



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** May 27, 2008
From: Brian J. Jackson **File:** RZ 07-394901
 Director of Development
Re: **Application by Ajit Thaliwal for Rezoning at 6411 Blundell Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6)**

Staff Recommendation

That Bylaw No. 8333, for the rezoning of 6411 Blundell Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District (R1-0.6)", be introduced and given first reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

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

Staff Report

Origin

Ajit Thaliwal has applied to the City of Richmond for permission to rezone 6411 Blundell Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District (R1-0.6) in order to permit a subdivision to create two (2) residential lots with vehicle access from a rear lane extension.

Findings of Fact

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

Surrounding Development

- To the north and west: Single-Family dwellings on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E) with rear lane access;
- To the east: Single-Family dwellings on large lots zoned Single-Family Housing District, Subdivision Area E (R1/E); and
- To the south: Across Blundell Road, Blundell Elementary School.

Related Policies & Studies

Lot Size Policy 5408

The subject property is located within the Single-Family Lot Size Policy No. 5408 (adopted by Council April 10, 1989 / amended May 15, 2006 (**Attachment 3**)). This Policy permits subdivision of lots fronting Gilbert Road and Blundell Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) (minimum 9 m or 29.5 ft. wide), providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots; each approximately 10.45 m wide with vehicle access from an extension of a rear lane off Chelmsford Street, thus conforming to the Lot Size Policy.

Lane Establishment and Arterial Road Redevelopment Policy

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy which encourages single-family development with lane access along arterial roads. The proposed development would extend an existing municipal lane off Chelmsford Street and open up the opportunity for the adjacent property to the east to redevelop into small lots.

Staff Comments

Tree Preservation

A Tree Survey was submitted (**Attachment 4**) and six (6) bylaw-sized trees were noted on site. A Certified Arborist's report has been submitted by the applicant in support of the application. Based on the comments of the Arborist Report, staff support the removal of all bylaw-sized trees on site due to poor health and conflict with proposed lane extension.

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, 12 replacement trees with the following minimum calliper sizes are required:

- Two (2) trees of 11 cm;
- Two (2) trees of 10 cm;
- Six (6) trees of 8 cm; and
- Two (2) trees of 6 cm.

Due to the configurations of the future lots and building footprints, it is expected that only eight trees (two trees at 11 cm calliper, two trees at 10 cm calliper, and four trees at 8 cm calliper) can be planted on the two future lots. The applicant has agreed to provide a voluntary contribution of \$2,000 to the City's Tree Compensation Fund in-lieu of planting the remaining four replacement trees.

As a condition of rezoning, the applicant must submit a final Landscape Plan, prepared by a registered landscape architect, for the two future lots and a landscaping security based on 100% of the cost estimates provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include eight replacement trees in a mix of coniferous and deciduous. If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

It is anticipated that a row of hedges on the adjacent property to the north (6500 Chelmsford Street) will be impacted by the proposed lane construction. The applicant has notified the adjacent property owner about the potential impacts and options (foliage pruning or hedge replacement). However, no response from the adjacent property owner has been received at the time of writing this report. As a condition of rezoning, the applicant must submit a proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property near the row of hedges along the south property line of 6500 Chelmsford Street.

The applicant is also required to install tree protection fencing along the north property of the subject site to protect this row of hedges. Tree protection fencing must be installed in accordance with the Tree Assessment Plan prepared by the Arborist (**Attachment 5**) prior to final adoption of the Zoning Amendment Bylaw or demolition of the existing dwelling on the subject property, which ever occurs first, and must remain in place until construction of the future dwellings on the site is complete.

Site Servicing

No Servicing concerns. As a condition of rezoning, the developer is required to dedicate a 6 m lane along the entire north property line of the site for lane extension and enter into a standard Servicing Agreement for the design and construction of a lane to current engineering standards.

Vehicle Access

Vehicular access to the site at future development stage is not permitted to or from Blundell Road as per Bylaw No. 7222. Access is to be from the new rear lane only.

Subdivision

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

Affordable Housing

Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim policy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved.

In order to help meet the City's targets for rental housing, the applicant has agreed to provide a legal secondary suite on one of the lots created by the future subdivision at the subject site. To ensure that secondary suite is built to satisfaction of the City, the developer is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection would be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning adoption. This agreement could be discharged from Title after the requirements are satisfied.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Analysis

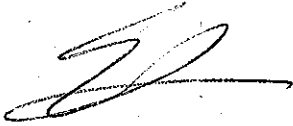
This is a relatively straightforward redevelopment proposal. It is noted that an existing municipal laneway exists to the west and from this perspective, the proposed development would result in a consistent layout. The future lots will have vehicle access to the laneway with no access being permitted onto Blundell Road. All the relevant technical issues have been addressed and it is noted that the application conforms to both the Lane Establishment and Arterial Road Redevelopment Policies and Lot Size Policy 5408.

Financial Impact or Economic Impact

None.

Conclusion

Staff have reviewed the technical merits of the application for rezoning of 6411 Blundell Road. The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.

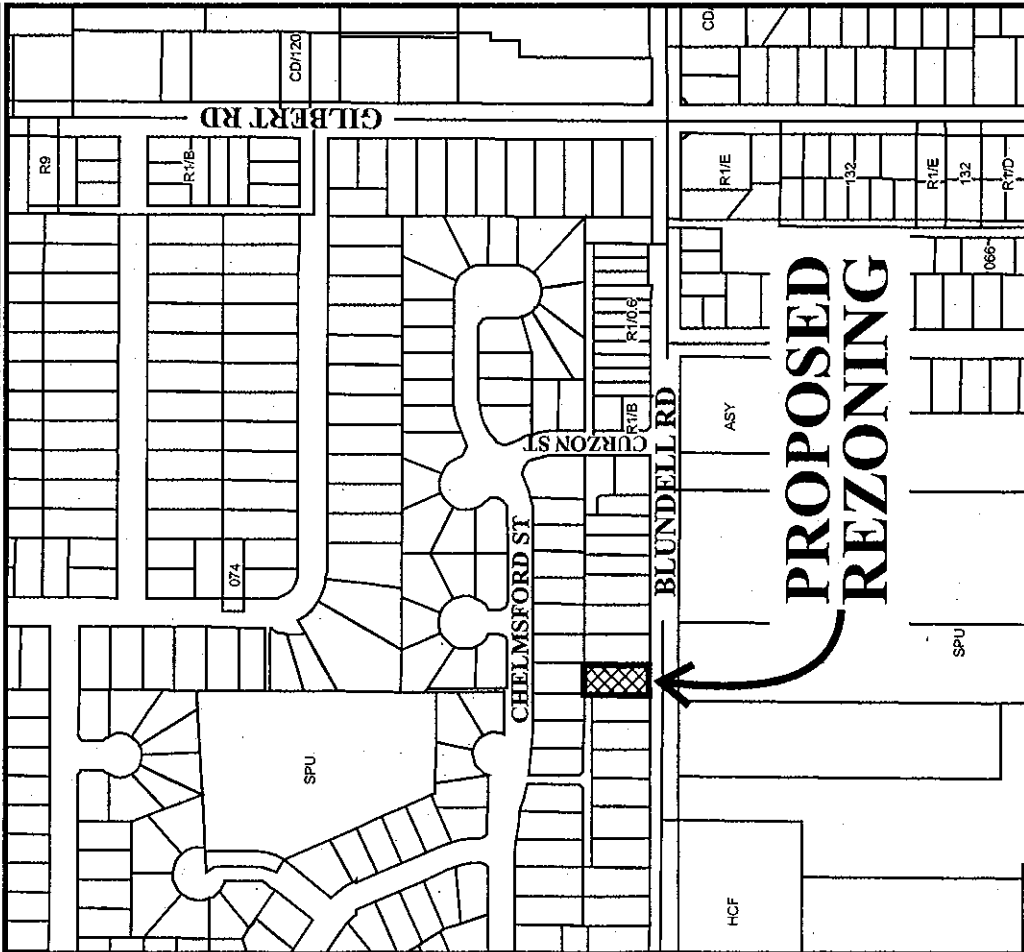


Edwin Lee
Planning Technician – Design
(Local 4121)

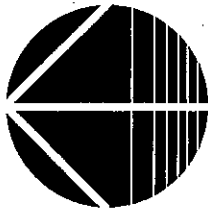
EL:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy No. 5408
- Attachment 4: Proposed Subdivision Layout/Tree Survey
- Attachment 5: Tree Assessment Plan
- Attachment 6: Rezoning Concurrence

City of Richmond

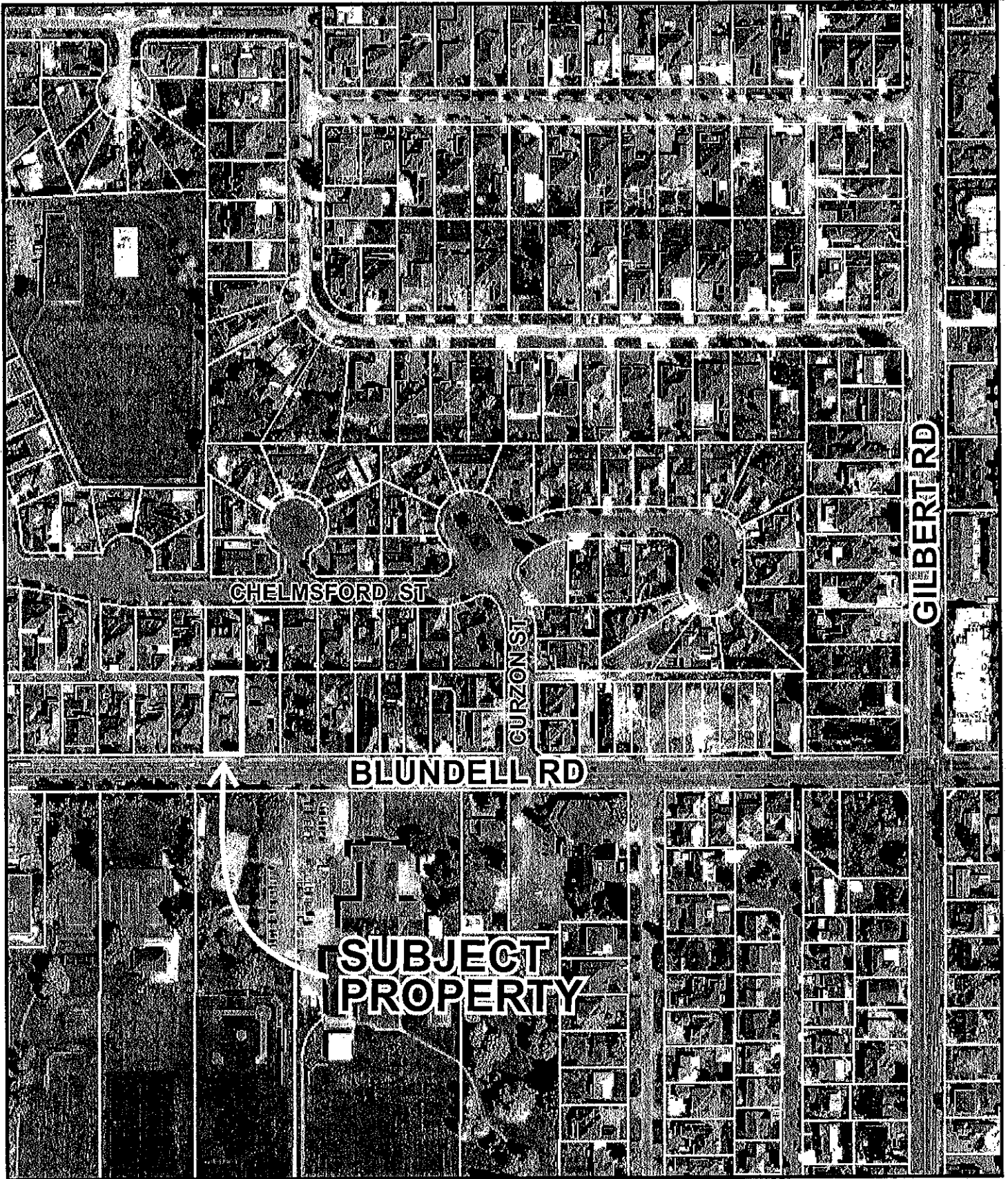


35.64	19.10	35.66	20.91	35.66	20.27	35.66	20.62
39.71	19.64	39.71	45.72	45.72	20.27	45.72	20.63
5	6395	6431	6431	6431	6431	6431	6431
19.66	54.91	6440	BLUNDELL RD				



RZ 07-394901

Original Date: 11/09/07
 Revision Date: 05/27/08
 Note: Dimensions are in METRES



RZ 07-394901

Original Date: 11/09/07

Amended Date: 05/27/08

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 07-394901 **Attachment 2**

Address: 6411 Blundell Road

Applicant: Ajit Thaliwal

Planning Area(s): N/A

	Existing	Proposed
Owner:	0754913 B.C. Ltd.	To be determined
Site Size (m²):	958 m ² (10,312 ft ²)	approximately 416 m ² or 4,481 ft ²
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings
OCP Designation:	Generalized Land Use Map -- Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Policy 5408 – Permits rezoning and subdivision into R1-0.6 and R9 lots.	No change
Zoning:	Single-Family Housing District, Subdivision Area E (R1/E)	Single-Family Housing District (R1-0.6)
Number of Units:	1	2
Other Designations:	N/A	N/A

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	Max. 0.60	Max. 0.60	none permitted
Floor Area Ratio:	Max. 50%	Max. 50%	none
Lot Coverage – Building:	270 m ²	338 m ² & 397 m ²	none
Lot Size (min. dimensions):	6 m Min.	6 m Min.	none
Setback – Front Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Side & Rear Yards (m):	2.5 storeys	2.5 storeys	none
Height (m):	Max. 0.60	Max. 0.60	none permitted

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



Page 1 of 2

Adopted by Council: April 10, 1989
 Amended by Council: January 15, 2001*
 Amended by Council: May 15, 2006 *

Policy 5408

File Ref: 4045-00

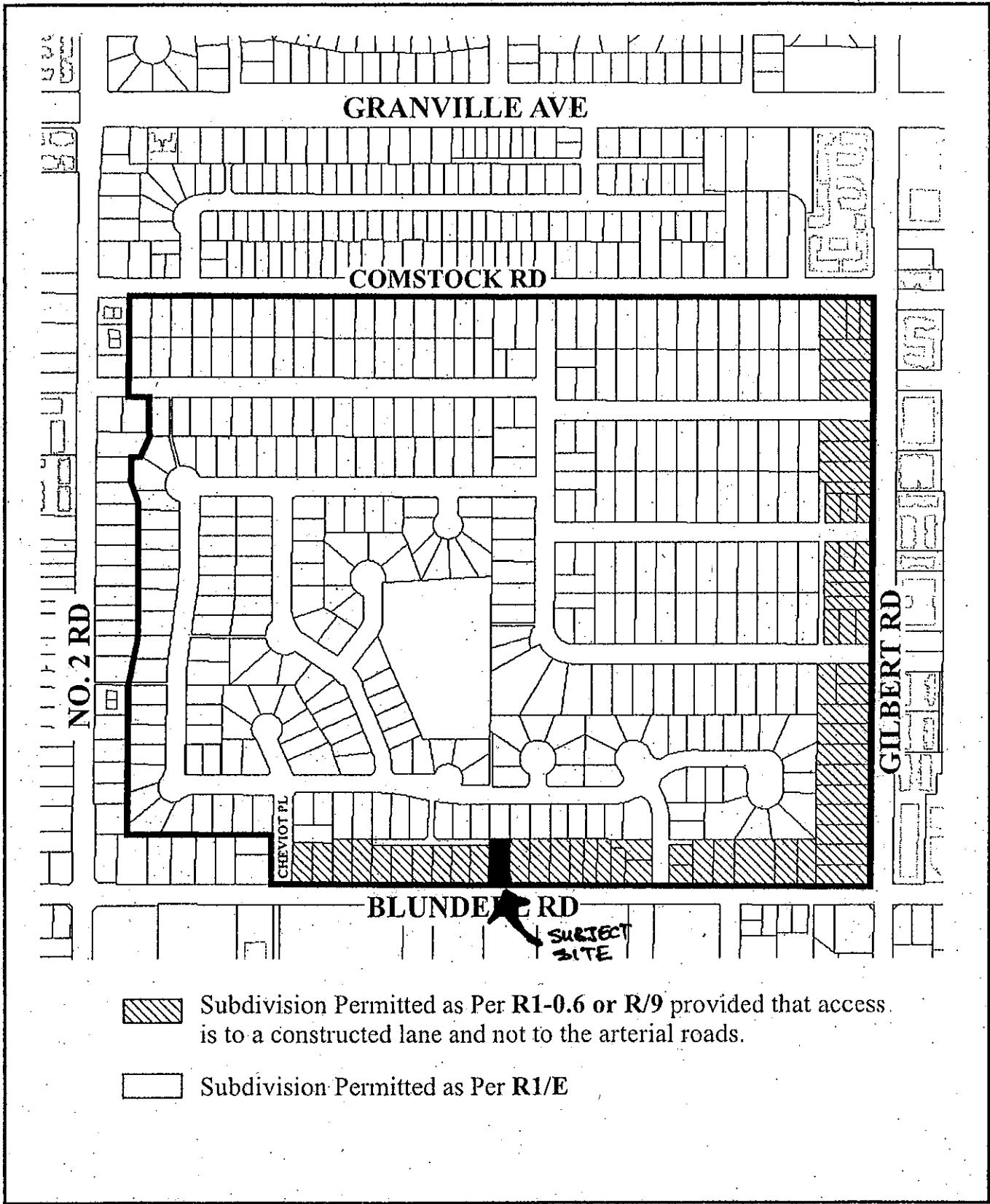
SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6

Policy 5408:

The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No. 2 Road** as shown on the attached map:

1. All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with frontage on Gilbert Road and Blundell Road may be allowed to be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R/9), provided accesses are to be a constructed lane and not to these arterial roads.
2. This policy is to be used in determining the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Multiple-family residential development shall not be permitted.

* Original Adoption Date in Effect



Policy 5408
Section 18-4-6

Adopted Date: 04/10/89
Amended Date: 05/15/06

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING TREES ON LOT 210 SECTION 18 B4N R6W NEW WESTMINSTER DISTRICT PLAN 43848.

Current Civic Address:

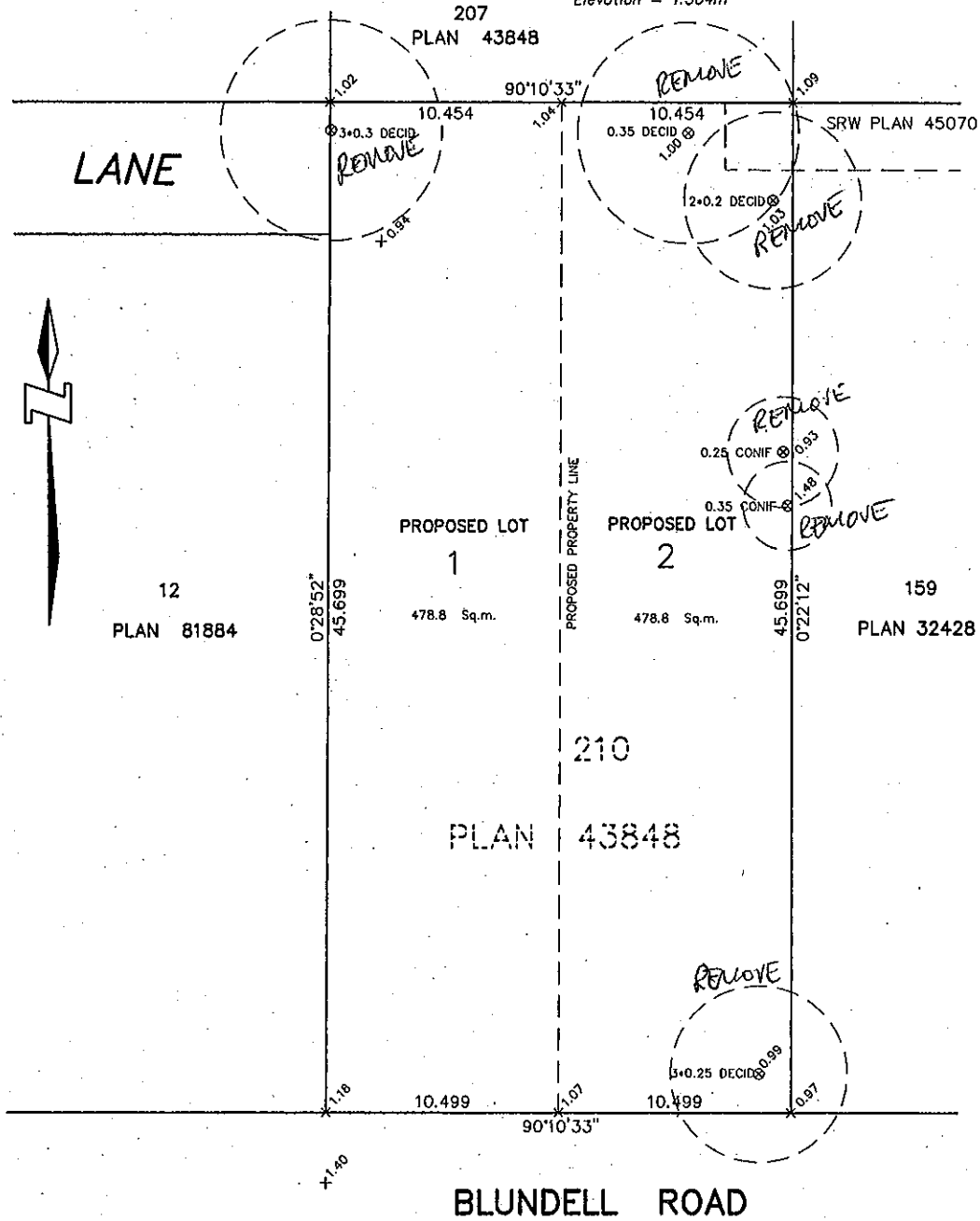
6411 Blundell Road
Richmond, B.C.

SCALE : 1:250

-property dimensions are derived from Land Title Office records and are subject to change upon field survey

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.
- Elevations are based on City of Richmond Geodetic datum, Monument No. 84H0140
Elevation = 1.304m

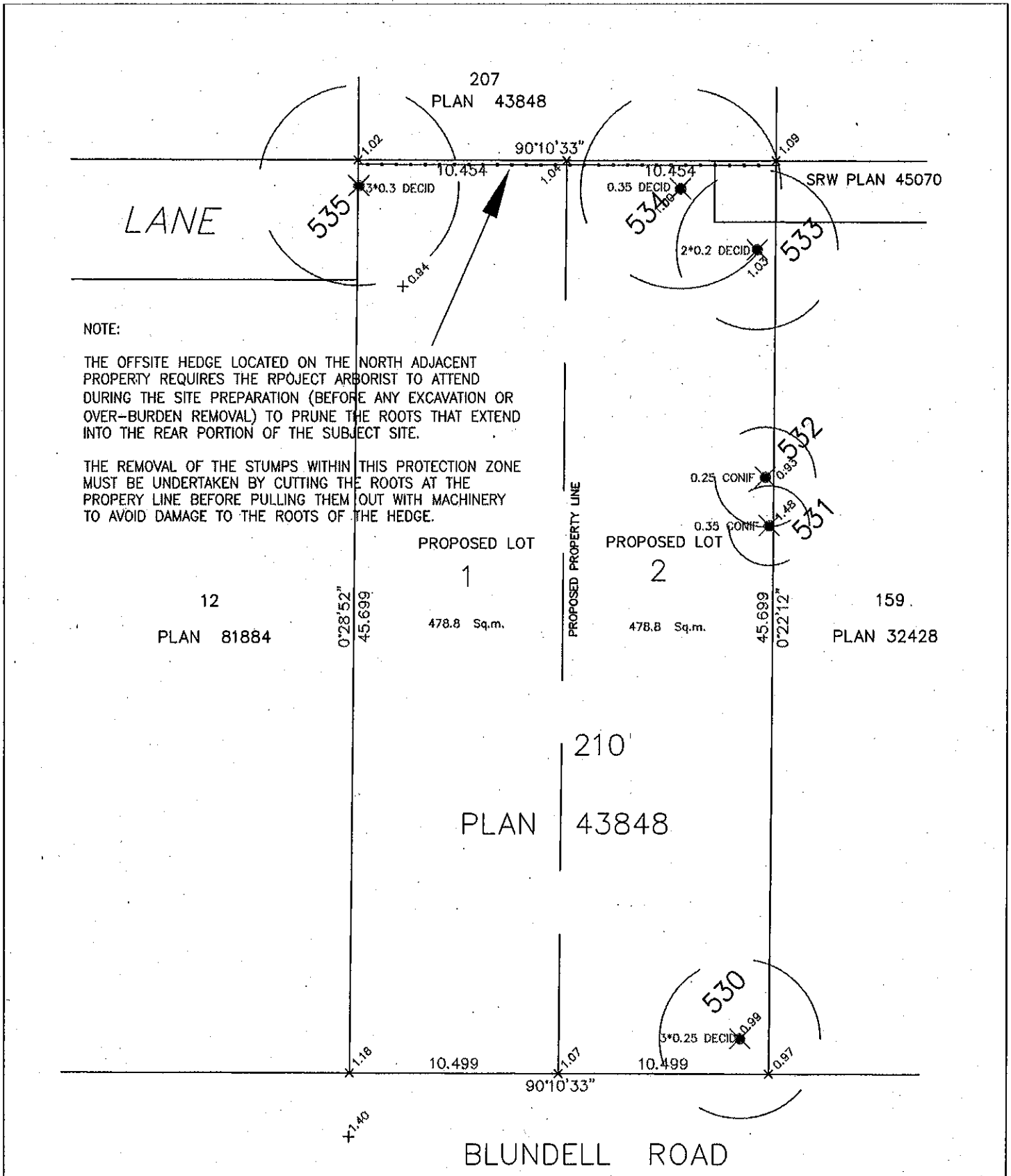


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DHALIwal AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 0709002-TR1.DWG

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

Date of Survey: 26th September 2007
AUL NIKULA
BRITISH COLUMBIA
LAND SURVEYOR
SEAL
GENE NIKULA
PROFESSIONAL REGISTRATION NO. 585
B.C.L.S. 803

ATTACHMENT 4



TREE ASSESSMENT PLAN

LEGEND

- ⊙ denotes TREE NUMBER. Refer to tree inventory for type, size and condition data.
- ⊕ denotes tree to be RETAINED
- ⊗ denotes tree to be REMOVED
- denotes TREE PROTECTION FENCE to be installed to Tree Retention Area (TRA) limits.



Client:
AJIT THALIWAL
Project:
PROPOSED TWO LOT SUBDIVISION
Site:
6411 BLUNDELL ROAD, RICHMOND



**ARBORTECH
CONSULTING
LTD**

Suite 200 - 3740 Chatham Street
Richmond, BC Canada V7E 2Z3
P 604 275 3484 F 604 275 9554
office e-mail trees@arborotech.bc.ca

07267TRP

30 JANUARY 2008

Scale 1:250

Rezoning Considerations
6411 Blundell Road
RZ 07-394901

Prior to final adoption of Zoning Amendment Bylaw 8333, the developer is required to complete the following:

1. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund in-lieu of planting four (4) replacement trees.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy, and should include eight (8) replacement trees (2 trees at 11 cm calliper, 2 trees at 10 cm calliper, and 4 trees at 8 cm calliper, in a mix of coniferous and deciduous. If replacement trees could not be accommodated on-site cash-in-lieu (\$500/tree) for off-site planting would be required.
3. Provide proof of contract with a Certified Arborist for supervision of on-site works conducted on the subject property close to the row of hedges along the south property line of 6500 Chelmsford Street. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
4. Installation of appropriate tree protection fencing along the north property of the subject site to protection the row of hedges along the south property line of 6500 Chelmsford Street in accordance with the Tree Assessment Plan (**Attachment 5**) prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first. Submission of dated photographs of the tree protection barriers installed on-site is required.
5. Dedication of 6 m of property along the entire north property line of 6411 Blundell Road for proposed lane extension.
6. Enter into a standard Servicing Agreement for the design and construction of a lane to current engineering standards. The lane to include: storm sewer, sand/gravel base, roll curb and gutter (both sides), asphalt pavement, and lane lighting. Design should also include Water, Storm and Sanitary sewer connections for each lot. Note: Storm Sewer and Street Lighting will require works beyond the subject site.
7. Registration of a Legal Agreement on Title to ensure that no final Building Permit inspection would be granted until a secondary suite is constructed, to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Registration of a flood indemnity covenant on title.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8333 (RZ 07-394901)
6411 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 **SINGLE-FAMILY HOUSING DISTRICT (R1-0.6)**.

P.I.D. 003-700-585

Lot 210 Section 18 Block 4 North Range 6 West New Westminster District Plan 43848

- 2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8333”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER