



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

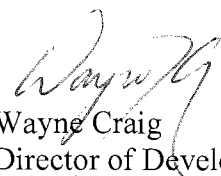
**Date:** December 3, 2014

**File:** RZ 13-650522

**Re:** Application by Merry Gao for Rezoning at 8511 Blundell Road from Single Detached (RS1/E) to Two-Unit Dwellings (RD1)

### Staff Recommendation

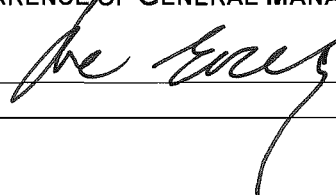
1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9198, for the rezoning of 8511 Blundell Road from "Single Detached (RS1/E)" to "Two-Unit Dwellings (RD1)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

CL:blg  
Att.

### REPORT CONCURRENCE

#### CONCURRENCE OF GENERAL MANAGER



## **Staff Report**

### **Origin**

Merry Gao has applied to the City of Richmond for permission to rezone the property at 8511 Blundell Road from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (RD1)” zone, to permit the development of a duplex on the property (Attachment 1). A survey of the subject site 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**

Existing development immediately surrounding the subject site is as follows:

- To the north and east, is an existing multi-family development zoned “Medium Density Low Rise Apartments (RAM1)”.
- To the south, immediately across Blundell Road, are two (2) townhouse complexes zoned “Low Density Townhouses (RTL1)”.
- To the west, is a 3-unit townhouse complex zoned “Town Housing (TZ16) – South McLennan and St. Albans Sub-Area (City Centre)”.

### **Related Policies & Studies**

#### Official Community Plan (OCP) & City Centre St-Albans Sub-Area Plan Designations

The OCP land use designation for the subject site is “Neighbourhood Residential”. The City Centre St. Albans Sub-Area Plan designation for the subject site is “Multi-Family Low Rise (Three-storey Apartments, Townhouses, Two-Family or Single-Family Dwellings)” (Attachment 4). This redevelopment proposal is consistent with this designation as it is a proposal to build a two-family dwelling on this site.

#### Flood Management

The proposed development must meet the requirements of Flood Plain Designation & Protection Bylaw 8204. Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title.

## **Public Consultation**

A rezoning sign has been installed on the subject property. There have been no concerns expressed by the public about the development proposal.

## **Analysis**

### Proposed Site Plan

This rezoning application is to permit the development of a duplex on the subject property, consistent with the City Centre St. Albans Sub-Area Plan land use designation. A preliminary Site Plan is included in Attachment 5, which shows how the site is proposed to be developed consistent with the proposed zoning. Private outdoor space for residents of the duplex is proposed to be provided in the rear yard. Also included is a preliminary plan of the south building elevation (exposed to Blundell Road) to show the proposed architectural character of the duplex. Further improvements will be made to the plans to ensure coordination with site landscaping prior to final adoption of the rezoning bylaw. Plans submitted at Building Permit stage must comply with all City regulations.

Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the building design in Attachment 5.

### Form and Character

The proposed site plan and elevation plans have been designed with consideration of a pedestrian-oriented streetscape along Blundell Road by:

- providing pedestrian access from the public sidewalk to each unit over a concrete pathway marked at the property line with a pedestrian gate;
- clearly-defining the front entries with covered porches;
- locating the garages to the west and east of the site to reduce their prominence;
- by locating soft landscaping along the front lot line; and
- treating the driveway with decorative permeable pavers to soften the appearance of hard surfaces in the front yard.

### Limitation to Two-Unit Dwelling

To address concerns about the potential for the proposed duplex to be converted to include illegal suites, the applicant is required to register a covenant on title prior to rezoning that limits the property to a maximum of two (2) units.

### Site Access

The existing driveway to the subject site along the east property line is proposed to be removed and replaced with a single driveway crossing to/from Blundell Road that is centered between the two (2) units.

Transportation department staff has reviewed the Site Plan and vehicle turning analysis provided by the applicant, and indicate that the proposed driveway configuration in the front yard is adequate for on-site manoeuvring without vehicles having to reverse onto Blundell Road. The applicant is required to register a restrictive covenant on title prior to rezoning to ensure that the front yard remains unobstructed for on-site vehicle manoeuvring (e.g. no fences or structures are permitted within the driveway area in the front yard).

### Trees and Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify that:

- There are five (5) bylaw-sized trees on the subject site (Trees #1, 7, 8, 9, and 10).
- Five (5) bylaw-sized trees on the adjacent multi-family site at 8600/8620/8660 Jones Road and 7700/7800 St. Albans Road (Trees #2 - 6).

The Arborist's Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Retention and Removal Plan are shown in Attachment 6.

The Arborist recommends:

- Retention of the Spruce tree in the rear yard of the subject site (Tree # 7).
- Removal of two (2) Cherry trees, a Pear tree, and a Spruce tree from the site (Trees #1, 8, 9, and 10).
- Protection of the off-site trees on the adjacent multi-family site at 8600/8620/8660 Jones Road and 7700/7800 St. Albans Road (Trees #2 - 6).

The City's Tree Preservation Coordinator has reviewed the Arborist's recommendations, conducted on-site tree assessment, and provides the following comments:

- The four (4) bylaw-sized trees on-site (Trees #1, 8, 9, and 10) should be removed due to poor condition and structure (e.g. sparse canopy foliage, historical topping, significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union below previous topping cuts, and co-dominant stems with inclusions).
- The Spruce tree on the subject site (Tree #7), as well as the off-site trees (Trees #2 - 6), are in good condition and should be retained and protected in accordance with the City's Tree Protection Bulletin TREE-03.

To ensure that the on-site and off-site trees identified for retention are protected, the applicant is required to:

- Install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

- Submit a Contract with a Certified Arborist for supervision of all on-site works conducted in close proximity to required tree protection zones. The Contract must include the scope of work, including: the number of site monitoring inspections (at specified stages of construction), any other relevant information provided by the Arborist in their report, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review. The Contract is required prior to rezoning approval;
- Submit a Security in the amount of \$1,000 for the Spruce Tree (Tree #7). The security will be released following receipt of the post-construction impact assessment report from the Arborist and following a landscaping inspection by City staff.

Consistent with the 2:1 tree replacement ratio in the Official Community Plan (OCP), the applicant proposes to plant and maintain a total of eight (8) replacement trees on-site at development stage (varying in size from 6 to 8 cm caliper).

The applicant has submitted a preliminary Landscape Plan, prepared by a Registered Landscape Architect (Attachment 7), which shows the proposed sizes, species and location of the replacement trees on the lot, as well as a variety of other flowering and Evergreen shrubs, and ground covers within the front and rear yards (e.g. Eastern redbud, Pacific Dogwood, Japanese Snowball, Boxwood, Daylily, Star Magnolia, Bamboo, Azalea, Rhododendron etc.). The preliminary Landscape Plan also shows that two (2) tones of permeable pavers are proposed for the driveway within the front yard of the site to provide visual interest and maximize on-site drainage.

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

#### Site Servicing

The applicant is required to dedicate 2.0 m of land along the entire south property line for future road improvements, with the existing boulevard to be maintained.

At development stage, the applicant will be responsible for completing the sanitary, storm drainage, and water system works identified in Attachment 8.

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

#### **Financial Impact**

None.

**Conclusion**

The purpose of this rezoning application is to rezone the property at 8511 Blundell Road from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (RD1)” zone, to permit the development of a duplex on the property.

This rezoning application complies with the land use designations contained within the OCP and the City Centre St. Albans Sub-Area Plan designation for the subject site.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9198 be introduced and given first reading.



Cynthia Lussier  
Planning Technician – Design  
(604-276-4106)

CL:blg

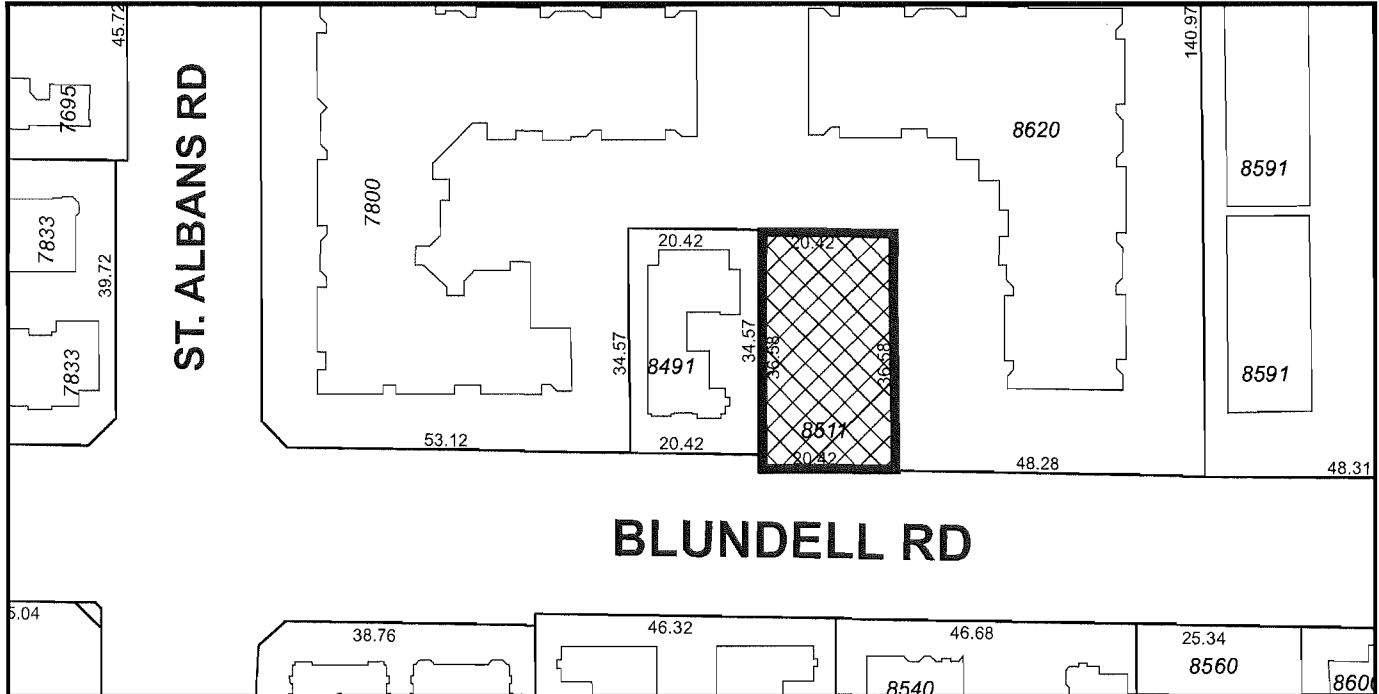
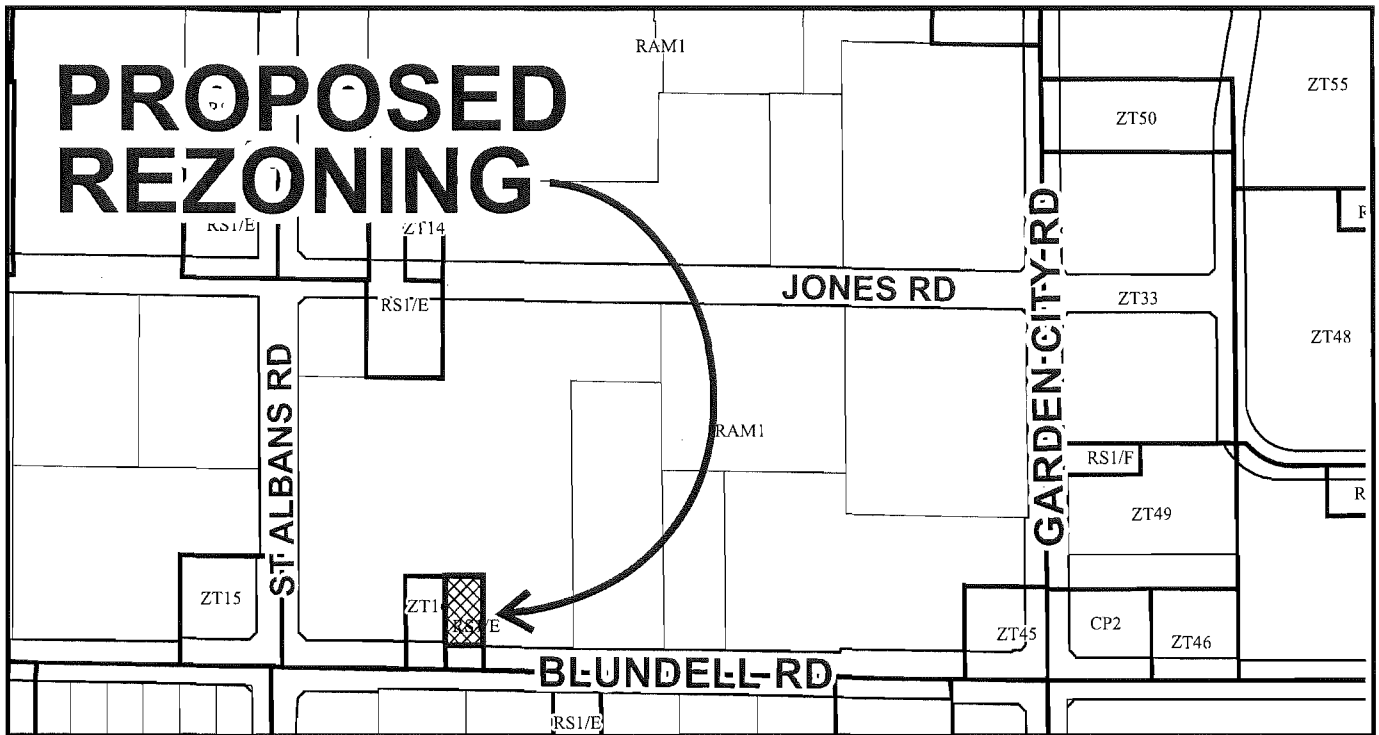
**Attachments:**

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: The City Centre St. Albans Sub-Area Plan Land Use Map
- Attachment 5: Preliminary Site Plan & South Building Elevation Plan
- Attachment 6: Tree Retention and Removal Plan
- Attachment 7: Proposed Landscape Plan
- Attachment 8: Rezoning Considerations



City of  
Richmond

# PROPOSED REZONING



RZ 13-650522

Original Date: 12/04/14

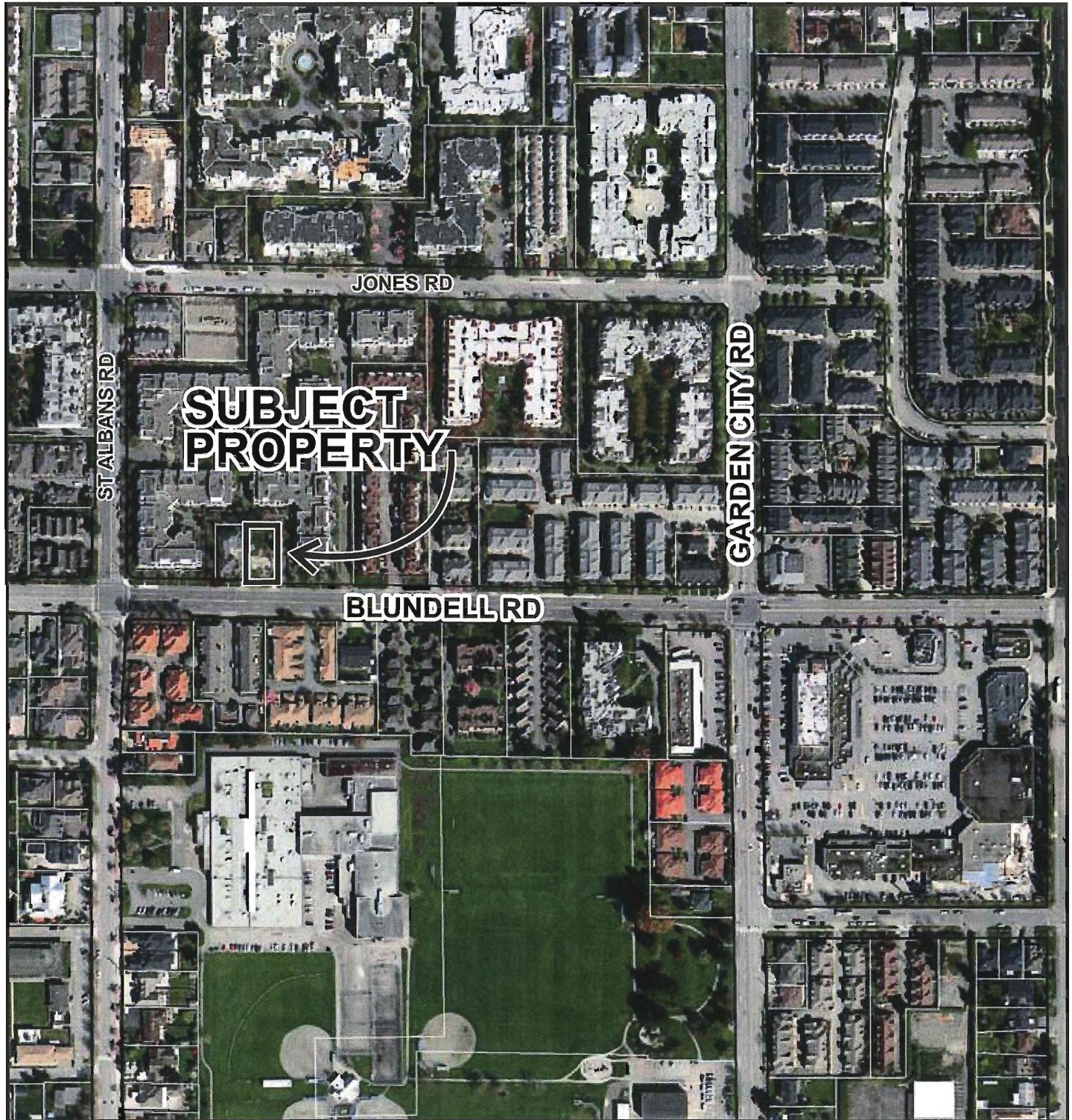
Revision Date:

Note: Dimensions are in METRES





# City of Richmond



RZ 13-650522

Original Date: 12/02/13

Revision Date:

Note: Dimensions are in METRES



# TOPOGRAPHIC SURVEY OF LOT 5 SECTION 16 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 20476

#8511 BLUNDELL ROAD,  
RICHMOND, B.C.  
P.I.D: 008-828-652

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

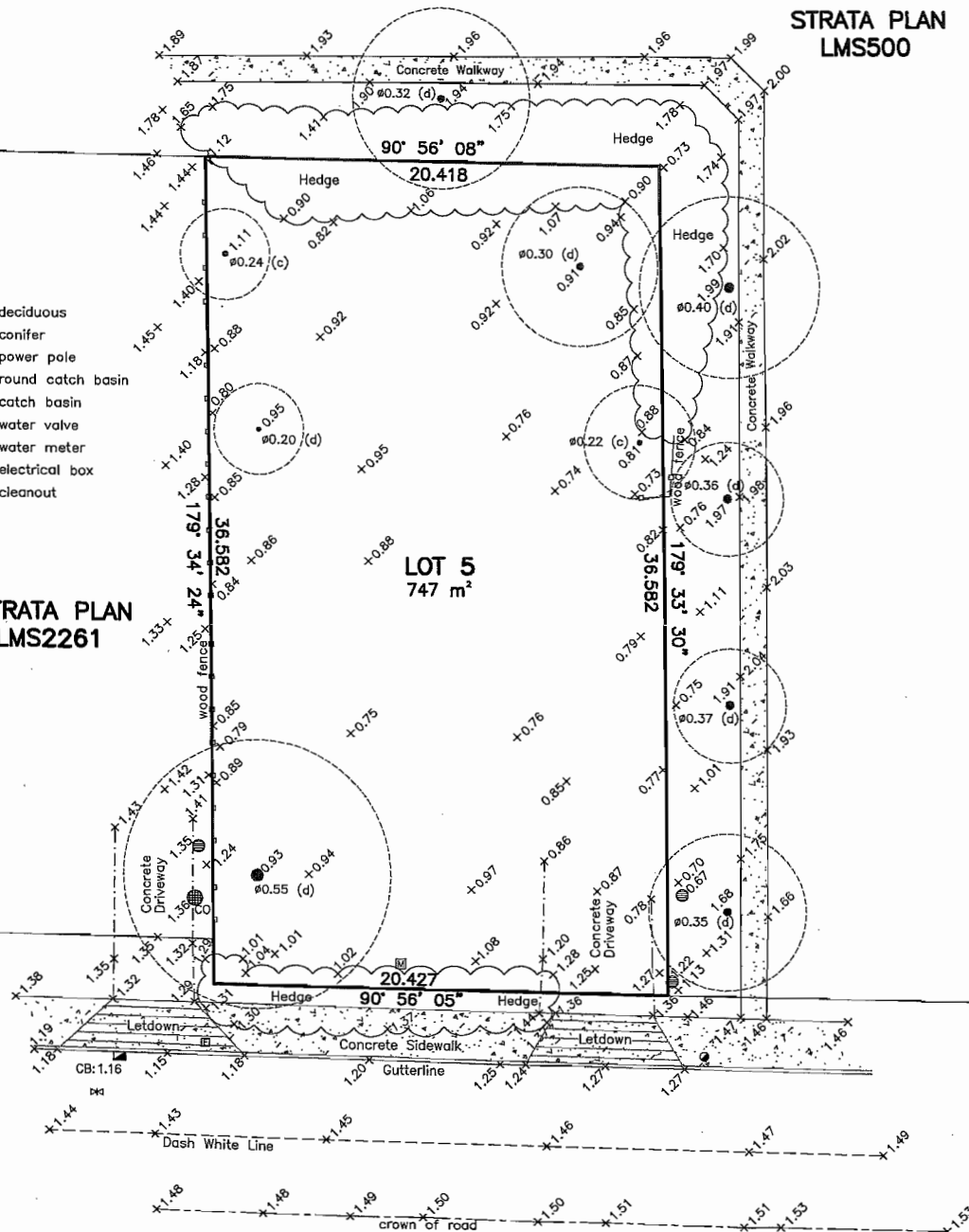


## LEGEND:

- (d) denotes deciduous
- (c) denotes conifer
- denotes power pole
- denotes round catch basin
- CB denotes catch basin
- ⋈ denotes water valve
- ⊞ denotes water meter
- ⊞ denotes electrical box
- CO denotes cleanout

STRATA PLAN  
LMS2261

STRATA PLAN  
LMS500



BLUNDELL ROAD

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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 4783  
FB-202 P116-118; FB-219 P71  
Drawn By: MY

## NOTE:

Elevations shown are based on City of  
Richmond HPN Benchmark network.  
Benchmark: HPN #202,  
Control Monument 77H4623  
Located at CL S bound L turn lane @ No.3  
Rd & Bennett Rd  
Elevation = 1.452 metres

## CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

  
JOHNSON C. TAM, B.C.L.S.  
APRIL 5th, 2013.

DWG No. 4783-TOPO-01



**RZ 13-650522**

**Attachment 3**

Address: 8511 Blundell Road

Applicant: Merry Gao

Planning Area(s): City Centre St. Albans Sub-Area

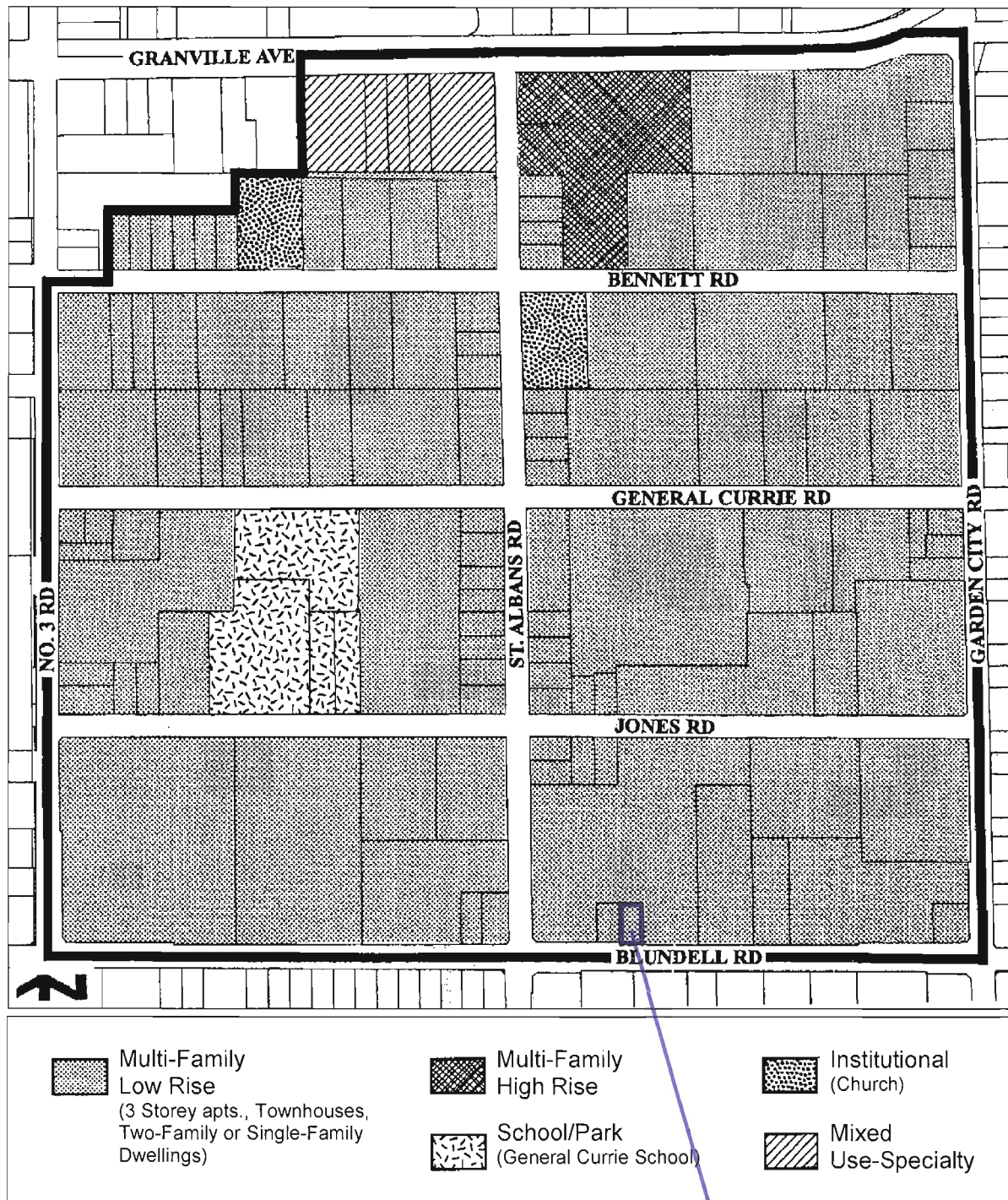
	Existing	Proposed
Owner:	Min Tang	To be determined
Site Size (m <sup>2</sup> ):	747 m <sup>2</sup>	706 m <sup>2</sup> after 2.0 m road dedication
Land Uses:	Vacant lot	Duplex
OCP Designation:	Neighbourhood Residential	No change
Sub-Area Plan Designation	Multi-Family Low Rise	No change
Zoning:	Single Detached (RS1/E)	Two-Unit Dwellings (RD1)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 (388 m <sup>2</sup> )	0.55 (388 m <sup>2</sup> )	none permitted
Lot Coverage – Buildings:	Max. 45%	45%	None
Lot Coverage – Buildings, Structures, and Non-Porous Areas	Max. 70%	68%	None
Lot Coverage – Live Plant Material	Min. 30%	31%	None
Setback – Front Yard (m):	Min. 6 m	Min. 6.9 m	None
Setback – Side Yard (m):	Min. 1.2 m	1.29 m (east side) 1.42 m (west side)	None
Setback – Rear Yard (m):	Min. 6 m	Min. 9.4 m	None
Height:	2 ½ storeys	2 storeys	None

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

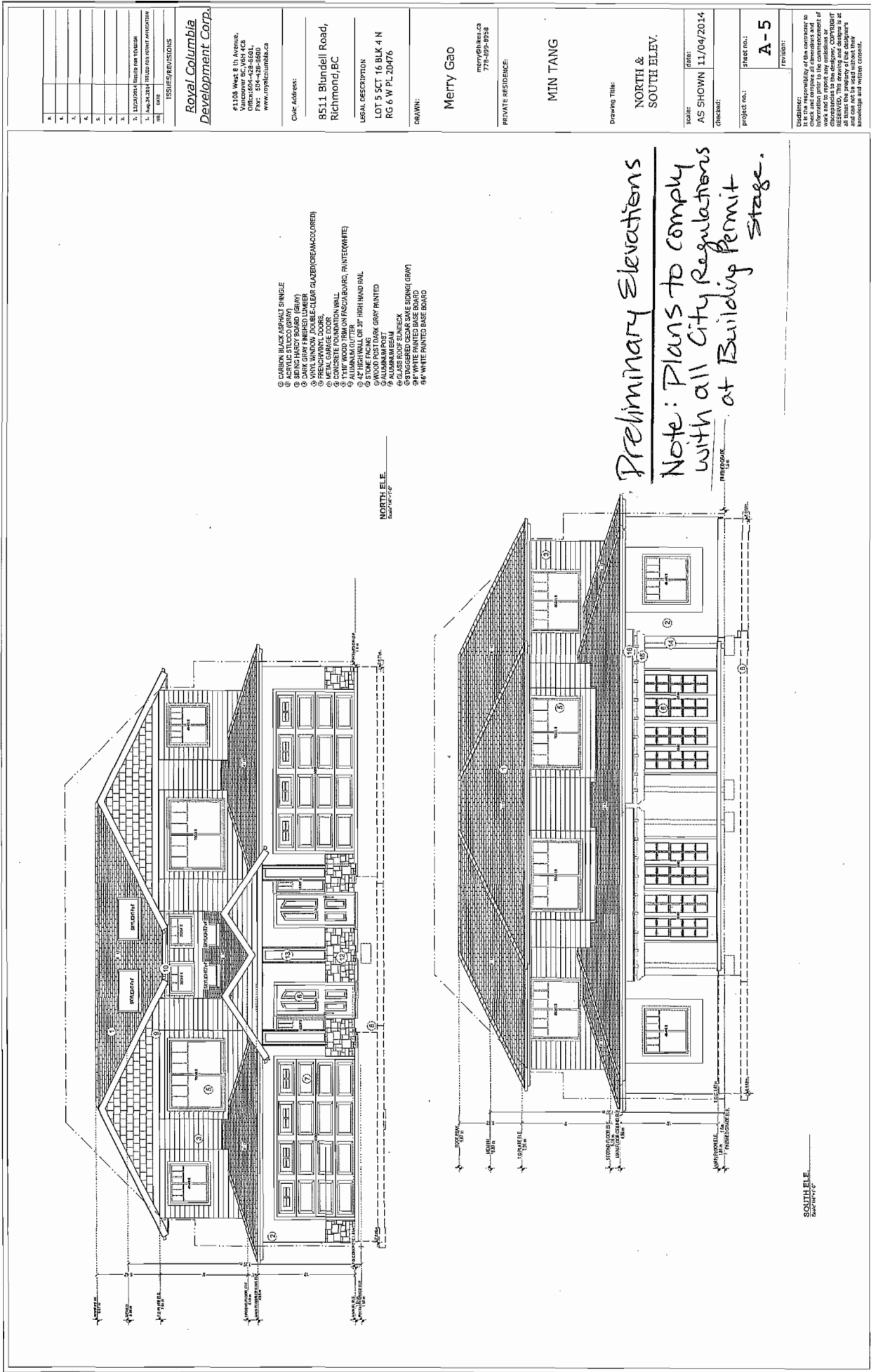
City of Richmond

## Land Use Map



SUBJECT SITE





1. 1/10/2014 Revised for revision  
2. 1/10/2014 Revised for revision  
3. 1/10/2014 Revised for revision  
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16. 1/10/2014 Revised for revision  
17. 1/10/2014 Revised for revision  
18. 1/10/2014 Revised for revision

**Royal Columbia Development Corp.**  
#1103 West 8th Avenue,  
Vancouver BC V6H 4C3  
Tel: 604-438-8500  
Fax: 604-438-8500  
www.royalcolumbia.ca

Client Address:  
**8511 Blundell Road,  
Richmond BC**

LEGAL DESCRIPTION:  
**LOT 5 SCT 16 BLK 4 N  
RG 6 W PL 20476**

DRAWN:  
**Merry Gao**  
merrygao.ca  
778-639-9226

PRIVATE RESIDENCE:  
**MIN TANG**

Drawing Title:  
**NORTH &  
SOUTH ELEV.**

DATE:  
**AS SHOWN 11/04/2014**  
Checked:  
Project no.:  
Sheet no.:  
**A-5**  
Revision:

- 1. CARBON BLACK ASPHALT SINGLE
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**Preliminary Elevations**  
**Note: Plans to comply with all City Regulations at Building Permit stage.**

**SOUTH ELEV.**  
Scale: 1/8" = 1'-0"

**NORTH ELEV.**  
Scale: 1/8" = 1'-0"

**SOUTH ELEV.**  
Scale: 1/8" = 1'-0"

**SOUTH ELEV.**  
Scale: 1/8" = 1'-0"

**Disclaimer:**  
It is the responsibility of the contractor to verify the accuracy of the information provided in this drawing. The designer is not responsible for any errors or omissions in the drawing. The drawing is for informational purposes only and is not to be used without the written consent of the designer.

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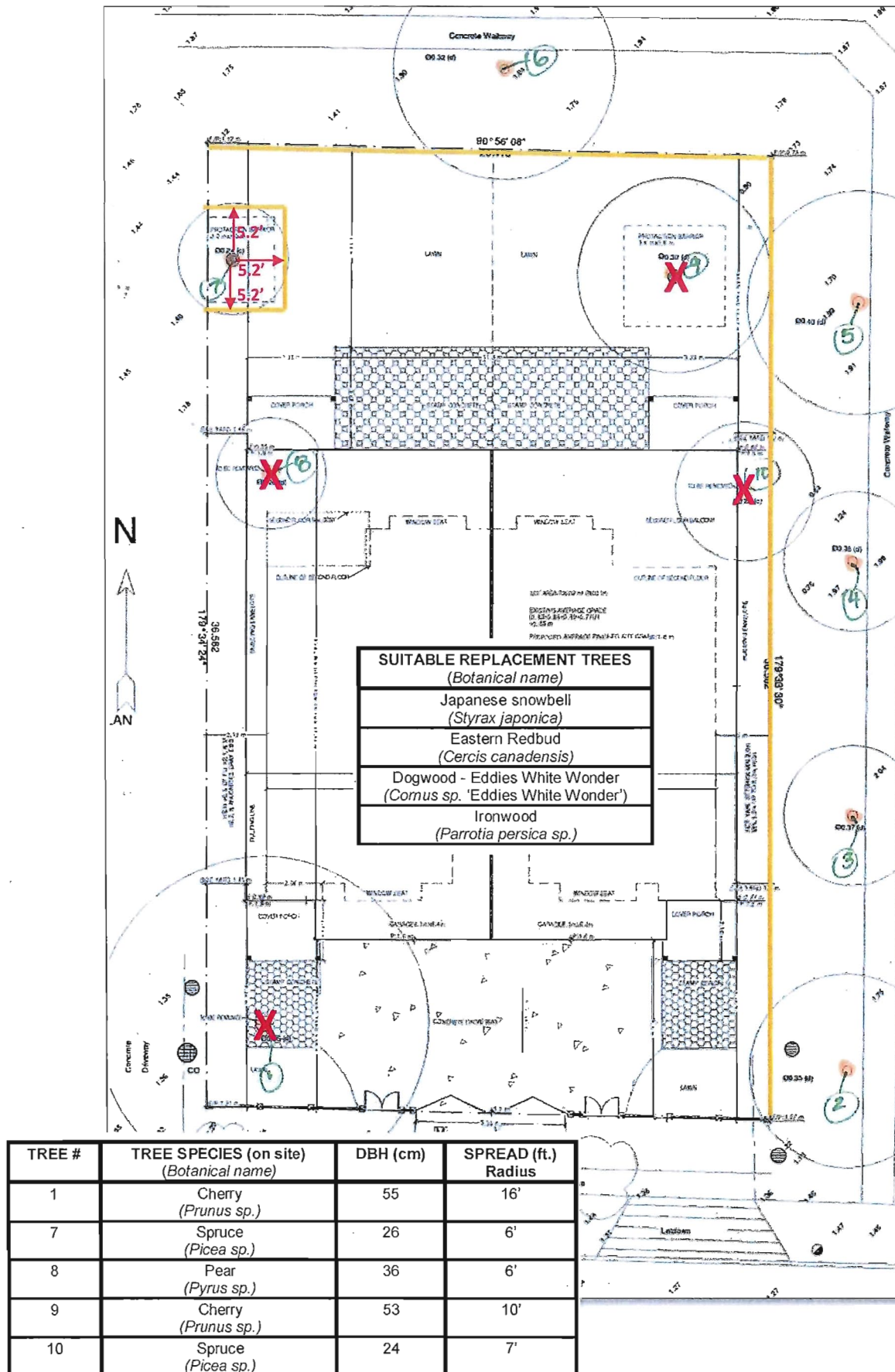
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## TREE RETENTION AND REMOVAL PLAN, Scale 1/16" = 1'







**Address:** 8511 Blundell Road

**File No.:** RZ 13-650522

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9198, the following items are required to be completed:**

1. 2.0 m road dedication along the entire south property line on Blundell Road.
2. Submission of a final 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 Registered Landscape Architect (including fencing, paving, and installation costs).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all on-site works conducted in close proximity to the tree protection zone of the trees to be retained (i.e., Tree # 7 on-site, and Trees # 2-6 off-site). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), any other relevant information provided by the Arborist in their report, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security in the amount of \$1,000 for the Spruce Tree (Tree # 7) to be retained. The security will be released following receipt of the post-construction impact assessment report from the Arborist and following a landscaping inspection by City staff.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title restricting the property to a duplex containing a maximum of two (2) dwelling units.
7. Registration of a legal agreement on title to ensure that, at future development stage, the Building Permit application includes plans that are generally consistent with the architectural elevation plans shown in Attachment 5.
8. Registration of a legal agreement on title ensuring that: the only means of vehicle access is through a single driveway crossing to Blundell Road, centered on the south property line; and the driveway area in the front yard remain unobstructed for on-site vehicle manoeuvring (e.g. no fences or structures are permitted).

**At Demolition\* and Building Permit\* stage, the following requirements must be completed:**

- Install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.
- Provide a 600 mm diameter inspection chamber and tie-in to the existing lead located near the east property line. The new inspection chamber shall be located in the boulevard within the Blundell Road dedication.
- Replace the existing 45 mm inspection chamber (located within the southeast corner of 8491 Blundell Road) with a 600 mm inspection chamber. Maintain and reconnect the existing service to 8491 Blundell Road and provide a new lead to service 8511 Blundell Road. Cap the new lead to 8511 Blundell Road at the property line.
- Once the building design is confirmed at the Building Permit stage, fire flow calculations signed and sealed by a professional engineer must be submitted to the City to confirm that there is adequate available flow at the hydrant on the Blundell Road frontage.
- Disconnect the existing water service at Blundell Avenue and cap the connection at the main.

- Provide a new 25 mm diameter water service connection for each unit as per Waterworks and Water Rate Bylaw 5637 from the existing 300 mm diameter watermain at Blundell Road complete with individual water meters to be located in the boulevard within the Blundell Road dedication.
- Concrete sidewalk restorations will be required for the two (2) service connection tie-ins.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The 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.
- Obtaining 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 9198 (RZ 13-650522)  
8511 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 **“TWO-UNIT DWELLINGS (RD1)”**.

P.I.D. 008-828-652

Lot 5 Section 16 Block 4 North Range 6 West New Westminster District Plan 20476

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9198”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER