



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 21, 2016
File: RZ 16-73132 0

Re: Application by Peter Hu for Rezoning at 6231 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9644, for the rezoning of 6231 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

Wayne Craig
Director, Development

SDS:blg
Att. 8

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

Staff Report

Origin

Peter Hu has applied to the City of Richmond for permission to rezone the property at 6231 Blundell Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from a new rear lane (Attachment 1). The site is currently occupied by a single-family dwelling; which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwelling on a lot zoned "Single Detached (RS1/E)" fronting Cheviot Place.
- To the South: Across Blundell Road, a residential care home for seniors on a lot zoned "Health Care (HC)" fronting Blundell Road.
- To the East: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Blundell Road.
- To the West: Single-family dwellings on lots zoned "Compact Single Detached (RC1)" fronting Blundell Road, with vehicle access from the rear lane.

Related Policies & Studies

Official Community Plan/Arterial Road Policy

The Official Community Plan (OCP) land use designation for the subject property is "Neighbourhood Residential". The subject property is not designated in the existing Arterial Road Policy; however, the development proposal meets the criteria for additional new compact lot and coach house areas, and a precedent for this type of development has been set with the construction of the rear lane to the west. The proposed Arterial Road Policy update (considered by Council on November 14, 2016 and scheduled for Public Hearing on December 19, 2016) identifies the subject site for redevelopment as "Compact Lot Coach House". The proposed rezoning and subdivision would comply with these designations.

Single-Family Lot Size Policy 5408/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5408 (adopted by Council on April 10, 1989 and last amended in 2006) (Attachment 4). The Policy

permits the property to be rezoned and subdivided in accordance with the provisions of the “Compact Single Detached (RC2)” zone or the “Coach Houses (RCH1)” zone, provided access is to be from a constructed lane and not from the arterial road. The proposed rezoning and subdivision would comply with the requirements of the “Coach Houses (RCH1)” zone and Single-Family Lot Size Policy 5408.

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. In response to the sign, staff have received two (2) phone calls with general questions regarding the application and the following concerns (staff responses in *bold italics*):

- Privacy concerns for the adjacent property to the east; including potential overlook from the coach house into the property’s rear yard.
The applicant has revised the coach house design to reduce privacy concerns; including eliminating windows on the wall facing the adjacent property to the east, reducing the size of the balcony, and positioning the balcony towards the west property line, increasing the distance between the balcony and the adjacent property to the east. Both coach house balconies will be positioned towards the common shared property line between the proposed lots.
- Traffic concerns along Cheviot Place as a result of the proposed development.
The Transportation Department has reviewed the development proposal and confirmed the traffic generation from this development is expected to be minimal, as the lane access to the site is located 36 m from Blundell Road.

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 restrictive covenant registered on Title, restricting development of the subject property if not fully serviced (Document No. RD130801). The covenant will be discharged from Title as a condition of rezoning.

Transportation and Site Access

Consistent with the requirements of the “Coach Houses (RCH1)” zone, pedestrian access to the site and coach house is proposed via a permeable pathway from both Blundell Road and the rear lane.

Vehicle access to the proposed lots is to be from the new rear lane only; with no access permitted to Blundell Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

For each lot, on-site parking is proposed in a garage and carport in accordance with the Zoning Bylaw and consists of two (2) parking spaces for the principal dwelling provided in a tandem arrangement (one (1) parking space in a garage and one parking (1) space in an open carport), along with one (1) parking space for the coach house to the side in a garage (Note: tandem parking for the principal dwelling is permitted in the “Coach Houses (RCH1)” zone). Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title, prohibiting the conversion of the garage and carport into habitable space.

Tree Retention and Replacement

A Certified Arborist’s Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses three (3) bylaw-sized trees located on the subject site, and one (1) tree and one (1) hedge located on neighbouring property.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, conducted on-site visual tree assessment, and concurs with the Arborist’s recommendations to:

- Remove one (1) Honey Locust tree (tag# T30) located on the development site due to poor condition from being historically topped (47 cm dbh).
- Remove two (2) fruit trees (tag# T32 & T33) located on the development site due to poor condition from being historically topped and cavities in the upper canopy (60 & 20 cm dbh).
- Retain and protect one (1) tree (tag# OS1) located on the neighbouring property to the west (45 cm dbh).
- Retain and protect one (1) hedge (tag# OS2-OS6) located on the neighbouring property to the east, which will not be impacted by the proposed development.

Tree Protection

The proposed Tree Management Diagram is shown in Attachment 5; which outlines the protection of the one (1) tree on the neighbouring property (tag# OS1). To ensure protection the applicant is required to complete the following:

- Prior to final adoption of the rezoning bylaw, submission 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 the demolition of the existing dwelling on the subject site, the applicant is required to install 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 works are completed.

Tree Replacement

For the removal of the three (3) trees on-site, the OCP tree replacement ratio goal of 2:1 requires six (6) replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain six (6) replacement trees on-site, three (3) trees on each lot.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (20, 47 & 60 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	6 cm		3.5 m
2	9 cm		5 m
2	10 cm		5.5 m

To ensure that six (6) replacement trees are planted on-site at development stage, and that the front yards of the subject site are enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant will provide a Landscape Plan and a landscape security based on 100% of the cost estimate provided by the Landscape Architect (which includes \$3,000 for the six (6) replacement trees), prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one (1) year maintenance period from the date of the landscape inspection.

Built Form, Architectural Character & Landscaping

The preliminary conceptual plans proposed for the subject site have addressed the staff comments identified as part of the rezoning application review process (Attachment 6).

The proposed site plan involves a principal dwelling on the south side of each lot proposed and an accessory coach house above a detached garage on the north side of each lot; with vehicle access from the rear lane. The proposed building siting and open space are consistent with the requirements of the RCH1 zone.

The proposed Architectural Elevation Plans include sloped roofs, articulation of the coach house building, a small balcony facing north to the rear lane, and appropriate window placement to

minimize overlook of adjacent properties; while still allowing for passive surveillance of the rear lane.

The applicant has also submitted a preliminary Landscape Plan, prepared by a Registered Landscape Architect, for the front and back yards of the proposed lots (Attachment 7). As stated above, the applicant will provide a landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line in accordance with the RCH1 zone. Screening of on-site garbage and recycling will be reviewed through the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 6. Furthermore, the applicant must register restrictive covenants on Title to ensure:

- The coach house on each lot proposed cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 6.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the Affordable Housing Reserve Fund for the remaining new lots, or a 100% cash-in-lieu contribution if no secondary suites can be accommodated.

The proposed rezoning is consistent with the Affordable Housing Strategy as it involves the creation of two (2) new lots; each with a principle dwelling and an accessory coach house above a detached garage.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to enter into a Servicing Agreement for the design and construction of required servicing works and frontage improvements, as described in Attachment 8. Frontage and road improvements include, but are not limited to, the following:

- A new 6.0 m-wide lane along the entire north property line, complete with asphalt pavement, rollover curb and gutter on both sides, lighting, and drainage.
- Existing driveway on Blundell Road to be removed and replaced with barrier curb and gutter, boulevard and sidewalk to match the existing frontage treatments to the east and west.

At Subdivision stage, the applicant is also required to pay current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge,

and the cost associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.

Financial Impact or Economic 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 rezoning application is to rezone the property at 6231 Blundell Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principle dwelling and an accessory coach house above a detached garage.

This rezoning application complies with the land use designations and applicable policies contained with the OCP for the subject site.

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9644 be introduced and given first reading.



Steven De Sousa
Planning Technician – Design
(604-286-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5408
- Attachment 5: Tree Management Plan
- Attachment 6: Preliminary Conceptual Plans
- Attachment 7: Preliminary Landscape Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-731320

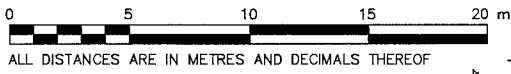
Original Date: 05/12/16

Revision Date:

Note: Dimensions are in METRES

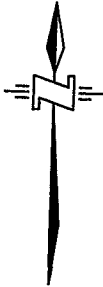
PROPOSED SUBDIVISION AND TOPOGRAPHIC SURVEY OF LOT 229, SECTION 18 BLK. 4 N., RGE. 6 W., N.W.D., PLAN 60382

SCALE 1 : 200



PID: 002-504-324
CIVIC ADDRESS: 6231 BLUNDELL ROAD,
RICHMOND, B.C.

PROPERTY LINE BASE ON FIELD SURVEY
AND LAND TITLE OFFICE RECORDS.



BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND SECONDARY
BENCH MARK #476
ELEVATION = 1.193 METRE
GEODETIC DATUM = CVD28GVRD

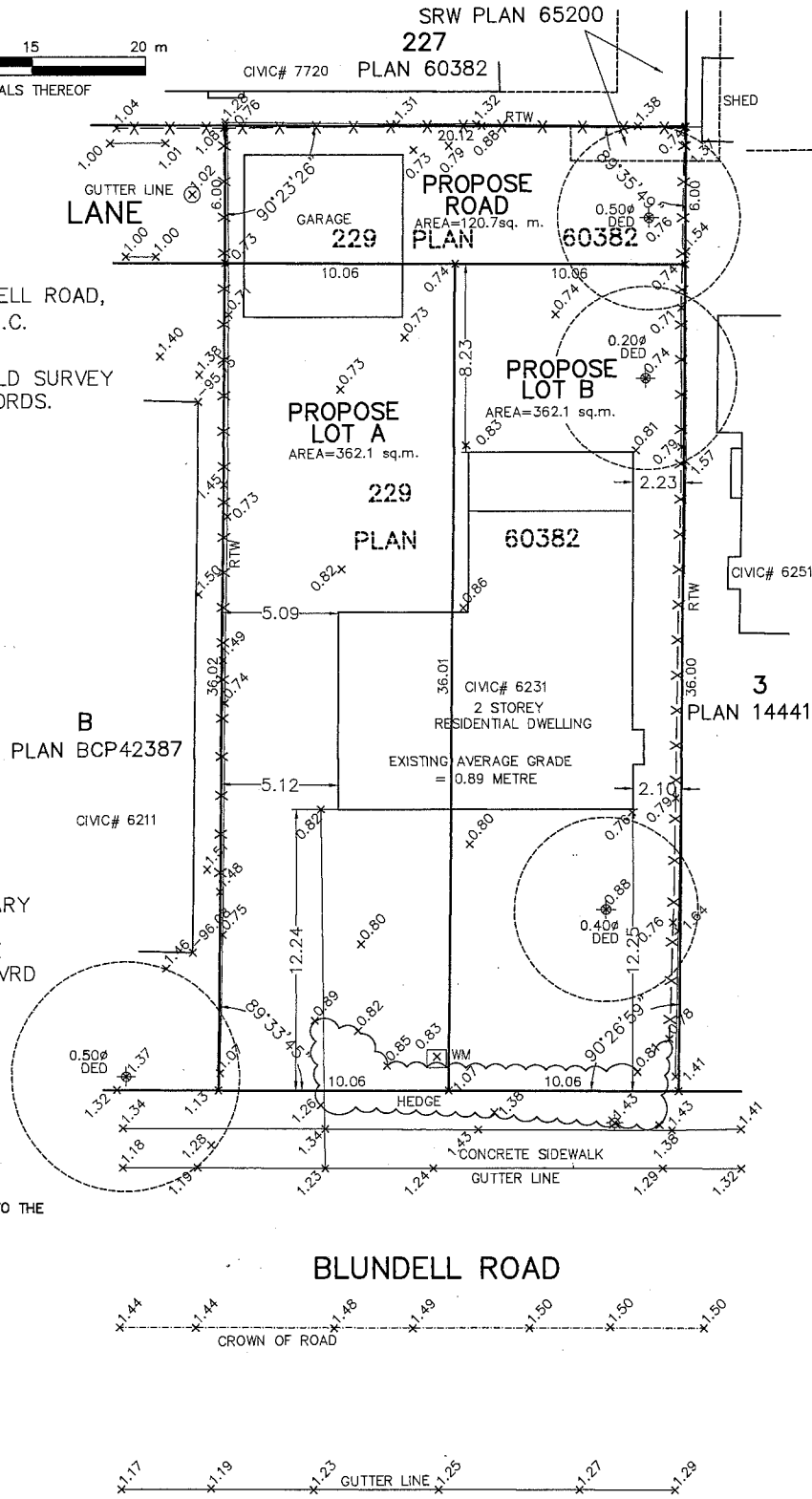
LEGEND:

- GROUND ELEVATION
- TREE WITH DRIPLINE
(TIED AT POINT OF ENTRY INTO THE GROUND)
- MANHOLE
- FENCE
- LIGHT STANDARD
- DED DECIDUOUS
- RTW RETAINING WALL
- WM WATER METER

CERTIFIED CORRECT ACCORDING TO FIELD
SURVEY THIS 14TH DAY OF APRIL, 2016.

Richard S Fu
RICHARD S FU B.C.L.S.

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.



PLN - 155



3817 McKAY PLACE
RICHMOND BC V6X 3R6
TEL: 604-313-2883
FILE: 1604-005



RZ 16-731320

Attachment 3

Address: 6231 Blundell Road

Applicant: Peter Hu

Planning Area(s): Blundell

	Existing	Proposed
Owner:	D. & P. Martin	To be determined
Site Size:	844.9 m ² (9,094 ft ²)	Lot A: 362.1 m ² (3,897 ft ²) Lot B: 362.1 m ² (3,897 ft ²) Lane dedication: 120.7 m ² (1,300 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Arterial Road Policy Designation:	Compact Lot Coach House	Complies
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)

Future Subdivided Lots	Bylaw Requirement (RCH1)	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None Permitted
Principle Dwelling Floor Area:*	Max. 184.2 m ² (1,982 ft ²) (depending on size of coach house)	172.6 m ² (1,857 ft ²)	None Permitted
Coach House Floor Area:*	Min. 33.0 m ² (355 ft ²) Max. 60.0 m ² (645 ft ²)	44.6 m ² (480 ft ²)	None Permitted
Total Buildable Floor Area:*	Max. 217.2 m ² (2,338 ft ²)	Max. 217.2 m ² (2,338 ft ²)	None Permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 20%	Building: 45% Non-porous: 64% Landscaping: 36%	None
Lot Size:	Min. 315.0 m ²	362.1 m ²	None
Lot Dimensions:	Width: Min. 9 m Depth: Min. 35 m	Width: 10 m Depth: 36 m	None
Principle Dwelling Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: 6 m Rear: 15 m Interior Side: 1.2 m	None
Coach House Dwelling Setbacks:	Front: Min. 15 m Rear: Min. 1.2 m Interior Side (Ground): Min. 0.6 m Interior Side (Upper): Min. 1.2 m Opposite Interior Side: Min. 1.8 m	Front: 24 m Rear: 1.2 m Interior Side (Ground): 0.6 m Interior Side (Upper): 1.2 m Opposite Interior Side: 2.8 m	None
Principle Dwelling Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None
Coach House Height:	Max. 6.5 m measured from the highest elevation of the crown of the lane	Max. 6.5 m measured from the highest elevation of the crown of the lane	None

On-Site Parking Spaces:	Principle Dwelling: 2 Coach House: 1	Principle Dwelling: 2 Coach House: 1	None
Tandem Parking Spaces:	Permitted for Principle Dwelling	2 for Principle Dwelling	None
Outdoor Amenity Space:	Principle Dwelling: Min. 30 m ² Coach House: No minimum	Principle Dwelling: 30 m ² Coach House: 30 m ²	None
Coach House Balcony:	Max. 8.0 m ²	4.6 m ²	None

Other: Tree replacement compensation required for loss of significant trees.

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



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:

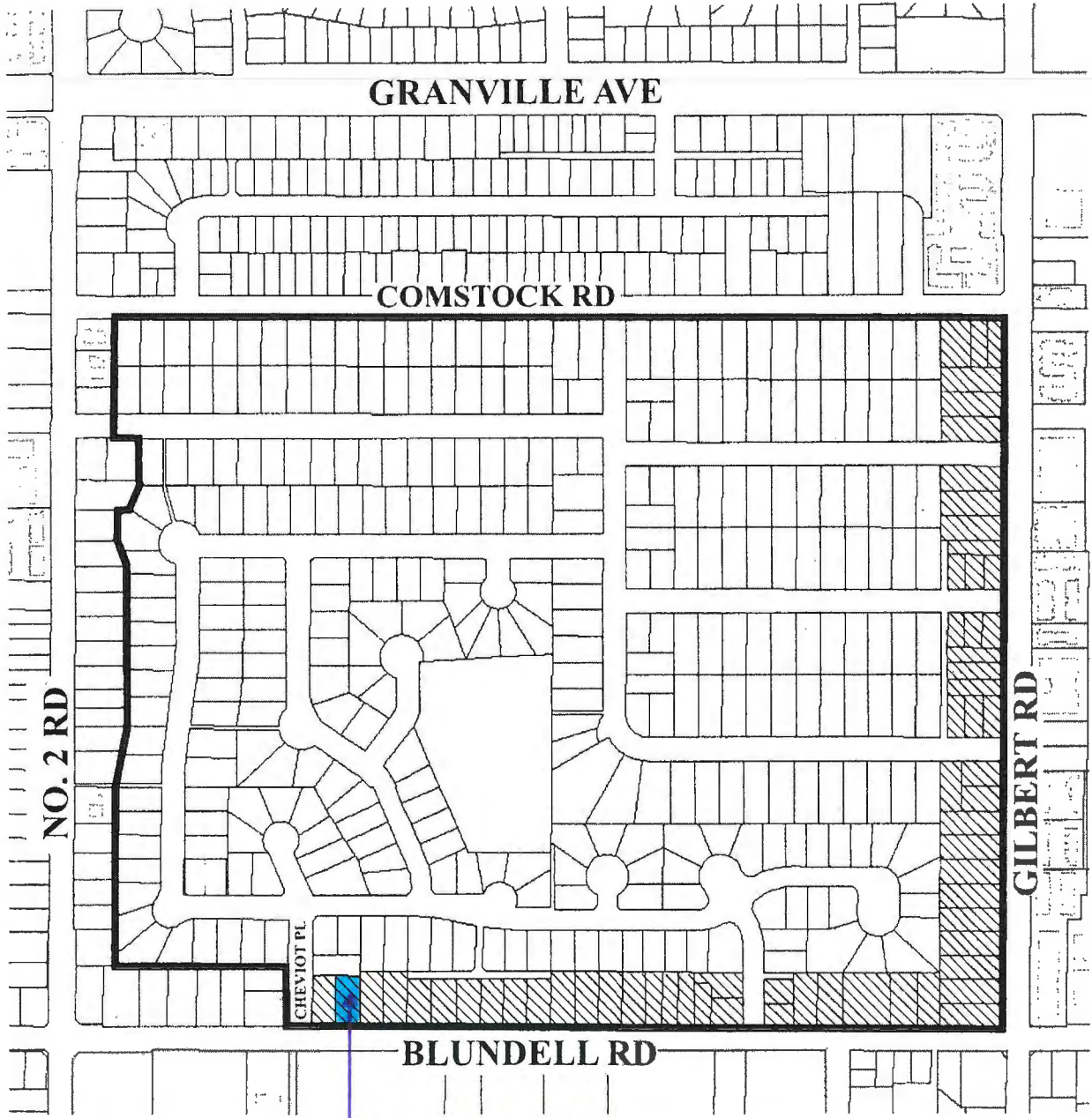
The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No. 2 Road** as shown on the attached map:



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



-  Subdivision Permitted as Per R1-0.6 or R/9 provided that access is to a constructed lane and not to the arterial roads.
-  Subdivision Permitted as Per R1/E

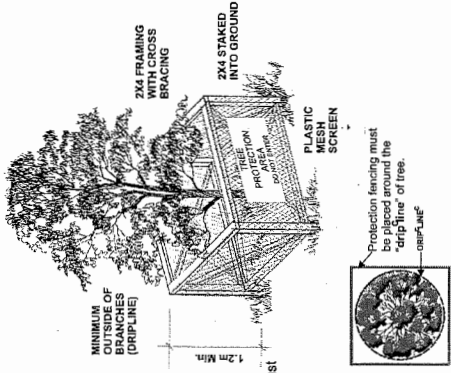


Policy 5408
Section 18-4-6

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

2 Oct. 25, 2015	Review
1 Sept. 1, 2015	Review
COPYRIGHT RESERVED: All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of SW Landscape Architects.	
PETER HU PROJECT 6231 Blundell Road, Richmond, B.C. SW Landscape Architects North Vancouver, B.C. 778-834-8859 Design: [] S.W.M.: [] S.W.M.: [] S.W.M.: [] Scale: NTS Date: JULY 29, 2015 L3 TREE RETENTION PLAN	

TREE PROTECTION BARRIER PER RICHMOND BYLAW



TREE PROTECTION ZONE NO ENTRY SIGN

Tree Protection Zone No Entry

- No Dumping or Excavating
- No Dismantling or Supply Storage

Fencing to be installed prior to demolition and remain in place until construction is complete. A fine of \$1,000.00 per tree will be issued for relocating or removing tree protection fencing.

The Tree Protection Zone (TPZ) encompasses the drip line of the tree as illustrated in Fig. 1a and 1b.

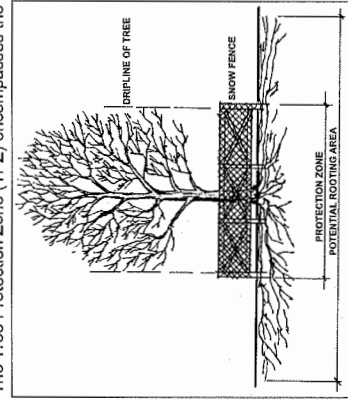
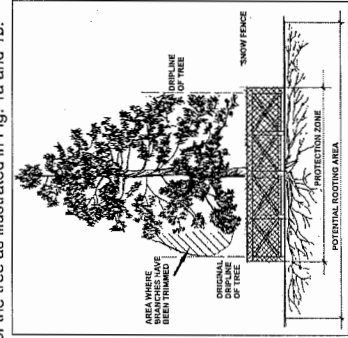
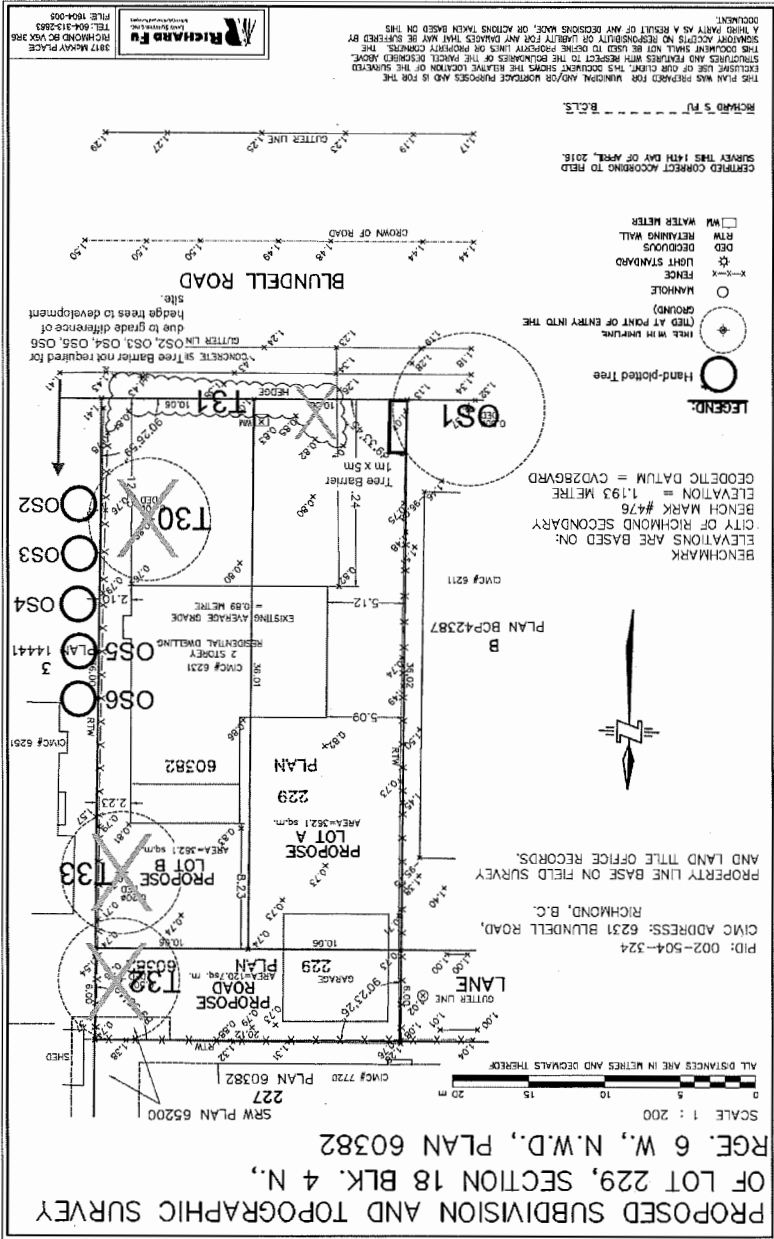


Fig. 1a Example of Strip Line Snow Fence With Snow Side Bruned

Fig. 1b Example of Strip Line Snow Fence

TREE PROTECTION ZONE

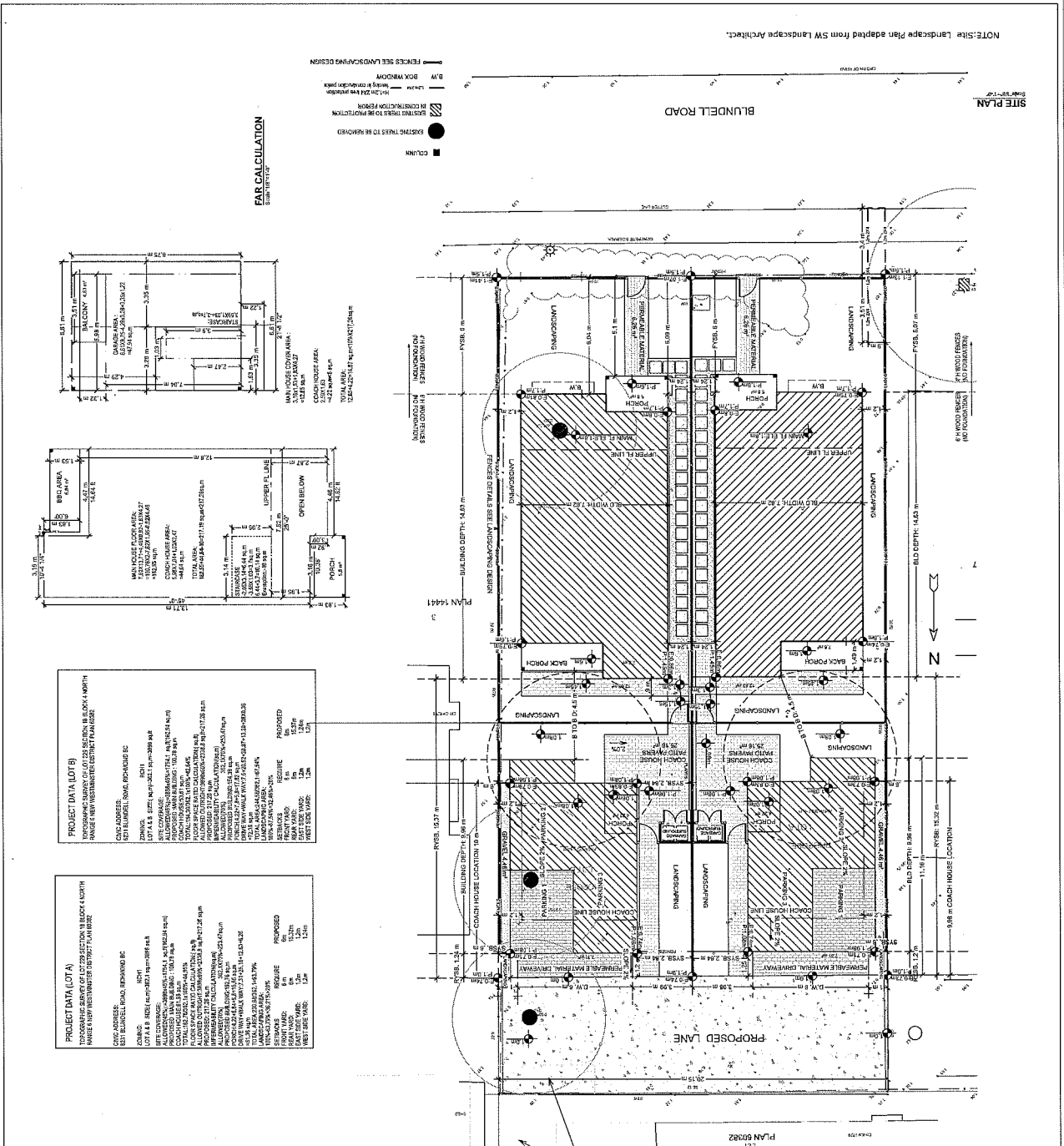
TREE PROTECTION AND REMOVAL DRAWING



TREE LIST- BLUNDELL, RICHMOND			
Botanical Name	Common Name	No. Size	Spacing Symbol
TREES TO BE REMOVED			
Gleditsia triacanthos 'Sumburst'	Honey locust	1 .47 m DBH	T30
Malus spp.	Fruiting apple	1 .60 m DBH	T32
Prunus spp.	Fruiting plum	1 .20 m DBH	T33
TREES TO BE RETAINED			
Prunus serrulata 'Kwanzan'	Flowering cherry	1 .45 m DBH	OS1
Cupressus spp.	Cypress	5 .30 m DBH	OS2-OS6
REPLACEMENT TREES			
Acer palmatum 'Senkaki'	Japanese maple	4 6 cm	AP
Chamaecyparis obtusa 'Gracilis'	Hinoki false cypress	2 3.5 m	CO
Prunus yedoensis 'Aebono'	Japanese Cherry	2 9 cm	PY

NOTE: For tree removals and retentions, see Arborist Report. For tree installations, contractor to be certified by BCLMTA. All plants and installation to meet or exceed latest BCLMTA #1 standards. Contractor to verify numbers and placement of plants prior to installation.

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GENERAL NOTES:

- All construction to conform to B.C. Building Code 2012
- Builder must ensure that all work performed on site complies with Worker's Compensation Board's requirements and standard. Builder must notify the engineer before and after excavation and during.
- Excavation from the engineer before any workers are allowed to work in the excavated area. Such certification should be posted on site at a prominent location and to be updated by the engineer as:
- regular intervals.
- regular intervals must be set on unshored ground, rock or compacted gravel fill (9.15.2.3).
- and below frost line, min 15' below grade. It is the Builder's responsibility to have the foundation designed by a Structural Engineer. A Geotechnical Engineer may be required.
- Concrete to be min. 25 Mpa @ 28 days. 180 mm slump unless otherwise designed by the Civil Engineer.
- 9.3.1.1.
- Material to be Douglas Fir No.2 or better grade (9.3.2.2).
- All inlets to be min. 2'-0" x 10' D.F. No. 2, unless otherwise noted (9.23.12.2.3).
- All exterior guardrail 42" high (9.8.1.4).
6. Guards shall conform to 9.8.8.
- All interior guardrails 36" high (9.8.1.4).
6. Smoke alarms to be provided in sleeping areas. (9.10.16.1)
9. Provide ventilation for the dwelling in accordance with 9.3.2.
10. Roof access min. 20"x27" (9.13.2.1) Venting min 1/2" (9.13.1.2)
11. Security blebs for two stud spacer by all exterior doors (9.8.8.9.)
12. Waterproof backing (gou boards) to be used for all bathtubs and shower enclosures.
13. Insulation and vapour barrier to conform to Part 5. Provide insulation, vapour barrier between 2 vents shafts.
14. Stair rise and run to conform to 9.8.3.1. Headroom min. 6'-5" (1.55m) (9.8.3.4)
15. R4.42-7.877 (125mm-200mm)
16. R4.42-7.877 (125mm-200mm)
17. R4.42-7.877 (125mm-200mm)
18. R4.42-7.877 (125mm-200mm)
19. R4.42-7.877 (125mm-200mm)
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Building Design
UHN Studio
ymstudio@live.com
778-588-4388
1275 WEST HASTINGS ST
VANCOUVER, BC

Civic Address:
6231 BLUNDELL
ROAD, Richmond, BC

LEGAL DESCRIPTION
LOT 229 SEC 18 BLK 4N
REW PLAN 60392

DRAWN:
MERRY GAO
ymstudio@live.com
778-588-4388

DATE:
AS SHOWN 11/18/2016

CHECKED:

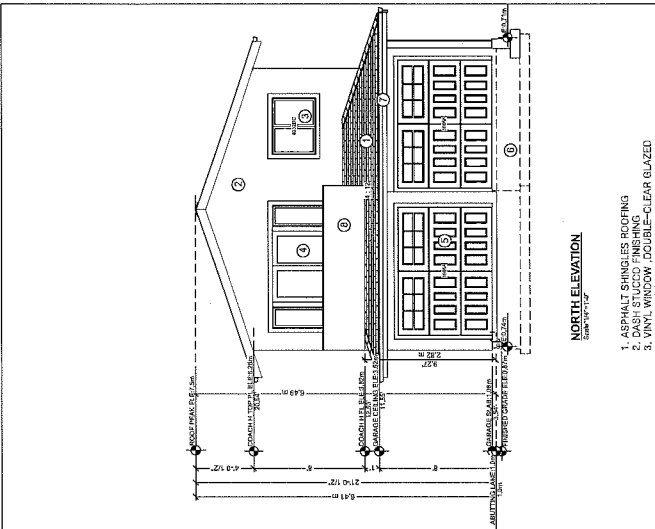
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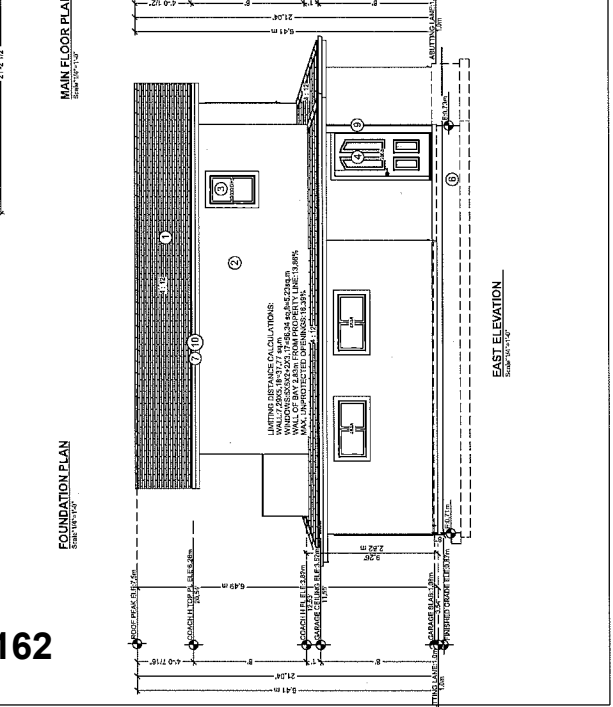
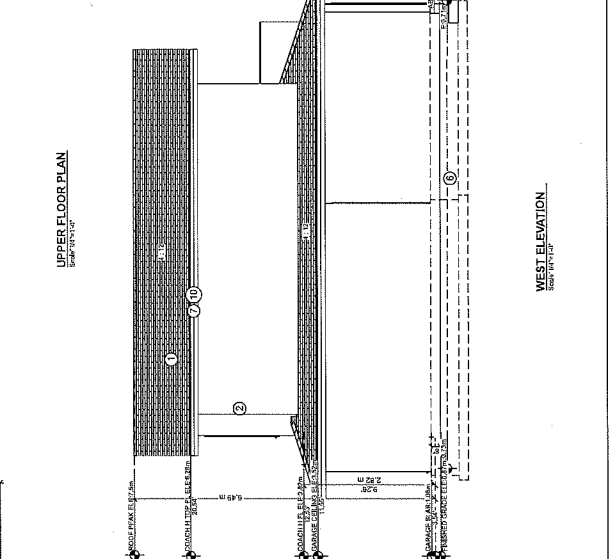
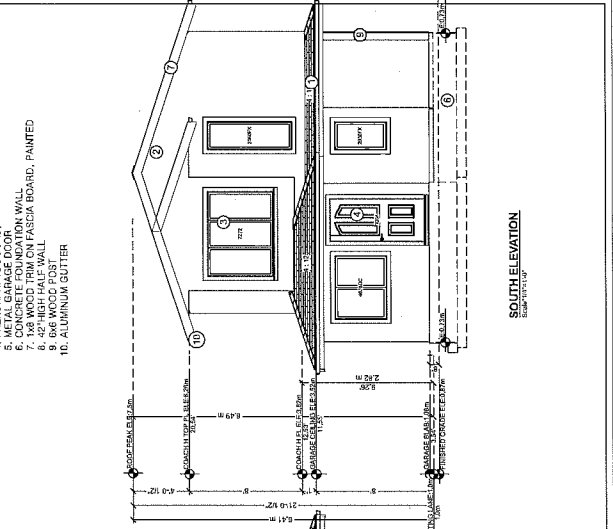
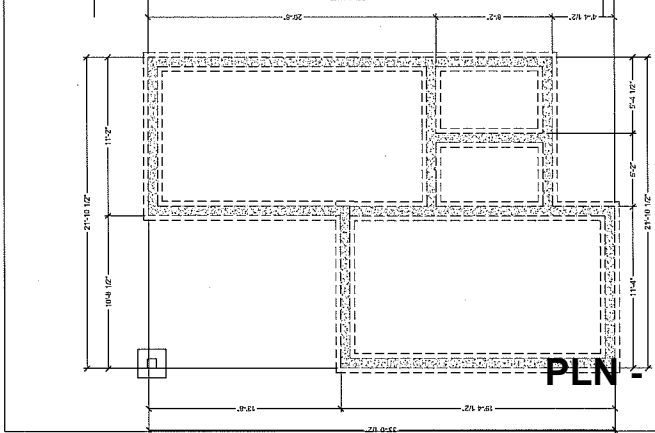
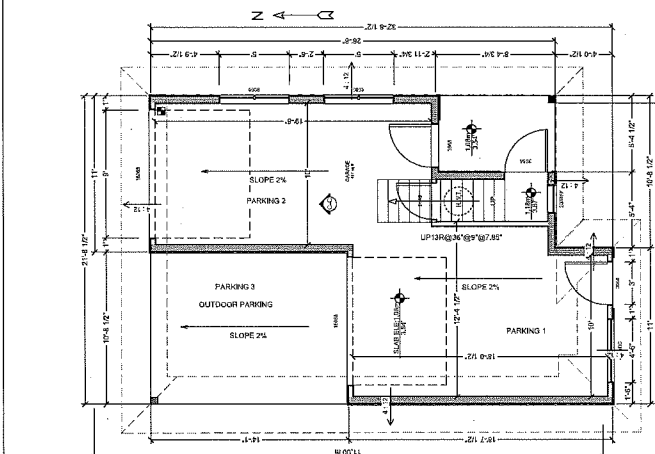
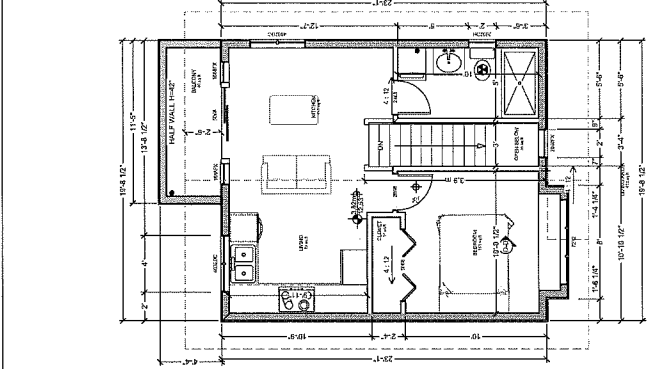
A-8

REVISIONS:

It is the responsibility of the contractor to check and compare all dimensions and materials with the drawings and specifications, and to report any omissions or errors to the designer. The contractor shall be responsible for all dimensions and materials used in the construction of the project. The designer shall not be held responsible for any errors or omissions in the drawings or specifications, or for any damage to the property of the contractor or any other party. The contractor shall be responsible for all dimensions and materials used in the construction of the project.



1. ASPHALT SHINGLES ROOFING
2. DASH STUCCO FINISHING
3. METAL GARAGE DOOR
4. FRENCH/WALK DOORS
5. METAL GARAGE DOOR
6. CONCRETE FOUNDATION WALL
7. WOOD TRIM ON FASCIA BOARD, PAINTED
8. 42" HIGH HALF WALL
9. 66" WOOD POST
10. ALUMINUM GUTTER



NO.	DATE	ISSUES/REVISIONS
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LIAN Building Design Studio
 yanstudio@liane.com
 778-899-8888
 1275 WEST HASTINGS ST
 VANCOUVER, BC

CIVIC ADDRESS:
6231 BLUNDELL ROAD, Richmond, BC

LEGAL DESCRIPTION:
**LOT 229 SEC 18 BLK 4N
 ROW PLAN 05582**

DRAWN:
MERRY GAO
 yanstudio@liane.com
 778-899-8958
 778-588-1586

LOT B
 Drawing Title:
**COACH HOUSE
 FLOOR PLAN
 & ELEVATION**

DATE:
AS SHOWN 11/18/2016

CHECKED:

PROJECT NO.:

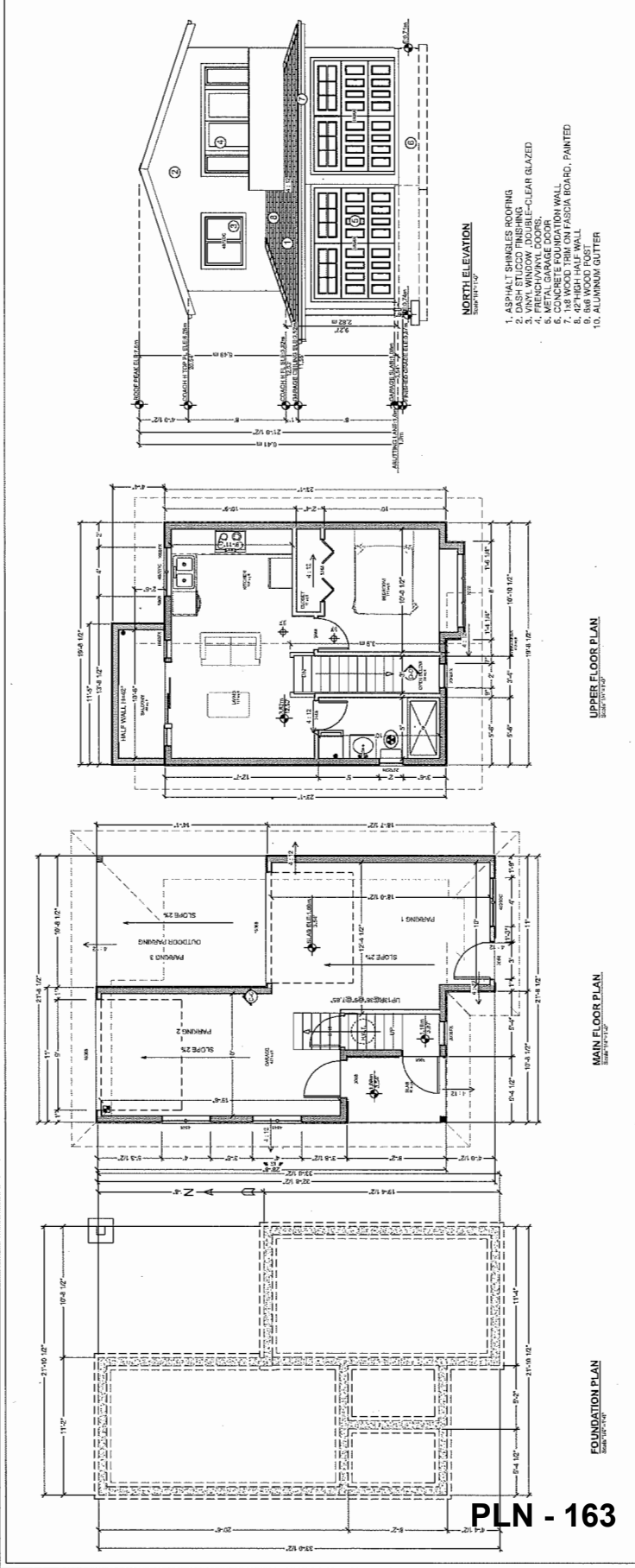
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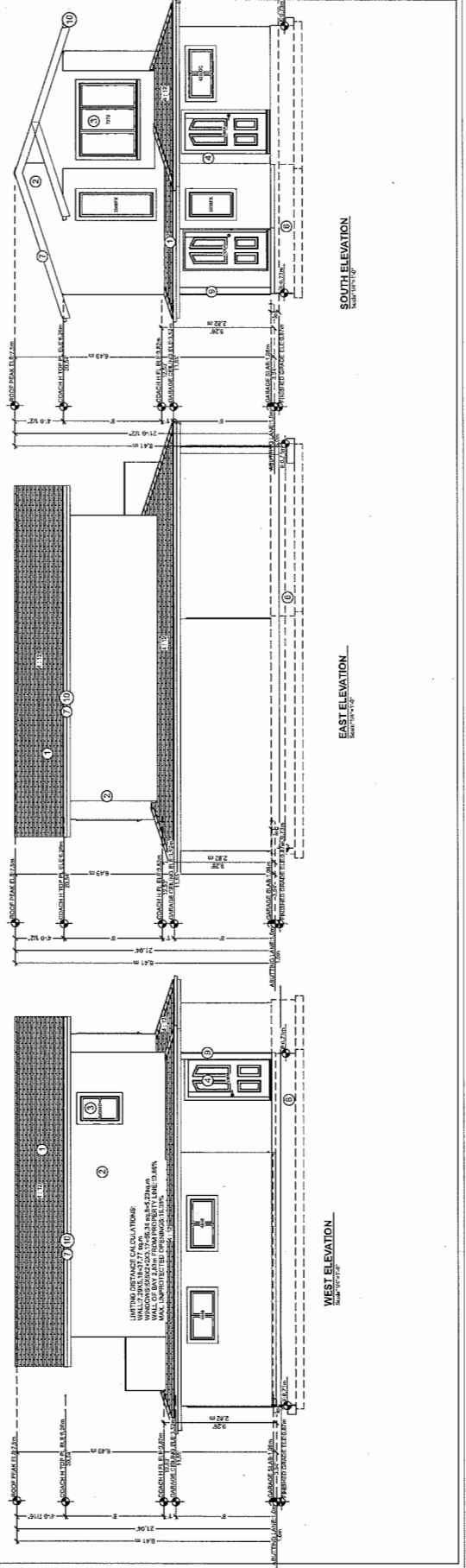
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REVISIONS:

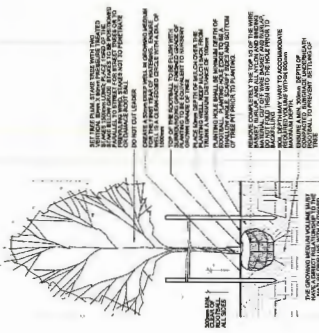
Disclaimer: The responsibility of the contractor to check and complete all dimensions and information prior to the commencement of construction is not transferred to the architect. The architect's drawings are for the contractor's use only. The contractor shall be responsible for all dimensions and information. This drawing and design is as shown and is not to be used without the architect's written consent.



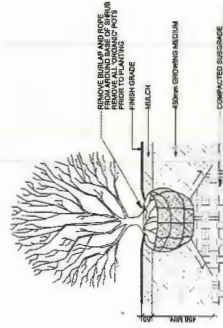
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TREE PLANTING DETAIL

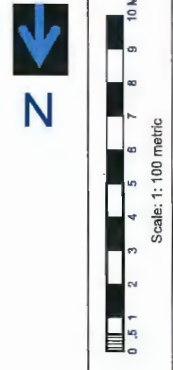
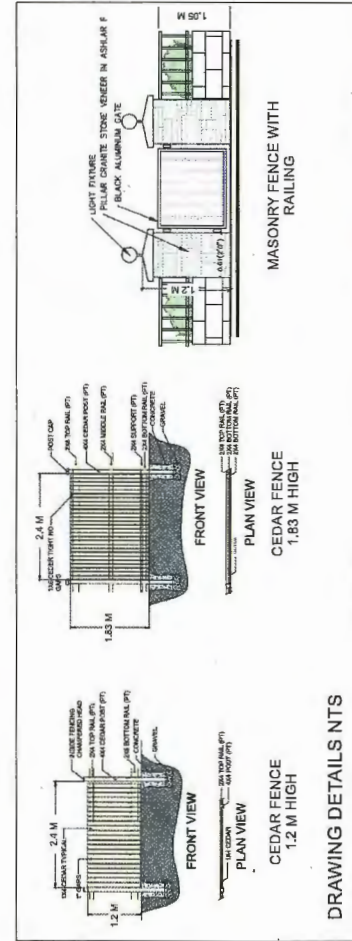
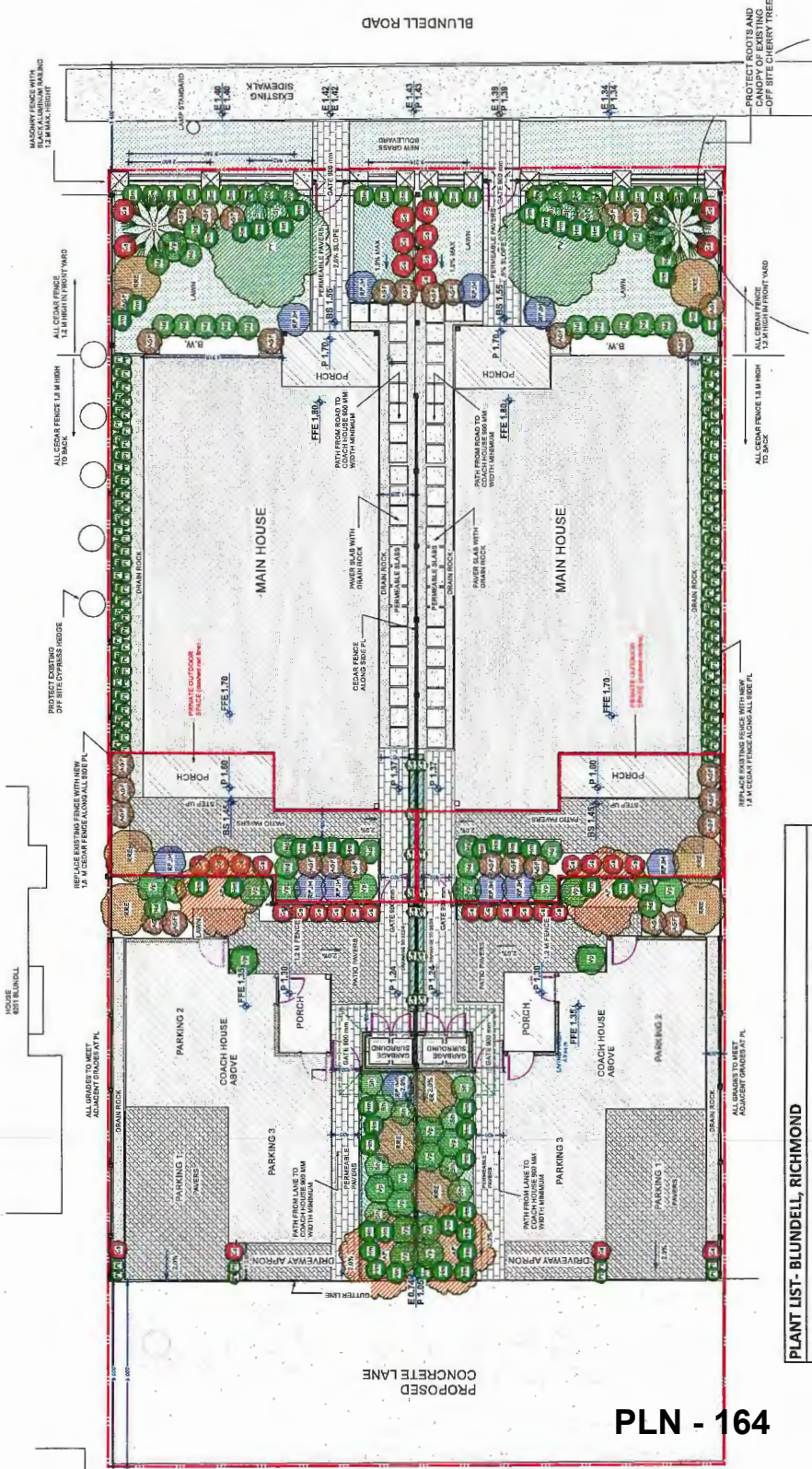


SHRUB PLANTING DETAIL



NOTES:
 1. PROTECT EXISTING PLANTING WITH 100% CANOPY OF EXISTING CANOPY OF EXISTING TREE.
 2. PROTECT EXISTING PLANTING WITH 100% CANOPY OF EXISTING CANOPY OF EXISTING TREE.
 3. PROTECT EXISTING PLANTING WITH 100% CANOPY OF EXISTING CANOPY OF EXISTING TREE.

2 Oct. 20, 2015	Review
1 Sep. 1, 2015	Review
COPYRIGHT RESERVED: All rights shall remain the property of SW Landscaping. No part of this drawing may be reproduced or distributed without the written consent of SW Landscaping.	
PETER HU PROJECT 6231 Blundell Road, Richmond, B.C.	
Designed by: SW Landscaping North Vancouver, B.C.	
Checked by:	778-834-9959
Drawn by:	
Date:	
S.W.:	JULY 29, 2015
Scale:	1:100
L2	PLANTING



Botanical Name	Common Name	No.	Size	Spacing	Symbol
TREES					
<i>Acer palmatum 'Sakaki'</i>	Japanese maple	4	6 cm	as shown	AP
<i>Chamaecyparis obtusa 'Gracilis'</i>	Hinoki false cypress	2	31.5 m	as shown	CO
<i>Prunus yedoensis 'Akebono'</i>	Japanese Cherry	2	19 cm	as shown	PY
SHRUBS					
<i>Azalea 'Grard Fuchsia'</i>	Azalea	32	#2 pot	as shown	AGF
<i>Buxus microphylla 'Green Beauty'</i>	Boxwood	24	#5 pot	as shown	Bm
<i>Cornus stolonifera</i>	Redtwig dogwood	34	#2 pot	as shown	Cs
<i>Nandia domestica 'Gulf Stream'</i>	Heavenly bamboo	26	#2 pot	as shown	NA
<i>Rhododendron 'YIM'</i>	Rhododendron	11	#5 pot	as shown	RPM
<i>Rhododendron 'Roseum Elegans'</i>	Rhododendron	11	#5 pot	as shown	RHE
<i>Sarcococca hookeriana humilis</i>	Sweet box	10	#2 pot	as shown	Sh
<i>Spiraea japonica 'Goldflame'</i>	Spiraea	4	#2 pot	as shown	SJ
<i>Viburnum plicatum 'Snowflake'</i>	Viburnum	22	#5 pot	as shown	Vp
VINES, GROUND COVERS AND HERBACEOUS PERENNIALS					
<i>Clematis armandii</i>	Evergreen Clematis	14	#1 pot	as shown	Ca
<i>Hakonechloa macra</i>	Japanese forest grass	42	#1 pot	as shown	Hm
<i>Pachysandra terminalis</i>	Japanese spurge	128	#1 pot	as shown	Pt

NOTE: For tree removals and relocations, see Arborist Report
 Contractor to be certified by BCLMATA
 All plants and installation to meet or exceed latest BCLMATA #1 standards
 Contractor to verify numbers and placement of plants prior to installation



City of Richmond

Rezoning Considerations

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

Address: 6231 Blundell Road

File No.: RZ 16-731320

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9644, the developer is required to complete the following:

1. 6.0 m wide lane dedication along the entire north property line.
2. Submission of a Landscape Plan for the front and rear yards of the proposed lots, 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 and \$3,000 for the six (6) replacement trees. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy and "Coach Houses (RCH1)" zone 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.
 - Include the six (6) required replacement trees (three (3) per lot) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	9 cm		5 m
2	10 cm		5.5 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.

3. 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.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title, ensuring that the coach house cannot be stratified.
6. Registration of a legal agreement on Title, prohibiting the conversion of the tandem parking area into habitable space.
7. Registration of a legal agreement on Title, to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary concept plans included in Attachment 6 to this report.
8. Discharge of the existing covenant registered on Title of the subject property (i.e. RD130801); which restricts the development of the subject property if not fully serviced.

Prior to Demolition Permit* issuance, the developer is required to complete the following:

1. 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 must remain in place until construction and landscaping on-site is completed.

At Subdivision* stage, the developer is required to complete the following:

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 695 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 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.
- At the Developer's cost, the City is to:
 - Install two (2) new water service connections, off of the existing 300 mm AC watermain on Blundell Road complete with meter and meter box.
 - Cut and cap at main, the existing water service connection at the Blundell Road frontage.

Storm Sewer Works:

- At the Developers cost, the City is to:
 - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots, off of the existing 600mm storm sewer on Blundell Road.
 - Cut and cap the existing storm service connection servicing Lot 6231.

Sanitary Sewer Works:

- The Developer is required to:
 - Install approximately 55 m of 200 mm sanitary main aligned in the proposed lane complete with tie-in to the existing 200 mm sanitary sewer on Cheviot Place and two (2) new manholes. Subject to funding approval, the City will fund approximately 36 m of sewer, 1 manhole and the redirection/capping of services for surrounding lots 6211, 6251 Blundell Road and 7788, 7720 Cheviot Place.
 - Install a new sanitary service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots, with tie-in to the proposed sanitary main in the lane.
- At the Developer's cost, the City is to:
 - Cut and cap at inspection chamber, the existing sanitary service connection at the northeast corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Provide a new 6.0 m wide lane along the entire north property line, complete with asphalt pavement, rollover curb and gutter on both sides, lighting, and drainage.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - 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.
 - Complete other frontage improvements as per Transportation's requirements.
- Frontage improvements as per Transportation's requirements include, but are not limited to, the following:
 - Vehicle access to be provided via the rear lane.
 - Existing driveway on Blundell Road to be closed permanently, and removed and replaced with barrier curb and gutter, boulevard and sidewalk to match existing frontage treatments to the east and west.
 - Construct the east-west lane along the rear of the site to full City lane standards, including rollover curb and lighting, as per Engineering's requirements.
 - On-site vehicle parking to be consistent with the City's Zoning Bylaw 8500 requirements.

General Items:

- a. 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.

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

1. Submission of Building Permit plans that conform to the design covenant registered on title at rezoning stage. The plans submitted must comply with all City regulations.
2. If applicable, 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.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. 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.

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 copy on file]

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 9644 (RZ 16-731320)
6231 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 "COACH HOUSES (RCH1)".

P.I.D. 002-504-324
Lot 229 Section 18 Block 4 North Range 6 West New Westminster District Plan 60382

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9644".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by BK APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER