



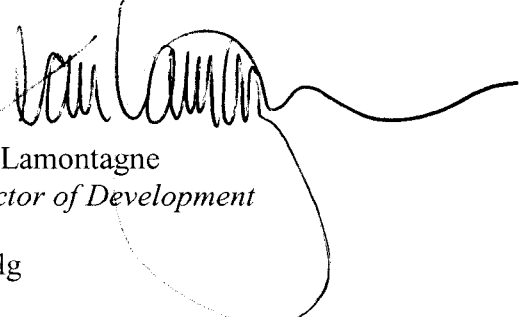
City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee
From: Jean Lamontagne
Director of Development
Date: February 26, 2007
File: RZ 06-352460
Re: **Application by Bob Cheema for Rezoning at 9280 General Currie Road from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/120)**

Staff Recommendation

That Bylaw No. 8193, for the rezoning of 9280 General Currie Road from "Single-Family Housing District, Subdivision Area F (R1/F)" to "Comprehensive Development District (CD/120)", be introduced and given first reading.

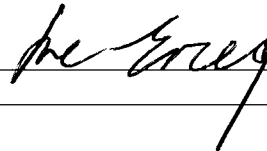


Jean Lamontagne
Director of Development

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Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Mr. Bob Cheema has applied to the City of Richmond for permission to rezone 9280 General Currie Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area F (R1/F) to Comprehensive Development District (CD/120) to facilitate its subdivision into two (2) lots and to permit the subsequent construction of two (2) detached dwelling units on each.

Findings of Fact

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

Surrounding Development

- To the north: Across General Currie Road, two (2) single-family homes on Single-Family Housing District, Subdivision Area F (R1/F) zoned lots and recently completed multi-family development on Comprehensive Development District (CD/120) zoned properties;
- To the east and west: Single-family homes on Single-Family Housing District, Subdivision Area F (R1/F) zoned lots; and
- To the south: McLennan South Neighbourhood Park.

Related Policies & Studies

- Official Community Plan (OCP) designation: McLennan South Sub-Area Plan, Schedule 2.10D
- OCP McLennan South Sub-Area Character Area Key Map (**Attachment 3**): Townhouse – 2 1/2 storeys typical (3 storeys maximum)
- OCP McLennan South Sub-Area Land Use Map (**Attachment 4**): Residential; 2 1/2 storeys typical (3 storey maximum) Townhouse, Triplex, Duplex, Single-Family, 0.60 base floor area ratio (F.A.R.).

Staff Comments

No significant concerns have been identified through the technical review. Preliminary site plan (**Attachment 5**) and landscape plan (**Attachment 6**) are attached for reference. Separate from the rezoning process, the applicant is required to submit separate applications for Development Permit, Subdivision, Servicing Agreement and Building Permit.

Trees Retention and Replacement

A Tree Survey (**Attachment 7**) and an Arborist Report (**Attachment 8**) has been submitted and reviewed by City staff. The following Table summarizes the findings of the Arborist Report.

Tree Summary Table

Item	Number of Trees	Compensation Rate	Compensation Required	Comments
Total on site bylaw trees	9	-	-	-
Bylaw trees to be removed	9	2:1	18	To be removed due to conflicts with proposed building locations, internal roadways and driveways, or poor health of the tree.
Trees to be retained, based on current site plan	0	-	-	-

The applicant is proposing to plant ten (10) new trees on site. **Attachment 6** illustrates the proposal with a preliminary landscape plan. The detailed landscape design will be further refined as part of the Development Permit application process. If 18 replacement trees could not be accommodated, on-site cash-in-lieu (\$500/tree) for off-site planning would be required.

The applicant is also proposing to remove five (5) bylaw-sized trees located within the City's boulevard along General Currie Road. The City's Parks Operations staff have reviewed the condition of these trees and have no concerns on the proposed tree removal. The applicant will need to seek formal permission from Parks Department and may need to plant replacement trees or contribute to the Tree Planting Fund to plant trees elsewhere. Removal and replanting of boulevard trees will be at the owner's cost. A Servicing Agreement is required for frontage improvements prior to Building Permit issuance, the Servicing Agreement will provide for a grass and treed boulevard.

One (1) tree is noted in the front yard of the adjacent property to the west (9260 General Currie Road), very close to the common property line, and has branches encroaching into the subject property. A line of small Cedar hedging is also noted on the adjacent property to the east (9340 General Currie Road) along the common property line. Although these trees are not bylaw-sized trees, there is no reason for these trees to be damaged by construction. Therefore, tree protection barriers must be installed prior to final adoption of the zoning amendment bylaw or demolition of the existing house on site and must be remained on site until the construction of the future dwellings is completed.

Site Servicing

Submission of capacity analysis of the storm and sanitary sewer system is required prior to final adoption of the Zoning Amendment Bylaw. Any identified upgrades will be included in the Servicing Agreement, which is required to be executed prior to future subdivision or Building Permit issuance. The applicant has provided a security deposit to ensure any upgrades required will be done at the developer's sole cost as part of the Servicing Agreement. The developer is also required to provide contributions to cover proportionate share of upgrade costs to storm (\$17,842.30), sanitary (\$8,177.80), and water (\$2,710.98).

Prior to issuance of Building Permit or Subdivision, whichever comes first, the developer is required to enter into the City's standard Servicing Agreement for full half road upgrading of their General Currie Road frontage. Works include, but are not limited to road widening, curb and gutter, a 4.1 m grass and treed boulevard with street trees, decorative Zed street lighting, BC Hydro predicting, and a 1.75 m concrete sidewalk at or near property line.

Vehicular Access

Only one (1) shared vehicle access will be provided for the future lots to limit vehicle access. The shared vehicle access will be secured through the registration of a cross-access agreement.

Amenity Area

Outdoor amenity area will be provided at the southernmost portion of the future lots. A direct access to the South McLennan Neighbourhood Park, connecting to the existing trail within the park is proposed. The pedestrian path linking the shared driveway to the park will be secured through the registration of a cross-access agreement.

Affordable Housing

In accordance with the Interim Affordable Housing Strategy, the applicant has agreed to the payment of a contribution of \$0.60 per buildable ft² (e.g. \$ 4,322.) towards the City's Affordable Housing Reserve Fund.

Flood Management

In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

Analysis

The McLennan South Sub-Area Plan generally intends that this part of McLennan South will be redeveloped with medium and large townhouse projects, but some allowance is made for smaller developments and the retention of single-family homes. The small scale, street orientation, and variety demonstrated by small-lot developments, such as the subject project, is contributing to a more interesting and pedestrian-friendly neighbourhood character.

Comprehensive Development District (CD/120) has been approved for use in a number of small-lot/townhouse projects in the City Centre, appears to be well suited to the subject property and is expected to be an attractive and fitting addition to McLennan South's multiple-family neighbourhood.

A concept plan demonstrating the relationship of the proposed development to development potential of the neighbouring isolated property to the west (9260 General Currie Road) has been developed by the applicant. The development concept for the adjacent property is similar to the subject proposal – a total of four (4) dwelling units with a central driveway and pedestrian pathway to the park. The periodic views and pedestrian access to South McLennan Neighbourhood Park created by this development pattern would enhance the appearance and use of the park's north edge.

Design Review and Future Development Permit Consideration

The site is located in Neighbourhood B2 of McLennan South Sub-Area in City Centre Area. At the time of Development Permit, details that will need to be addressed include:

- specific guidelines listed in Section 8.3.3 of the Sub-Area Plan;
- use of a variety of textures, colours, and high quality materials;
- use of unit pavers to increase site permeability and offers visual interest;
- finalized tree retention/replacement strategy; and
- landscaping design in accordance with the Official Community Plan (OCP).

Financial Impact or Economic Impact

None.

Conclusion

This application for rezoning, to facilitate subdivision of the subject site into two (2) lots, and the subsequent construction of a total of four (4) dwelling units, is in conformance with the McLennan South Sub-Area Plan. On this basis, staff recommend that the proposed development be approved.



Edwin Lee
Planning Technician – Design
(Local 4121)

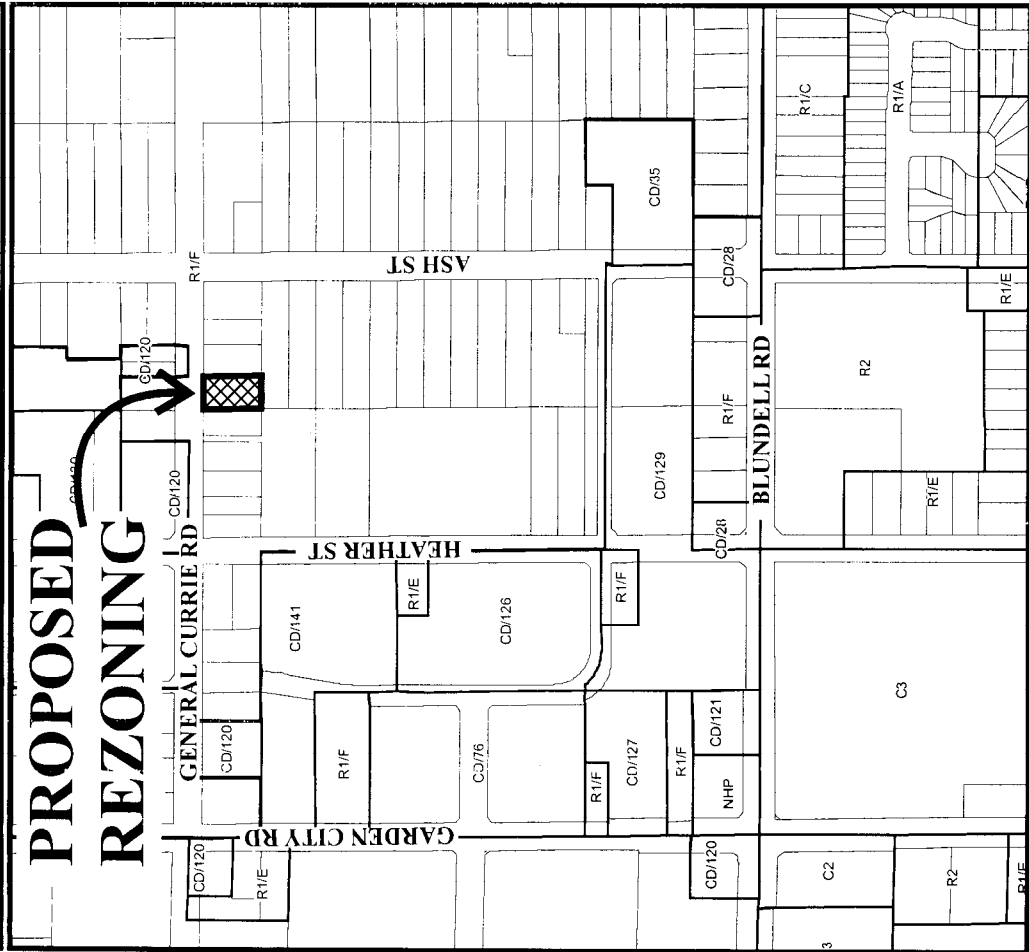
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- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: McLennan South Sub-Area Character Area Key Map
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Preliminary Site Plan
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Tree Survey
- Attachment 8: Arborist Report
- Attachment 9: Conditional Rezoning Requirements Concurrence

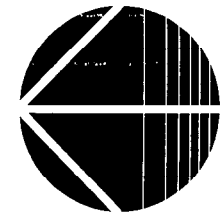


City of Richmond

PROPOSED REZONING

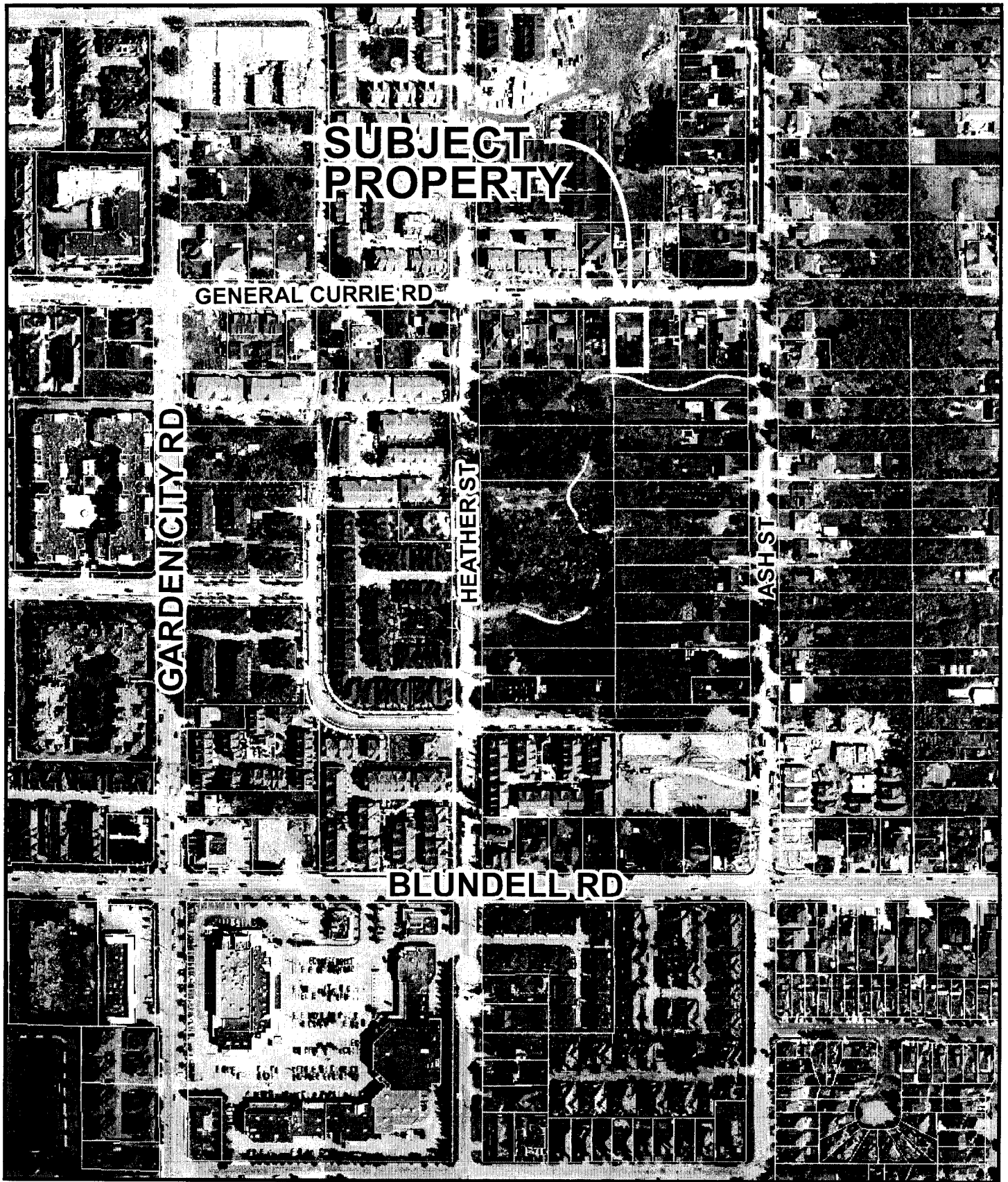


38	3	38	7.48
9271 23.09	9311 23.05	9331 11.53	9339 11.53
20.12			
GENERAL CURRIE RD			
12	240	12	18
41.40	41.40	41.45	41.41
19.81	9260 41.45	23.05 9280	23.05 9340
18.91	19.81	38.39	18.91
92.20	92.20	19.20	92.20



RZ 06-352460

Original Date: 11/20/06
Revision Date:
Note: Dimensions are in METRES



RZ 06-352460

Original Date: 11/21/06

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 06-352460

Attachment 2

Address: 9280 General Currie Road

Applicant: Bob Cheema

Planning Area(s): McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	Derek Sharp & Isabella Sharp	To be determined
Site Size (m²):	956 m ² (10,290 ft ²)	Two (2) future lots of 478 m ² 5,145 ft ² each
Land Uses:	Single-Family Residential	Multiple-Family Residential
Area Plan Designation:	Residential, 2.5 Storeys typical (3 Storeys Maximum)	No Change
Zoning:	R1/F	CD/120
Number of Units:	1	4 (2 on each future subdivided lot)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density (units/acre):	25 upa	17 upa	none permitted
Floor Area Ratio:	Max. 0.7	0.7	none permitted
Lot Coverage – Building:	Max. 45%	45%	none
Lot Size (min. dimensions):	Min. 360 m ² Max. 2,020 m ²	478 m ²	none
Setback – Front Yard (m):	Min. 6 m	6 m Min.	none
Setback – Side & Rear Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	12 m	9 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.5 (R) and 0 (V) per unit	1.5 (R) and 0.5 (V) per unit	none
Off-street Parking Spaces – Total:	6	8	none
Amenity Space – Indoor:	none	none	none
Amenity Space – Outdoor:	none	24 m ²	none

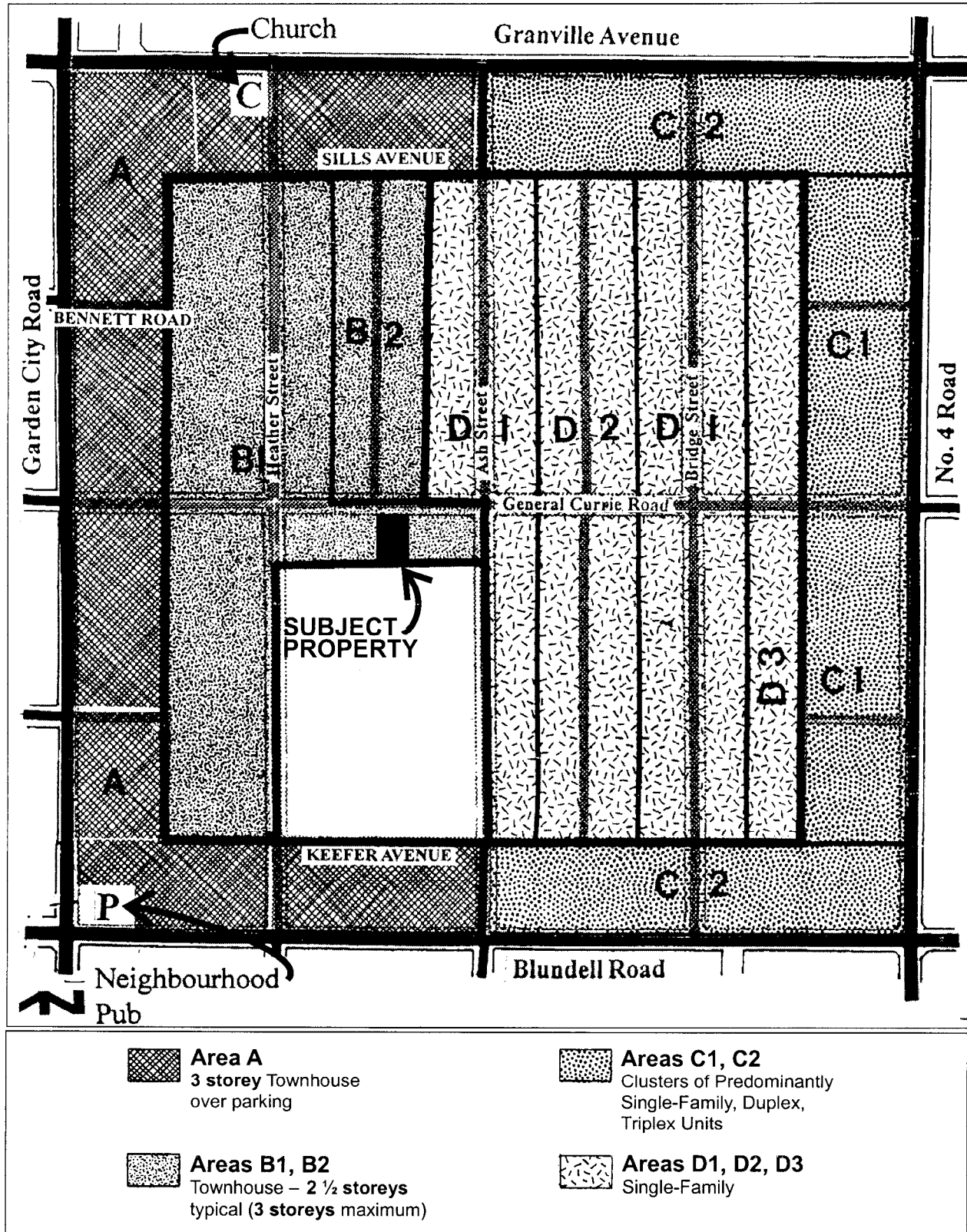
Tree replacement compensation required for removal of bylaw-sized trees.

*Variances are not required for not providing indoor amenity space as each future subdivided lot

Other: will only contain 2 dwelling units.

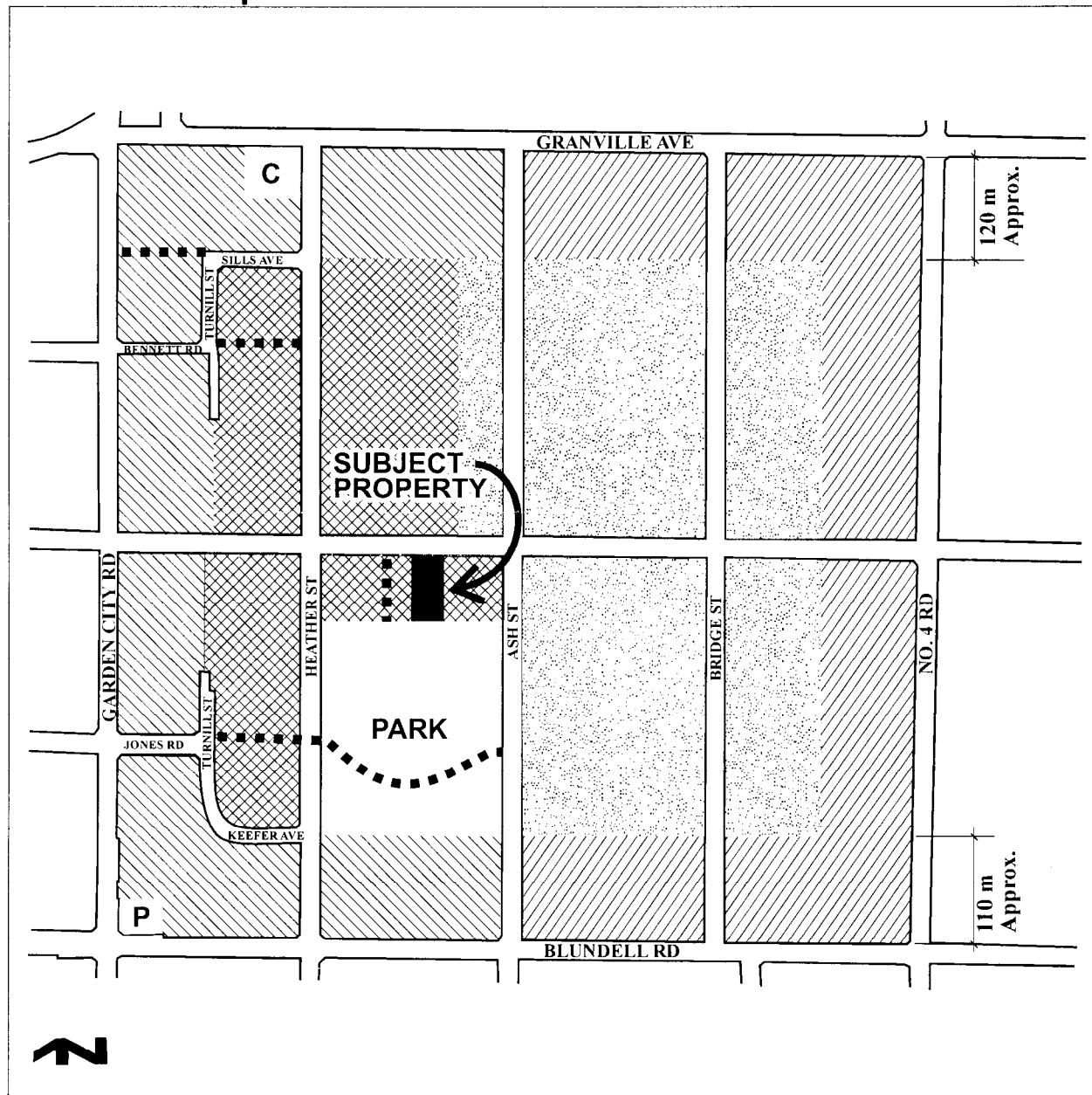
City of Richmond


Character Area Key Map





Note: Sills Avenue, Le Chow Street, Keefe Avenue, and Turnill Street are commonly referred to as the “ring road”.


Land Use Map



 **Residential** Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family **0.75 base F.A.R.**

 **Residential, 2 1/2 storeys** typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family **0.60 base F.A.R.**

 **Residential, 2 1/2 storeys** typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family **0.55 base F.A.R.**

 **Residential, Historic Single-Family, 2 1/2 storeys max., 0.55 base F.A.R., Lot size along Bridge and Ash Streets:**

- Large-sized lots (e.g. 18 m/ 59 ft. min. frontage and 550 m²/5,920 ft² min. area).

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/37 ft. min. frontage and 320 m²/3,444 ft² min. area), with access from new roads and General Currie Road;

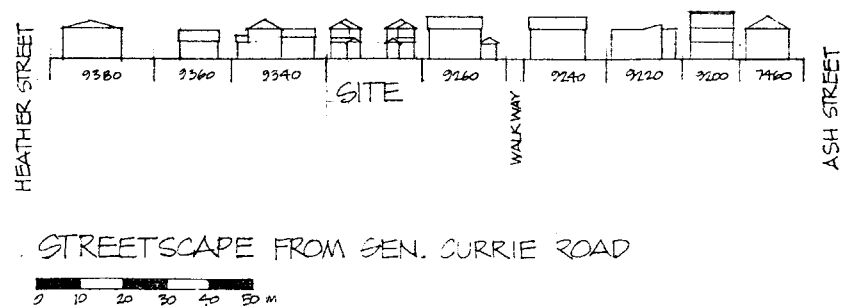
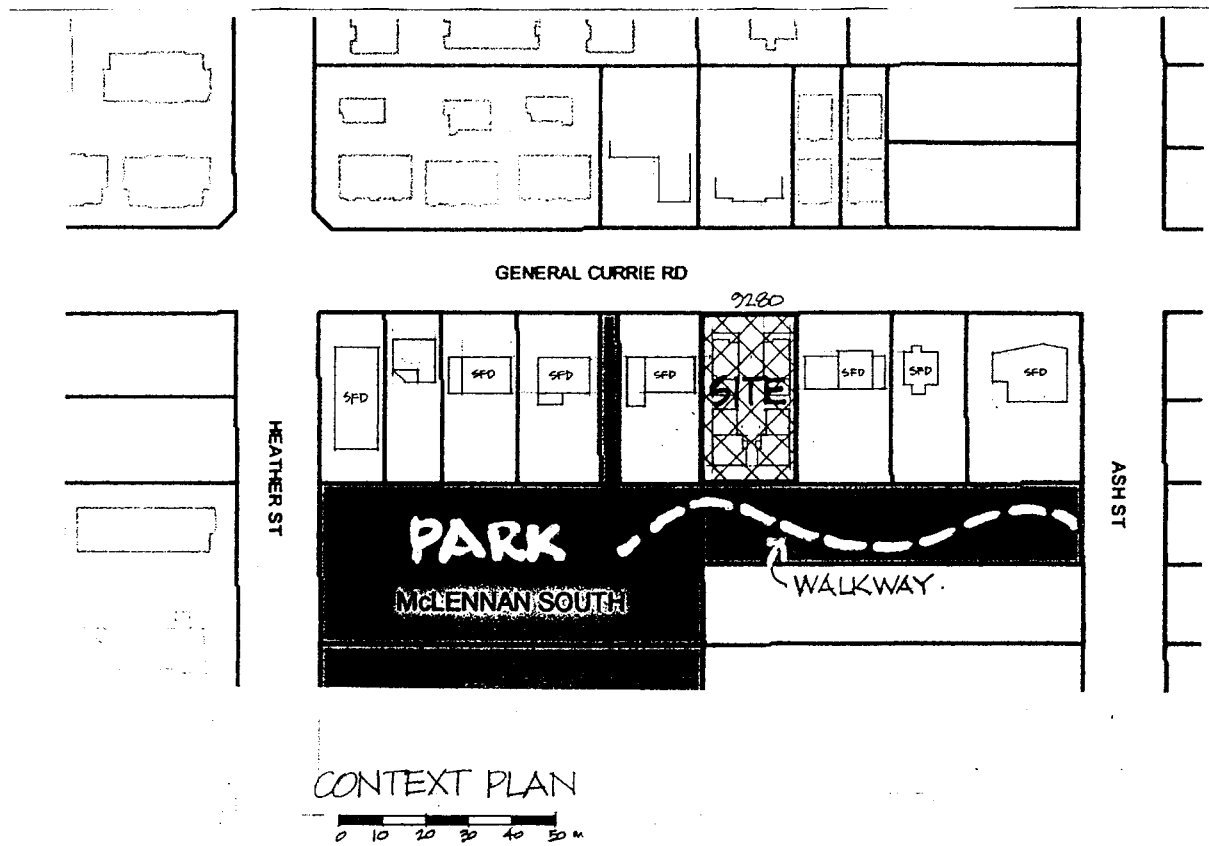
Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■ ■ ■ ■ Trail/Walkway

C Church

P Neighbourhood Pub

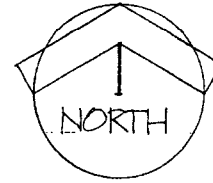
Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.



GENERAL CURRIE ROAD
#9280

DATE: JANUARY 12, 2007
SHEET NO.
DWG. NO.

06-57 1 of 9



SITE PLAN
SCALE: 1:96 (1/8" = 1'-0")

LEGAL DESCRIPTION:

W 1/2 LOT 20 BLOCK 6
SECTION 15-4-6
PLAN 1207

ANALYSIS: (BASED ON EACH FUTURE LOT)

LOT AREA: ~~464.9~~ m²

MAX SITE COV. @ 45% = 209.2 m²

THIS PLAN: UNIT A 102.1 m²

UNIT B 108.9 m²

TOTAL 206.0 m²

MAX FLOOR AREA @ 0.7 FAR = 325.4 m²

THIS PLAN: UNIT A 154.3 m²

UNIT B 159.7 m²

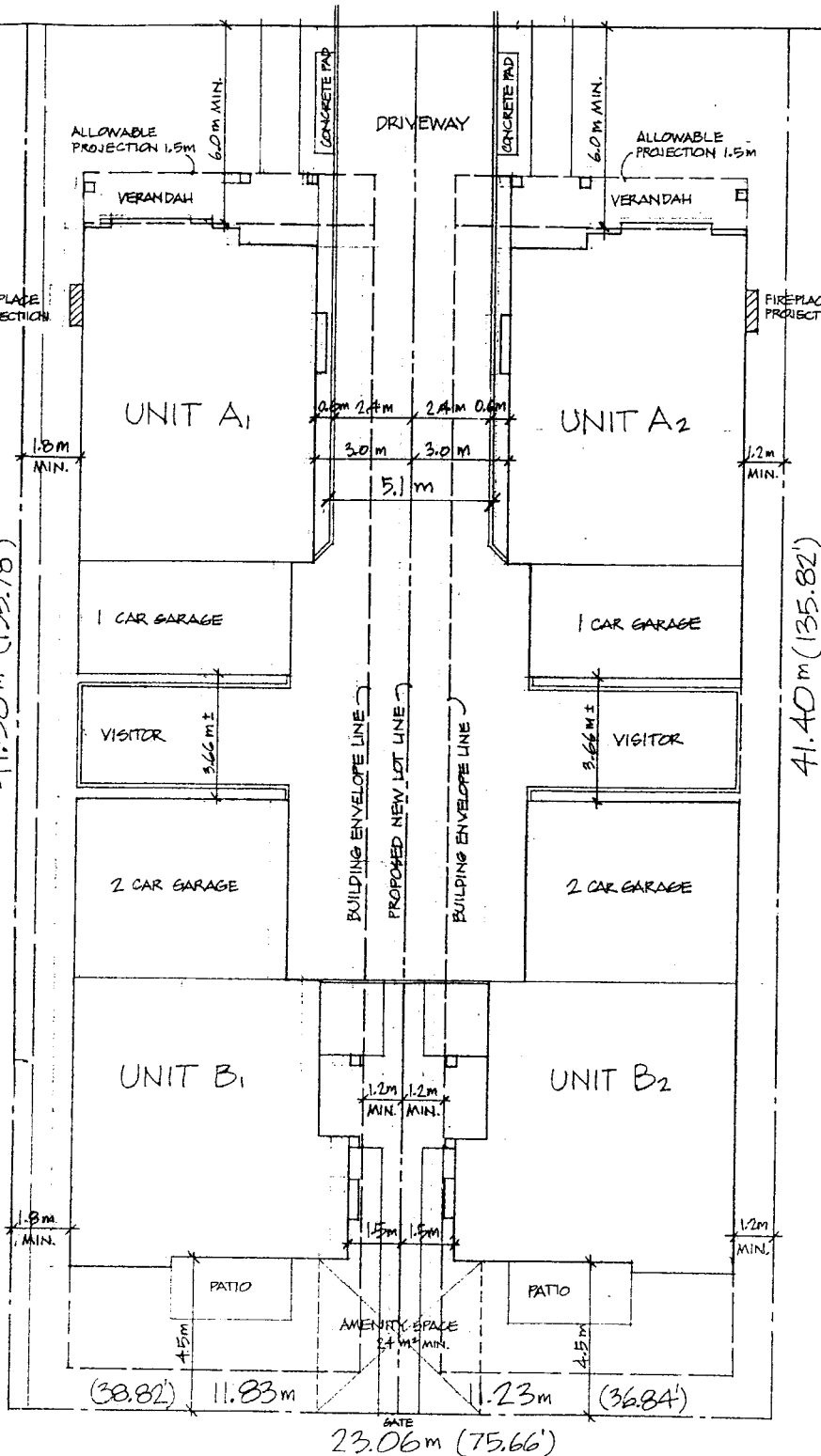
TOTAL 314.0 m²

PARKING REQUIRED @ 1.7 SPACES/UNIT x 2 = 3.4

PARKING PROVIDED: 3 ENCLOSED SPACES

1 VISITOR SPACE

4 SPACES

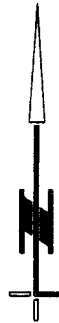


TITLE: PROPOSED TWO DUPLEX DEVELOPMENT FOR CHEEMA
AT #9280 GENERAL CURRIE ROAD, RICHMOND B.C.

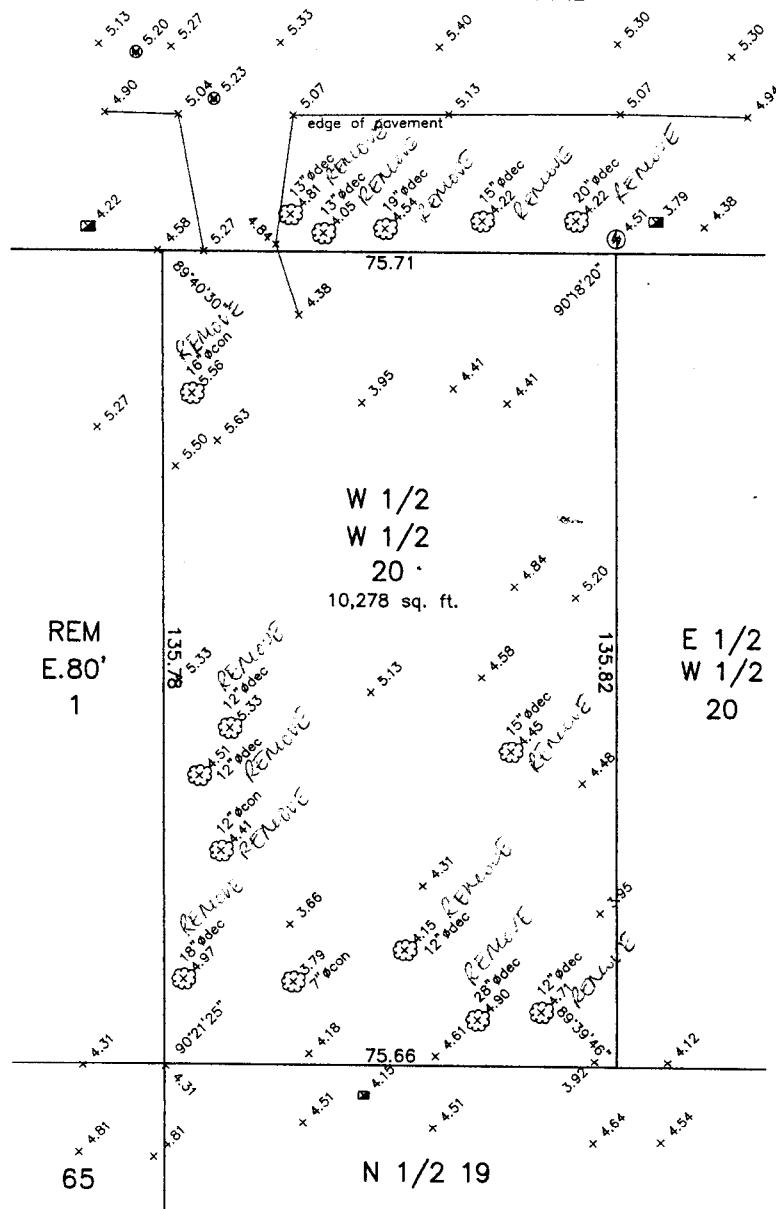
Lynde
Designs Ltd.

3111 Glenora Road
Richmond, B.C.
V7C 2K9
(604) 276-8065

All distances are in feet



GENERAL CURRIE ROAD



- Lot dimensions are derived from field survey.
- Elevations are based on Geodetic Datum of Richmond and are derived from Bench Mark #196(Yellow) - AH of hydrant on east side of Garden City Road in front of house #7480. Elevation = 6.55 feet.
- All trees have been plotted as required by Bylaw 8057.

■ denotes catch basin.

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LOUIS NGAN LAND SURVEYING

#270-11180 VOYAGEUR WAY
RICHMOND, B.C. V6X 3N8
(604) 273-2938

PID: 001-912-941

FILE: RGE-9280TP

Tree Assessment Report

9280 - GENREAL CURRIE ROAD

RICHMOND, BC

PREPARED BY:

Mike Fadum and Associates Ltd.
11140-92A Ave, Delta
Phone 604-240-0309
Fax 604-589-2888
(Business Licence No. 07 362392)

mgf.hort@telus.net

(Prepared for Bob Cheema 604-649-3500)



Date: February 21, 2007

1. INTRODUCTION

We attended the site on February the 13th and again on February 20, 2007 for the purpose of reviewing the existing tree resource and making recommendations for tree removal and retention for the two-lot subdivision site at 9280 - General Currie Road, Richmond BC.

The development site contains one existing house on a lot proposed for subdivision to create two future lots with 2 story detached dwelling units on each. Fifteen trees were identified and numbered to correspond with the tree locations on the topographical survey provided. The topographical survey indicating the trees identified for retention and removal is provided as Appendix A at the end of this document.

2. FINDINGS

We confirm that no offsite trees, other than those on the boulevard and commented herein, will be impacted by the construction proposed. The trees located on City and private properties are generally of poor form and structure from past topping and other poor pruning practices. As a result of the poor form, and scope of the planned development, very little opportunity exists for tree preservation on this site. Specific information collected includes tree type, form and condition rating, live crown ratio and structural observations. Condition refers to the tree's overall health and vigor, while form is a qualitative rating of a tree's shape and structure when compared to ideal trees of the same species and age class. The following table outlines the tree assessments and recommendations for removal or preservation:

Table 1. 9280 - General Currie Road - Tree Inventory							
Tree #	Type	DBH (cm)	Form	Condition	LCR (%)	Observations	Recommendation
1	European Birch (<i>Betula pendula</i>)	33	P	MP	NA	Topped at 6m for overhead utility line clearance. Limited branching due to significant scaffold limb removal.	Remove poor quality tree subject to permission from City Parks Operations.
2	Paper Birch (<i>Betula papyrifera</i>)	15, 20, 18	P	P	NA	Topped at 6m for overhead utility line clearance. Asymmetrical canopy weighted to south. One leader ends in a large dead spike. Two other leaders have large pockets of decay at point of past topping cuts.	Remove poor quality tree subject to permission from City Parks Operations.



Tree #	Type	DBH (cm)	Form	Condition	LCR (%)	Observations	Recommendation
3	Paper Birch (<i>Betula papyrifera</i>)	20-25	P	P	NA	Topped at 6m for overhead utility line clearance. Four stemmed tree that is exfoliating bark. Columns of decay at points of past topping cuts and along main stems.	Remove poor quality tree subject to permission from City Parks Operations.
4	Paper Birch (<i>Betula papyrifera</i>)	10, 18, 18	P	M	NA	Topped at 6m for overhead utility line clearance. Three stemmed tree not suitable for long term preservation.	Remove poor quality tree subject to permission from City Parks Operations.
5	Paper Birch (<i>Betula papyrifera</i>)	12, 12, 15, 15	P	MP	NA	Topped at 6m for overhead utility line clearance. Three decaying stumps at base where stems were previously removed. Large columns of decay at topping cuts. Decaying main leader.	Remove poor quality tree subject to permission from City Parks Operations.
6	Western Hemlock (<i>Tsuga heterophylla</i>)	40	MP	M	60	Topped at ½ its height with three stem regrowth in candelabra formation. Self-correcting phototropic sweep. Devoid of foliage on north side for 80% of its canopy.	Remove tree to accommodate construction.
7	Cherry (<i>Prunus sp</i>)	38	MP	M	NA	Tree has previously failed and is currently being supported by a 2X8 piece of timber. Large exposed aerial roots on northeast side. Large column of deadwood in lower bole.	Remove poor quality tree.
8	Cherry (<i>Prunus sp</i>)	12, 15	M	MG	NA	Codominant tree with both stems originating from the base. Relatively open grown form with low canopy. Located within proposed building envelope.	Remove tree to accommodate construction.
9	Cherry (<i>Prunus sp</i>)	30	M	M	NA	Self correcting sweep to the east, possibly from past root plate failure. Full, symmetrical canopy. Located within the proposed building envelope.	Remove tree to accommodate construction.
10	Holy (<i>Ilex sp</i>)	45 (Combined)	M	MG	80	Three stemmed tree infested with ivy for 80% of height. Full open grown form. Located within proposed building envelope.	Remove tree to accommodate construction.



Tree #	Type	DBH (cm)	Form	Condition	LCR (%)	Observations	Recommendation
11	Cherry (<i>Prunus sp</i>)	45 (Combined)	MP	MG	NA	Codominant originating from the base. Both stems have spiraled around each other and fused for ~ 5m in height. Topped at ~ 7m in height with decay at points of topping cuts. Will be impacted by construction and it does warrant redesign efforts.	Remove tree.
12	Paper Birch (<i>Betula papyrifera</i>)	30 (Combined)	P	P	NA	Two stemmed tree with a 45 degree lean to the northeast. One stem has failed at 3m in height. Evidence of conks along main stem.	Remove poor quality tree.
13	Paper Birch (<i>Betula papyrifera</i>)	35, 35	M	P	NA	Two stemmed tree with both stems originating from its base. Top 20% is dead with large dead spikes remaining. Not suitable for long term preservation or in close proximity to targets.	Remove poor quality tree.
14	Cherry (<i>Prunus sp</i>)	30	MG	MG	NA	Low canopy with a symmetrical form. Single stem tree with a slight phototropic sweep to north and light scaffold limbs. Will be significantly impacted by excavation.	Remove tree to accommodate construction.
15	Western Redcedar (<i>Thuja plicata</i>)	15	MG	MG	100	Single stem tree with good needle density and foliage colour.	Relocate tree to suitable long term rear yard location or remove and replace.

3. LIMITATIONS

This Arboricultural field review report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. The inspection is limited to visual examination of accessible items without dissection, excavation, probing, coring or climbing. Trees can be managed, but they cannot be controlled.

The findings and opinions expressed in this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis.



Please contact the undersigned if you have any questions or concerns regarding this report.

MGF Horticultural Inc.

PER 

Peter Mennel

BSc, ISA Certified Arborist: PN-5611A

Attachments:

Tree Removal Plan with Proposed Layout



[illegible]

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N 1/2 19

Conditional Rezoning Requirements

9280 General Currie Road

RZ 06-352460

Prior to final adoption of Zoning Amendment Bylaw 8193, the developer is required to complete the following requirements:

1. Legal agreement registered on title to the lands to provide cross-access over the driveway and outdoor amenity area for the benefit of the future proposed subdivided lots.
2. Registration of a Flood Indemnity Covenant on title to the lands to meet current City requirements (Minimum 0.9 m geodetic).
3. Provide capacity analyses of the storm and sanitary sewer systems to the satisfaction of the City. Any identified upgrades are to be included in the required Servicing Agreement*. Drainage analysis is required to major conveyance at Garden City Road and Blundell Road. Sanitary analysis is required to the Heather North sanitary pump station. Any storm & sanitary sewer infrastructure upgrading is required across the frontage from manhole to manhole.
4. Legal agreement registered on title to the lands providing that no Subdivision* will be approved or Building Permit* issued until a Servicing Agreement* for the design and construction of works including, but limited to: General Currie Road full half road upgrading across frontage, curb & gutter, a 4.10 m grass boulevard with street trees, decorative Zed street lighting, BC Hydro pre-ducting, a 1.75 m concrete sidewalk at or near the property line, and any required upgrades to the storm and sanitary systems is in place. If a Servicing Agreement is entered into prior to final adoption of the rezoning bylaw, no legal agreement shall be required.
5. The City acceptance of the developer's offer of a contribution to the City in the amount of \$17,842.30 for McLennan South storm sewer upgrades.
6. The City acceptance of the developer's offer of a contribution to the City in the amount of \$8,177.80 for McLennan South sanitary sewer upgrades.
7. The City acceptance of the developer's offer of a contribution to the City in the amount of \$2,710.98 for McLennan South water system upgrades.
8. The City acceptance of the developer's offer of an amenity contribution to the City in the amount of \$4,322.00 for the affordable housing fund.
9. The submission and processing of a separate Development Permit completed to a level deemed acceptable by the Director of Development.
10. Prior to final adoption or demolition of the existing structures on the subject property (9280 General Currie Road), installation of tree protection barriers in the following areas are required before whichever of these activities occurs first:
 - a. along the drip line of the tree located at the northwest corner of 9260 General Currie Road; and

- b. along the east property line where the hedgerow on 9340 General Currie Road is located

11. Prior to Building Permit Issuance, 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.

* Note: This requires a separate application.

[Signed original on file]

Signed

Date



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8193 (RZ 06-352460)
9280 GENERAL CURRIE 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 and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COMPREHENSIVE DEVELOPMENT DISTRICT (CD/120)**.

P.I.D. 001-912-941

West Half West Half Lot 20 Block "G" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as "**Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8193**".

FIRST READING


A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER