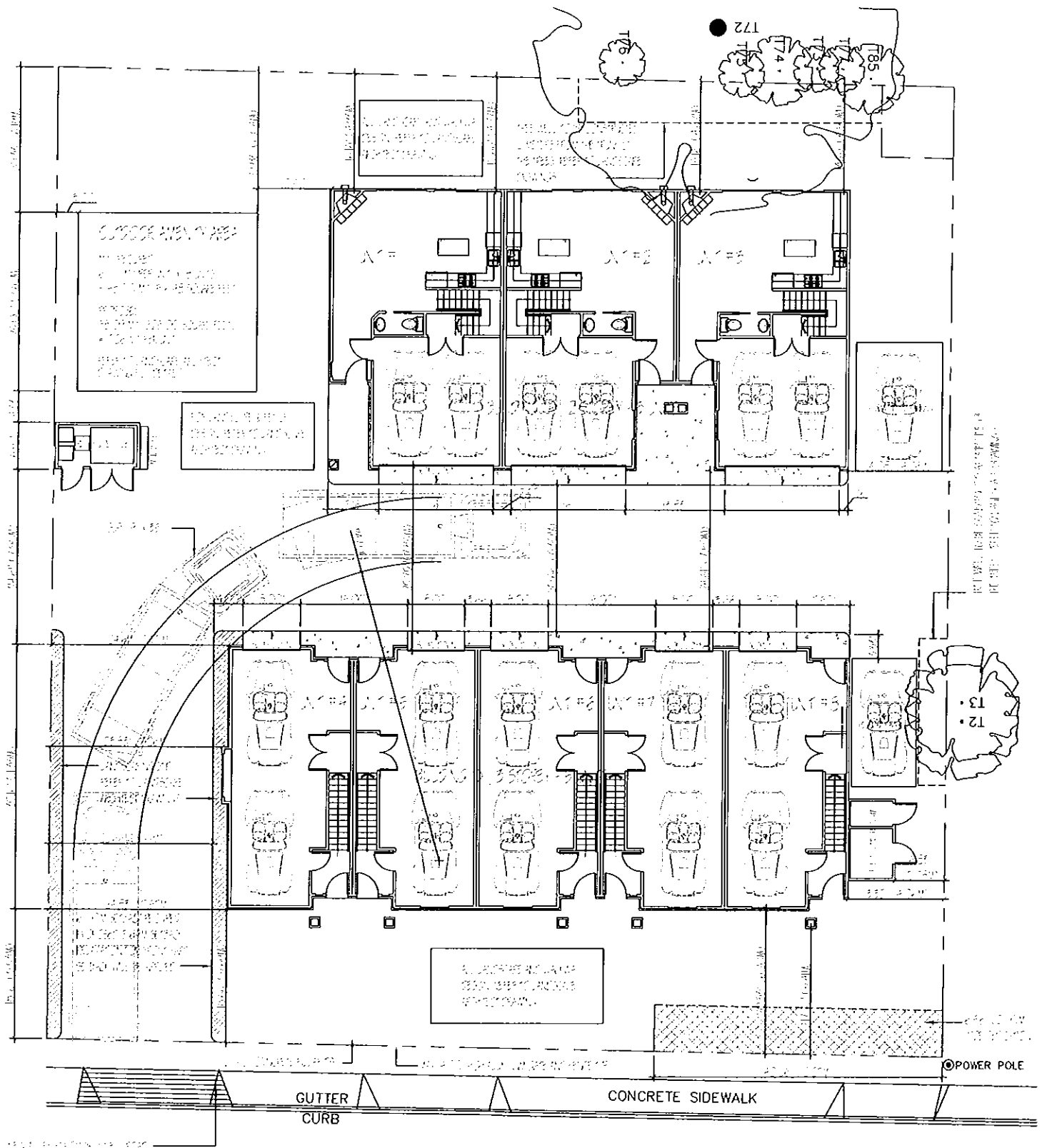



RZ 06-340471

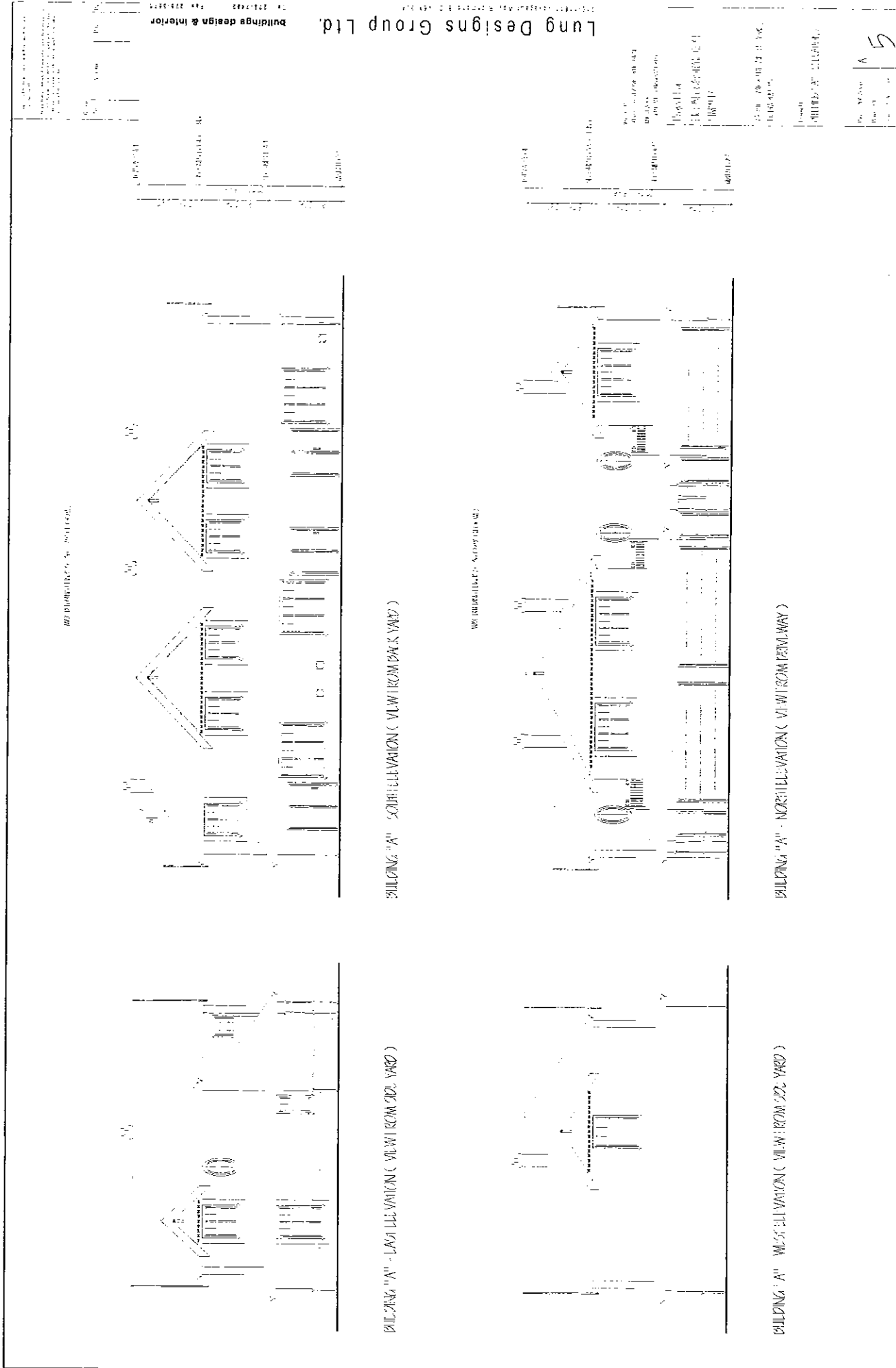
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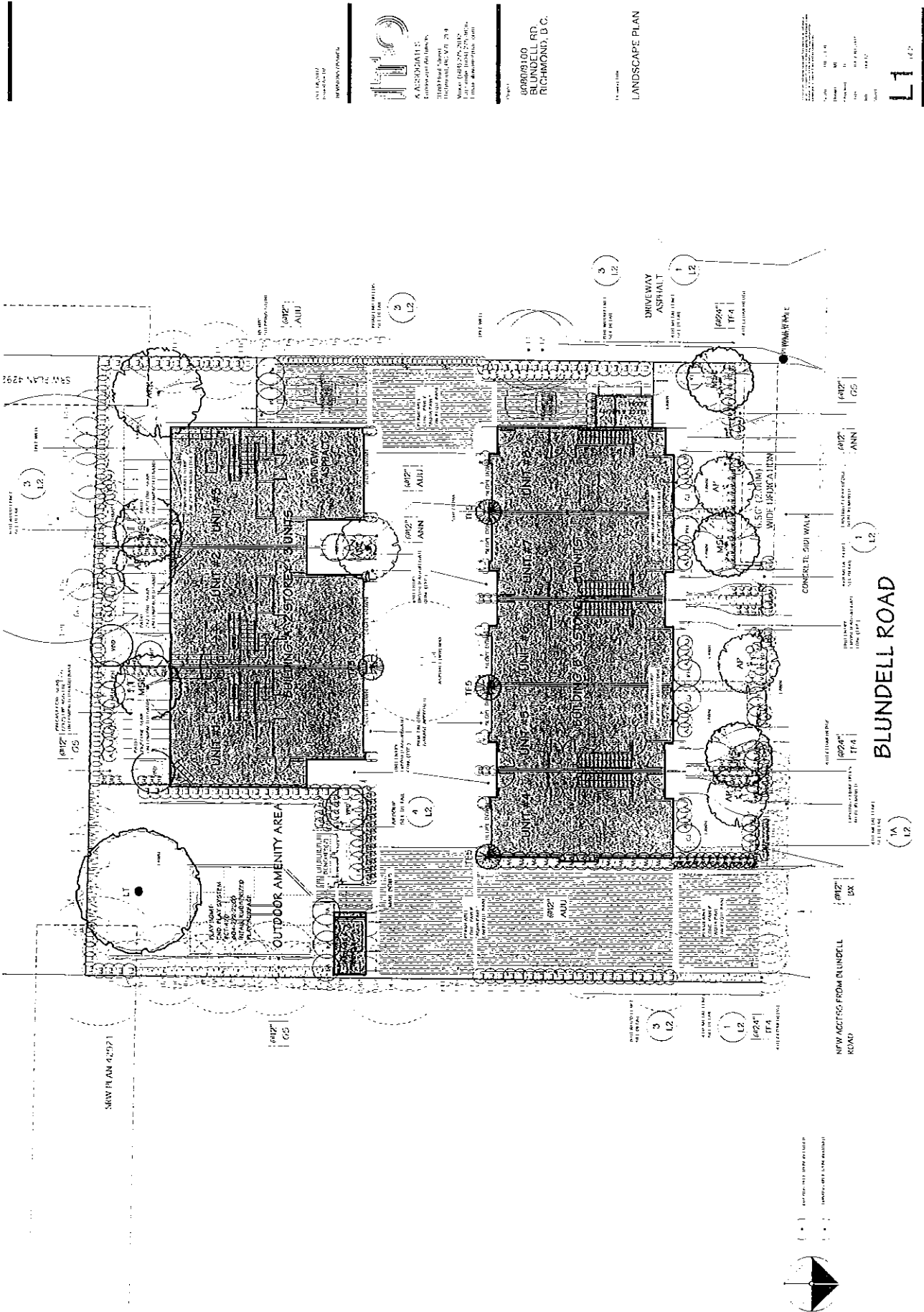
Amended Date:

Note: Dimensions are in METRES



BLUNDELL ROAD 







City of Richmond

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

Development Application Data Sheet

RZ 06-340471

Attachment 3

Address: 8080 and 8100 Blundell Road

Applicant: 0752349 B.C. Ltd.

Planning Area(s): N/A

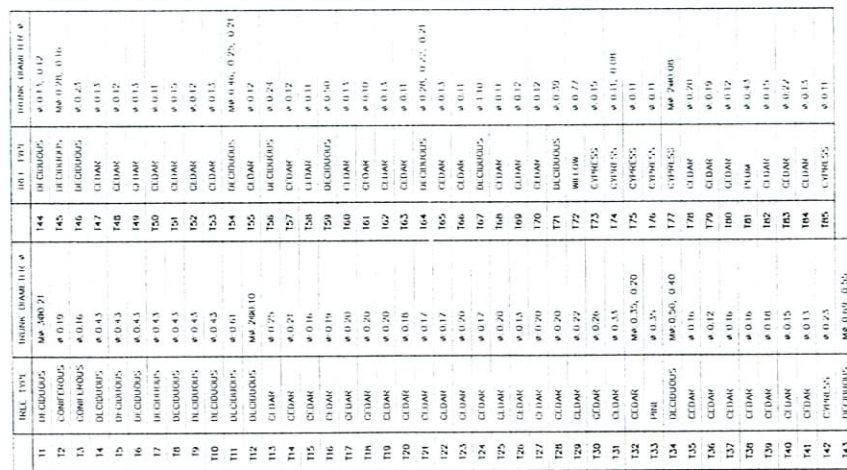
	Existing	Proposed
Owner:	0752349 B.C. Ltd.	No Change
Site Size (m ²):	1,578.50 m ² (16,991.39 ft ²)	1,553.96 m ² (16,727.23 ft ²)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Townhouse District (R2-0.6)
Number of Units:	2	8
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	N/A	20.83 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	38.06 m wide x 41.46 m deep	none
Setback – Front Yard (m):	Min. 6.0 m	Min. 4.2 m	1.8 m for a portion of the front building
Setback – East Side Yards (m):	Min. 3.0 m	Min. 0.0 m	3.0 m for a free standing garbage and recycling enclosure
Setback – West Side Yards (m):	Min. 3.0 m	Min. 2.0 m	1.0 m for a portion of an electrical room attached to the front building
Setback – Rear Yards (m):	Min. 3.0 m	Min. 6.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height (m):	11.0 m	11.0 m	none
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:	18	18	none
Tandem Parking Spaces:	none permitted	10	proposing 10 tandem parking spaces in five (5) units
Amenity Space – Indoor:	70 m ² or payment of cash-in-lieu	payment of cash-in-lieu of \$8,000	none
Amenity Space – Outdoor:	6 m ² per unit x 8 units = 48 m ²	58 m ²	none

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

city's trees to be REMOVED



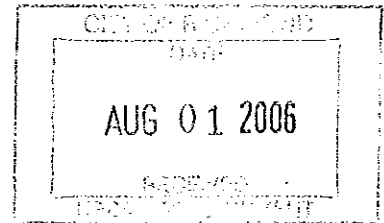
Neighbouring Trees
are to be RETAINED

ALL DISTANCES ARE IN METERS

DATES OF SURVEY: MAY 2/4/12, 2006
APRIL 26, 2006

July 31, 2006

City of Richmond
No. 3 Road
Richmond, BC



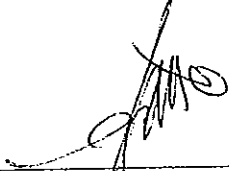
File No. RZ 06-340471

This refers to the above rezoning application.

We are representing the owners of Strata LMS 3739 (civic address: 8188 Blundell Road) east adjacent to 8100 Blundell Road. Our concerns are the existing tree lines along our property line with 8100 Blundell Road. This row of mature trees should be retained on the property as they form part of the existing street appeal and improve the air quality along Blundell Road.

Please acknowledge your receipt of our concern and keep the Strata Council informed on the further development of this rezoning application.

Thank you.



Paul Tang
Chair, Strata LMS3739
8188 Blundell Road - No. 2
Richmond, BC V6Y 1J8

Paul Tang

Rezoning Considerations

8080 and 8100 Blundell Road

RZ 06-340471

Prior to final adoption of Zoning Amendment Bylaw 8484, the developer is required to complete the following:

1. Consolidation of 8080 and 8100 Blundell Road into one (1) development parcel (which will require the demolition of the existing dwellings).
2. Dedication of a 2 m wide of land along the site's Blundell Road frontage from the site's west property line east to 100 m east of the east right-of-way (ROW) line of No. 3 Road.
3. 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.
4. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$6,022) to the City's affordable housing fund.
5. Submission of cash-in-lieu for the provision of dedicated indoor amenity space in the amount of \$8,000 (\$1,000 per unit).
6. City acceptance of the developer's offer to voluntarily contribute \$19,500 to the City's Tree Compensation Fund in-lieu of planting 39 replacement trees on site. A refund of \$500/replacement tree planted beyond the 13 replacement trees, as proposed at the rezoning stage, may be requested.
7. Submission of Tree Removal Compensation and Issuance of a Tree Removal Permit for the removal of City's trees along the Blundell Road frontage. The City's Parks Division has reviewed the proposed tree removal and concurs with it. Identified compensation in the amount of \$3,000 is required. Parks staff are to be contacted by the developer to fill in the necessary tree removal request form and pay the appropriate compensation fees. This completed form can then be taken to City Hall so that the appropriate tree removal permits can be applied for.
8. 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. Registration of a legal agreement to prohibit conversion of the tandem parking area into habitable space.
2. 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.

Note: Please be advised that tree removal and any site preparation activities are not to occur until after Council has issued the Development Permit.

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 to the west and south (8040 Blundell Road and 8091 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]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8484 (RZ 06-340471)
8080 & 8100 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. 000-512-991

Lot 85 Section 21 Block 4 North Range 6 West New Westminster District Plan 21780

P.I.D. 010-522-671

Lot 86 Section 21 Block 4 North Range 6 West New Westminster District Plan 21780

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8484”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER