



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: April 24, 2015

File: RZ 14-676660


Re: Application by Trico Developments (B.C.) Inc. for Rezoning at
3600/3620 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached
(RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9207, for the rezoning of
3600/3620 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be
introduced and given first reading.


Wayne Craig
Director of Development

AY:blg
Att.

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

Staff Report

Origin

Trico Developments (B.C.) Inc. has applied to the City of Richmond to rezone the properties at 3600/3620 Blundell Road from “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/B)” zone to permit subdivision into two (2) lots fronting Blundell Road. An existing duplex situated on the lot is to be demolished. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject site is located in the Seafair Planning Area. Existing development immediately surrounding the subject site is as follows:

- To the north, directly across Blundell Road, are single-family residential lots zoned “Single-Detached (RS1/E)”.
- To the east, are single-family residential lots zoned “Single Detached (RS2/B)” which were rezoned and redeveloped in 2011-2012.
- To the south, are single-family residential lots zoned “Single-Detached (RS1/E)”.
- To the west, are lots zoned “Two-Unit Dwellings (RD1)”, with existing duplex dwellings.

Related Policies & Studies

2041 Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed single-family residential development complies with the OCP land use designation.

Single-Family Lot Size Policy 5474

The subject site is located within the area bounded by Single-Family Lot Size Policy 5474, which was adopted by Council on May 20, 2008 (see Attachment 4). The Policy permits lots with existing duplexes to rezone and subdivide into two (2) equal lots. The proposed redevelopment complies with Single-Family Lot Size Policy 5474.

Flood Management

The proposed redevelopment must meet the minimum requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title of the subject properties is required prior to final adoption of the rezoning bylaw.

Public Consultation

The rezoning information sign has been installed on the subject site. In response, one (1) neighbourhood resident of the property immediately west of the subject site inquired about site drainage requirements for the proposed redevelopment. Staff advised that perimeter drainage is required to be installed on all sites undergoing new dwelling construction, as part of the Building Permit review and inspection process.

Analysis

Existing Legal Encumbrances

A restrictive covenant is currently registered on title of both subject strata lots which restricts each strata lot to be used only as a site for a one-family dwelling, such that the entire strata plan may only consist of a total of two (2) dwelling units (Registration No. BE316033 / BE316034). Prior to final adoption of the rezoning bylaw, the applicant must discharge the covenant from title of both subject properties. The applicant must also wind up and cancel the strata plan for the two (2) properties prior to subdivision.

Site Servicing and Vehicle Access

There are no site servicing concerns regarding the proposed rezoning.

Vehicle access to both proposed lots is to be from Blundell Road. At Subdivision stage, the developer is required to pay servicing costs associated with driveway relocation and restoration of the sidewalk and boulevard along the Blundell Road frontage.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan was submitted by the applicant. The report identifies four (4) bylaw-sized trees located on-site proposed for removal and four (4) trees located on neighbouring property proposed for retention. A copy of the Tree Retention Plan is included in Attachment 5.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site Visual Tree Assessment, and concurs with the Arborist's recommendations as follows:

- Three (3) trees located on-site (Tag#'s 21-23) are in poor condition and have been previously topped, causing significant structural defects. As a result, these trees are not good candidates for retention and should be replaced.

- One (1) tree located on-site (Tag# 24) is a multi-stemmed Japanese Maple tree growing in a raised planter that has sustained heading cuts throughout the canopy. This tree is located in the middle of the proposed building envelope of the future east subdivided lot and cannot be retained.
- Four (4) trees located on neighbouring property (Tags A-D) are to be protected.

Parks Department staff have authorized the removal of the Laurel hedge along the subject property frontage as it will conflict with future driveway construction to serve the subdivided lots.

Tree protection fencing is to be installed on-site around the drip lines of Tree Tags A-D located on neighbouring property. The fencing must be installed to City standard and in accordance with the City's Bulletin-03 prior to demolition of existing buildings and must remain in place until all construction and landscaping works are completed on-site. To ensure the protection of these trees, the applicant is required to enter into a contract with a Certified Arborist for the supervision of works conducted within close proximity to the tree protection zones of the trees to be retained.

Consistent with the 2:1 tree replacement guideline ratio in the OCP, the applicant has agreed to plant eight (8) replacement trees on-site (four [4] on each subdivided lot). The trees must be a minimum size of 6 cm deciduous caliper or 3.5 cm high conifer. Suitable tree replacement species include the Japanese Maple (*Acer Palmatum*), the Kousa Dogwood (*Cornus Kousa*) and the Serbian Spruce (*Picea Omorika*). To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of \$4,000 (\$500/tree) prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

For single-family rezoning applications, 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.

The applicant proposes to provide a legal secondary suite in the dwelling on both lots proposed at the subject site. To ensure that at least one (1) secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of the legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Note: Should the applicant change their mind about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$5,278).

Subdivision Stage

At Subdivision stage, the developer is required to pay servicing costs for engineering servicing and frontage upgrades as outlined in Attachment 6.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application to permit the subdivision of the subject site into two (2) lots zoned "Single Detached (RS2/B)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and with Single-Family Lot Size Policy 5474.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 6.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9207 be introduced and given first reading.

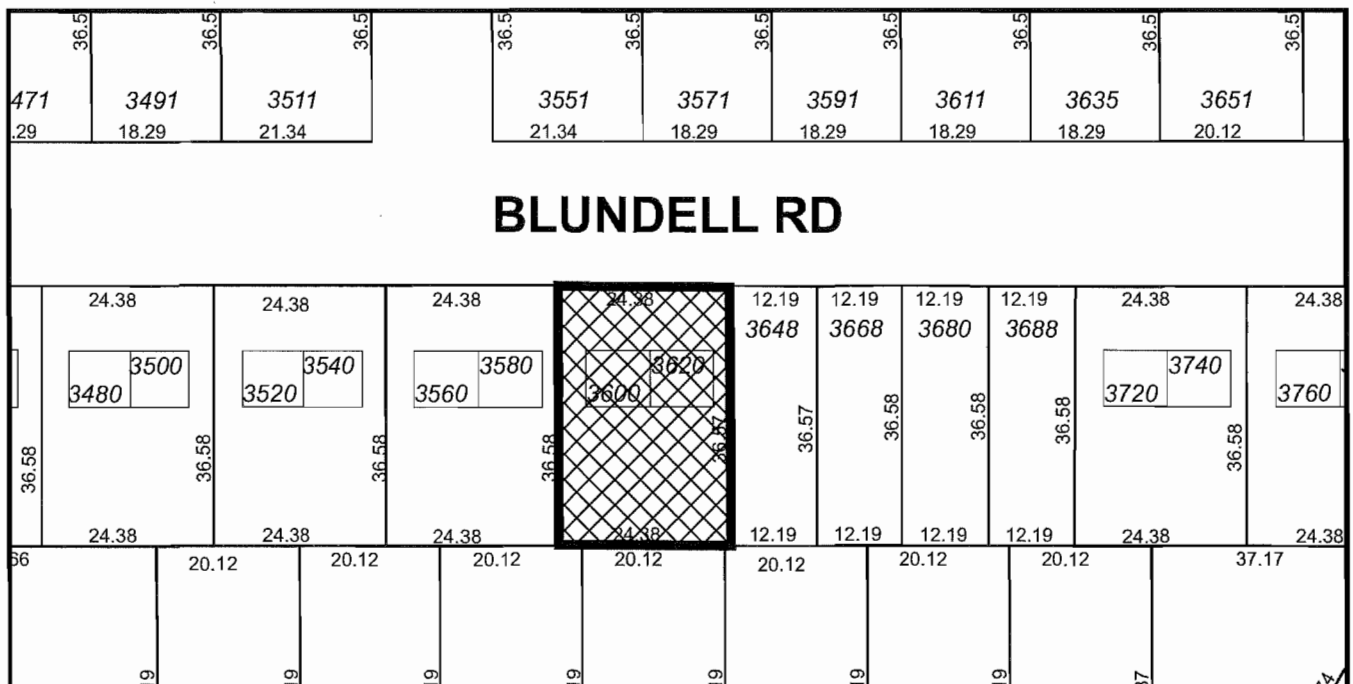
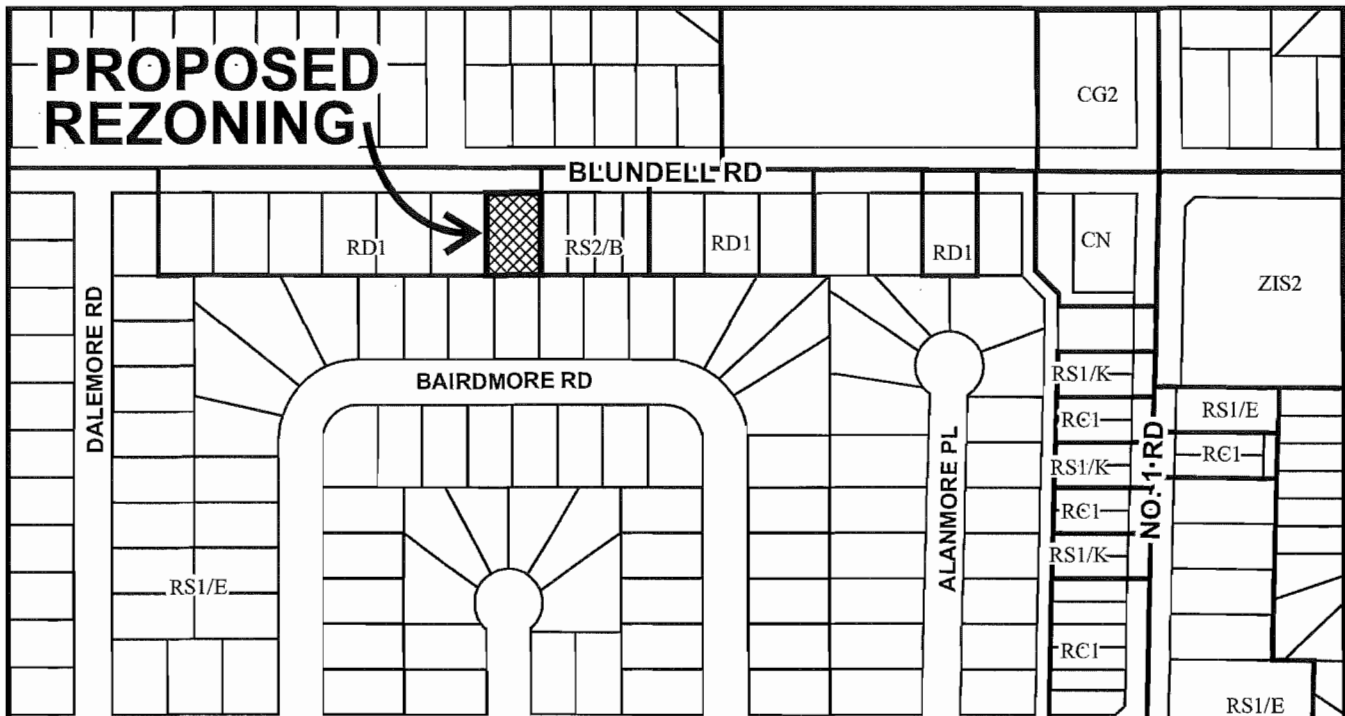


Andrew Yu
Planning Technician (Temp)

AY (blg)

Attachment 1: Location Map and Aerial Photograph
Attachment 2: Preliminary Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Single-Family Lot Size Policy 5474
Attachment 5: Proposed Tree Retention Plan
Attachment 6: Rezoning Considerations

PROPOSED REZONING

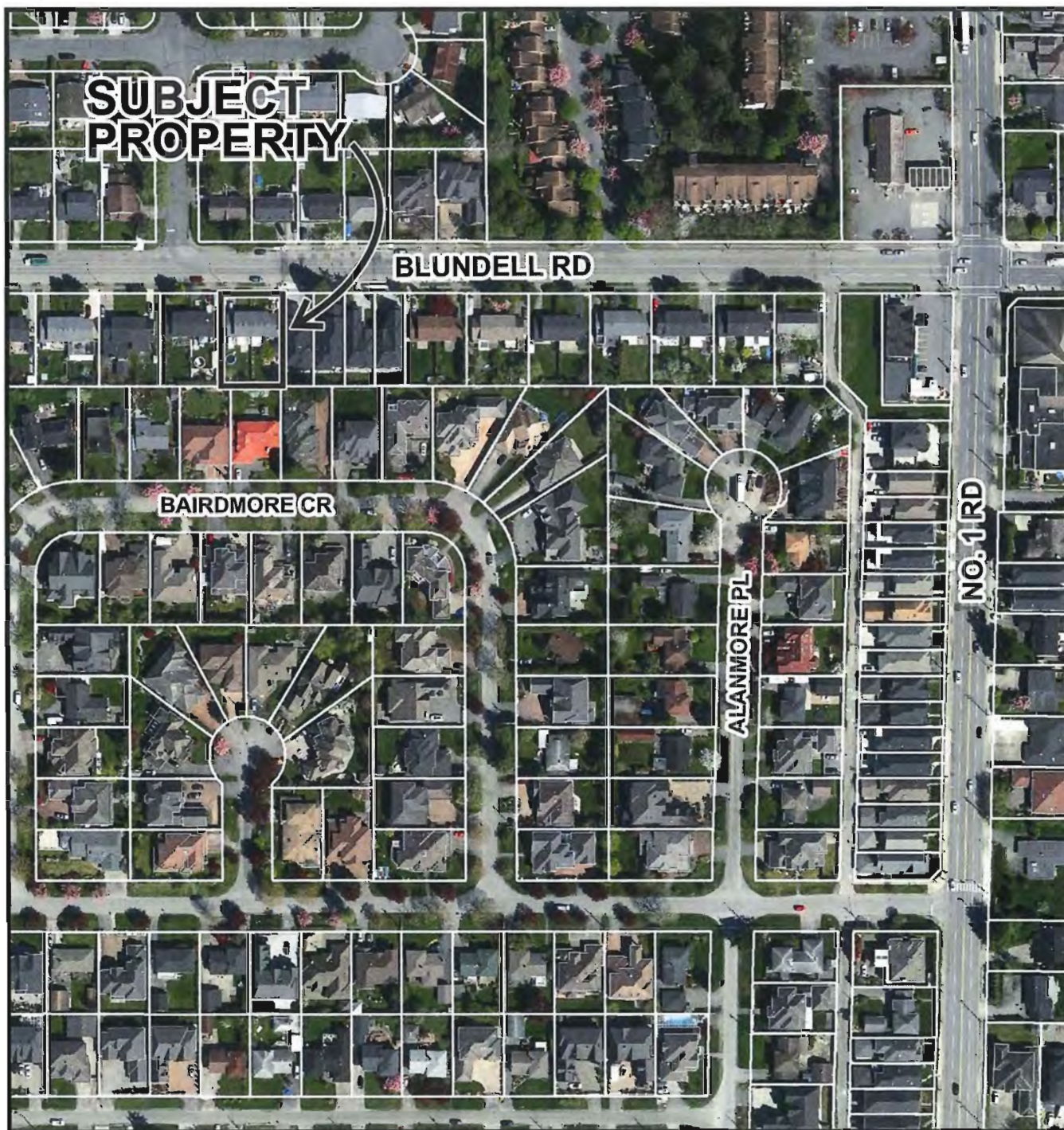


RZ 14-676660

Note: Dimensions are in METRES



City of
Richmond



RZ 14-676660

Original Date: 11/24/14

Revision Date: 04/28/15

Note: Dimensions are in METRES

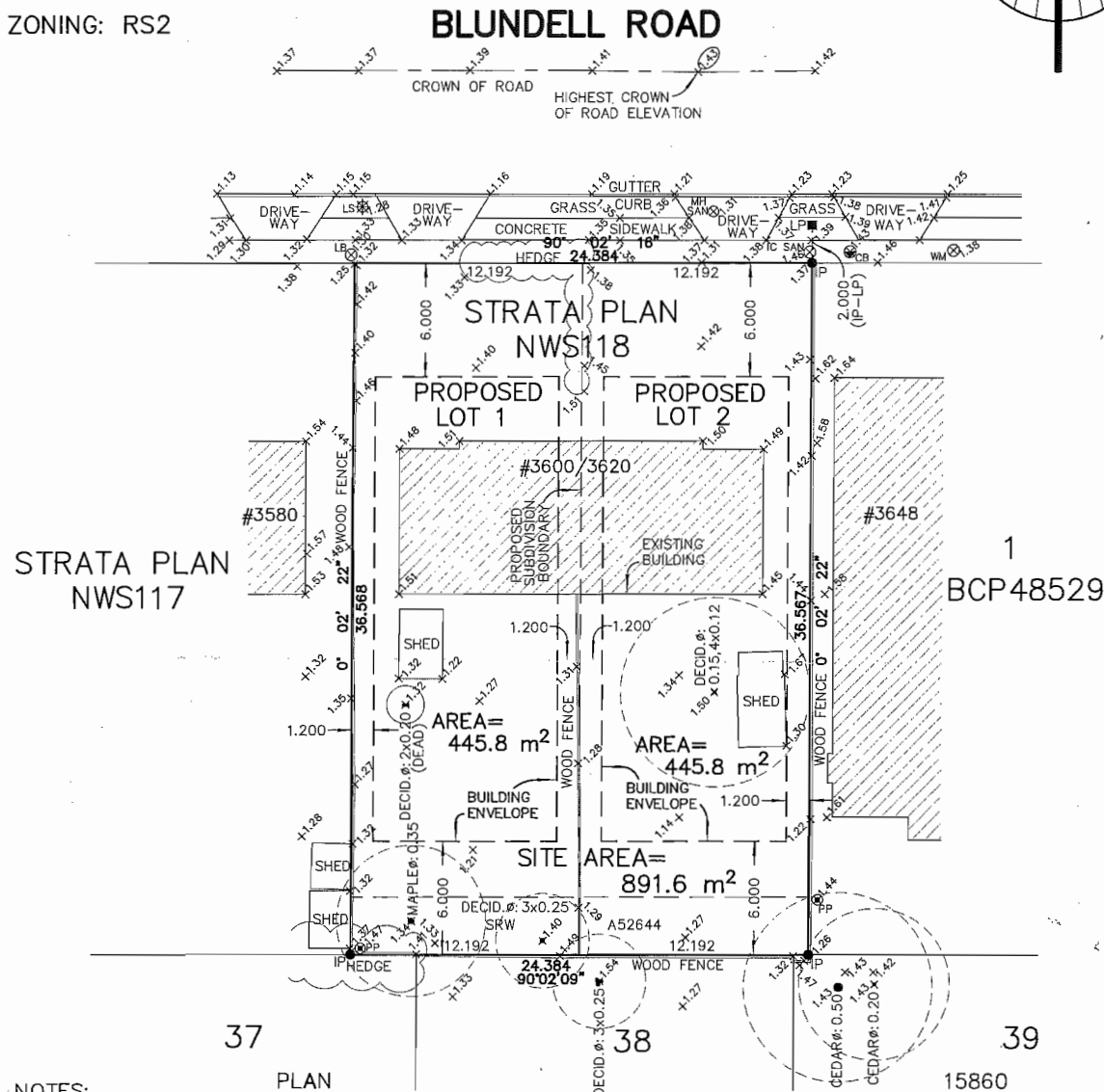
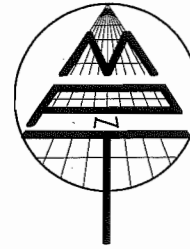
SURVEY PLAN OF STRATA PLAN NWS118 SECTIONS 21 AND 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

FOR THE PURPOSE OF APPLICATION
FOR SUBDIVISION & NUMEROUS PERMITS

CIVIC ADDRESSES

#3600 & 3620 BLUNDELL ROAD
RICHMOND, B.C.

ZONING: RS2



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #234 (77H4891) WITH AN ELEVATION OF 1.125 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.
- STRATA PLAN NWS118 SUBJECT TO STATUTORY RIGHT OF OF WAY CHARGES A52644, A52645, & A52646

LEGEND SCALE 1:250

5 0 5 10

ALL DISTANCES ARE IN METRES.

- × 1.32 INDICATES SPOT ELEVATION
- ✱ LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- ⊙ PP INDICATES POWER POLE
- ⊙ IC INDICATES INSPECTION CHAMBER
- LB INDICATES LAWN BASIN
- ⊙ CB INDICATES ROUND CATCH BASIN
- ⊙ WM INDICATES WATER METER
- IP INDICATES IRON POST
- LP INDICATES LEAD

CERTIFIED CORRECT
THIS 3RD DAY OF NOVEMBER, 2014

[Signature]
B.C.L.S.

PH-112

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS

#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 17731-001-TPG-001.DWG

R-14-17731-TPG

CLIENT REF: ALBERT WONG & TRICO DEVELOPMENTS INC.

DATE OF SURVEY: OCTOBER 28, 2014



RZ 14-676660

Attachment 3

Address: 3600/3620 Blundell Road

Applicant: Trico Developments (B.C.) Inc.

Planning Area(s): Seafair (Mores Neighbourhood)

	Existing	Proposed
Owner:	Trico Developments (B.C.) Inc., No. BC0699780	TBD
Site Size (m²):	891.6 m ²	Proposed west lot: 445.8 m ² Proposed east lot: 445.8 m ²
Land Uses:	Two-family residential (duplex)	Single-family residential
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single-Family Lot Size Policy 5474	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
Number of Lots:	One (1)	Two (2)

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 Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360 m ²	Proposed west lot: 445.8 m ² Proposed east lot: 445.8 m ²	none
Lot Width (m):	Min. 12 m	Proposed west lot: 12.2 m Proposed east lot: 12.2 m	none
Lot Depth (m):	Min. 24 m	Proposed west lot: 36.6 m Proposed east lot: 36.6 m	none
Lot Frontage (m):	Min. 6.0 m	Proposed west lot: 12.2 m Proposed east lot: 12.2 m	none

Other: Tree replacement compensation required for loss of significant 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.

TREE PROTECTION GUIDELINES:

- [illegible]

SUGGESTED PLANT LIST:
PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL.
PLANT SPECIES MUST MEET MUNICIPAL REQUIREMENTS FOR MINIMUM SITE AND SPECIES.
PLANNING LOCATIONS MUST MEET ARBOREAL, CULTURAL, BEST MANAGEMENT PRACTICES AND DISCUSS PLANT SPECIFICATIONS TO
SELECTION, ROOTING, PLANTING, ESTABLISHMENT AND MAINTENANCE.

[illegible]

- Tag $\#$ denotes the tag affixed to the tree for reference in report and on drawings.

- [illegible]

aclaroup.ca



ARBORTECH
CONSULTING

a division of:
ACL GROUP

HEAD OFFICE: SERVING METRO VANCOUVER AND BRITISH COLUMBIA
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 ☎ 604.275.3484

20804.735.7132

PROJECT: PROPOSED 2-LOT SUBDIVISION

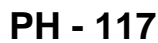
ADDRESS:	2400 S. 31 ST BLVD. S.E. BIRMINGHAM
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ADDRESS:	3600 & 3620 BLUNDELL RD, RICHMOND
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CLIENT: **TRICO DEVELOPMENT (BC) INC**

ACL FILE: 15136 SHEET: 1 OF 2

ATTACHMENT 5



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**ARBORTECH
CONSULTING**

a division of

ACL GROUP

HEAD OFFICE: SERVING METRO VANCOUVER AND BRITISH COLUMBIA
SUITE 200 • 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3
P 604.275.3464 F 604.755.7132

REGIONAL OFFICE: ABBOTSFORD, BC CANADA V2S 8A3
SUITE 101 • 10000 204 STREET, ABBOTSFORD, BC CANADA V2S 8A3
P 604.755.7132 F 604.755.7132

0	FEB 27, 2015	INITIAL SUBMISSION
REV #	DATE	COMMENTS

TREE MANAGEMENT DRAWING		
PROJECT:	PROPOSED 2-LOT SUBDIVISION	
ADDRESS:	3600 & 3620 BLUNDELL RD, RICHMOND	
CLIENT:	TRICO DEVELOPMENT (BC) INC	
ACL FILE:	15136	
SHEET:		2 OF 2

PLAN NOTES: This plan is based on drawings supplied by the project Surveyor (B33). Elevation 11' NGVD control (bridge) Polystyrene and is provided for control only as it relates to the planning and implementing the measurement of existing foot. This plan does not warrant or certify the accuracy of location of features or measurement thereof. Refer to the original drawings for these provisions for those purposes.



Rezoning Considerations

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

Address: 3600/3620 Blundell Road

File No.: RZ 14-676660

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9207, the developer is required to complete the following:

1. Submission of a landscaping security in the amount of \$4,000 (\$500/tree) to ensure that eight (8) replacement trees (four [4] on each subdivided lot) are planted and maintained on-site. The replacement trees must be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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 voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,278) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

5. Discharge of Covenant Registration No. BE316033 from title of the property at 3600 Blundell Road.
6. Discharge of Covenant Registration No. BE316034 from title of the property at 3620 Blundell Road.

At Demolition Permit* Stage, the developer must complete the following requirements:

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

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation 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.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

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

1. Pay servicing costs for the design and construction of frontage and engineering infrastructure improvements via City Work Order. Works include, but may not be limited to the following:

- Using the OCP Model, there is 106.8 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95.0 L/s. The Developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developers cost, the City is to cut and cap the existing water service connection at the water main along the Blundell Road frontage, and install two (2) new 25 mm water service connections complete with meters and meter boxes along the Blundell Road frontage.

Storm Sewer Works:

- At the Developers cost, the City is to cap the existing storm service connection at the northwest corner of the subdivision site, and install a new storm IC with two (2) new service connections at the common property line of the two (2) lots along the Blundell Road frontage.

Sanitary Sewer Works:

- At the Developers cost, the City is to cap the existing sanitary service connection at the northeast corner of the subdivision site, and install a new sanitary IC with two (2) new service connections near the common property line of the two (2) lots along the Blundell Road frontage.

Frontage Improvements:

- Developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground proposed Hydro service lines.
 - When relocating/modifying any 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).
- Developer is required to pay servicing costs for driveway relocation, sidewalk restoration and boulevard upgrades along the subject property frontage on Blundell Road. Upgrades to include the planting of two (2) trees along the existing grassed boulevard in front of the subject site.

General Items:

- The 3 m BC Hydro SRW shall remain along the southern property line of the subdivided lots.

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 9207 (RZ 14-676660)
3600/3620 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. 001-124-170

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW118 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. 000-856-461

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW118 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 9207"**.

FIRST READING

MAY 11 2015

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR

CORPORATE OFFICER