



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: October 24, 2013

File: RZ 13-641189

Re: Application by Khalid Hasan for Rezoning at 3800 and 3820 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9069, for the rezoning of 3800 and 3820 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Khalid Hasan has applied to the City of Richmond for permission to rezone the property at 3800/3820 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots, each with vehicle access from Blundell Road (see **Attachments 1 and 2**). There is currently an existing strata-titled duplex on the subject site, which is proposed to be demolished.

Findings of Fact

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

Surrounding Development

The subject site is located on the south side of Blundell Road, between No. 1 Road and Dalemore Road, in an established residential neighbourhood consisting mainly of single detached housing and duplexes, with other land uses to the north and east, as described below:

To the north, directly across Blundell Road, is an older strata-titled multi-family development under Land Use Contract 024;

To the east and west, on either side of the subject site, are older duplexes on lots zoned “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)”, respectively; and

To the south, directly behind the subject site, are newer dwellings on lots zoned “Single Detached (RS1/E)” fronting Bairdmore Crescent.

Related Policies & Studies

2041 Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Lot Size Policy 5474

The subject property is located within the area covered by Lot Size Policy 5474, adopted by City Council in 2008 (**Attachment 4**). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would result in a subdivision to create two (2) lots, each approximately 12 m wide and 446 m² in area.

Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft² of total building area of the single-family developments (i.e. \$5,280) in-lieu of providing a secondary suite on 50% of the new lots.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, the City will accept a proposal to build a secondary suite within a dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that a secondary suite is built in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title prior to rezoning, stating that no final Building Permit inspection will 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.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

The general area of this development application, on the south side of Blundell Road and west of No. 1 Road, has seen limited redevelopment through rezoning and subdivision in recent years. Two (2) rezoning and subdivision applications were completed to the west of the subject site in 2011 and 2012, at 3648/3668 Blundell Road and 3680/3688 Blundell Road, respectively. There is potential for other properties with duplexes along the south side of this block of Blundell Road to rezone and subdivide consistent with Lot Size Policy 5474.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses two (2) bylaw-sized trees on the subject site (Trees # 255 and 256), and eight (8) off-site trees on neighbouring lots (Trees A, B, C, D, E, F, G, H). The Tree Retention Plan is shown in **Attachment 5**.

The report recommends:

- Retention of the Blue Spruce on the subject site (Tree # 256), due to its good condition and location within the front yard;

- Removal of the European Birch from the subject site (Tree # 255) due to its poor condition. The tree has been repeatedly topped, has significant dieback in the crown, and it is possible that the tree is infested with Bronze Borer;
- Removal of off-site Trees A, B, D, E, F, G, H from neighbouring lots due to their marginal and unsuitable condition for retention (e.g. dieback in crown, historical pruning and topping, and branch failure). The applicant has decided to protect the off-site trees. Tree protection fencing must be installed on-site around the driplines of the off-site trees, root pruning is required, and perimeter drainage, excavation and fill placement must be diverted to outside of tree protection zones;
- Retention of off-site Tree C on the neighbouring lot, which is located far enough away from the subject site such that no impacts are expected. No protection measures are required for Tree C.

The City's Tree Preservation Official has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the Arborist's recommendations based on the condition and location of the trees.

Tree protection fencing must be installed to City standard around the Blue Spruce (Tree # 256) prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the proposed lots is completed. The existing driveway crossing to the east of the tree is to be maintained in its current location for the proposed east lot to facilitate protection of this tree. If removal and resurfacing of the driveway on the east lot is proposed, then it must be undertaken with on-site direction of a Certified Arborist.

Tree protection fencing must be installed on-site around the driplines of Trees A, B, D, E, F, G, H to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03. Tree protection fencing must be installed prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the proposed lots is completed.

Prior to rezoning bylaw adoption, the applicant must:

- Submit a contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zone of on-site Tree # 256 and the tree protection zone of off-site trees that encroach into the subject site (Trees #A, B, D, E, F, G, H). The contract must include the proposed number of monitoring inspections (including stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review. The Contract must include a provision for the supervision of root pruning for off-site trees, and installation of perimeter drainage, excavation and fill placement outside of the tree protection zones.
- Submit a survival security to the City in the amount of \$1,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure that the Blue Spruce in the front yard will be protected (Tree # 256). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.

Based on the 2:1 tree replacement ratio goal in the 2031 Official Community Plan (OCP), a total of two (2) replacement trees are required to be planted and maintained on the proposed lots. Consistent with this policy, the applicant will provide two (2) replacement trees on the proposed lots.

The applicant also proposes to provide one (1) additional tree on the proposed lots, consistent with "Council Policy 5032 – Tree Planting", which encourages two (2) trees per lot.

Consistent with the City's Tree Protection Bylaw, the sizes of trees proposed to be planted on the proposed lots are as follows:

# Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2 Replacement Trees	8 cm		4 m
1 Additional Tree	6 cm		3.5 m

Prior to rezoning bylaw adoption, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs).

Existing Covenants

There are existing covenants registered on Title of the strata lots, which restrict the use of the property to a duplex (i.e., BE49183, BE49184), which must be discharged from Title by the applicant prior to rezoning bylaw adoption.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. The minimum flood construction level is at least 0.3 m above the highest elevation of the crown of the fronting road.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the proposed lots will be via two (2) driveway crossings to Blundell Road. The existing driveway crossing to the east of the Blue Spruce tree in the front yard (Tree # 256) is to be maintained in its current location for the proposed east lot to facilitate protection of this tree. If removal and resurfacing of the driveway on the east lot is proposed, then it must be undertaken with on-site direction of a Certified Arborist.

Subdivision

At subdivision stage, the developer will be required to pay servicing costs.

Analysis

The subject site is located in an established residential area consisting mainly of single detached housing and duplexes.

This development proposal is consistent with Lot Size Policy 5474, which allows existing duplexes to rezone and subdivide into two (2) equal lots. This development proposal will enable a subdivision to create two (2) lots, each approximately 12 m wide and 446 m² in area.

There is potential for other lots containing duplexes along this block of Blundell Road to rezone and subdivide consistent with the Lot Size Policy.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large duplex-zoned lot into two (2) smaller lots complies with Lot Size Policy 5474 and applicable policies and land use designations contained with the OCP.

The list of rezoning considerations is included in **Attachment 6**, which has been agreed to by the applicant (signed concurrence on file).

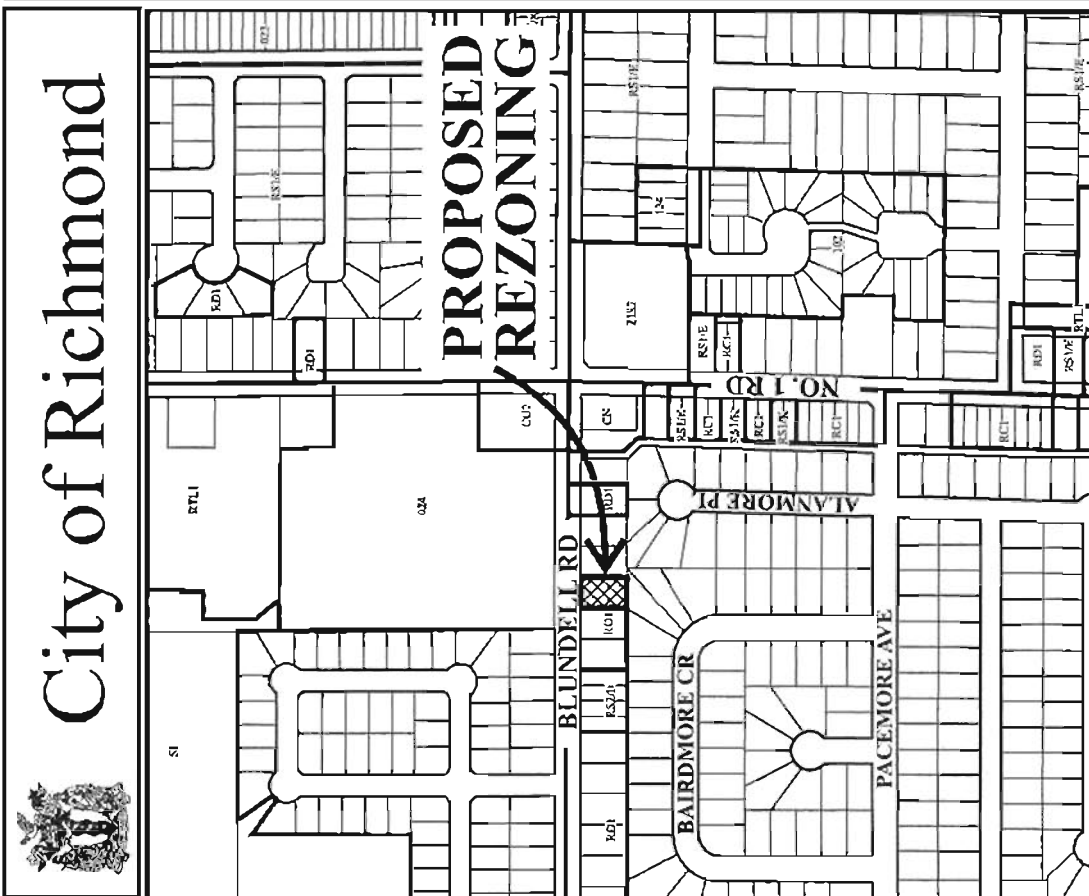
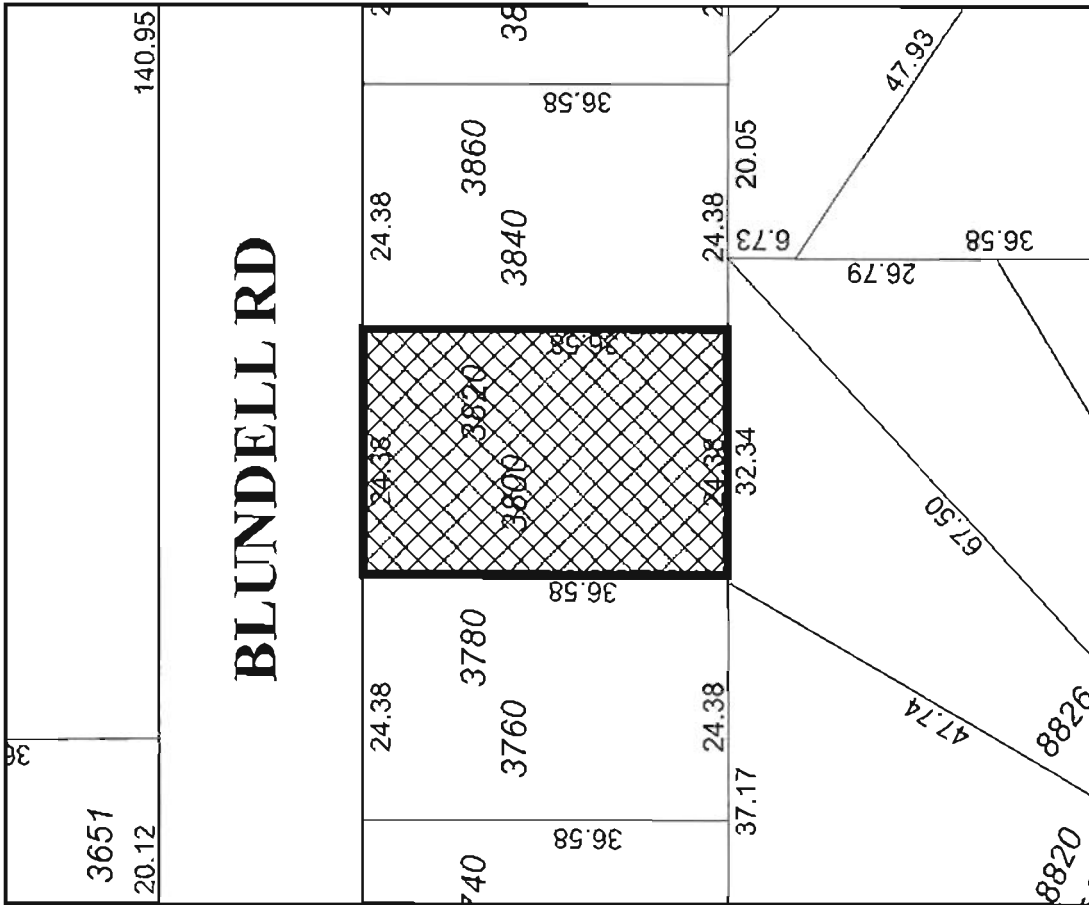
On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9069 be introduced and given first reading.



Cynthia Lussier
Planning Technician

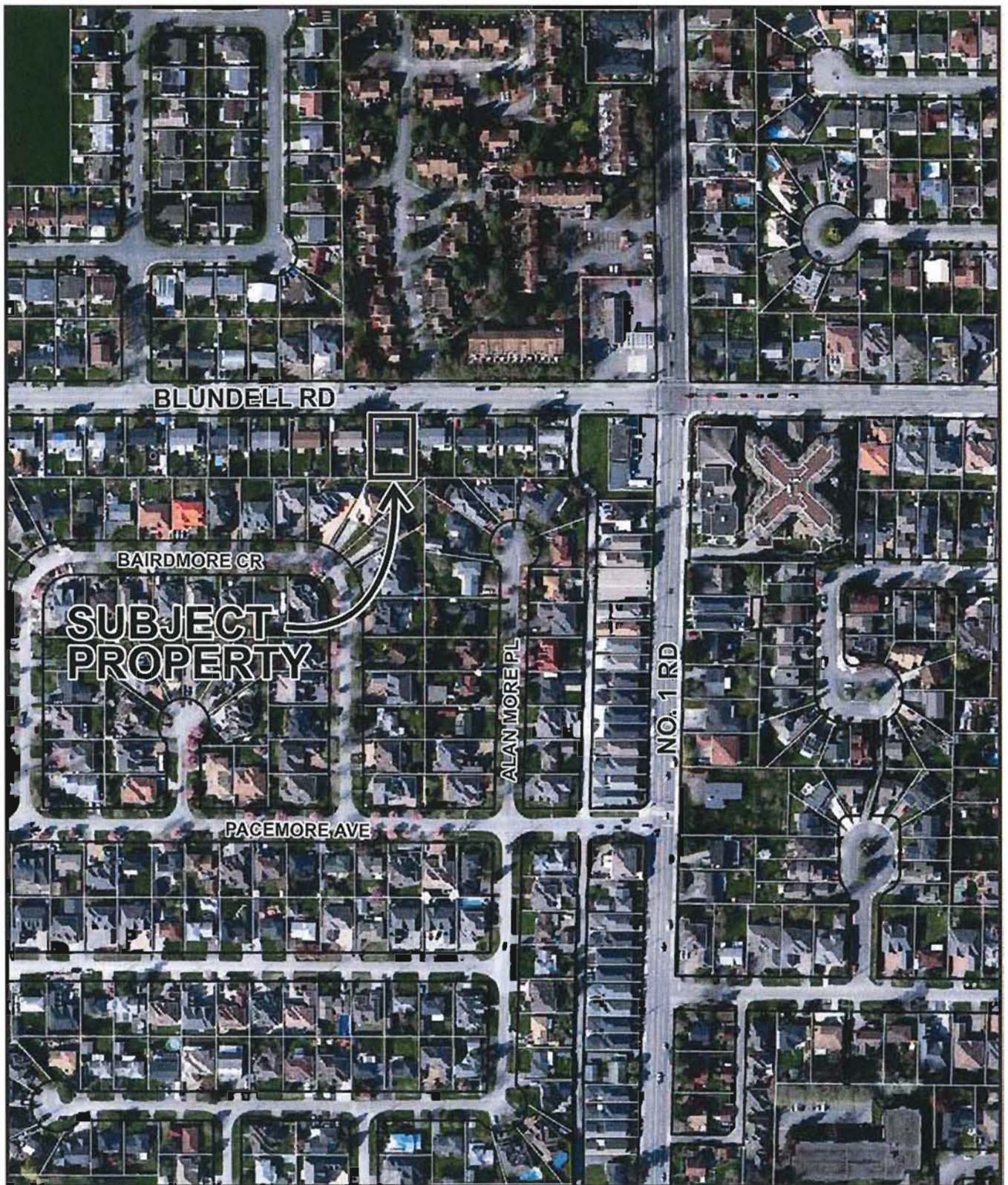
CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5474
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



RZ 13-641189

Original Date: 07/23/13
 Revision Date:
 Note: Dimensions are in METRES



RZ 13-641189

Original Date: 07/23/13

Amended Date:

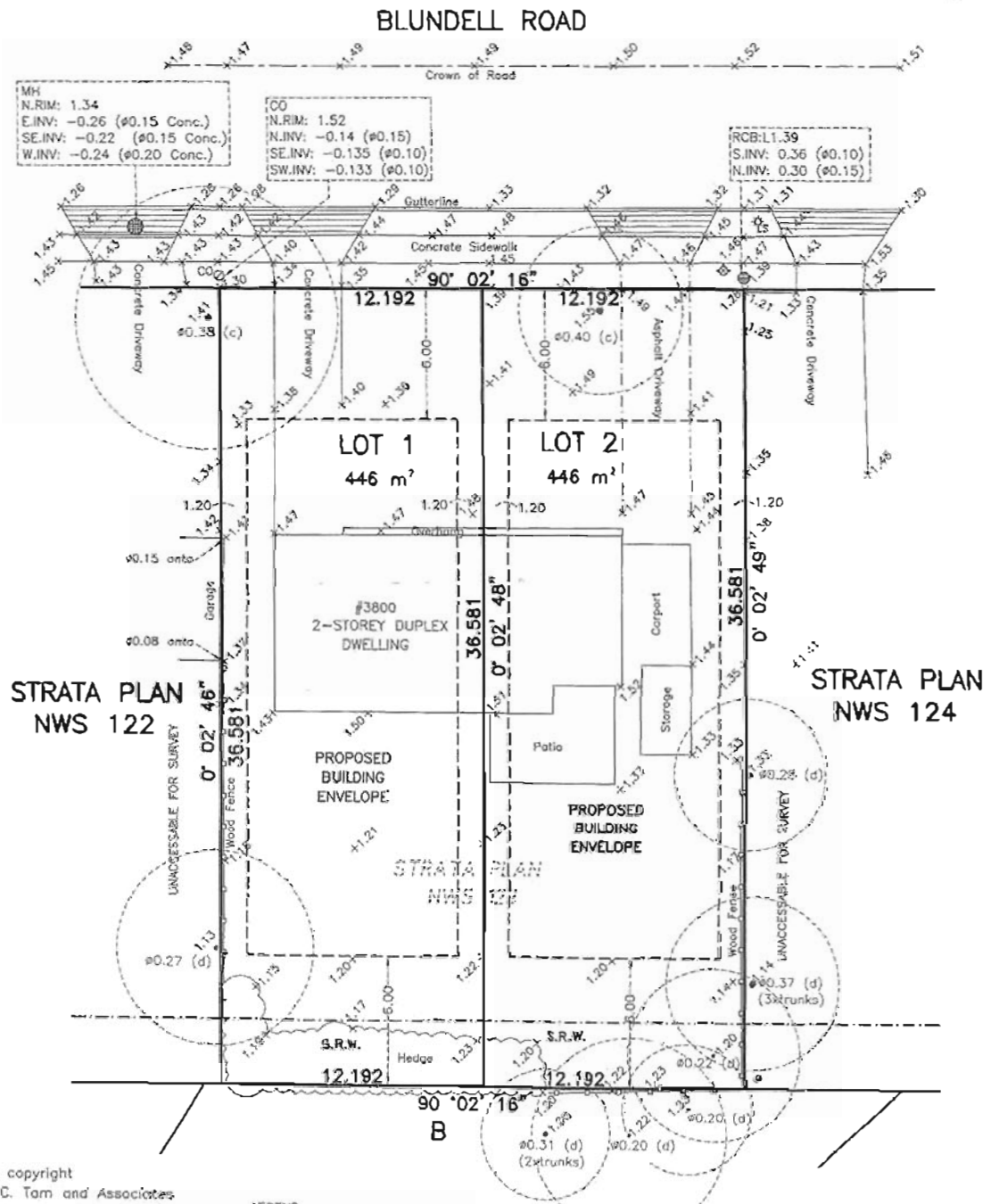
Note: Dimensions are in METRES

ATTACHMENT 2

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED




LEGEND:
(c) denotes coniferous
(d) denotes deciduous
● denotes power pole
⊙ denotes round catch basin
⊗ denotes manhole
⊕ denotes fire hydrant
CO denotes cleanout
LS denotes lamp standard

NOTE:
Elevations shown are based on City
of Richmond HPN Benchmark network.
Benchmark: HPN #234,
Control Monument 77H4891
Located at CL Gibbons Dr & Gamble
Dr. E side of grass median
Elevation = 1.125 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
~~FIELD SURVEY.~~

FIELD SURVEY.



JOHNSON C. TAM, B.C.L.S.

JUNE 25th, 2013

PLN - 28

DWG No. 5211-TOP0

NTS



RZ 13-641189

Attachment 3

Address: 3800 and 3820 Blundell Road

Applicant: Khalid Hasan

Planning Area(s): Seafair

	Existing	Proposed
Owner:	3800 Blundell Rd: Baldev Singh Purewal 3820 Blundell Rd: Parminder Singh Phangura	To be determined
Site Size (m ²):	892 m ² (9,601 ft ²)	Two (2) lots, each approximately 446 m ² (4,800 ft ²)
Land Uses:	Single detached dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential (NRES)	No change
Lot Size Policy Designation:	Lot Size Policy 5474 permits rezoning and subdivision of lots containing duplexes into two (2) equal lots.	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	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m ²	446 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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

**Policy 5474:**

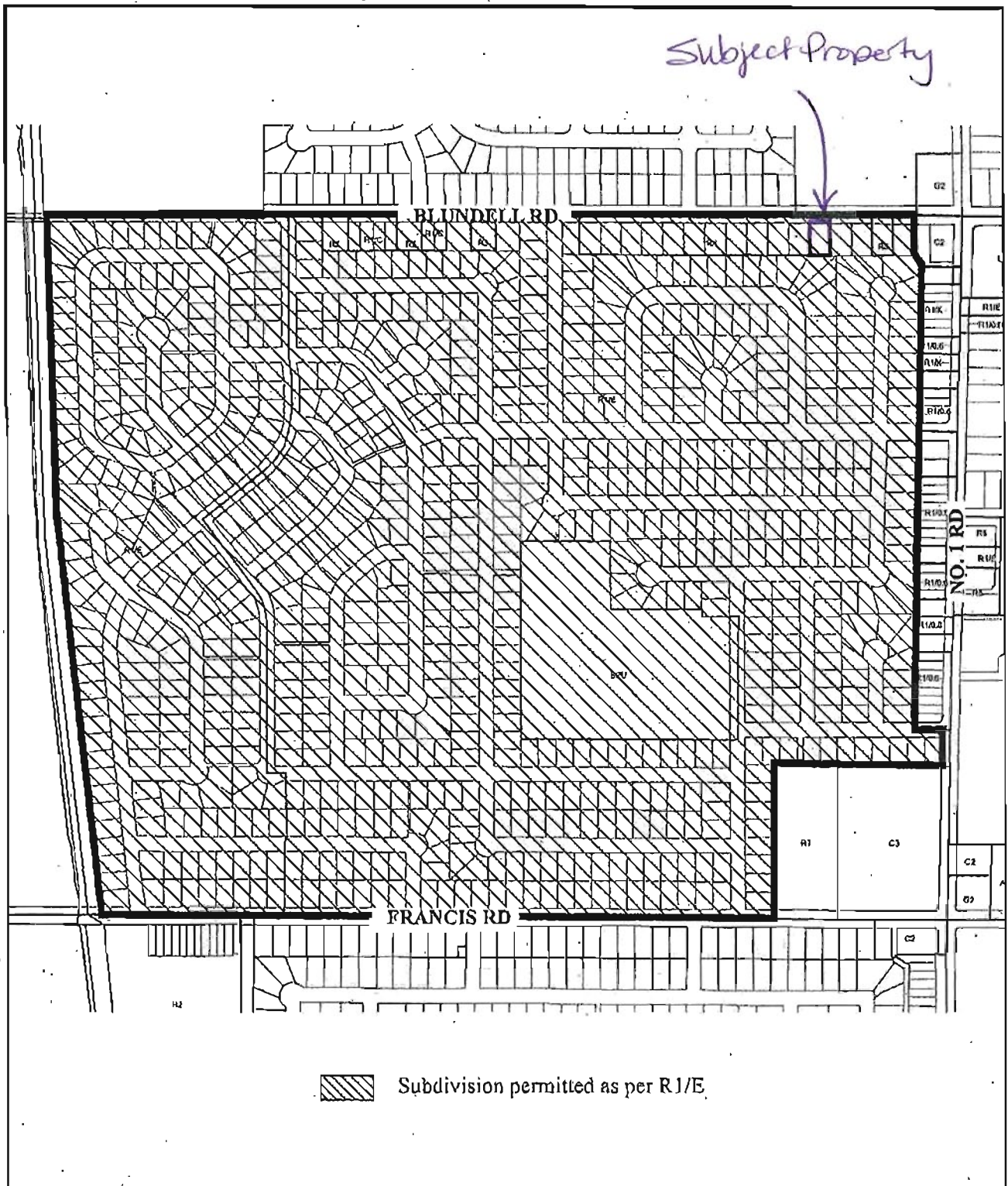
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



Policy 5474 21-4-7 & 22-4-7

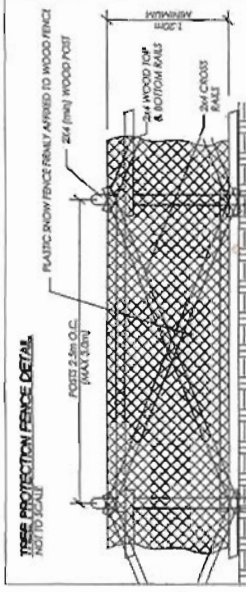
Original Date: 02/29/08

Amended Date: 05/20/08

Note: Dimensions are in METRES

to be retained

removed



<p>PLAN NOTES</p> <p>1. THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNERS' REGISTERED PROFESSIONAL ENGINEER (P.E.) AND LANDSCAPE ARCHITECT (L.A.) DRAWINGS PROVIDED BY THE OWNERS' ENGINEER (P.E.) AND/OR DESIGN CONSULTANTS.</p> <p>2. THIS PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT DESIGNED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THE PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.</p>		<p>acilgroup.ca</p> <p>ARBORTECH CONSULTING</p> <p>a division of</p> <p>CHRYSLER FINANCIAL GROUP SUITE 300 - 3942 CHATELAIN STREET, RICHMOND, BC CANADA V7E 2E3 TRASSER VALLEY OFFICE SUITE 107 - 1328 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3 p 604.275.3484</p>		<p>TREE MANAGEMENT DRAWING</p> <p>PROJECT: PROPOSED TWO LOT SUBDIVISION</p> <p>ADDRESS: 3800 & 3820 BLUNDELL RD, RICHMOND</p> <p>CLIENT: BALDEV PUREWAL</p> <p>ACI FILE: 13202</p> <p>SHEET: 1 OF 1</p>	
REV #	DATE	COMMENTS			
0	JUL 27, 2013	FIRST SUBMISSION			



Rezoning Considerations

Development Applications Division
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 3800 and 3820 Blundell Road

File No.: RZ 13-641189

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9069, 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 fencing, paving, and installation costs). The Landscape Plan should:
 - comply with the guidelines of the Arterial Road Policy in the 2041 OCP;
 - include the dimensions of required tree protection fencing;
 - include a variety of suitable native and non-native replacement trees and vegetation, ensuring a rich urban environment and diverse habitat for urban wildlife; and
 - include the three (3) trees to be planted and maintained, with the following minimum sizes:

# Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2 Replacement Trees	8 cm		4 m
1 Additional Tree	6 cm		3.5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within the tree protection zone of the trees to be retained (i.e. Tree # 256 on-site, and Trees A, B, D, E, F, G, H off-site). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (including stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$1,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure that the Blue Spruce in the front yard will be protected (Tree # 256). Following completion of construction and landscaping on the subject site, 50% of the security will be released subject to a landscaping inspection to verify tree survival. The remaining 50% of the security will be released one (1) year after the initial landscaping inspection if the tree has survived.
4. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,280) to the City's Affordable Housing Reserve Fund.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will 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.
5. Registration of a flood indemnity covenant on title.
6. Discharge of existing covenants BE49183, BE49184 registered on title of the strata lots, which restrict the use of the property to a duplex.

At demolition* stage, the following is required to be completed:

- Installation of tree protection fencing on-site around the Blue Spruce (Tree # 256) and the driplines of Trees A, B, D, E, F, G, H. Tree protection fencing must be installed to City standard and in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to demolition of the existing dwelling on-site, and must remain in place until construction and landscaping on the proposed lots is completed.

At subdivision* stage, the following is required to be completed:

- Payment of servicing costs.

At building permit* stage, the following is required to be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
- 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 Division at 604-276-4285.

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 original on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9069 (RZ 13-641189)
3800/3820 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. 001-124-277

STRATA LOT 1 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT STRATA PLAN NW123 TOGETHER
WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
FORM 1

P.I.D. 001-124-285

STRATA LOT 2 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT STRATA PLAN NW123 TOGETHER
WITH AN INTEREST IN THE 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 9069**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER