



City of Richmond

Report to Committee


To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 26, 2018
File: RZ 18-821823

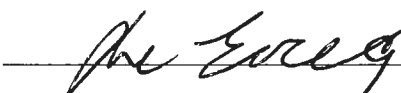
Re: Application by Melissa Balback for Rezoning at 3440/3460 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9930, for the rezoning of 3440/3460 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development
604-247-4625

WC:nc
Att. 5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Melissa Balback has applied to the City of Richmond for permission to rezone 3440/3460 Blundell Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two single-family lots, each with a secondary suite and vehicle access from Blundell Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Subject Site Existing Housing Profile

There is an existing duplex on the subject property, which would be demolished. 3440 Blundell Road is currently tenanted. 3460 Blundell Road is owner-occupied. The applicant has confirmed that there are no existing secondary suites in either unit.

Surrounding Development

Development immediately surrounding the subject property is as follows:

To the North: Single family dwellings on lots zoned “Single Detached (RS1/E),” fronting Blundell Road.

To the South: Single family dwellings on lots zoned “Single Detached (RS1/E),” fronting Bairdmore Crescent.

To the East: Duplexes on lots zoned “Two-Unit Dwellings (RD1),” fronting Blundell Road.

To the West: A duplex on a lot zoned “Two-Unit Dwellings (RD1),” fronting Blundell Road.

Related Policies & Studies

Official Community Plan

The subject property is located in the Seafair planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). The proposed rezoning and subdivision is consistent with this designation.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy 5474

The subject property is located in an area governed by Single-Family Lot Size Policy 5474. The Policy permits lots with existing duplexes to rezone and subdivide into two equal-sized lots. The proposed rezoning and subdivision are consistent with this policy.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear property line for municipal and private utilities, which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW area is not permitted.

There is an existing covenant on Title that restricts the lot to a maximum of two-dwelling units (ie. one dwelling per strata lot). Discharge of this covenant is required prior to final adoption of the rezoning bylaw.

The property is occupied by a stratified duplex. Cancellation of the existing strata plan (NWS114) is required prior to subdivision approval.

Transportation and Site Access

Vehicle access is proposed via separate driveways to each new lot from Blundell Road.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. There are no trees located on the subject property, but the report identifies five trees located on neighbouring properties proposed for protection (Attachment 4).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comment:

- Five trees (Tree # 1, 2, 3, 4, and 5) located on neighbouring properties are to be protected as per the staff comments in the Arborist's Report.

Tree Protection

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

There are no bylaw-sized trees on the property. The applicant has agreed to plant a minimum of two trees on each of the proposed new lots; for a total of four new trees. Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscape Plan for both lots prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works. A portion of the security will be released after construction and landscaping of the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives. New trees must be minimum 6 cm caliper deciduous trees or 3.5 m high conifers, in accordance with Tree Protection Bylaw 8057.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage improvements, as described in Attachment 5. Frontage improvements include, but may not be limited to, the following:

- Construction of a minimum 1.5 m wide grass/treed boulevard along Blundell Road and a 1.5 m wide concrete sidewalk behind the boulevard. A second boulevard is to be provided between the sidewalk and the property line.
- Construction of driveways to the City's design standards. If the existing driveways need to be reconstructed or relocated, the finished frontage works must conform to the boulevard and sidewalk standards described above.

The applicant is also required to pay DCC's (City & Metro Vancouver), School Site Acquisition Charges, Address Assignment fees, and the costs associated with the completion of the required site servicing works as described in Attachment 5.

Financial Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

The purpose of this application is to rezone 3440/3460 Blundell Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two single family lots, each with a secondary suite, with vehicle access from Blundell Road.

This rezoning application complies with the land use designations and applicable policies for the subject property contained in the OCP and Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9930 be introduced and given first reading.



Natalie Cho
Planning Technician – Design
604-276-4193

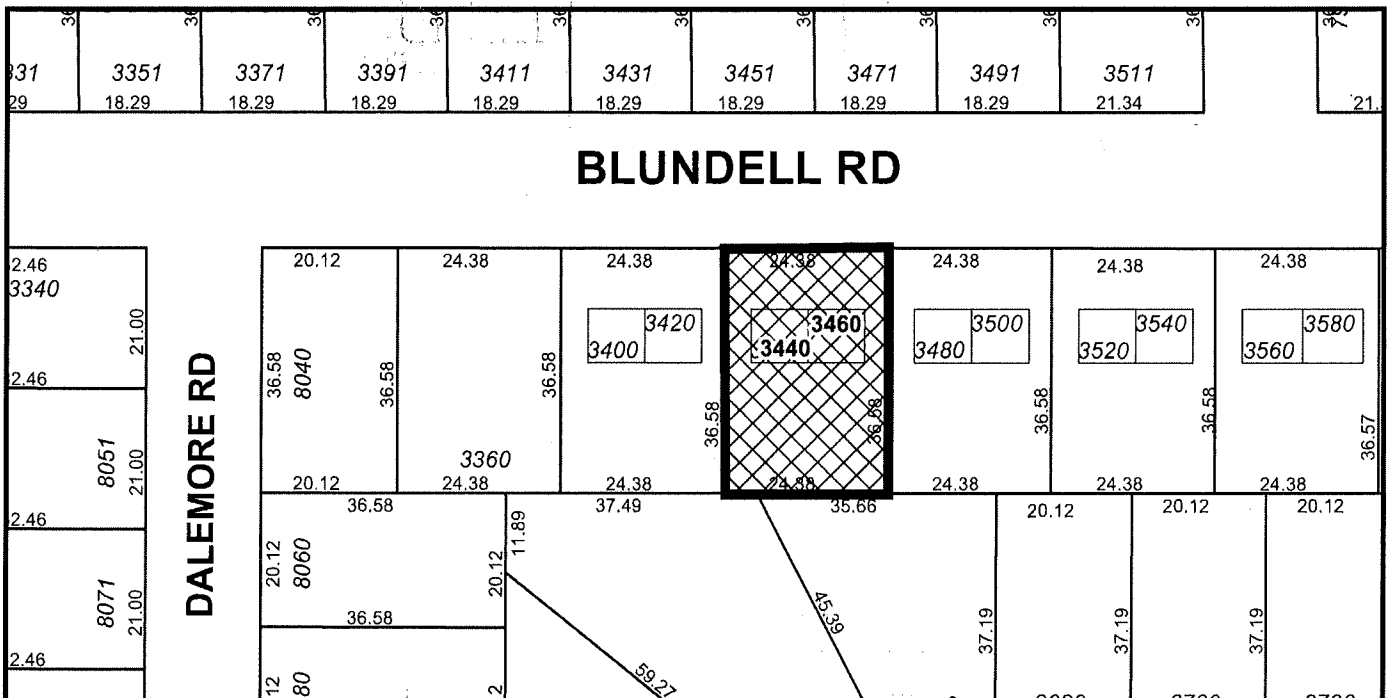
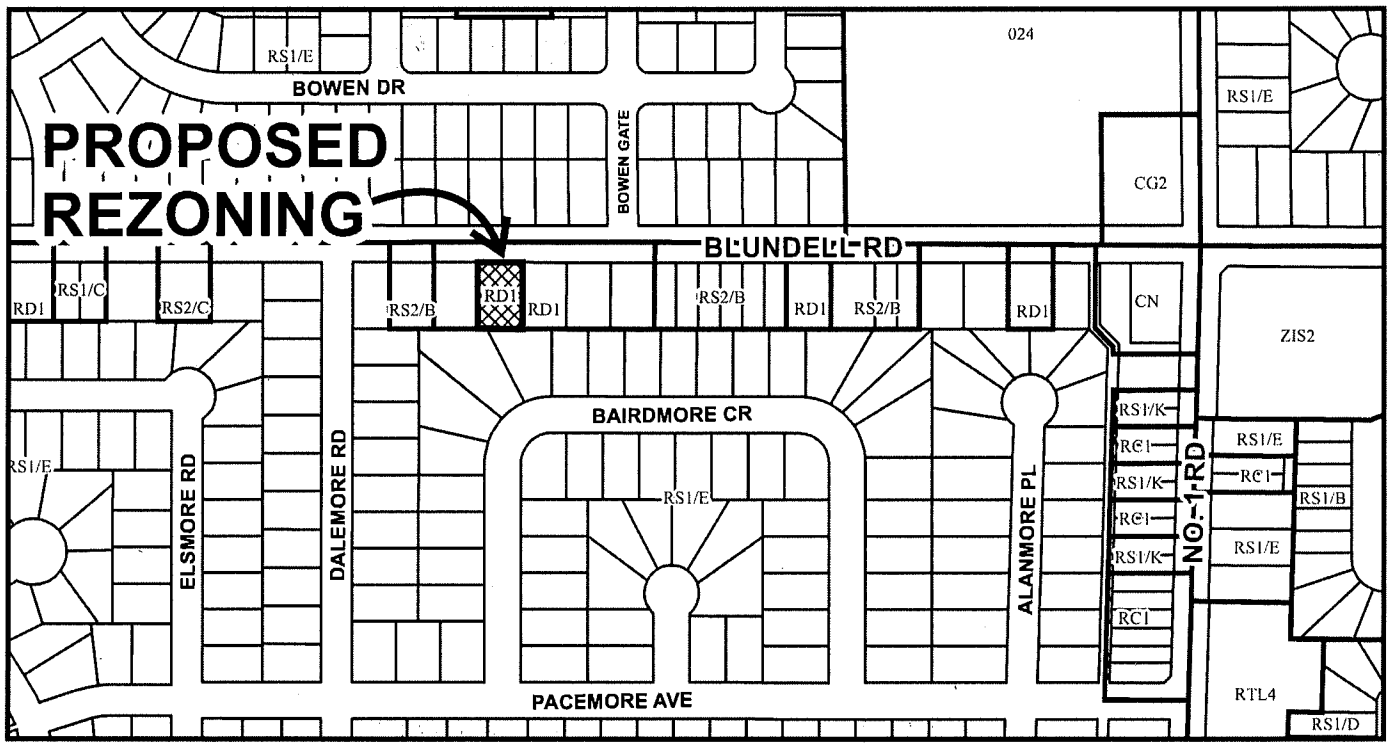
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Attachment 1: Location Map and Aerial Photo
Attachment 2: Proposed Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Tree Retention Plan
Attachment 5: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 18-821823

Original Date: 06/06/18

Revision Date:

Note: Dimensions are in METRES

CNCL - 459



City of
Richmond



RZ 18-821823

Original Date: 06/06/18

Revision Date:

Note: Dimensions are in METRES

CNCL - 460

TOPOGRAPHIC SITE PLAN FOR PROPOSED SUBDIVISION OVER LOT A SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT EPP81957

ATTACHMENT 2

CIVIC ADDRESS:

3440/3460 Blundell Road, Richmond

SCALE 1 : 250

2.5 0 5 10

ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 280mm in width and 432mm in height (B size) when plotted at a scale of 1:250.

MH-SANITARY
Rim Elev=1.32m
Inverts
South-east -0.78m
East -0.79m
West -0.84m

MH-SANITARY
Rim Elev=1.42m
Inverts
South -1.17m
East -1.10m
West -1.12m

MH-SANITARY
Rim Elev=1.28m
Inverts
South-east -0.52m
East -0.57m
West -0.57m

INSPECTION CHAMBER
Rim Elev=1.55m
Inverts
North -0.11m
South-west -0.09m
South-east -0.10m

LEGEND

- m² DENOTES SQUARE METRES
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES STREET LIGHT - DAVIT
- _{San} DENOTES SANITARY MANHOLE
- _{I/C} DENOTES INSPECTION CHAMBER
- ⊙ DENOTES TREE AND CANOPY EXTENT
- ⊙ DENOTES GROUND ELEVATION
- Dec. DENOTES DECIDUOUS
- Conc. DENOTES CONCRETE
- PP DENOTES POSTING PLAN
- MH DENOTES MANHOLE
- DENOTES STANDARD IRON POST
- ⊙ DENOTES WATER METER
- ⊙ DENOTES CATCH BASIN - TOP ENTRY

NOTES:

Lot dimensions are derived from Reference Plan EPP81957.

Measurements shown are to the exterior siding of building.

Elevations are Geodetic (CVD28 GVRD - IN METERS)

Derived from HPN Control Monument 77H4891

located at the centerline of Gibbons Dr. ELY from grass Island at junction with Gamba Dr. Elevation = 1.125m

Invert elevations and offsets of services from property lines are derived from municipal records and field survey.

Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

If this plan is used in digital form, Target Land Surveying (NW) Ltd. will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 1.4m above grade and are shown in cm. Tree and stump symbols are not to scale.

This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

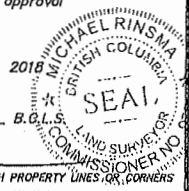
RS-2/B ZONING

Frontyard: 6.0m
Sideyard: 1.2m
Rearyard: 7.3m (Shown)
20% of the lot length

*Setbacks are subject to approval by City of Richmond

CERTIFIED CORRECT
DATED THIS 1ST DAY OF MAY, 2018

Michael Rinsma



THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OR CORNERS

TARGET
LAND SURVEYING

www.targetlandsurveying.ca

FILE: N3615-TOPO-PROP-SUB-R1

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CNCL - 461



RZ 18-821823

Attachment 3

Address: 3440/3460 Blundell Road

Applicant: Melissa Balback

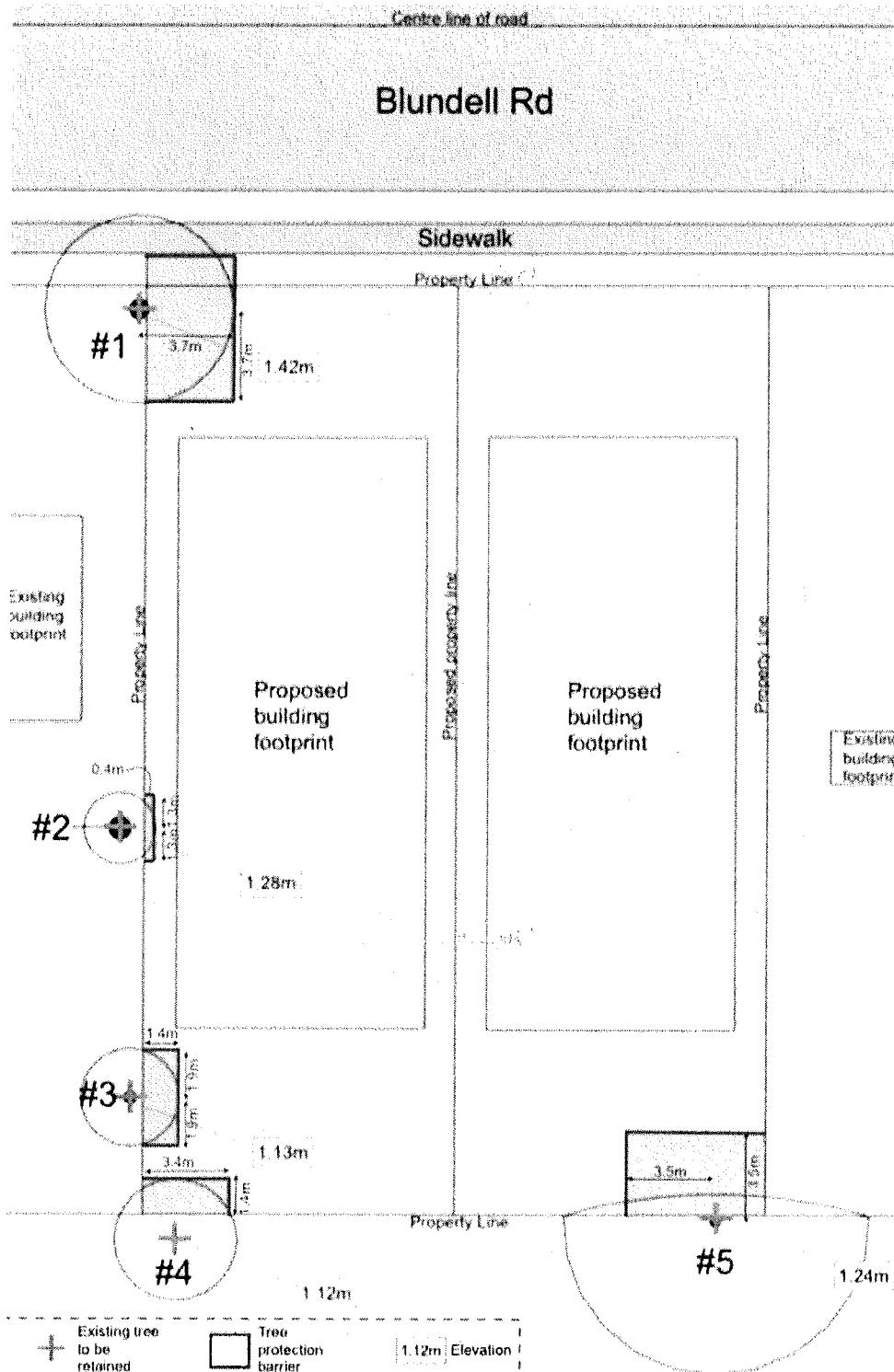
Planning Area(s): Seafair

	Existing	Proposed
Owner(s)	Melissa Balback Nathan Balback Logan Ligang Chen Yolanda Lei Wang	To be determined
Site Size (m²)	891.7 m ² (9,598.2 ft ²)	Two lots, 445.9 m ² (4,799.6 ft ²) each
Land Uses	One duplex	Two single-family dwellings
OCP Designation	Neighbourhood Residential	No change
Zoning	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Max. 245 m ² (2,640 ft ²)	Max. 245 m ² (2,640 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	none
Lot Size:	Min. 360 m ²	445.9 m ²	none
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 12.2 m Depth: 36.6 m	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 7.3 m for up to 60% of principal dwelling, 9.1 m for remainder	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

Appendix B: Tree Retention Plan



SUITABLE REPLACEMENT TREES	
Dawyck beech (<i>Fagus sylvatica</i> 'Dawyck')	
Serbian spruce (<i>Picea omorika</i>)	
Paperbark maple (<i>Acer griseum</i>)	
Blue spruce (<i>Picea pungens</i>)	

TABLE OF TREES			
Tree #	Species	DBH (cm)	Crown Spread (m)
1	European birch (<i>Betula pendula</i>)	1	3.7
2	Japanese maple (<i>Acer palmatum</i>)	2	1.6
3	Purple leaf plum (<i>Prunus cerasifera</i>)	3	1.8
4	Privet (<i>Ligustrum spp.</i>)	4	2.4
5	European birch (<i>Betula pendula</i>)	5	1.0



Address: 3440/3460 Blundell Road

File No.: RZ 18-821823

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9930, the developer is required to complete the following:

1. 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, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	6 cm		3.5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Discharge of covenant BE58513 from title of the property at 3440 Blundell Road, which restricts the property to a one-family dwelling.
6. Discharge of covenant BE58514 from title of the property at 3460 Blundell Road, which restricts the property to a one-family dwelling.
7. Cancellation of the existing Strata Plan (NWS114).

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

At Subdivision* stage, the developer must complete the following requirements:

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to, the following:

Water Works:

- Using the OCP Model, there is 106 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Re-use the existing 25mm Dia. service connection near the common property line of the two lots along the Blundell Rd frontage.

Storm Sewer Works:

- The Developer is required to:
 - Renew portions of the AC mains that will be exposed from the installation of storm service connections. Details to be finalized in the service connection design.
- At the Developer's cost, the City is to:
 - Cut and cap the existing storm service connection at the northwest corner of the subdivision site.
 - Install 2 new storm service connections complete with inspection chamber at the driveway of the two lots along the Blundell Rd frontage.

Sanitary Sewer Works:

- At the Developer's cost, the City is to:
 - Cut and cap the existing sanitary service connection at the northeast corner of the subdivision site.
 - Install a new sanitary service connection complete with inspection chamber at the west lot driveway along the Blundell Rd frontage.
 - Install a new sanitary service connection complete with inspection chamber at manhole SMH856 with service connection at the east lot driveway along the Blundell Rd frontage.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - o To underground proposed Hydro service lines.
 - o When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - o To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
- Transportation's frontage improvement requirements include, but are not limited to:

- Construction of a minimum 1.5 m wide grass/treed boulevard along Blundell Road (width of the boulevard is exclusive of the 0.15 m wide top of curb); and a 1.5 m wide concrete sidewalk behind the boulevard. A second boulevard is to be provided between the sidewalk and the property line.
- Construction of driveways to City design standards (5.0 m driveway width at the property line, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard). If the existing driveways need to be reconstructed or relocated, the finished frontage works must conform to the boulevard and sidewalk standards described above.

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Not encroach into the existing 3m BC Hydro SRW along the southern property line with proposed trees, non-removable fencing, or other non-removable structures.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9930 (RZ 18-821823)
3440/3460 Blundell Road**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 001-124-099

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Plan NW114 Together With an Interest in Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-124-102

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Plan NW114 Together With an Interest in Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9930"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

