



To: Planning Committee

Date: October 4, 2010

From: Brian J. Jackson, MCIP
Director of Development

File: RZ 10-529746

Re: **Application by Ajit Thaliwal & Amarjit Gill for Rezoning at 6431 Blundell Road from Single Detached (RS1/E) to Coach House (RCH)**

Staff Recommendation

That Bylaw No. 8655, for the rezoning of 6431 Blundell Road from "Single Detached (RS1/E)" to "Coach House (RCH)", be introduced and given First Reading.

Brian J. Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Staff Report

Origin

Ajit Thaliwal and Amarjit Gill have applied to the City of Richmond for permission to rezone 6431 Blundell Road (**Attachment 1**) from Single Detached (RS1/E) to Coach House (RCH) in order to permit the property to be subdivided into two (2) lots each with a single-family residence on it and a second dwelling unit above a garage, with vehicle access from a rear lane extension.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the north: Single-Family dwellings on large lots zoned Single Detached (RS1/E) with rear lane access;

To the east: Single-Family dwellings on large lots zoned Single Detached (RS1/E); it is noted that the adjacent property to the east (6451 Blundell Road) is under an active rezoning application (RZ 10-544588) to permit development of two (2) coach house lots;

To the south: Across Blundell Road, Blundell Elementary School; and

To the west: Generally Single-Family dwellings on large lots zoned Single Detached (RS1/E) with rear lane access. The rezoning application to rezone the adjacent property (6411 Blundell Road) to RCH has been given Third Reading on January 18, 2010 (reference file RZ 09-497547).

Related Policies & Studies

Lot Size Policy 5408

The subject property is located within the Single-Family Lot Size Policy No. 5408 (adopted by Council April 10, 1989/amended May 15, 2006) (**Attachment 3**). This Policy permits development of coach house lots (minimum 9 m or 29.5 ft. wide) along Gilbert Road and Blundell Road, providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots; each approximately 10.13 m wide, with vehicle access from an extension of a rear lane off Chelmsford Street, thus conforming to the Lot Size Policy.

Lane Establishment and Arterial Road Redevelopment Policy

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy, which encourages single-family development with lane access along arterial roads. The proposed development would extend an existing municipal lane off Chelmsford Street and open up the opportunity for the adjacent property to the east to redevelop into small lots.

Affordable Housing

The Richmond Affordable Housing Strategy requires a secondary suite or a coach house unit on 50% of new lots created through rezoning/subdivision or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve.

This rezoning application complies with the Strategy, as it is a proposal to rezone the subject site to Coach House (RCH) zone, whereby a coach house unit is required to be built in conjunction with a single-family dwelling. A total of two (2) coach house units will be provided as part of this development.

Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). In accordance with the Flood Management Strategy, a Flood Indemnity Restrictive Covenant specifying the minimum flood construction level is required prior to rezoning bylaw adoption.

Public Input

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

Staff Comments

Tree Preservation

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses:

- one (1) bylaw-sized tree and one (1) hedgerow on the subject property; and
- three (3) bylaw-sized trees on the adjacent property at 6520 Chelmsford Street.

The City's Tree Preservation Coordinator reviewed the Arborist's Report and conducted a Visual Tree Assessment (VTA). The City's Tree Preservation Coordinator concurs with the Arborist's recommendations to remove the Western Red Cedar tree and the Lawson Cypress hedge identified on the subject site.

- The Western Red Cedar is a twin-stem tree with an included union 1 m above the ground. This union is structurally weak due to the included bark within the main union and there is an inclusion seam (slight crack) extending downwards from the union to the basal flare. Due to the structural defects, the tree is rated "very poor" for long-term retention.
- All tree in the Lawson Cypress hedge are dead. (It is recently noted that this hedge has already been removed as part of the redevelopment of the adjacent property to the west.)

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, two (2) replacement trees at 11 cm minimum calliper sizes are required.

In order to ensure that the proposed replacement trees will be planted and that the front yards of the future lots will be enhanced, a Landscape Plan, prepared by a registered landscape architect, and a landscaping security, based on 100% of the cost estimates provided by the landscape architect, must be submitted prior to final adoption of the rezoning bylaw. The landscape plan should comply with the guidelines of the Official Community Plan's Arterial Road Redevelopment Policy and include two (2) replacement trees at 11 cm calliper or 6.0 m in height. If replacement trees cannot be accommodated on-site, cash-in-lieu (\$500/tree) for off-site planting would be required.

The City's Tree Preservation Coordinator also concurs with the Arborist's recommendations to retain all of the bylaw-sized trees along the north property lines. It is noted that these three (3) trees at 6520 Chelmsford Street may be impacted by the proposed lane construction. The applicant has confirmed that the adjacent property owners have been notified about the potential impacts. The owners at The applicant has also confirmed that the property owners at 6500 Chelmsford Street 6520 Chelmsford Street prefer to retain the trees, if possible. As a condition of rezoning, the applicant is required to submit a proof of contract with a Certified Arborist to supervise construction works of the proposed lane along the north property line of the subject site. The contract should include the scope of work to be undertaken and the preparation of a post-construction impact assessment report and letter of compliance to be submitted by the Arborist to the City for review. Tree protection fencing must be installed to City standards prior to demolition of the existing dwelling on the subject site, and must remain in place until construction and landscaping on the future lots is completed.

The applicant is also proposing to remove a hedgerow shared between the subject site and the adjacent property to the east (6451 Blundell Road). A consent letter from the property owners of 6451 Blundell Road is on file. A Tree Retention Plan, which reflects the outcome of proposed tree protection and removal, is included as **Attachment 4**.

Site Servicing

No servicing concerns. As a condition of rezoning, the developer is required to dedicate a 6 m lane along the entire north property line of the site for proposed lane extension. The developer is required to enter into a standard Servicing Agreement for the design & construction of a lane extension along the entire north property line of the site. The proposed lane is to include storm sewer, sand/gravel base, roll over concrete curb and gutter (both sides), asphalt pavement, and street lighting conduit. Typically, completion of a Servicing Agreement could be deferred to subdivision stage of a development; however, staff request that this requirement be included in the Rezoning process for the subject proposal in order for staff to coordinate future developments to the east.

It is noted that 6411 Blundell Road is in the process of rezoning and entering into a servicing agreement to construct a lane extension to the subject site. Without a connection to the existing municipal lane system, there is no redevelopment potential for this site. Therefore, prior to forwarding this application to Council for final approval, adoption of the rezoning application for 6411 Blundell Road (RZ 09-497547, Bylaw 8562), including the Servicing Agreement for lane construction, is required.

Vehicle Access

Direct vehicular access from the subject site to Blundell Road will not be permitted in accordance with Bylaw No. 7222. Vehicle access is to be from the proposed rear lane only. Removal of the existing driveway letdowns to the site along Blundell Road and reinstatement of the sidewalk will be addressed as part of the Servicing Agreement application.

Subdivision

At future subdivision stage, the developer will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing costs. Servicing costs will be determined via the Servicing Agreement.

Analysis

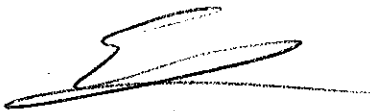
This is a relatively straight forward redevelopment proposal. It is noted that an existing municipal laneway exists to the west and is being extended to the subject site as part of the redevelopment of the adjacent property to the west. From this perspective, the proposed development would result in a consistent layout with the adjacent developments. The future lots will have vehicle access to the laneway with no access being permitted onto Blundell Road. All the relevant technical issues have been addressed and it is noted that the application conforms to both the Lane Establishment and Arterial Road Redevelopment Policies and Lot Size Policy 5408.

Financial Impact or Economic Impact

None.

Conclusion

This rezoning application is to permit subdivision of an existing large lot into two (2) smaller lots (approximately 10.13 m wide), each with a single-family dwelling and coach house above a garage, with vehicle access to a lane extension. This rezoning application complies with all applicable land use designations and policies contained within the Official Community Plan (OCP) and Lot Size Policy 5408. The list of rezoning conditions is included as **Attachment 5**, which has been agreed to by the applicant (signed acceptance on file). On this basis, staff recommends support of the application.



Edwin Lee
Planning Technician – Design
(Local 4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet

October 4, 2010

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RZ 10-529746

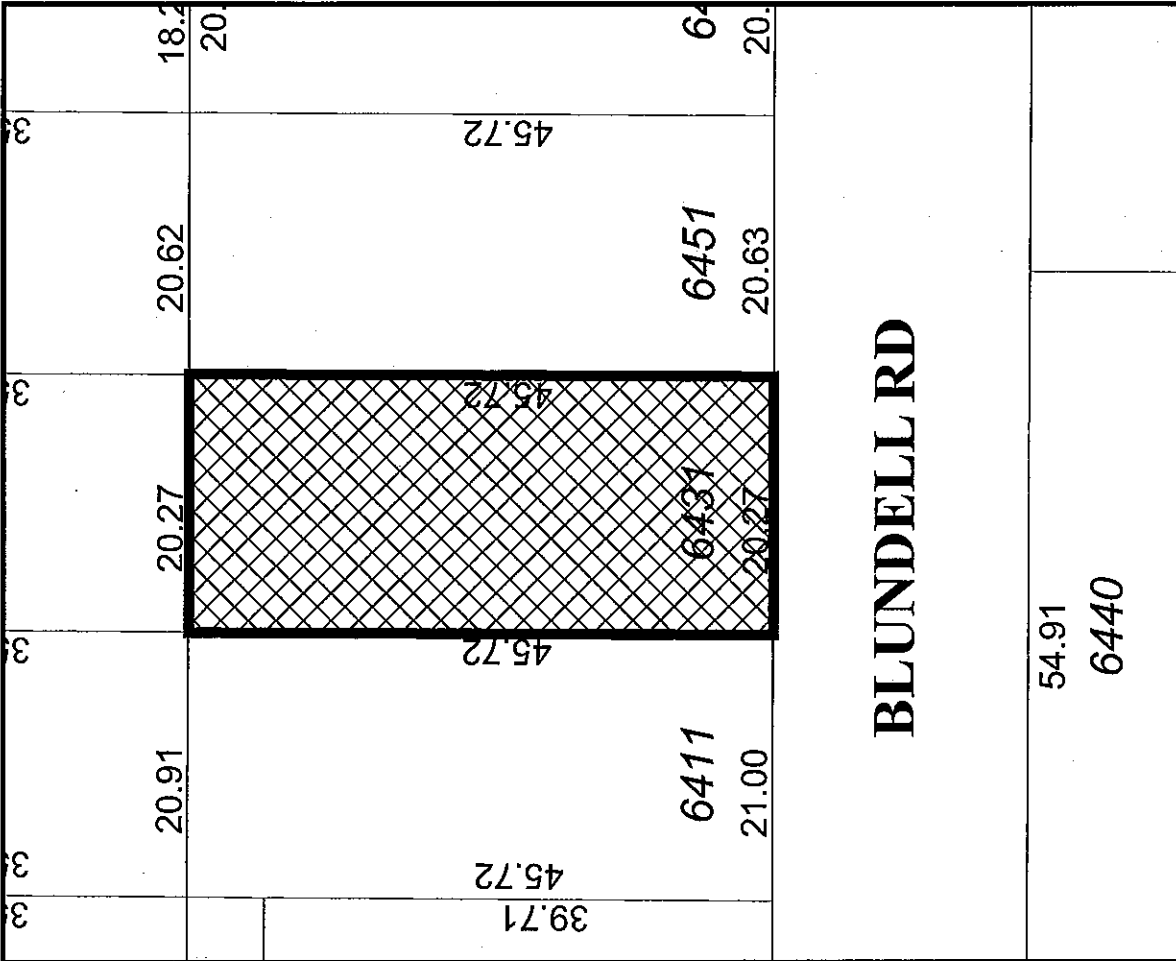
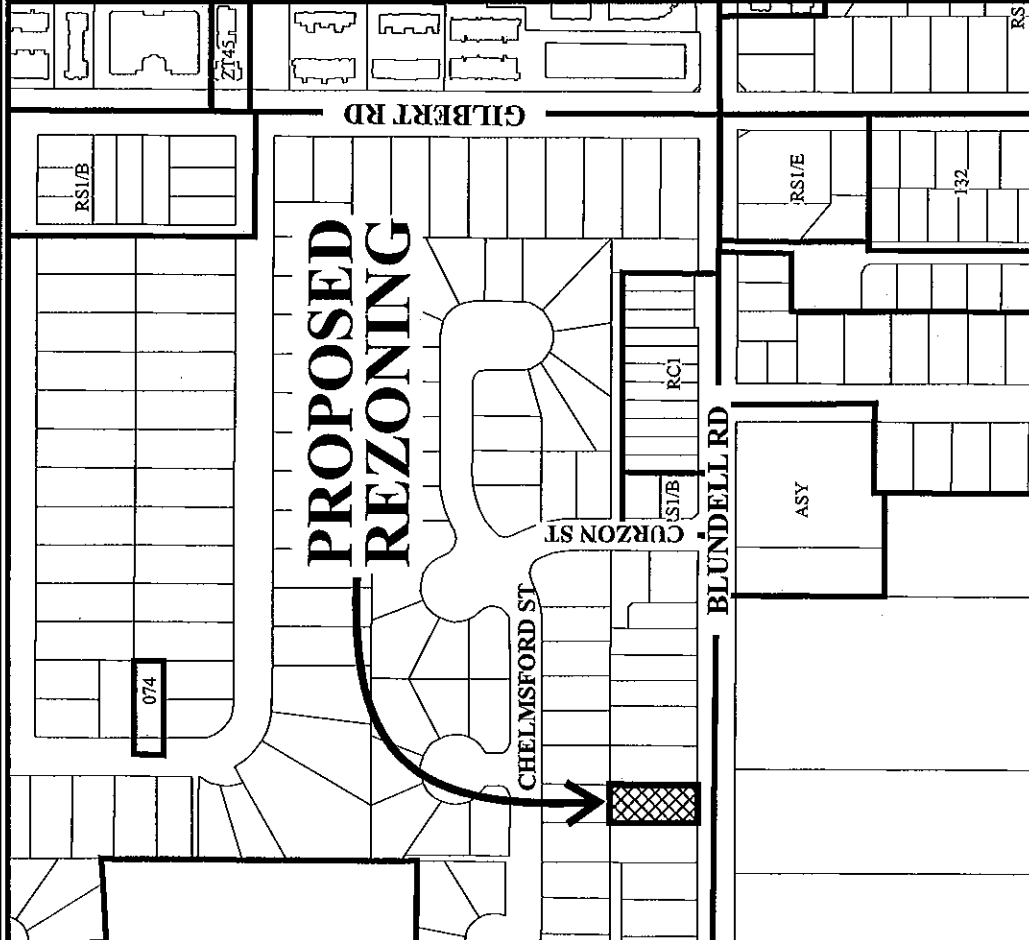
Attachment 3: Lot Size Policy No. 5408

Attachment 4: Tree Assessment Plan

Attachment 5: Rezoning Considerations

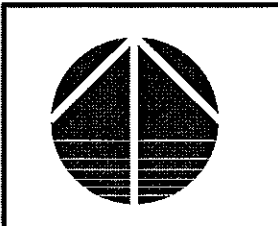


City of Richmond




RZ 10-529746

Original Date: 05/12/10
Revision Date:
Note: Dimensions are in METRES



RZ 10-529746

Original Date: 05/07/10

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ 10-529746 **Attachment 2**

Address: 6431 Blundell Road

Applicant: Ajit Thaliwal & Amarjit Gill

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Lakhbir S Gill	To be determined
Site Size (m²):	926 m ² (9,968 ft ²)	approximately 402 m ² (4,329 ft ²)
Land Uses:	One (1) single-family residential dwelling	Two (2) single-family residential dwellings with one (1) coach house per lot
OCP Designation:	Generalized Land Use Map – Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Policy 5408 – Permits rezoning and subdivision into Compact Single Detached or Coach House lots	No change
Zoning:	Single Detached (RS1/E)	Coach House (RCH)
Number of Units:	One (1)	Four (4)
Other Designations:	Lane Establishment and Arterial Road Redevelopment Policies permit residential redevelopment along this arterial road due to the proposed extension of an existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m):	6 m Min.	6 m Min.	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size (min. dimensions):	270 m ²	402 m ²	none

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



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Adopted by Council: April 10, 1989

Policy 5408

Amended by Council: January 15, 2001*

Amended by Council: May 15, 2006 *

File Ref: 4045-00

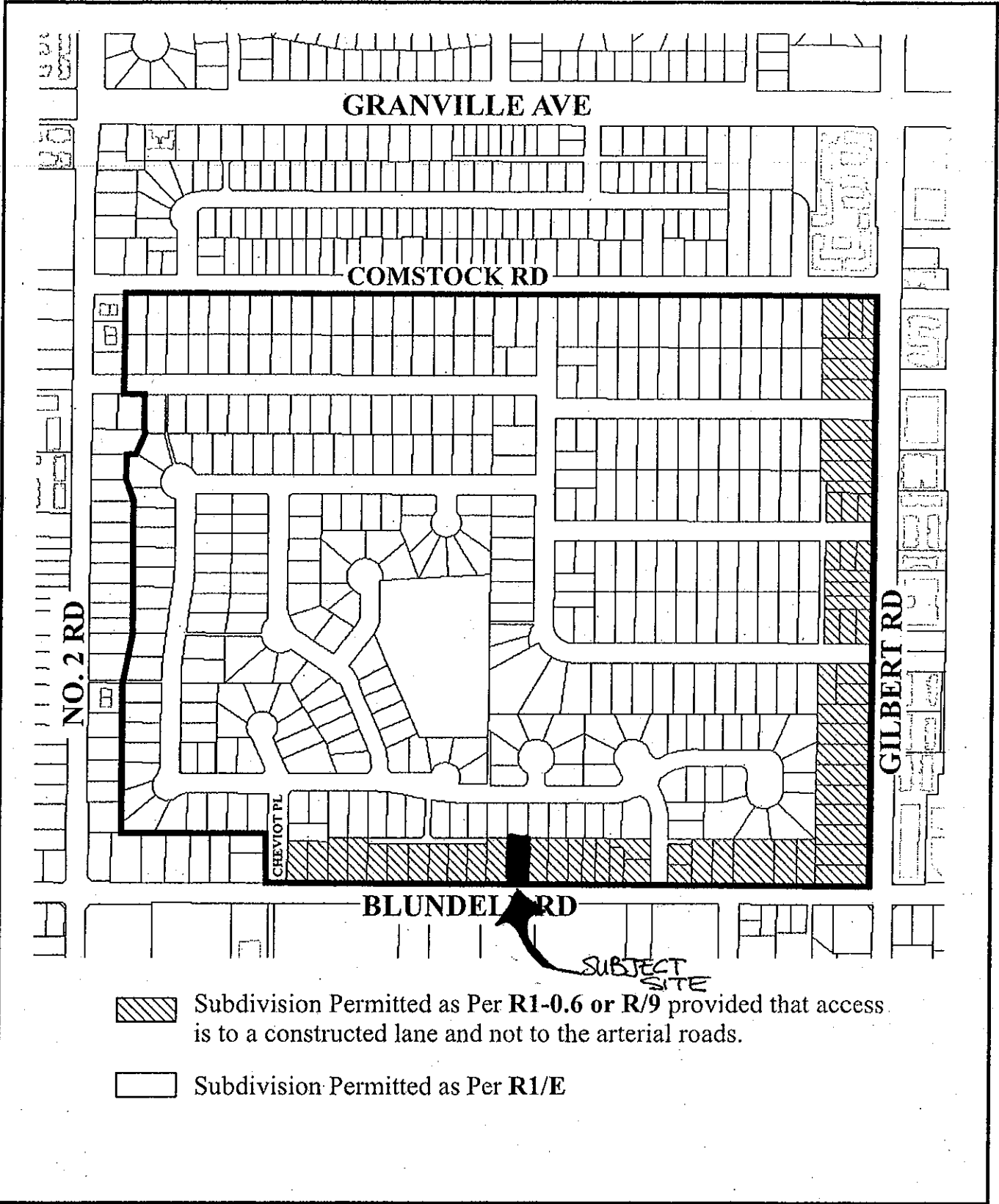
SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6


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

Rezoning Considerations

6431 Blundell Road

RZ 10-529746

Prior to final adoption of Zoning Amendment Bylaw 8655, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on Title.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Lane Establishment and Arterial Road Redevelopment Policies 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 Protection Plan attached to this report; and
 - include two (2) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Trees
2	11 cm		6.0 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. Provide proof of contract with a Certified Arborist for supervision of on-site works (including lane construction) along the north property of the 6431 Blundell Road. The contract should include provisions for completion of a post-impact assessment report (if applicable) to be reviewed by the City.
4. Dedication of 6.0 m of property along the entire north property line of 6431 Blundell Road for proposed lane extension.
5. Enter into a standard Servicing Agreement for the design & construction of a lane extension along the entire north property line of the site. The proposed lane is to include storm sewer, sand/gravel base, roll over concrete curb & gutter (both sides), asphalt pavement, and street lighting conduit.
6. Adoption of Bylaw 8562 [Rezoning application for 6411 Blundell Road (RZ 09-497547)].

At future subdivision stage, the developer will be required to:

1. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

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

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

[Signed original on file]

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 8655 (RZ 10-529746)
6431 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 HOUSE (RCH).

P.I.D. 003-462-153

Lot 159 Section 18 Block 4 North Range 6 West New Westminster District Plan 32428

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8655".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Series of horizontal lines for recording dates and details of readings.



MAYOR

CORPORATE OFFICER